

**ORDINANCE NO. 2025-02
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 ±27.4
ACRES FROM R-3, SINGLE FAMILY RESIDENTIAL DISTRICT TO R-5, SINGLE
FAMILY RESIDENTIAL DISTRICT FOR THE TWO PARCELS
LOCATED NORTH OF 1913 5 MILE ROAD, PARCEL ID NOS.
104-04-23-17-081-000, 104-04-23-17-077-000, VILLAGE OF CALEDONIA, RACINE
COUNTY, WI., THOMAS PLANTATION LLC, OWNER**

The Village Board of the Village of Caledonia, Racine County, do ordain as follows:

- A. The request to rezone ±27.4 acres from R-3, Single Family Residential District, to R-5, Single Family Residential District for the two parcels located north of 1913 5 Mile Road, Village of Caledonia, Racine County, WI. Thomas Plantation LLC, Owner; Parcel Nos.: 104-04-23-17-081-000, 104-04-23-17-077-000, which is legally described on the attached **Exhibit A** is approved for the following reasons:
 - 1. The rezone promotes flexible density and is in an area with existing infrastructure and services.
 - 2. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation 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 ±27.4 acres located on the two parcels north of 1913 5 Mile Road, Village of Caledonia, Racine County, WI, with Parcel Nos.: 104-04-23-17-081-000, 104-04-23-17-077-000, which is legally described on the attached **Exhibit A** shall be rezoned from R-3, Single Family Residential District, to R-5, 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 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.

F. 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 January, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk

Exhibit A:
Map with Legal Description
Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000

LEGAL DESCRIPTION

The North 1/2 of the South 20 acres of the East 107 acres of the Southeast 1/4 of Section 17. Township 4 North, Range 23 East. Also, part of said Southeast 1/4 of Section 17, Township 4 North, Range 23 East, bounded as follows: Begin at the Southwest corner of the above described 10 acres; run thence West 25.6 rods; thence North to a point 40 rods North from the South line of said section; thence East 25.6 rods thence South to the beginning. Excepting therefrom land conveyed in Warranty Deed recorded on January 28, 1991 in Vol. 2052, at page 116 as Document No. 1330452. Also excepting therefrom land conveyed in Warranty Deed recorded on December 3, 1993, in Volume 2322, at page 436, as Document No. 1445611. Also excepting therefrom land conveyed in Warranty Deed recorded on August 31, 1995, in Volume 2471. at page 99, as Document No. 1511258. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin. Tax Key No: 104-04-23-17-081-000

AND

That part of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, bounded as follows: Begin at the Southeast corner of the Southeast 1/4 of said Section 17; run thence West 160 rods to the Southwest corner of said Southeast 1/4; thence North 40 rods, thence East $27 \frac{2}{3}$ rods to a point 40 rods due North from the South line of said Section, thence South to the Southwest corner of lands conveyed to Joseph Dolezal, Jr. by deed recorded in the Office of the Register of Deeds for Racine County, Wisconsin in Volume 86 of Deeds on page 321, thence East parallel with the South line of said Section to the East line of said Section, thence South on said East line to the place of beginning; excepting and reserving to Joseph Dolezal and his wife, a right of way over the South 1 rod of the East 80 rods of said Southeast 1/4 and excepting also the 1/2 acres conveyed to School District Number 5 in said Village of Caledonia by Deed recorded in Volume 98 of Deeds on page 631 in said Register's Office. Excepting therefrom that part of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, bounded as follows: Begin at the Southeast corner of said Southeast 1/4; thence West along the South line, 264.80 feet; thence North parallel with the East line of said Southeast 1/4, 246.624 feet; thence East parallel with the South line of said Southeast 1/4, 264.80 feet to the East line of said Southeast 1/4; thence South along said East line 246.72 feet to the place of beginning. Subject to a right of way over the South 16.5 feet thereof. Further excepting that part conveyed in Warranty Deed recorded on September 22, 1968 in Volume 996, at page 261, as Document No. 844487. Further excepting that part conveyed in Quit Claim Deed recorded on May 11, 1967 in Volume 943, at page 442, as Document No. 821826. Further excepting that part conveyed in Warranty Deed recorded on January 20, 1971 in Volume 1075, at page 312, as Document No. 877779. Further excepting that part conveyed in Quit Claim Deed recorded on October 4, 1972 in Volume 1152, at page 466, as Document No. 909419. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin. Tax Key

No: 104-04-23-17-077-000. Said land containing 27.4 acres per Racine County Tax Records.

