

**ORDINANCE NO. 2025-12
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 A ±42.05-ACRE
PARCEL FROM A-3, GENERAL FARMING III DISTRICT TO A-2, AGRICULTURAL
DISTRICT FOR THE PARCEL LOCATED ON THE NORTHWEST CORNER OF 4
MILE ROAD AND NICHOLSON ROAD, PARCEL ID NO. 104-22-21-042-00, VILLAGE
OF CALEDONIA, RACINE COUNTY, WI., HELDING & KOLB INC., OWNER**

The Village Board of the Village of Caledonia, Racine County, do ordain as follows:

- A. The request to rezone ±42.05 acres from A-3, General Farming III District, to A-2, Agricultural District for the parcel located on the northwest corner of 4 Mile Road and Nicholson Road, Village of Caledonia, Racine County, WI. Holding & Kolb Inc., Owners; Parcel No.: 104-04-22-21-042-000, which is legally described on the attached **Exhibit A** is approved for the following reasons:
 - 1. The rezoning of the parcel will maintain existing property rights for agricultural uses and develop the property as a single- or two-family residential development.
- 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 ±42.05 acres located on the parcel located on the northwest corner of 4 Mile Road and Nicholson Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-21-042-000, which is legally described on the attached **Exhibit A** shall be rezoned from A-3, General Farming III District to A-2, Agricultural 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 this 14 day of October, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk

Exhibit A:
Map with Legal Description
Parcel ID No. 104-04-22-21-042-000

LEGAL DESCRIPTION

That part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Southeast corner of the Southeast 1 /4 of said Section 21; run thence S89°39'26"W, 1697 .14 feet along the South line of the Southeast 1/4 of said Section 21 to the East line of Lot 3 of Certified Survey Map No. 3484; thence N01 ° 17'03"W, 1154.94 feet along the East line of said Lot 3; thence N89°39'26"E, 1693.80 feet parallel with the South line of the Southeast 1 /4 of said Section 21 to the East line of the Southeast 1 /4 of said Section 21: thence S01 "27'00"E, 1155.00 feet along the East line of the Southeast 1/4 of said Section 21 to the point of beginning. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 1,957,902 square feet or 44.947 acres. 1.831,584 square feet or 42.047 acres after road dedications.

