

**ORDINANCE NO. 2024- 12
VILLAGE OF CALEDONIA**

**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 ±1.25 ACRES FROM
R-6, TWO-FAMILY RESIDENTIAL DISTRICT TO RD-1, TWO-FAMILY RESIDENTIAL
DISTRICT FOR THREE PARCELS LOCATED SOUTH OF 5043 CHESTER LANE,
PARCEL ID NOS. 104-04-23-20-124-011, 104-04-23-20-124-012, & 104-04-22-23-20-124-
013, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., JEFFERY KEREEKES, OWNER**

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

- A. The request to rezone ±1.25 acres from R-6, Two-Family Residential District, to RD-1, Two-Family District for three properties located south of 5043 Chester Lane, Village of Caledonia, Racine County, WI. Village of Caledonia, Owner; Parcel Nos.: 104-04-23-20-124-011, 104-04-23-20-124-012, & 104-04-22-23-20-124-013, which is legally described on the attached **Exhibit A** is approved for the following reason:
 - 1. The rezoning of the parcels will maintain existing property rights to develop the property as a two-family residential development.
- 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 ±1.25 acres located south of 5043 Chester Lane, Village of Caledonia, Racine County, WI, with Parcel Nos.: 104-04-23-20-124-011, 104-04-23-20-124-012, & 104-04-22-23-20-124-013, 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 10 day of September, 2024.

VILLAGE OF CALEDONIA

By: 

Thomas Weatherston

Village President

Attest: 

Jennifer Olsen

Village Clerk

**Exhibit A:
Map with Legal Description
Parcel ID Nos. 104-04-23-20-124-011, 104-04-23-20-124-012, &
104-04-22-23-20-124-013**

LEGAL DESCRIPTION

That part of the West 1/2 of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Commence at a Racine County concrete monument with a brass cap marking the South 1/4 corner of said Section 20; run thence North 00 degrees 17 minutes 14 seconds West, 330.00 feet on the North-South 1/4 line of said Section to the point of beginning of this description; run thence North 00 degrees 17 minutes 14 seconds West, 1.22 feet from a 1 inch diameter iron pipe stake; continue thence North 00 degrees 17 minutes 14 seconds West, 328. 78 feet to a 1 inch diameter iron pipe stake; thence North 89 degrees 03 minutes 25 seconds East, 165.00 feet parallel with the South line of said Section 20 to a 1 inch diameter iron pipe stake; thence South 00 degrees 17 minutes 14 seconds East, 330.00 feet parallel with the North-South 1/4 line of said Section to a 1 inch iron pipe stake; thence South 89 degrees 03 minutes 25 seconds West, 165.00 feet parallel with the South line of said Section 20 to the point of beginning. Said land being in the Town of, now Village of Caledonia, Racine County, Wisconsin.

Now known as Lots 1, 2, and 3 of Certified Survey Map No. 3537, recorded in the Office of the Register of Deeds for Racine County, Wisconsin, on February 3, 2023, as Document No. 2647955, part of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin.

