

**ORDINANCE NO. 2020-17**

**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 ±7.9 ACRES FROM R -2, SUBURBAN RESIDENTIAL DISTRICT (UNSEWERED) TO A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II FOR THE PROPERTY LOCATED DIRECTLY EAST OF 6001 6 MILE ROAD (PARCEL NO. 104-04-22-13-022-000), VILLAGE OF CALEDONIA, RACINE COUNTY, WI. TRAVIS AND REBECCA DOVE, OWNERS AND APPLICANT**

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

- A. Request to rezone ±7.9 acres from R-2, Suburban Residential District (unsewered) to A-2 General Farming and Residential District II for the parcel directly east of 6001 6 Mile Road, Caledonia, Racine County, WI. Travis and Rebecca Dove, Owners and Applicant; Parcel No.: 104-04-22-13-022-000, 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. The rezoning will recognize the current and future agricultural uses of the property.
  - 3. The 2035 Land Use Plan designates this property and adjacent properties to the north and west as Agriculture, Rural Residential, and Open Land.
- 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 ±7.9 acres for the parcel directly east of 6001 6 Mile Road, Caledonia, Racine County, WI with Parcel No.: 104-04-22-13-022-000, which is legally described on the attached **Exhibit A** shall be rezoned from: R-2, Suburban Residential District (unsewered) 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.

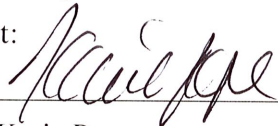
Adopted by the Village Board of the Village of Caledonia this 2nd day of November, 2020.

**VILLAGE OF CALEDONIA**

By:  \_\_\_\_\_

James R. Dobbs

Village President

Attest:  \_\_\_\_\_

Karie Pope

Village Clerk

# Exhibit A:



sai@wi.rr.com  
 2554 N. 100TH STREET  
 WAUWATOSA, WISCONSIN 53226  
 (414) 257-2212 FAX: (414) 257-2495

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS  
 & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

MARC C. PASSARELLI P.L.S.

## LEGEND

- - Denotes Found Iron Rod with Cap
- - Denotes Found Iron Pipe
- ✱ - Denotes Set 3/4" Rebar
- ✱ 71151 - Denotes Spot Elevation
- - Denotes Trestle
- 704 --- - Denotes Contour Line

*Marc C. Passarelli*  
 REGISTERED LAND SURVEYOR

## PLAT OF SURVEY

That part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 13, Township 4 North, Range 22 East, bounded as follows: Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 4 North, Range 22 East, run thence West 330 feet; thence South 1320 feet; thence East 330 feet; thence North 1320 feet to the place of beginning. EXCEPTING THEREFROM the following: That part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 4 North, Range 22 East, bounded as follows: Begin at the North line of said Section at a point that is located East 1158.46 feet from the Northwest corner of said Section; continue thence East 160 feet along said North line to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section; run thence South 02° 02' 50" East 544.50 feet along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section; thence West 160 feet; thence North 02° 02' 50" West 544.50 feet to the point of beginning. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.

**AREA OF PROPERTY**  
 349,230 Sq. Ft.  
 8.017 Acres  
 (R-0-W Included)

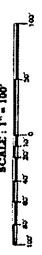
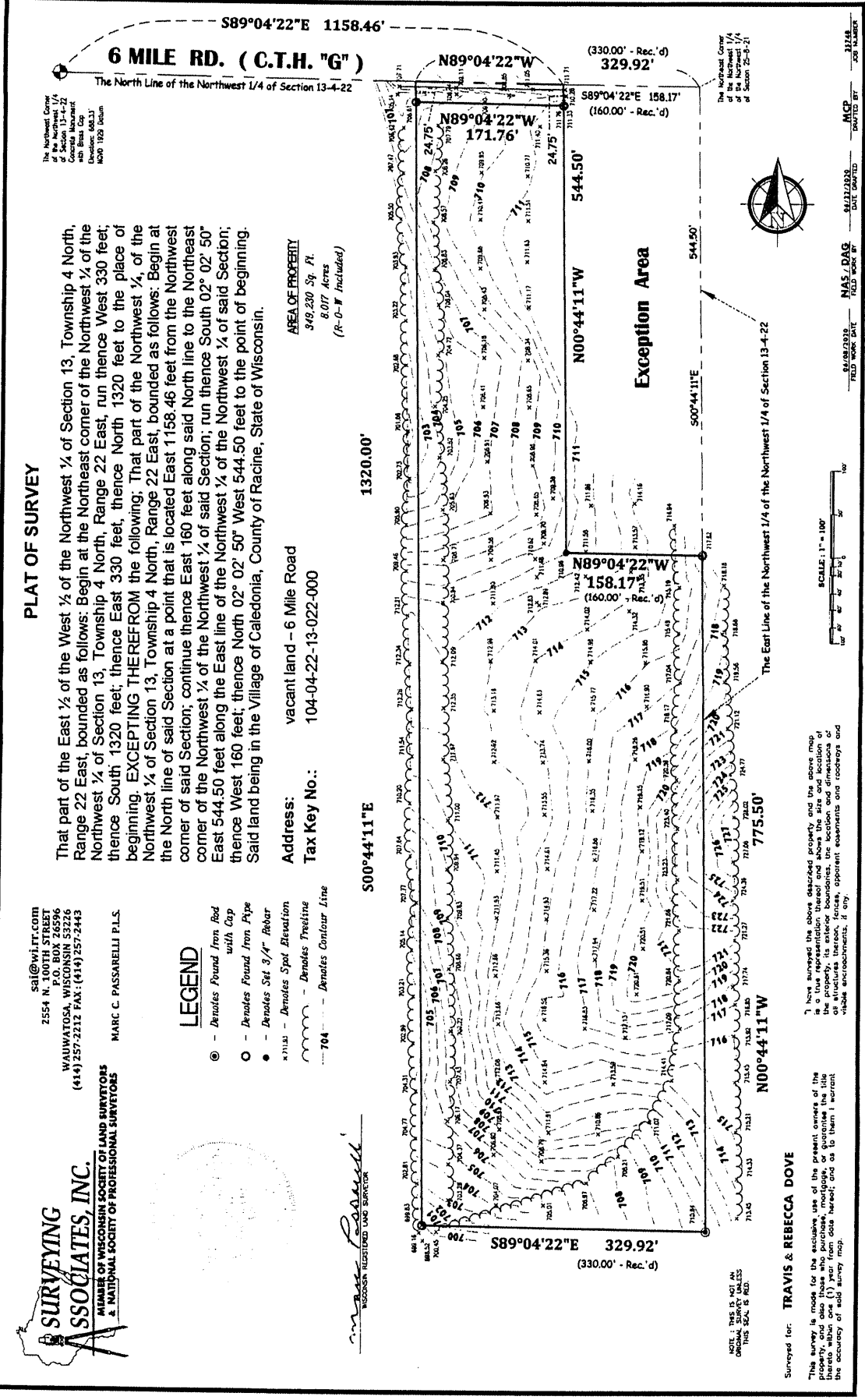
**Address:** vacant land - 6 Mile Road  
**Tax Key No.:** 104-04-22-13-022-000

1320.00'

S00°44'11"E

1320.00'

S00°44'11"E



NOTE: THIS IS NOT AN ORIGINAL SURVEY MAP. THIS SEAL IS VOID.

Surveyed for: **TRAVIS & REBECCA DOVE**

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title hereafter within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

DATE DRAFTED: 04/11/2018  
 FIELD WORK DATE: 04/08/2018  
 DRAFTER: MAS, DAG  
 JOB NUMBER: 31248

The Northeast Corner of the Northwest 1/4 of Section 13-4-22 with East Cap. Monument No. 1028 Section

The Northeast Corner of the Northwest 1/4 of Section 25-9-21

S89°04'22"E 1158.46'  
**6 MILE RD. (C.T.H. "G")**  
 The North Line of the Northwest 1/4 of Section 13-4-22

N89°04'22"W  
 (330.00' - Rec'd)  
 329.92'

**Exception Area**

N00°44'11"W  
 544.50'

The East Line of the Northwest 1/4 of the Northwest 1/4 of Section 13-4-22

S89°04'22"E 329.92'  
 (330.00' - Rec'd)