

ORDINANCE NO. 2020-09

AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP ADOPTED UNDER SECTION 20-212 OF THE RACINE COUNTY CODE OF ORDINANCES AS ADOPTED BY THE VILLAGE OF CALEDONIA UNDER SECTION 16-1-1(A) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE ±27.5 ACRES FROM R-1 COUNTRY ESTATE DISTRICT TO A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II FOR 5832 5 MILE ROAD (PARCEL NO. 104-04-22-13-029-000), VILLAGE OF CALEDONIA, RACINE COUNTY, WI. MARC KENNEDY, OWNER/APPLICANT.

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

- A. Request to rezone ±27.5 acres from R-1 Country Estate District to A-2 General Farming and Residential District II for 5832 5 Mile Road Village of Caledonia, Racine County, WI. Bradley and Katelynn Lauer, Owner/Applicant; Parcel No.: 104-04-22-13-029-000, which is described on the attached **Exhibit A** is approved for the following reasons:
 1. This rezoning will not adversely affect the surrounding property values.
 2. This rezoning will recognize the current and future agricultural uses of the property.
 3. The 2035 Land Use Plan designates this property and adjacent properties as Agricultural, Rural Residential and Open Land. 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 20-212 of the Racine County Code of Ordinances adopted by the Village of Caledonia under Section 16-1-1(a) 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 ±27.5 acres at 8532 5 Mile Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-13-029-000, which is legally described on the attached **Exhibit A** shall be rezoned from: R-1 Country Estate District to A-2 General Farming and Residential District II.

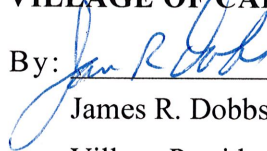
D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.

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 4th day of May, 2020.

VILLAGE OF CALEDONIA

By: _____



James R. Dobbs

Village President

Attest: _____



Karie Pope

Village Clerk

**Exhibit A:
Legal Description of 5832 5 Mile Road**

PARCEL 1:

That part of the Southwest 1/4 of Section 13, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at a point on the South line of said Section 13 located South 89 degrees 39 minutes 38 seconds East 358.82 feet from a concrete monument with a brass cap marking the Southwest corner of said Section; run thence North 21 degrees 13 minutes 24 seconds West 35.48 feet to a 1 inch diameter iron pipe stake; continue thence North 21 degrees 13 minutes 24 seconds West 984.81 feet to a 3/4 inch diameter iron pipe stake on the West line of said Section 13; thence North 00 degrees 37 minutes 55 seconds West 800.16 feet on the West line of said Section to a 3/4 inch diameter iron pipe stake; thence South 89 degrees 39 minutes 38 seconds East 506.11 feet to a 3/4 inch diameter iron pipe stake; thence South 00 degrees 37 minutes 55 seconds East 681.40 feet to a 3/4 inch diameter iron pipe stake; thence South 89 degrees 39 minutes 38 seconds East 537.89 feet to a 3/4 inch diameter iron pipe stake; thence South 00 degrees 37 minutes 55 seconds East 1034.59 feet to a 1 inch diameter iron pipe stake; continue thence South 00 degrees 37 minutes 55 seconds East 33.01 feet to the South line of said Section 13; thence North 89 degrees 39 minutes 38 seconds West 685.18 feet to the point of beginning. Containing 29.592 acres. EXCEPTING therefrom the rights of the public in and to Five Mile Road.

SAID PROPERTY ALSO DESCRIBED AS FOLLOWS:

That part of the Southwest 1/4 of Section 13, Township 4 North, Range 22 East, bounded as follows: Begin at a point on the South line of said Section located 470.70 feet East of the Southwest corner of said Section 13, said point being the intersection of the Easterly line of the Chicago, North Shore & Milwaukee Railroad right of way and the South line of said Section; run thence East along the South line of said Section 573.30 feet; thence North 00 degrees 48 minutes 30 seconds West 1067.80 feet; thence North 89 degrees 20 minutes 00 seconds West 537.89 feet; thence North 00 degrees 40 minutes 30 seconds West 681.40 feet; thence West 506.11 feet to the West line of said Section 13; thence South 00 degrees 40 minutes 00 seconds East along the West line of said Section 497.83 feet to the Easterly line of the Chicago, North Shore & Milwaukee Railroad right of way; thence South 21 degrees 12 minutes 00 seconds East along the Easterly line of said right of way 1348.72 feet to the point of beginning of this description.

That part of the Southwest 1/4 of Section 13, Township 4 North, Range 22 East, bounded as follows: Begin at a point on the South line of said Section located 470.70 feet East of the Southwest corner of said Section 13, said point being the intersection of the Easterly line of the Chicago, North Shore & Milwaukee Railroad right of way; run thence North 21 degrees 12 minutes 00 seconds West along the Easterly line of said right of way 1348.72 feet to a point on the West line of said Section 13; thence South along the West line of said Section 13 to the point of intersection with the Westerly line of Chicago, North Shore & Milwaukee Railroad right of way; thence Southeasterly along the Westerly line of said Railroad right of way to its intersection with the South line of said Section 13; thence East along the South line of said Section, 107.26 feet to the point of beginning of this description. Said land being in the Village of Caledonia, Racine County, Wisconsin.