

RESOLUTION NO. 2021-85

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP - CALEDONIA BUSINESS PARK CSM.
LOCATED IN THE SE ¼ AND NE ¼ OF THE NW ¼ OF SECTION 34, T4N, R22E,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER CALEDONIA
PROPERTIES II, LLC – PARCEL ID 104-04-22-34-020-080**

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

WHEREAS, the applicant is requesting to create 2 newly configured lots from an existing parcel, which is currently designated as M-2 and R-2 zonings as described in the Public Works Director’s Memo dated July 11, 2021 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.

WHEREAS, the Village Plan Commission on July 26, 2021 recommended approval of the request in accordance with the Public Works Director’s Memo attached hereto as **Exhibit A** and 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 as set forth above, is hereby approved for the same reasons and requirements set forth above, 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; and,

2nd Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of AUGUST, 2021.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs
Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: July 21, 2021 (Revised August 2, 2021)

To: Plan Commission
Village Board

From: Tom Lazcano P.E. *Tom Lazcano*
Public Works Director

Re: 8401 Hollander Drive Certified Survey Map
Parcel ID's: 104-04-22-34-020-080

The Engineering Department has received a Certified Survey Map (CSM) from Nicholas Verhaalen of Caledonia Properties II, LLC. The CSM was prepared by NMB Engineering.

The existing parcel is located at 8401 Hollander Drive in the Caledonia Business Park. The parcel contains 2 flat areas that are ideal for building, 3 small ponds, and a wetland area.

This CSM is for the creation of two lots on the parcel. Lot 1 would be 3 acres in size and Lot 2 would be 6.103 acres in size. Both lots would be used for commercial developments. Lot 2 contains a large area of wetlands and some ponds.

The property is located within the Sanitary Sewer & Water Service area. Both lots would need to connect to these utilities.

The property currently has dual zoning consisting of M-2 and R-2. M-2 requires 150 feet of street frontage and R-2 Zoning requires 150 feet of street frontage and 40,000+ square feet size. The Village's 2035 Land Use Plan shows that the property shall be Industrial/Business Park. Lot 1 would have complete M-2 zoning but Lot 2 would have dual zoning and would likely need to be rezoned.

If the Plan Commission and Village Board **are willing** to support the proposed CSM, the following motion is recommended.

Move to approve the CSM subject to the following:

- **The Final CSM is subject to the Land Division per Lot fee.**
- **Final Plat is subject to Engineering review comments and technical corrections from Village staff.**
- **Both Lots will need to connect to Sanitary Sewer and Water facilities upon development.**
- **An approved stormwater management and grading plan will be needed upon development.**
- **Any Easements required by the Utility District upon development**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**