

**ORDINANCE NO. 2024 - 10
VILLAGE OF CALEDONIA**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP
ADOPTED UNDER SECTION 16-2-3 OF THE CODE OF ORDINANCES OF THE VILLAGE
OF CALEDONIA APPROVING A REQUEST TO REZONE ±3.05 ACRES FROM A-2,
AGRICULTURAL DISTRICT TO B-3, HIGHWAY BUSINESS DISTRICT FOR THE PARCEL
LOCATED AT 7930 HAGEMANN ROAD, PARCEL ID NO. 104-04-22-07-053-000, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI., GREG THOMPSON, OWNER**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. The request to rezone ±3.05 acres from A-2, Agricultural District, to B-3, Highway Business District for the property located at 7930 Hagemann Road, Village of Caledonia, Racine County, WI. Village of Caledonia, Owner; Parcel No.: 104-04-22-07-053-000, which is legally described on the attached **Exhibit A** is approved for the following reasons:
 - 1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area.
 - 2. The 2035 Land Use Plan designates this property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

- B. That in order to update the zoning map adopted under Section 16-2-3 of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;

- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±3.05 acres located at 7930 Hagemann Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-07-053-000, which is legally described on the attached **Exhibit A** shall be rezoned from A-2, Agricultural District, to B-3, Highway Business District.

- D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.

- E. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this
9 day of July, 2024.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk

Exhibit A:
Map with Legal Description
Parcel ID No. 104-04-22-07-053-000

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°16'00" EAST FOR A DISTANCE OF 1002.80 FEET, ALONG THE NORTH LINE OF SAID ¼ SECTION, TO A POINT; THENCE SOUTH 00°05'40" EAST FOR A DISTANCE OF 69.05 FEET, TO A THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HAGEMAN ROAD; THENCE SOUTH 00°05'40" EAST FOR A DISTANCE OF 410.70 FEET, ALONG SAID WEST LINE, TO A POINT; THENCE SOUTH 89°24'00" WEST FOR A DISTANCE OF 399.93 FEET, TO A POINT ON THE EAST LINE OF THE EAST FRONTAGE ROAD; THENCE NORTH 11°38'58" EAST FOR A DISTANCE OF 106.82 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 00°35'34" WEST FOR A DISTANCE OF 174.71 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 89°16'00" EAST FOR A DISTANCE OF 194.56 FEET, TO A POINT; THENCE NORTH 01°09'53" WEST FOR A DISTANCE OF 139.97 FEET, TO A POINT; THENCE NORTH 89°15'58" EAST FOR A DISTANCE OF 180.67 FEET, ALONG THE SOUTH LINE OF THE SEVEN MILE ROAD, TO A POINT; THENCE SOUTH 37°45'49" EAST FOR A DISTANCE OF 11.62 FEET, CONTINUING ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. CONTAINS 3.05447 ACRES.

