

**ORDINANCE NO. 2022- 19**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP ADOPTED UNDER SECTION 20-212 OF THE RACINE COUNTY CODE OF ORDINANCES AS ADOPTED BY THE VILLAGE OF CALEDONIA UNDER SECTION 16-1-1(A) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE ±19.15 ACRES FROM R-3, SUBURBAN RESIDENTIAL DISTRICT (SEWERED) TO R-4, URBAN DISTRICT I FOR THE PARCELS LOCATED AT 6020 ERIE STREET AND THREE PARCELS ON ERIE STREET, WEST OF 5945 ERIE STREET (NOW WATER'S EDGE DRIVE), PARCEL ID NOS. 104-04-23-16-021-000, 104-04-23-21-016-000, 104-04-23-21-016-010, & 104-04-23-21-021-000 VILLAGE OF CALEDONIA, RACINE COUNTY, JOHN WAHLEN, APPLICANT, VILLAGE OF CALEDONIA, OWNER.**

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

- A. Request to rezone ±19.15 acres from R-3, Suburban Residential District (sewered) to R-4, Urban Residential District I for the parcels located at 6020 Erie Street and the three parcels on Erie Street, west of 5945 Erie Street (now Water's Edge Drive), Village of Caledonia, Racine County, WI. John Wahlen, Applicant, Village of Caledonia, Owner; Parcel Nos.: 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000, which is described on the attached **Exhibit A** is approved for the following reasons:

1. The rezoning will not adversely affect the surrounding property values.
2. The 2035 Land Use Plan designates these parcels as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

- B. That in order to update the zoning map adopted under Section 20-212 of the Racine County Code of Ordinances adopted by the Village of Caledonia under Section 16-1-1(a) 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 ±19.15 acres located at 6020 Erie Street and the three parcels on Erie Street, west of 5945 Erie Street (now Water's Edge Drive), with Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000, which is legally described on the attached **Exhibit A** shall be rezoned from from R-3, Suburban Residential District (sewered) to R-4, Urban Residential District I.

- 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 1 day of August, 2022.

**VILLAGE OF CALEDONIA**

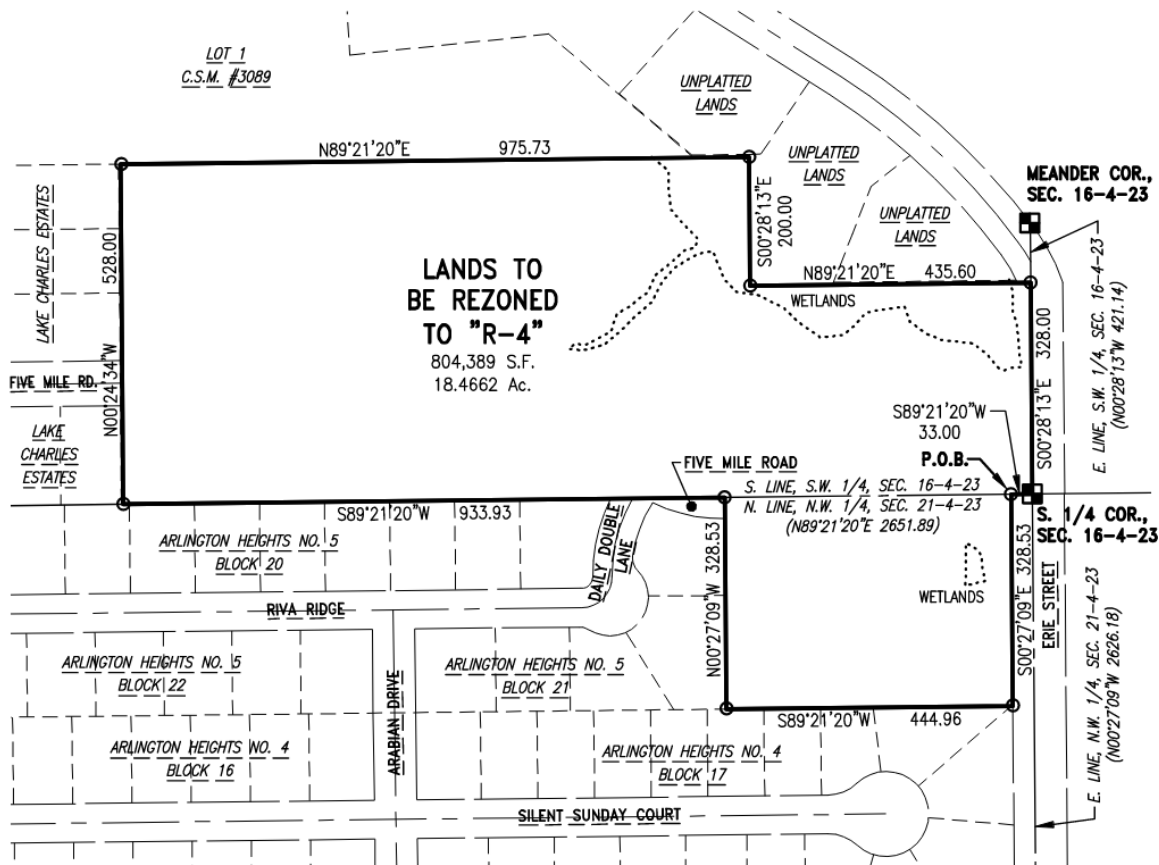
By: Lee Wishau

Lee Wishau, Acting Village President

Attest: Joslyn Hoeffert  
Joslyn Hoeffert, Village Clerk

# REZONING EXHIBIT "A"

ALL THAT PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



## LEGAL DESCRIPTION (Lands to be rezoned to "R-4"):

All that part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16 and the Northeast 1/4 of the Northwest 1/4 of Section 21, all in Town 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 16; Thence South 89°21'20" West and along the South line of the said Southwest 1/4 of said Section 16, 33.00 feet to a point on the West Right-of-Way line of "Erie Street" and the place of beginning of lands hereinafter described;

Thence South 00°27'09" East and along the said West Right-of-Way line, 328.53 feet to a point; Thence South 89°21'20" West and along the North line of "Arlington Heights No. 4" (A Subdivision Plat of Record), 444.96 feet to a point; Thence North 00°27'09" West and along the East line of "Arlington Heights No. 5" (A Subdivision Plat of Record), 328.53 feet to a point on the said South line of the said Southwest 1/4 of said Section 16; Thence South 89°21'20" West and along the said South line of the said Southwest 1/4 Section, 933.93 feet to a point; Thence North 00°24'34" West and along the East line of "Lake Charles Estates" (A Subdivision Plat of Record), 528.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 3089; Thence North 89°21'20" East and along the said South line and the Easterly extension thereof, 975.73 feet to a point; Thence South 00°28'13" East, 200.00 feet to a point; Thence North 89°21'20" East, 435.60 feet to a point on the East line of the said Southwest 1/4 of said Section 16; Thence South 00°28'13" East and along the said East line, 328.00 feet to the point of beginning of this description.

Said Parcel contains 804,389 Square Feet (or 18.4662 Acres) of land, more or less.