

ORDINANCE NO. 2023-26

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 ±2.488 ACRES OF A
±4.26-ACRE PARCEL FROM R-7, MULTI FAMILY RESIDENTIAL DISTRICT TO RM-1,
MULTI FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED
DIRECTLY EAST OF 5333 DOUGLAS AVENUE, PARCEL ID NO. 104-04-23-20-102-131,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI., ALFRED G. MCCONNELL TRUST
AGREEMENT DATED AUGUST 5,1993, OWNER

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

- A. The request to rezone ±2.488 acres of a ±4.26-acre parcel from R-7, Multi-Family Residential District to RM-1, Multi-Family Residential District for the property located directly east of 5333 Douglas Avenue, Village of Caledonia, Racine County, WI. Alfred McConnell, Applicant, Alfred G. McConnell Trust under trust agreement dated August 5, 1993, Owner; Parcel No.: 104-04-23-20-102-131, which is legally described on the attached **Exhibit A** is approved for the following reasons:
1. The proposed rezoning is in accord with the 2035 Land Use Plan high density residential land use designation for the subject property.
 2. The rezoning will reclassify the legacy zoning district, R-7, Multi-Family Residential District to the current RM-1, Multi-Family Residential District.
- 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 of ±2.488 acres of a ±4.26-acre parcel from R-7, Multi-Family Residential District to RM-1, Multi-Family Residential District for the property located directly east of 5333 Douglas Avenue, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-20-102-131, which is legally described on the attached **Exhibit A** shall be rezoned from R-7, Multi-Family Residential District to RM-1, Multi-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 ____ day of December, 2023.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Megan O'Brien
Megan O'Brien
Village Deputy Clerk

Exhibit A:
Plat of Survey with Legal Description
Parcel ID No. 104-04-23-20-102-131

LEGAL DESCRIPTION:

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3057 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE S 00°28'33" E ALONG THE EAST LINE OF SAID 1/4 SECTION, 601.48 FEET; THENCE S 89°11'18" W, 1049.75 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE S 00°05'36" W, 362.70 FEET; THENCE N 89°11'18" E, 60.01 FEET; THENCE S 00°05'38" W, 19.21 FEET; THENCE S 47°14'44" W, 152.30 FEET; THENCE N 45°50'52" W, 300.41 FEET; THENCE N 00°22'56" W, 271.36 FEET; THENCE N 89°11'18" E, 269.83 FEET, TO THE POINT OF BEGINNING. CONTAINING 108,378 SQUARE FEET 2.488 ACRES MORE OR LESS.

