

RESOLUTION NO. 2021-128

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # _____; PARCEL ID 104-04-22-24-037-010 – LOCATED IN THE SW ¼ OF SECTION 24, T4N, R22E, 5806 4 MILE ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER JOSEPH MARANGER – APPLICANT JEFFREY MARANGER

The Village Board of the Village of Caledonia hereby resolves as follows:

WHEREAS, the applicant has submitted a Certified Survey Map (CSM) to the Village for consideration. The proposed CSM would create 2 lots from existing parcel 104-04-22-24-037-010.

WHEREAS, the Public Services Director's Memo dated November 18, 2021, attached hereto as **Exhibit A**, recommended conditional approval subject to 12 conditions.

WHEREAS, condition 5 of the approval indicated the need for the approval of a Waiver Modification from Ordinance 18-1-4-d-4 to allow an additional driveway access for Lot 1 subject to factors listed in the memo.

WHEREAS, condition 6 of the approval indicated the need for approval of a Waiver Modification from Ordinance 18-1-4-d-3-b to allow for an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to factors listed in the memo.

WHEREAS, the Village Plan Commission on November 29, 2021 recommended conditional approval of the CSM in accordance with the Public Services Director memo (**Exhibit A**) subject to the conditions outlined therein.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map and the 2 Waiver Modifications as set forth above, are hereby approved for the reasons and requirements set forth in Exhibit A, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A**, and the payment of the required land division fees and compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 6th day of December 2021.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs
Village President

Attest: _____

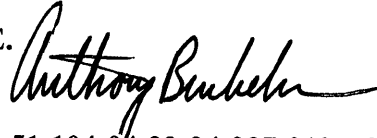
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: Thursday, November 18, 2021

To: Plan Commission
Village Board

From: Anthony A. Bunkelman P.E.
Public Services Director



Re: Maranger CSM – Parcel ID 51-104-04-22-24-037-010 – SW ¼ of Section 24,
T4N, R22E, 5806 Four Mile Road Village of Caledonia, Racine County, WI –
Owner Joseph Maranger

The Engineering Department has received a Certified Survey Map (CSM) from Jeffrey Maranger, on behalf of Joseph Maranger, prepared by Mark Madsen of Nielsen Madsen & Barber S.C. The Maranger property is located along the North side of Four Mile Road between Short Road and Bluffside Drive. The existing property is 6.632 acres in size. This property has approximately 1,002 feet of frontage along Four Mile Road.

The existing parcel currently has a single-family home with a barn on it. The balance of the parcel is currently tall grass with some trees.

The CSM proposes to create 2 lots. Lot 1 is proposed to be 4.577 acres in size with the existing barn located on it and Lot 2 is proposed to be 1.01 acres and have the existing single-family home on it. Lot 1 is projected to have the existing barn located on it, but in the future, there is a possibility for a single-family home to be constructed. If the CSM is approved the barn would become a legal non-conforming structure until the single-family home is constructed.

The Zoning of the existing parcel is R-2. R-2 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential (19,000 sq.ft. to 1.49 acres per dwelling unit) for this property. The proposed CSM is consistent with the Village's Comprehensive Land Use Plan.

The CSM is located within the Sanitary Sewer & Water Service Areas. Sanitary sewer is available for the future development of Lot 1. The existing single-family home is already connected to the sanitary sewer. Municipal water is also available for Lot 1. The existing single-family home is already connected to municipal water. As the owner is already aware there is not a water lateral for Lot 1 at this time. In the future with the construction of a single-family home, the owner will need to install a water lateral to the lot.

So the Owner, Commission, and Board are aware, there is a Special Assessment for Watermain on the property. This assessment will be partially due at the time of connection to the watermain. At the time of connection, the Owner will need to request a balance and the portion of the assessment due for the connection (Assessment was based on the Land Use Plan).

Access for the proposed lots will need to be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. Lot 2 has an access out

to Four Mile Road and Lot 1 also has an access out to Four Mile Road. So the Commission and Board are aware, the current access for Lot 1 is for an Ameritech facility. This access unfortunately does not appear to be easily shared. At the same time the accesses on the lots are near the top of the hill. Sight Distance to the West is a potential concern. The Engineering Department does not feel comfortable with an everyday access at the top of the hill for Lot 1 due to the sight distance issue. Due to the Sight Distance Issue, the only safe area to allow an everyday access for Lot 1 is at the intersection of Bluffside Drive and Four Mile Road. To confirm that there would not be any other accesses on Four Mile Road, the owner has proposed a No Access Restriction on the remaining frontage.

By Village Ordinance another access would not be allowed. In looking at the existing accesses and the sight distance it is not recommended to share the existing accesses. It is recommended that the Village approve a Waiver/Modification to allow one new access for Lot 1 at the intersection of Bluffside Drive and Four Mile Road as long as all Sight Distance requirements are met.

Also since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way should be dedicated to the Village. The proposed CSM includes the dedication of the minimum Right of Way.

The drainage of the CSM according to the Master Drainage Plan shows 2 separate watersheds (R-60-6 & R-45-11). Lot 2 has a small portion in the Southwest corner of the lot that drains to the road ditch of Four Mile Road (R-60-6). The remainder of Lot 2 and the entirety of Lot 1 drain to the East to a culvert under the abandoned railroad Right of Way (R-45-11). In reviewing the Master Drainage Plan and that Lot 1 is a significant size, it has been recommended that a Storm Water Management Plan be performed at the time of the future single-family home on Lot 1. A Note will need to be placed on the CSM to indicate this.

In looking at the Wisconsin DNR Surface Water Data Viewer there are no mapped wetlands shown on the site. The Surface Water Data Viewer does potentially indicate hydric soils along the Eastern edge of the property. This is a small area of Lot 1. It is recommended that a Wetland Delineation be done at the time the Storm Water Management Plan is performed.

After reviewing the Maranger CSM, the following motion is recommended.

Move to conditionally approve the Maranger CSM on parcel 51-104-04-22-24-037-010 subject to the following

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-2 Zoning District are listed on the CSM and the setback lines are shown on the lots.**
- 2. The CSM creates a legal non-conforming accessory building (barn) on Lot 1.**
- 3. Any future single-family home on Lot 1 will need to be connected to Sanitary Sewer and Water.**
- 4. All necessary Special Assessments are paid for the connection of the home to the Municipal Water System.**
- 5. Lot 1 of the CSM is granted a Waiver/Modification to allow an additional driveway access out to Four Mile Road as long as all Sight Distance Requirements are met.**
- 6. Approval of a Waiver/Modification for allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.**

7. A minimum of 45' of Right of Way on Four Mile Road is dedicated as shown.
8. A No Access Restriction placed on Four Mile Road as shown.
9. Due to the proposed size of Lot 1 and the future plan for a Single-Family Home, a Storm Water Management Plan and Individual Site Grading Plan be required at the time of development of Lot 1. A Note shall be placed on the CSM indicating the following "A Storm Water Management Plan and Individual Site Grading Plan will be required to be submitted at the time of development of Lot 1. The Individual Site Grading Plan shall follow the intent of the Storm Water Management Plan."
10. A wetland delineation is performed at the time of the Storm Water Management Plan. A Note shall be placed on the CSM indicating the following "A Wetland Delineation shall be done on Lot 1 at the time of development of Lot 1 as part of the Storm Water Management Plan."
11. The CSM is subject to the Land Division per Lot fee.
12. The Owner agrees to execute any and all agreements as necessary for the CSM to be approved.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Maranger CSM to allow an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to the following factors:

- 1.) The property has approximately 1,002 feet of frontage.
- 2.) The Four Mile Road topography along the frontage of the property is not conducive to a road due to sight distance concerns.
- 3.) Lot 1 has an existing driveway on it that is for an Ameritech facility and does not appear to have safe sight distance for an everyday driveway.
- 4.) Lot 1 has a size of 4.577 acres with 752.58 feet of frontage.
- 5.) There would be a maximum of 3 accesses along the 1,002 feet of frontage.
This is acceptable for access control.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Maranger CSM to allow an additional driveway access for Lot 1 subject to the following factors:

- 1.) The existing driveway access on Lot 2 is specific to the existing single-family home.
- 2.) Lot 1 has an existing driveway on it that is for an Ameritech facility and does not appear to have safe sight distance for an everyday driveway.
- 3.) The future single-family residence (on Lot 1) should be granted a driveway access based on the fact that there would only be the maximum of 3 accesses that come out to the principal thoroughfare in 1,002 feet. This is more restrictive than the surrounding area.
- 4.) The balance of the frontage on Four Mile Road would have a No Access Restriction along it.

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE
FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF
CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

(A) SW COR. SW 1/4
 SEC. 24-4-22
 N. 293,369.28
 E. 2,544,043.36
 (B) SE COR. SW 1/4
 SEC. 24-4-22
 N. 293,378.58
 E. 2,546,700.72
 (C) NE COR. SW 1/4
 SEC. 24-4-22
 N. 296,012.45
 E. 2,546,668.09

**45' Dedicated
to the Public
1.044 Acres
45,498 Sq.Ft.**

SEE PAGE 2 FOR
LOCATION MAP,
BUILDING DETAIL
NOTES, LINE TABLE
AND LEGEND.

P.O.B.

Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen October 20, 2021

2021.0189.01 CSM.DWG
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

NOTES:
ZONING OF PARCELS IS R-2.

OWNER / LAND SPLITTER: JOSEPH MARANGER,
3021 W. SOUTHLAND DRIVE, FRANKLIN, WISCONSIN
53132.

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON
NAD 1983/2011. THE SOUTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 24-4-22 IS ASSUMED
TO BEAR N 89°47'58" E.

LEGEND:

B EXISTING BARN
H EXISTING HOUSE

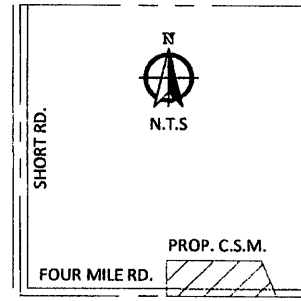
① EXISTING 5' UNDERGROUND CABLE EASEMENT
② EXISTING 35'x35' AMERITECH EXCLUSIVE EASEMENT

//// NO VEHICULAR ACCESS

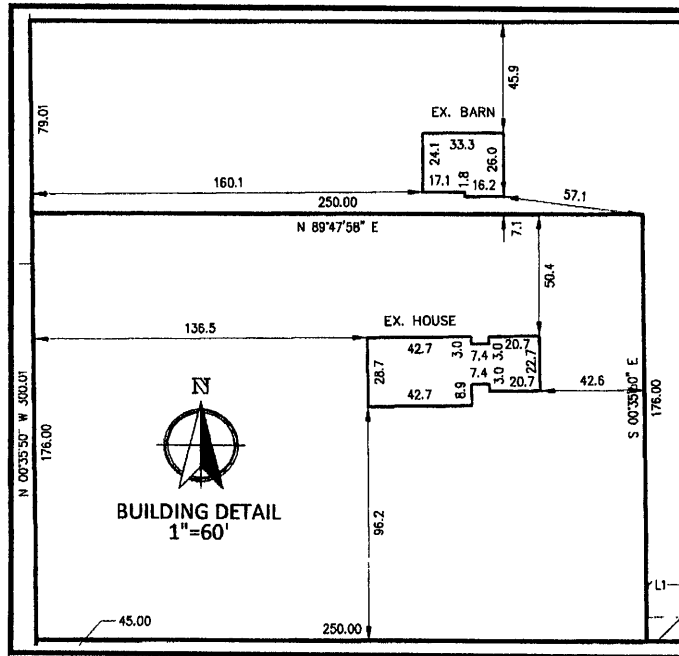
○ 1" O.D. IRON PIPE FOUND
● 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
● CONC. MON. W / BRASS CAP FOUND

EXISTING EASEMENT LINE TABLE		
Line #	Length	Direction
L1	30.05	N89° 47' 58"E
L2	28.00	N00° 12' 02"W
L3	35.00	N89° 47' 58"E
L4	28.00	S00° 12' 02"E
L5	35.00	S89° 47' 58"W

LOCATION MAP



SW 1/4 SEC. 24-4-22



Mark R. Madsen
10-20-2021



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbc.net

This instrument was drafted by Mark R. Madsen October 20, 2021

2021.0189.01 CSM.DWG
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

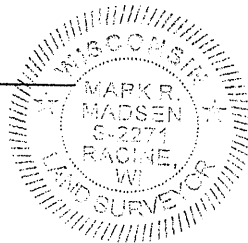
SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Joseph Maranger, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 4 North, Range 22 East of the Fourth Principal Meridian bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 24; thence N89°47'58"E, 1328.74 feet along the South line of the Southwest 1/4 of said Section 24 to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24 and the point of beginning of this description; run thence N00°35'50"W, 300.01 feet along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 24 to a point on the North line of the South 300.00 feet of the Southwest 1/4 of said Section 24; thence N89°47'58"E, 906.37 feet parallel with the South line of the Southwest 1/4 of said Section 24 and along the North line of the South 300.00 feet of the Southwest 1/4 of said Section 24 to a point on the Westerly right-of-way line of the vacated Chicago, North Shore & Milwaukee Railroad; thence S21°13'02"E, 321.38 feet along the Westerly right-of-way line of said vacated Chicago, North Shore & Milwaukee Railroad; to a point on the South line of the Southwest 1/4 of said Section 24; thence S89°47'58"W, 1019.55 feet along the South line of the Southwest 1/4 of said Section 24 to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 288,889 square feet or 6.632 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia.

October 20, 2021


Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588

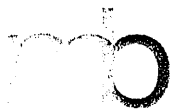


OWNER'S CERTIFICATE

I, Joseph Maranger, Owner, hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Joseph Maranger has caused these presents to be signed as Owner at _____ Wisconsin on this _____ day of _____ 2021.

Joseph Maranger
3021 W. Southland Drive
Franklin, Wisconsin 53132



Nielsen Madsen & Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen October 20, 2021

2021.0189.01 CSM.DWG
SHEET 3 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4
NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF
CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021, Joseph Maranger, to me
known to be the person who executed the foregoing instrument, and acknowledged that he executed the
foregoing.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2021.

Joslyn M. Hoeffert, Village Clerk
Village of Caledonia



Mark R. Madsen
10-20-2021



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

This Instrument was drafted by Mark R. Madsen October 20, 2021

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SHEET 4 OF 4 SHEETS