

Meeting Date: September 29, 2025

Item No. 5A

Proposal:	Rezone		
Description:	Review a request to rezone parcel zoned A-3, General Farming III District to A-2, Agricultural District to accommodate the change in zoning code districts and allow for the future development of single- or two-family dwellings.		
Applicant(s):	Gary Kolb		
Address(es):	Nicholson Road		
Suggested Motion:	That the Plan Commission recommends to the Village Board that the parcel located between Nicholson Road and 4 Mile Road be rezoned from A-3, General Farming III District to A-2, Agricultural District for the following reason:  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.		
Owner(s):	Helding & Kolb Inc		
Tax Key(s):	104-04-22-21-042-000		
Lot Size(s):	42.047 acres		
Current Zoning District(s):	A-3, General Farming III		
Overlay District(s):	N/A		
Wetlands:	⊠ Yes □ No Floodplain: ⊠ Yes □ No		
Comprehensive Plan:	Agricultural, Rural Residential, and Open Land		

Background: The applicant is requesting the rezoning of the parcel located on the northwest corner of 4 Mile Road and Nicholson Road from A-3, General Farming III District to A-2, Agricultural. The applicant intends to divide the parcel into three lots.

The reason for the rezoning request is the result of the Village adopting the new zoning code. As part of the revision, some zoning districts were renamed, reclassified, or deleted. In this case, the currently zoning district for this parcel was renamed to A-2. As part of the revision process, staff chose not to modify the zoning map but rather update the zoning map as development proposals were received. These old districts are considered legacy districts and remain on the Village zoning map. Staff included language in the new zoning code that states when a property owner wishes to develop a parcel with a legacy district designation, the property owner is required to rezone the parcel to an existing zoning district. In this case, the parcel has a legacy zoning district of A-3, which is general farming. The applicant wishes to continue the same use, however, they need to rezone the parcel to the existing A-2, agricultural district.

Staff recommends the rezoning request, as the use of the property is not being changed. The land use category for this parcel is Agricultural, Rural Residential, and Open Land, which is consistent with the proposed A-2 zoning classification. If the Plan Commission is comfortable with the rezoning request, staff has drafted a suggested motion recommending to the Village Board approval of the rezoning request.



Prepared by:

Natalia Nery de Farias

Matalia Nery de Larias

Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner, AlCP

**Development Director** 



# NICHOLSON RD 104-04-22-21-042-000

0 180 360 720 US Feet

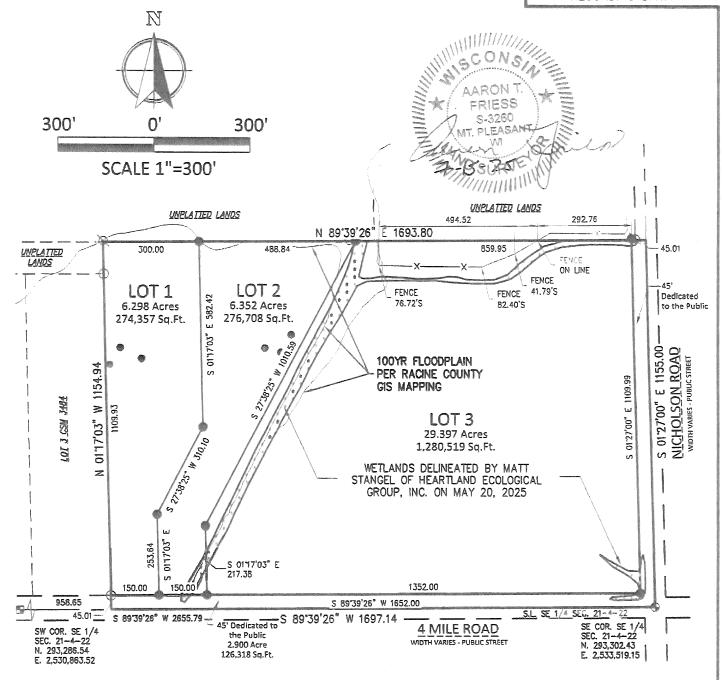




## CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH. RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

RECORDING DATA



#### NOTES:

ZONING OF PARCEL IS: A-3.

SETBACKS: 75 FEET STREET, 25 FEET SIDEYARD AND 25 FEET REAR YARD

OWNER / LAND SPLITTER: HELDING & KOLB, INC 4638 NICHOLSON ROAD, FRANKSVILLE, WISCONSIN 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-4-22 IS ASSUMED TO BEAR S 89°39'26" W.

#### SEE PAGE 3 FOR LEGEND



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025

#### LOCATION MAP

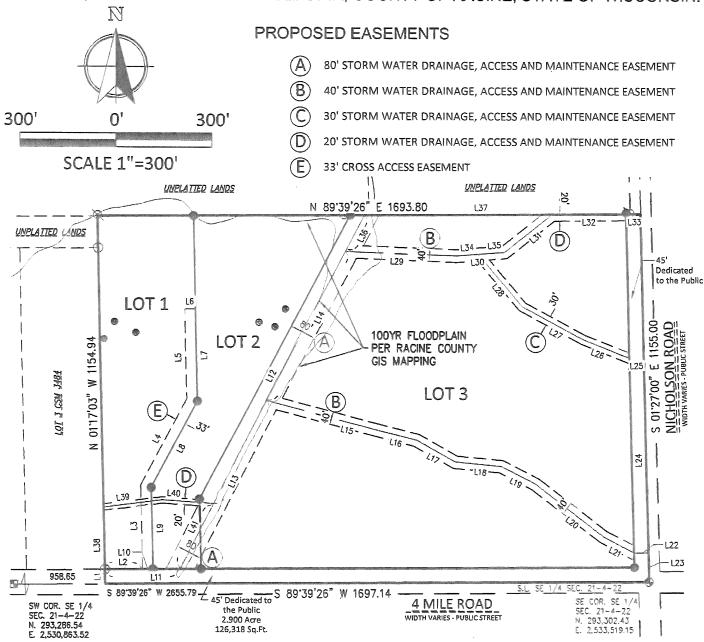


SE 1/4 SEC. 21-4-22

2025.0026.01 CSM.DWG SHEET 1 OF 5 SHEETS

## **CERTIFIED SURVEY MAP NO.**

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



Easement Line Table		
Line#	Length	Direction
L1	45.01	N01° 17' 03*W
L2	117.00	N89° 39' 26"E
L3	261.61	N01° 17' 03"W
L4	310.10	N27° 38' 25"E
L5	282.70	N01° 17' 03"W
L6	33.00	N88° 42' 57"E
L7	291.21	S01° 17' 03"E
L8	310.10	S27° 38' 25"W
L9	253.64	S01° 17' 03"E
L10	33.00	S89° 39' 26"W
L11	235.25	N89° 39' 26"E

	Easement Line Table		
A CONTRACTOR OF THE PERSON	Line#	Length	Direction
-	L12	528.63	S27° 38' 25"W
	L13	595.71	N26° 52' 30"E
and the same of th	L14	528.63	N27° 38' 25"E
-	L15	357.60	N74° 59' 17"W
-	L16	125.25	N75° 38' 58"W
-	L17	140.16	N60° 21' 00"W
	L18	144.21	N84° 27' 36"W
-	L19	121.08	N62" 17' 40"W
-	L20	266.09	N52° 21' 58"W
-	L21	109.06	N61° 58' 42"W
-	L22	45.00	S88° 33' 00"W

Easement Line Table		
Line#	Length	Direction
L23	91.85	N01° 27' 00"W
L24	705.93	N01° 27' 00"W
L25	45.00	S88° 33' 00"W
L26	155.79	N68° 14' 08"W
L27	214.90	N61° 32' 16"W
L28	213.92	N40" 12' 37"W
L29	346.93	N87° 49' 36"W
L30	67.32	S85° 26' 08"W
L31	189.72	\$51° 26' 22"W
L32	229.19	S89° 39' 26"W
L33	45.01	S89° 39' 26"W

Easement Line Table		
Line#	Length	Direction
L34	67.32	N85° 26' 08"E
L35	83.06	N85° 26' 08"E
L36	128.20	N27° 38' 25"E
L37	859.66	N89° 39' 26"E
L38	238.94	N01° 17' 03"W
L39	184,40	N82° 41' 28"E
L40	160.77	S85° 57' 08*E
L41	229.36	N26° 52′ 30°E



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2025.0026.01 CSM.DWG SHEET 2 OF 5 SHEETS

### CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

#### SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Helding & Kolb, Inc;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the code of General Ordinances for the Village of Caledonia Code in surveying, dividing, and mapping the land;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

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 \$89°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.

July 15, 2025

Aaron T. Friess, P.L.S. (S-3260) Nielsen Madsen & Barber, \$.¢.

1458 Horizon Blvd. Suite 200 Racine, WI 53406 (262)634-5588

FRIESS Millim

LEGEND: 1" O.D. IRON PIPE FOUND

5/8" REBAR FOUND

3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET

CONC. MON. W / BRASS SEWRPC CAP FOUND MQ.

CAST IRON MON. W / BRASS CAP FOUND

SOIL BORINGS

INDICATES EASEMENT TYPE



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2025.0026.01 CSM.DWG SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO	portrol/enough page of the control o
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OWNER'S CERTIFICATE	
I, Gary Kolb, on behalf of Helding & Kolb, Inc. hereby certify that I have caused the lands described on this material to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do furthe certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Village Board of the Village of Caledonia.	
IN WITNESS WHEREOF the said Gary Kolb has caused these presents to be signed as Owner at Wisconsin on this day of 2025.	
Gary Kolb, on behalf of Helding & Kolb, Inc. Vice President	
STATE OF ) COUNTY OF )	
Personally came before me this day of, 2025, Gary Kolb on behalf of Held & Kolb, Inc., to me known to be the persons who executed the foregoing instrument, and acknowledged that texecuted the foregoing .	ng hey
Notary Public, My commission expires:	



Nielsen Madsen - Barber CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

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2025.0026.01 CSM.DWG SHEET 4 OF 5 SHEETS

<b>CERTIFIED SURVEY</b>	MAP NO.
PART OF THE SOUTHWEST 1/4 AND SOU SECTION 21, TOWNSHIP 4 NORTH, RANG MERIDIAN, IN THE VILLAGE OF CALEDONIA, (	SE 22 EAST OF THE FOURTH PRINCIPAL
CONSENT OF CORPORATE MORTGAGEE	
Community State Bank, a corporation duly organized and of, mortgagee of the above-described mapping and dedication of the land described on this Certi above certificate of Helding & Kolb, Inc., owner.	ed land, does hereby consent to the surveying, dividing,
IN WITNESS WHEREOF, the said Community State Bank	, Inc. has caused these presents to be signed by
,, its and its corporate sea, 2025.	al to be hereunto affixed this day of
	Community State Bank
STATE OF WISCONSIN ) COUNTY OF)	
Personally came before me this day of the above-named corporation, to me known to be the personal known to be such of said foregoing as such officer as the deed of said corporation, but the personal said corporation is the personal said corporation.	corporation, and acknowledged that he executed the
Notary Public,	
VILLAGE CERTIFICATE	
APPROVED as a Certified Survey Map this day	of, 2025.
	Jennifer Olsen, Village Clerk Village of Caledonia



Nielsen Madsen Barber
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2025.0026.01 CSM.DWG SHEET 5 OF 5 SHEETS