

**ORDINANCE NO. 2025-08  
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 A ±17.8-ACRE  
PARCEL FROM R-4, SINGLE FAMILY RESIDENTIAL DISTRICT AND M-1, LIGHT  
MANUFACTURING DISTRICT TO RM-1, MULTI FAMILY RESIDENTIAL DISTRICT  
FOR THE PARCEL LOCATED ON THE SOUTHEAST CORNER OF 4 MILE ROAD AND  
NORTH GREEN BAY ROAD, PARCEL ID NO. 104-04-23-30-001-000, VILLAGE OF  
CALEDONIA, RACINE COUNTY, WI., RITA LUI AND CAROL THELEN, OWNERS**

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

- A. The request to rezone ±17.8 acres from R-4, Single Family Residential District and M-1, Light Manufacturing, to Rm-1, Multi Family Residential District for the parcel located on the southeast corner of 4 Mile Road and North Green Bay Road, Village of Caledonia, Racine County, WI. Rita Lui and Carol Thelen, Owners; Parcel No.: 104-04-30-001-000, which is legally described on the attached **Exhibit A** is approved for the following reasons:
  - 1. The 2035 Land Use Plan designates this property as High 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 ±17.8 acres located on the parcel located southeast of 4 Mile Road and North Green Bay Road, Village of Caledonia, Racine County, WI, with Parcel Nos.: 104-04-23-30-001-000, which is legally described on the attached **Exhibit A** shall be rezoned from R-4, Single Family Residential District and M-1, Light Manufacturing 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 13 day of May, 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 No. 104-04-30-001-000**

**LEGAL DESCRIPTION**

That part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of the Northeast 1/4 of said Section 30; thence South 00°35'31" East along the East line of the said 1/4 Section 1263.45 feet to a point; thence South 86°54'30" West 622.28 feet to a point on the East line of North Green Bay Road; thence North 00°37'44" West along said East line 1145.67 feet to a point; thence North 43°05'48" East 168.33 feet to a point on the North line of aforesaid 1/4 Section also being the centerline of 4 Mile Road; thence North 86°46'58" East along said North line 506.68 feet to the point of beginning. Containing 778,785 square feet or 17.8784 acres of land (gross) and 761,525 square feet or 17.4822 acres of land (net).

