

ORDINANCE NO. 2023-04

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 ±4.2 ACRES FROM R-4, SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1, INSTITUTIONAL DISTRICT FOR THE PARCEL LOCATED AT 10402 NORTHWESTERN AVENUE, PARCEL ID NO. 104-04-22-33-075-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., FAITHBRIDGE INC., OWNER

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

- A. The request to rezone ±4.2 acres from R-4, Single Family Residential District, to I-1, Institutional District for the property located at 10402 Northwestern Avenue, Village of Caledonia, Racine County, WI. Faithbridge Inc., Owner; Parcel No.: 104-04-22-33-075-000, which is legally described on the attached **Exhibit A** is approved for the following reason:

1. The I-1 Zoning District is consistent with the current use as a church.
2. That the rezoning is consistent with the Village's 2035 Comprehensive plan.

- 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;

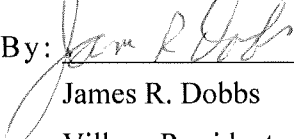
- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±4.2 acres located at 10402 Northwestern Avenue, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-33-075-000, which is legally described on the attached **Exhibit A** shall be rezoned from R-4, Single Family Residential District, to I-1, Institutional 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 11 day of April, 2023.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

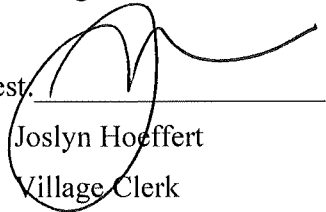
Attest: 
Joslyn Hoeffert
Village Clerk

Exhibit A:
Plat of Survey with Legal Description
Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010

LEGAL DESCRIPTION

A part of the Southwest¼ of Section 33, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of Certified Survey Map (CSM) No. 1884 also being on the East right-of-way of Morris Street; thence South 89°23'02" East along the South line of said CSM No. 1884, a distance of 121.25 feet to the Point of Beginning; thence continuing South 89°23'02" East along the South line of said CSM No. 1884, a distance of 20.00 feet to a jog in the said South line; thence North 01°39'52" West along the said South line of CSM No. 1884, a distance of 2.92 feet to a jog in the said South line; thence South 89°42'35" East along the said South line, a distance of 470.89 feet to the Southeast corner of said CSM No. 1884; thence South 00°17'01" West, a distance of 220.11 feet; thence North 89°56'51" West, a distance of 364.34 feet; thence South 00°21'12" West, a distance of 313.19 feet to the centerline of Northwestern Avenue; thence North 59°34'14" West along the said centerline, a distance of 283.65 feet to a point on the East right-of-way line of Morris Street extended southerly; thence North 00°00'32" West along the said East right-of-way line of Morris Street and said line extended southerly, a distance of 315.36 feet; thence South 88°48'23" East, a distance of 119.62 feet; thence North 01°13'54" East, a distance of 76.20 feet to the Point of Beginning.

Said Parcel contains a total of 185,293 square feet or 4.254 acres more or less.

