

ORDINANCE NO. 2024-02

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 ±28.81 ACRES FROM R-3, SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1, INSTITUTIONAL DISTRICT FOR THE PARCEL LOCATED AT 2115 5 ½ MILE ROAD, PARCEL ID NO. 104-04-23-17-082-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., RACINE UNIFIED SCHOOL DISTRICT, OWNER

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

- A. The request to rezone ±28.81 acres from R-3, Single Family Residential District, to I-1, Institutional District for the property located at 2115 5 ½ Mile Road, Village of Caledonia, Racine County, WI. Racine Unified School District, Owner; Parcel No.: 104-04-23-17-082-000, 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 school.
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 ±28.81 acres located at 2115 5 ½ Mile Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-17-082-000, which is legally described on the attached **Exhibit A** shall be rezoned from R-3, 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 13 day of February, 2024.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk

**Exhibit A:
Map with Legal Description
Parcel ID No. 104-04-23-17-082-000**

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 23 EAST, LYING IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN AND DESCRIBED MORE COMPLETELY AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 17-4-23 AND RUN NORTH 89.42'24" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17-4-23, 1232.74 FEET: THENCE SOUTH 0°11'54" EAST. 1320.00 FEET: THENCE SOUTH 89°42'24" WEST 352.44 FEET: THENCE SOUTH 0°43'42" EAST 660.00 FEET, THENCE SOUTH 89°42'24" WEST 880.00 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17-4-23, THENCE NORTH 0°43'42" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17-4-23, 1980.00 FEET TO THE CENTER OF SAID SECTION 17-4-23 AND THE PLACE OF BEGINNING OF SAID PARCEL OF LAND. EXCEPTING THEREFROM THE NORTH 16.50 FEET AND THE WEST 33.00 FEET OF THE NORTH 387.75 FEET FOR THE PURPOSES OF A PUBLIC ROAD. ALSO EXCEPTING THOSE LANDS AS DESCRIBED IN VOLUME 1743 PAGE 082 AND VOLUME 2471 PAGE 086 FOUND IN THE RACINE COUNTY REGISTER OF DEEDS. CONTAINING: 1,255,075 OR 28.8126 ACRES

