

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Journal Times, a daily newspaper published and distributed in the City of Racine, County of Racine and State of Wisconsin, and that a notice, of which the annexed printed slip is a true copy, has been published in the said JOURNAL TIMES for

the term of 1 weeks, once each week successively, commencing on Oct 20, 2025 and ending on Oct 20, 2025

VILLAGE OF CALEDONIA - LEGALS
5043 Chester Lane
Caledonia, WI 53402

ORDER NUMBER: COL-WI-903950

Section: Legal

Category: 0099 Legal Notices

Notice ID: 3x4e29QeFAqqCjyahoH9

PUBLISHED ON: Oct 20, 2025

TOTAL AD COST: \$36.38

Yuade Moore

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 10/23/2025

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF NEWLY ENACTED ORDINANCE

Please take notice that on October 14, 2025, the Village Board of the Village of Caledonia enacted Ordinance No. 2025-12: 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, Holding & Kolb Inc., Owner.

The purpose of the ordinance is to update the property from a legacy zoning district to a current zoning district, before proceeding with subdividing the parcel. The parcel maintains its existing property rights for agricultural use and single or two-family residential development.

The full text of Ordinance No. 2025-12 may be obtained from the clerk's office at 5043 Chester Lane, Caledonia, Wisconsin 53402, and through the Village's Website at www.caledonia-wi.gov. Village Hall phone number is 262-835-4451. The zoning map may be viewed at caledoniawi.zoninghub.com.
PUB: October 20, 2025
COL-WI-903950 WNAXLP

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

**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.

