

**ORDINANCE NO. 2024- 09
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 ±1.23 ACRES
FROM M-1, LIGHT MANUFACTURING DISTRICT TO B-2, COMMUNITY
BUSINESS DISTRICT FOR THE PARCEL LOCATED AT 6040 DOUGLAS AVENUE,
PARCEL ID NO. 104-04-23-18-300-230, VILLAGE OF CALEDONIA, RACINE
COUNTY, WI., VILLAGE OF CALEDONIA, OWNER**

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

- A. The request to rezone ±1.23 acres from M-1, Light Manufacturing District, to B-2, Community Business District for the property located at 6040 Douglas Avenue, Village of Caledonia, Racine County, WI. Village of Caledonia, Owner; Parcel No.: 104-04-23-18-300-230, which is legally described on the attached **Exhibit A** is approved for the following reasons:
 - 1. Due to the subject property's proximity to STH 32 and nearby commercial uses, 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 ±1.23 acres located at 6040 Douglas Avenue, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-18-300-230, which is legally described on the attached **Exhibit A** shall be rezoned from M-1, Light Manufacturing District, to B-2, Community 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. 104-04-23-17-082-000**

LEGAL DESCRIPTION

Lot 23, Caledonia Assessor's Plat No. 2, according to the recorded plat thereof, more particularly described as that part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, bounded as follows: Begin on the Nmih and South 1/4 line of said Section 18, at a point 520 feet Nmih from the South 1/4 corner of said Section; thence North $84^{\circ}57'$ East 606.7 feet to the center line of Wisconsin State Trunk Highway #32 and the place of beginning of this description; thence South $27^{\circ}16'$ East to the center line of the 5 Mile Road; thence West along the center line of said highway to a point that is 273 feet East of the West line of said Southeast 1/4; thence Nmih to a point that bears South $84^{\circ}57'$ West of the place of beginning; thence Nmih $84^{\circ}57'$ East to the place of beginning. Said land being in the Village of Caledonia. County of Racine. State of Wisconsin.

