

ORDINANCE NO. 2023-17

**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 ±0.53 ACRES FROM
B-3, HIGHWAY BUSINESS DISTRICT AND A-2, AGRICULTURAL DISTRICT TO R-3,
SINGLE FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED 1913 7
MILE ROAD, PARCEL ID NO. 104-04-22-12004-000, VILLAGE OF CALEDONIA,
RACINE COUNTY, WI., FRANCISCO & NELLY RODRIGUEZ, OWNERS**

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

- A. The request to rezone ±0.53 acres from B-3, Highway Business District and A-2, Agricultural District to R-3, Single-Family Residential District for the property located at 4913 7 Mile Road, Village of Caledonia, Racine County, WI. Francisco Rodriguez & Nelly Rodriguez, Applicants and Owners; Parcel No.: 104-04-22-12-004-000, which is legally described on the attached **Exhibit A** is approved for the following reason:

1. The proposed rezoning is in accord with the 2035 Comprehensive Plan Land Use designation of Low-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:

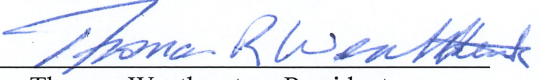
The land comprising the rezone ±0.53 acres located at 4913 7 Mile Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-12-004-000, which is legally described on the attached **Exhibit A** shall be B-3, Highway Business District and A-2, Agricultural District to R-3, Single-Family 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 14 day of November, 2023.

VILLAGE OF CALEDONIA

By: 
Thomas Weatherston, President

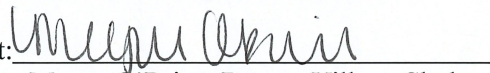
Attest: 
Megan O'Brien, Deputy Village Clerk

Exhibit A:
Plat of Survey with Legal Description
Parcel ID No. 104-04-22-12-004-000
4913 7 Mile Road

LEGAL DESCRIPTION

That part of the Northeast 1/4 of Section 12, Township 4 North, Range 22 East, described as follows: Begin on the North line of said Section, 595.7 feet West of the Northeast corner of said Section; run thence West along the North line of said Section, 141 feet; thence South 144.6 feet, thence East 141 meet, more or less, to a point due South of the place of beginning, thence due North 144.6 feet to the place of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

AND

That part of the Northeast 1/4 of Section 12, Township 4 North, Range 22 East, described as follows: Begin at a point in the North line of said Section, which is 736.7 feet West of the Northeast corner of said Section, run thence West along the North line of said Section, 68 feet; thence Southerly 144.69 feet, more or less, to a point that is 809.7 feet due West of the East line of said Section, thence East parallel to and 144.6 feet due South of the North line of said Section, 68 feet, more or less, to a point that is 741.7 feet due West of the East line of said Section, thence Northerly 144.69 feet, more or less, to the place of beginning. EXCEPTING THEREFROM land conveyed for highway purposes in Volume 1145 of Records, Page 99, as Document No. 906139. Said land being in the Village of Caledonia, Racine County, Wisconsin.

