

**ORDINANCE NO. 2023-08**

**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 ±0.50 ACRES FROM R-6, TWO-FAMILY RESIDENTIAL DISTRICT TO RD-1, TWO-FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED ON THE NORTHEAST CORNER OF ERIE STREET AND 4 MILE ROAD, PARCEL ID NO. 104-04-23-21-321-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., MATTHEW COURY, APPLICANT, TIMOTHY CHRISTENSEN, OWNER**

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

- A. The request to rezone ±0.50 acres from R-6, Two-family Residential District, to RD-1, Two-family Residential District for the property located on the northeast corner of Erie Street and 4 Mile Road, Village of Caledonia, Racine County, WI. Matthew Coury, Applicant, Tim Christensen, Owner; Parcel No.: 104-04-23-21-321-000, 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 to develop the property as a two-family residential development.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as medium density residential for the subject property.

- 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 ±0.50 acres located on the northeast corner of Erie Street and 4 Mile Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-21-321-000, which is legally described on the attached **Exhibit A** shall be rezoned from R-6, Two-family Residential District, to RD-1, Two-family Residential 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 9 day of May, 2023.

**VILLAGE OF CALEDONIA**

By: Thomas R. Weatherston

Thomas R. Weatherston  
Village President

Attest: Joslyn Hoeffert

Joslyn Hoeffert  
Village Clerk

**Exhibit A:  
Zoning Map with Legal Description  
Parcel ID No. 104-04-23-21-321-000**

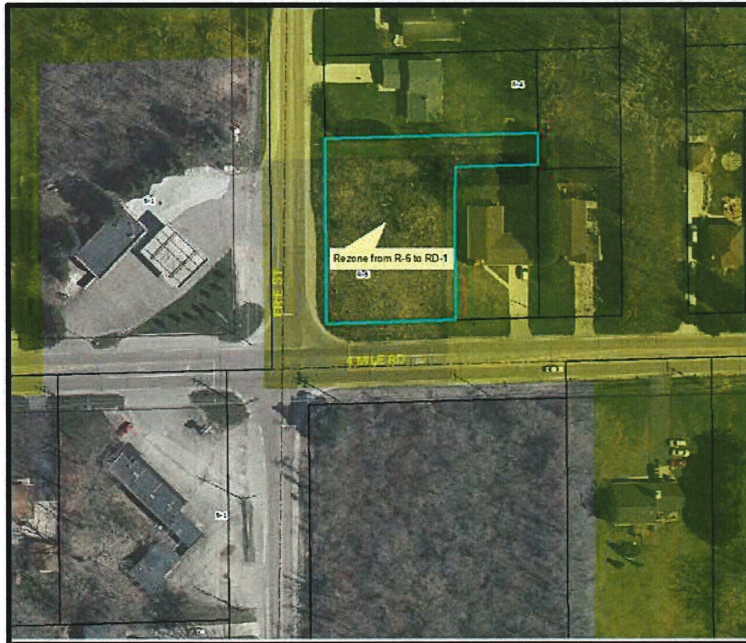
**LEGAL DESCRIPTION**

Parts of Lots 10, 14, 15 and 16, Block 1, Ozone Park, a recorded Plat on the Village of Caledonia, Racine, Wisconsin, and described as follows:

Begin at a 3/4" diameter iron pipe stake on the North line of 4 Mile Road at a point located South 88 degs. 56'43" West 75.00 feet from the Southeast corner of said Block 1; run thence South 88 degs. 56'43" West 76.00 feet; run thence South 88 degs. 32'08" West 118.47 feet; thence North 00 degs. 22'40" West 167.00 feet on the East line of Erie Street; run thence North 88 degs. 30'57" East 194.20 feet; run thence South 00 degs. 28'16" East 28.56 feet; thence South 00 degs. 03'41" East 138.50 feet to the North line of 4 Mile Road and to the point of beginning.

EXCEPTING therefrom the following described real estate, to-wit:

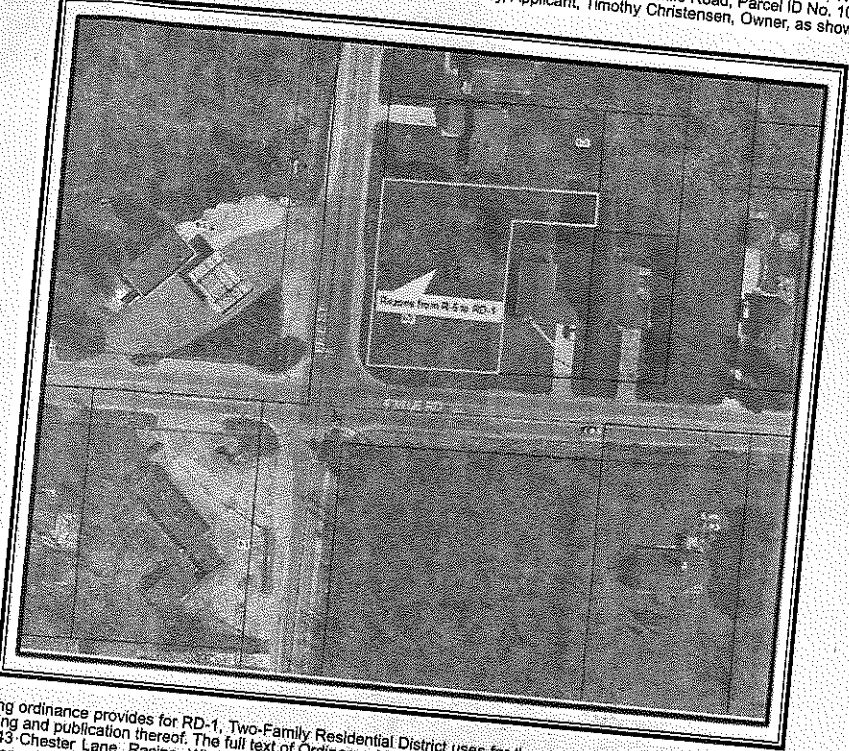
Begin at a 3/4" diameter iron pipe stake on the North line of 4 Mile Road at a point located South 88 degs. 56'43" West 75.00 feet from the Southeast corner of said Block 1; run thence south 88 degs. 56'43" West 76.00 feet; thence North 00 degs. 03'41" West 138.50 feet parallel with the east line of said Block 1; thence North 88 degs. 56'43" East 76.00 feet parallel with the aforesaid south line of this legal description; thence South 00 degs. 03'41" East 138.50 feet to the point of beginning.





\*\*\* Proof of Publication \*\*\*

Notice of Newly Enacted Zoning Ordinance  
That on May 9, 2023, the Village Board of the Village of Caledonia enacted Ordinance No. 2023-08, An Amended 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 ±0.50 Acres From R-6, Two-Family Residential District To RD-1, Two-Family Residential District For The Property Located On The Northeast Corner Of Erle Street And 4 Mile Road, Parcel ID No. 104-04-23-1-321-000, Village Of Caledonia, Racine County, WI., Matthew Coury, Applicant, Timothy Christensen, Owner, as shown on the map below:



This zoning ordinance provides for RD-1, Two-Family Residential District uses for the site. This ordinance shall become effective after posting and publication thereof. The full text of Ordinance No. 2023-08 may be obtained at the Village of Caledonia's Clerk's office, 5043 Chester Lane, Racine, Wisconsin, 53402 and through the Village's Website at [www.caledonia-wi.gov](http://www.caledonia-wi.gov). The Village Clerk's phone number is (262) 835-6414.

PUB: May 18, 2023 #120255 WNAXLP

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

May 2023.  
*Dawn Renee Heili*  
Notary Public



Section: Legal  
Category: 0099 Legal Notices  
PUBLISHED ON: 05/18/2023

TOTAL AD COST: 178.95  
FILED ON: 5/18/2023