

RESOLUTION NO. 2021-95

RELOCATION ORDER OF THE VILLAGE OF CALEDONIA AFFECTING PROPERTY ALONG THE TURTLE CREEK BETWEEN MIDDLE ROAD AND THE KLEMA DITCH AS PART OF THE TURTLE CREEK RESTORATION PROJECT IN SECTION 17, RANGE 23 IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

WHEREAS, the Village of Caledonia and the Caledonia Utility District have partnered with the Root Pike Watershed Initiative Network (Root Pike WIN) to perform the Turtle Creek Restoration Project. This project is proposed to improve storm water capacity conveyance, reduce streambank erosion, reduce sediment loading, and protect infrastructure.

WHEREAS, the Turtle Creek Restoration Project has been identified as “Highly Critical” in the Wind Point Watershed Restoration Plan, which the Village of Caledonia was a contributor to, and which was approved by the Wisconsin Department of Natural Resources and the Environmental Protection Agency (EPA).

WHEREAS, the Village of Caledonia, the Caledonia Utility District, and Root Pike WIN have determined that the project is necessary for the community to provide a reduction of sediment pollutant loads, adjacent land stability, enhanced biodiversity in the revegetated habitats, and make the area a place where people want to be.

WHEREAS, the Utility Director has determined that the project is necessary after considering the economic and social effects of this project, its impact on the environment, and its consistency with the goals of the Utility District and community planning;

WHEREAS, the Utility Director and the Village's consulting engineer have identified the property interests that are necessary for the activities to properly complete the above-described Turtle Creek Restoration Project and such property interests are depicted on a map entitled, Turtle Creek Drainage Easement dated July 20, 2021, consisting of 35 pages attached hereto as **Exhibit A**, which includes legal descriptions, and specifies the following:

<u>Parcel Number</u>	<u>Owner*</u>	<u>Interest Required</u>	<u>Square Feet</u>
1	Micah Waters 6507 Middle Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-048-010	Permanent Easement	2,941 Sq. Ft.
2	Micah Waters 6507 Middle Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-048-020	Permanent Easement	46,382 Sq. Ft.

3	Allen M. & Lynn L. Kunda 2007 Revocable Trust 2800 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-030	Permanent Easement	20,119 Sq. Ft.
4	Crestview Park Association P.O.Box 44045 Racine, WI 53404 Tax Parcel No.: 104-04-23-17-246-000	Permanent Easement	238,901 Sq. Ft.
5	Merlin J. & Linda J. Cayemberg 2620 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-045	Permanent Easement	8,667 Sq. Ft.
6	Jeffrey P & Gregory P. Kroes, et al 2132 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-043-000	Permanent Easement	93,712 Sq. Ft.
7	Daniel L. & Ann M. Wachs 2920 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-005	Permanent Easement	62,320 Sq. Ft.
8	Thomas D. Sheinfeld 2846 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-015	Permanent Easement	23,214 Sq. Ft.
9	David A. Jr. & Heather A. Cottrell 2828 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-020	Permanent Easement	4,100 Sq. Ft.
10	Edward J. Matichek Family Trust 2506 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-060	Permanent Easement	4,886 Sq. Ft.
11	Thomas S. & Barbara L. Tommerup 2460 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-070	Permanent Easement	12,830 Sq. Ft.

12	Marcia K. Hayek Revocable Trust 2452 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-265	Permanent Easement	5,749 Sq. Ft.
13	Marcia K. Hayek Revocable Trust 2452 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-165	Permanent Easement	5,227 Sq. Ft.
14	Margaret B. Garman 2448 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-066	Permanent Easement	4,048 Sq. Ft.
15	Virginia M. Richetta 2436 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-067	Permanent Easement	5,850 Sq. Ft.
16	Driftwood Living Trust Dated July 17, 2015 2420 5 ½ Mile Road Racine, WI 53402 Tax Parcel No.: 104-04-23-17-650-068	Permanent Easement	14,620 Sq. Ft.

*Owners names are shown for reference purposes only and are subject to change prior to the transfer of land interests.

WHEREAS, the statutory eminent domain process has a number of protections for landowners, which will be put in place by adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Village has and for a Relocation Order, does hereby resolve as follows:

1. That this Resolution is a Relocation Order adopted in accordance with Wis. Stat. § 32.05(1) for the purpose of the within-described Turtle Creek Restoration Project consisting of a stream restoration project installed within easements.

2. That the Village hereby determines that this project is necessary and for a public purpose to improve storm water capacity conveyance, reduce streambank erosion, reduce sediment loading and protect infrastructure.

3. That the general area of the proposed project, the proposed construction area, and the privately-owned land interests needed to complete the project are shown and depicted on the

map entitled Turtle Creek Drainage Easement dated July 20, 2021, consisting of 35 pages attached hereto as **Exhibit A** which includes legal descriptions, and are incorporated herein.

4. That in order to construct and complete the project it is also determined necessary, in accordance with Wis. Stat. §32.07(2), to acquire the permanent easements for the project, which are depicted and described on **Exhibit A** and incorporated herein.

5. That the required property interests shall be acquired in the name of the Village of Caledonia, and upon acquisition, shall be used for the purpose for which they are acquired that being drainage easements.

6. That pursuant to Wis. Stat. § 32.05(1), a copy of this Order shall, within 20 days after its issue, be filed with the Racine County Clerk.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the 9th day of September 2021.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs
Village President

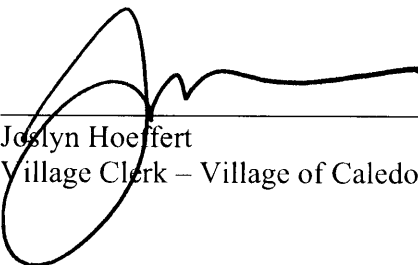
Attest: _____

Joslyn Hoeffert
Village Clerk

CERTIFICATE

As Clerk of the Village of Caledonia, Racine County, Wisconsin, I hereby certify that at a duly called meeting of the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the 7th day of September, 2021, the above Relocation Order was adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin.

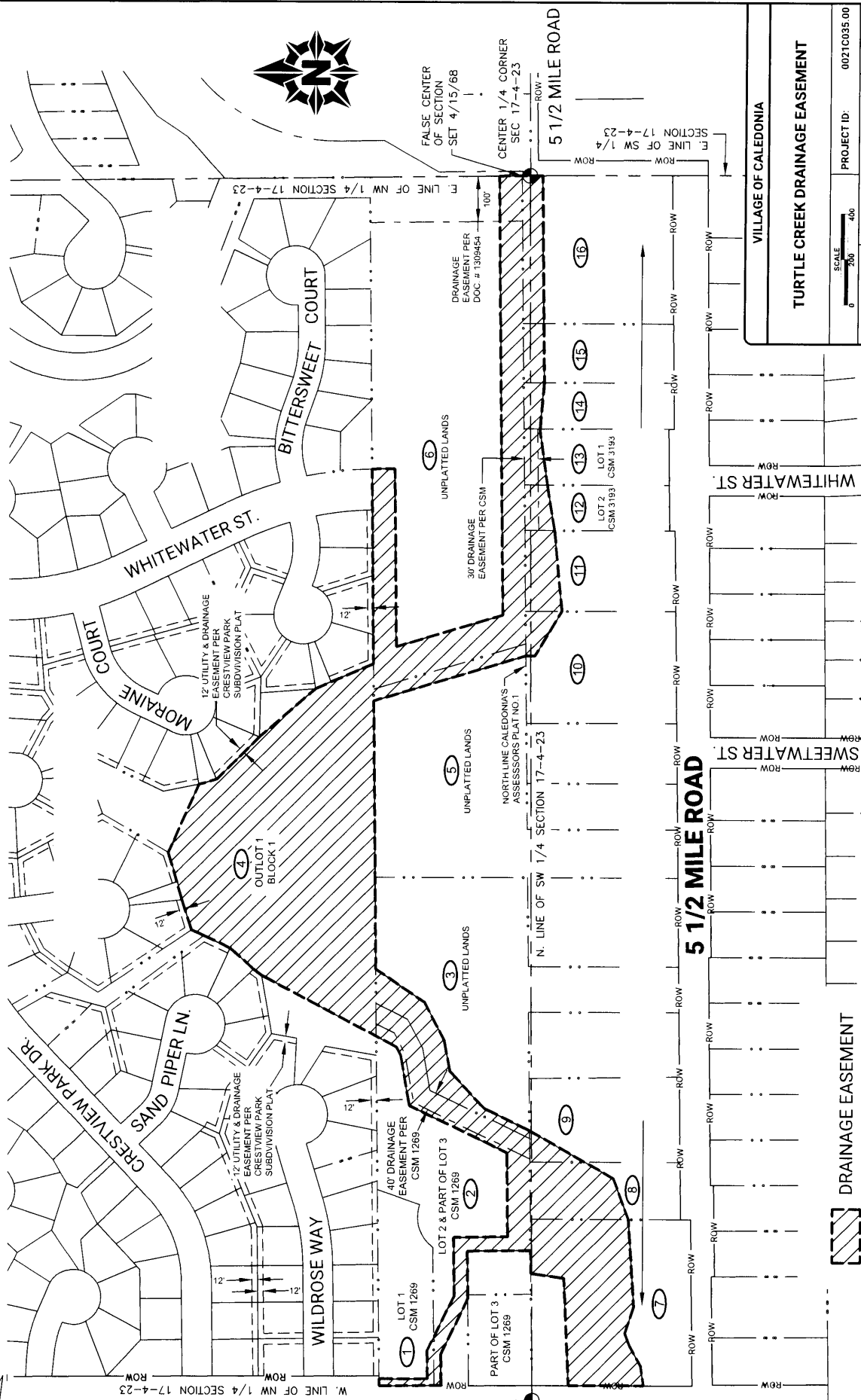
Dated this 7th day of September, 2021.



Joslyn Hoeffert
Village Clerk – Village of Caledonia

NW 1/4 CORNER
SEC 17-4-23

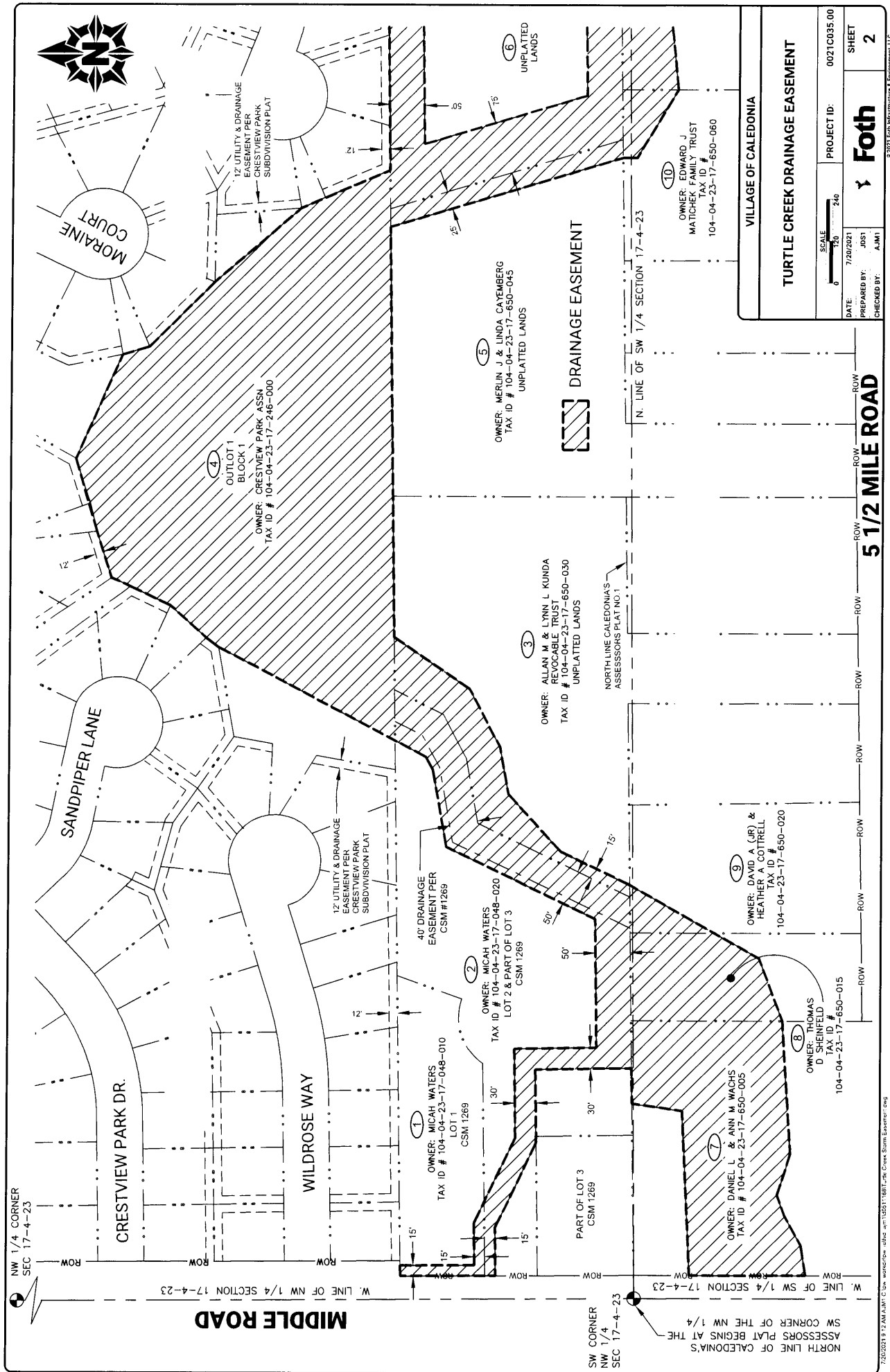
MIDDLE ROAD

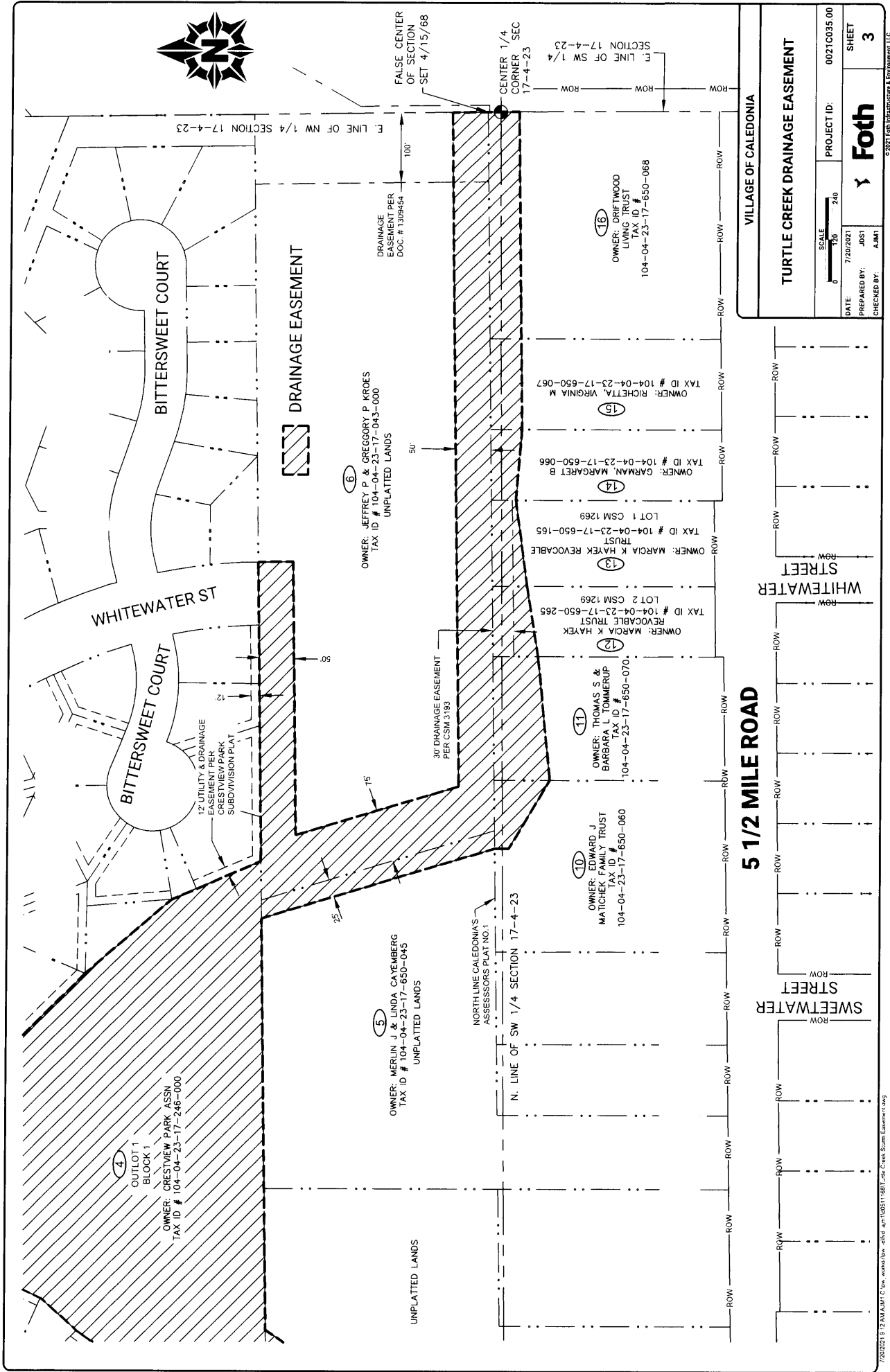


TURTLE CREEK DRAINAGE EASEMENT	
VILLAGE OF CALEDONIA	
DATE: 7/20/2021	PROJECT ID: 0021C035.00
PREPARED BY: JDS	SHEET 1
CHECKED BY: AJM	Foth
© 2021 Foth Infrastructure & Environment, LLC	

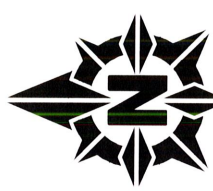
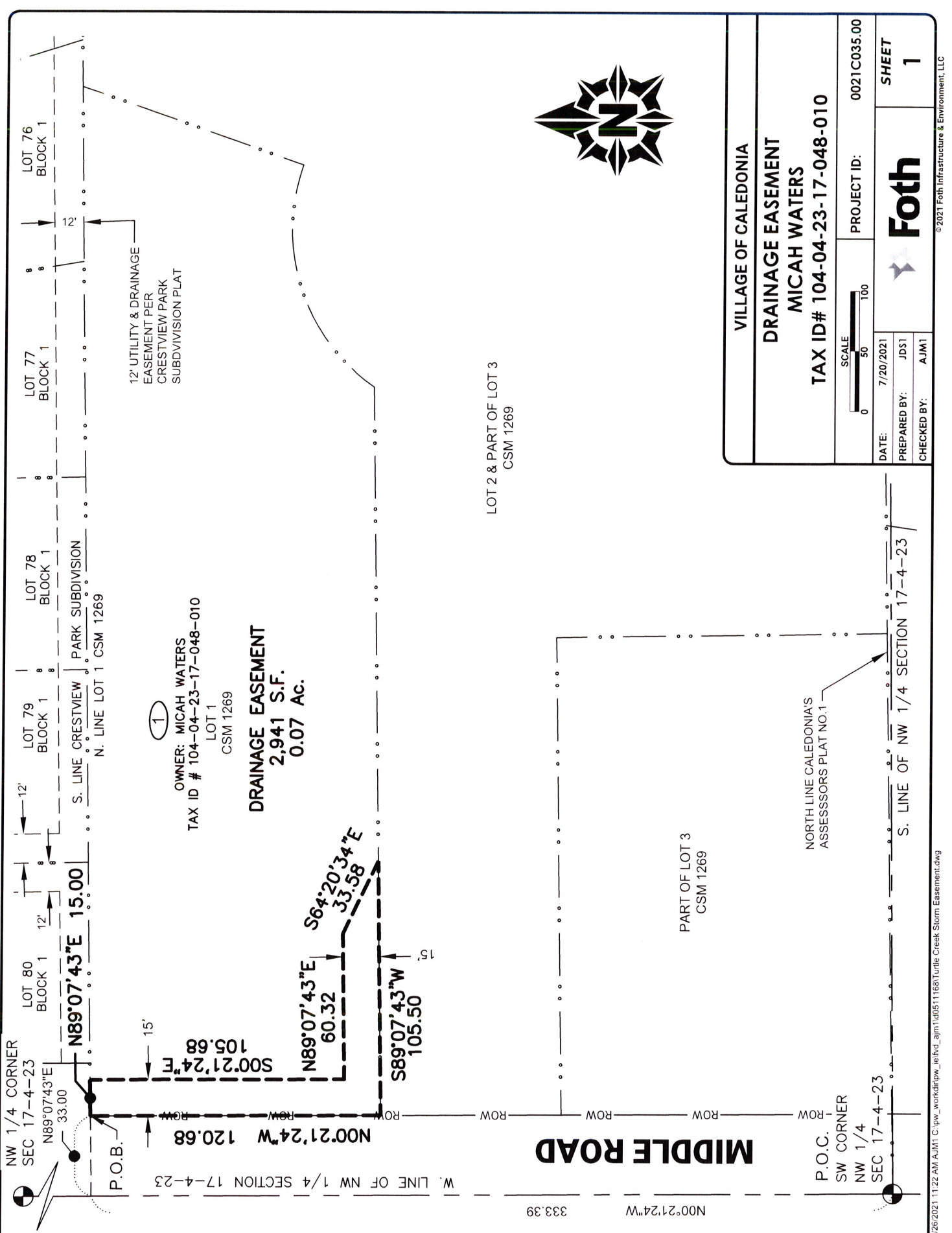


DRAINAGE EASEMENT





VILLAGE OF CALEDONIA	
TURTLE CREEK DRAINAGE EASEMENT	
DATE: 7/20/2021	PROJECT ID: 0021C035.00
PREPARED BY: JDS1	SHEET: 3
CHECKED BY: AJM1	Foth
SCALE: 0' 1" = 240' 7/20/2021	



VILLAGE OF CALEDONIA

DRAINAGE EASEMENT

MICAH WATERS

TAX ID# 104-04-23-17-048-010

SCALE 0 50 100 PROJECT ID: 0021C035.00

DATE: 7/20/2021 PREPARED BY: JDS1 CHECKED BY: AJM1 SHEET 1

Foth

© 2021 Foth Infrastructure & Environment, LLC

Micah Waters: Tax ID 104-04-23-17-048-010

Drainage Easement

Part of Lot 1 of Certified Survey Map No. 1269, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

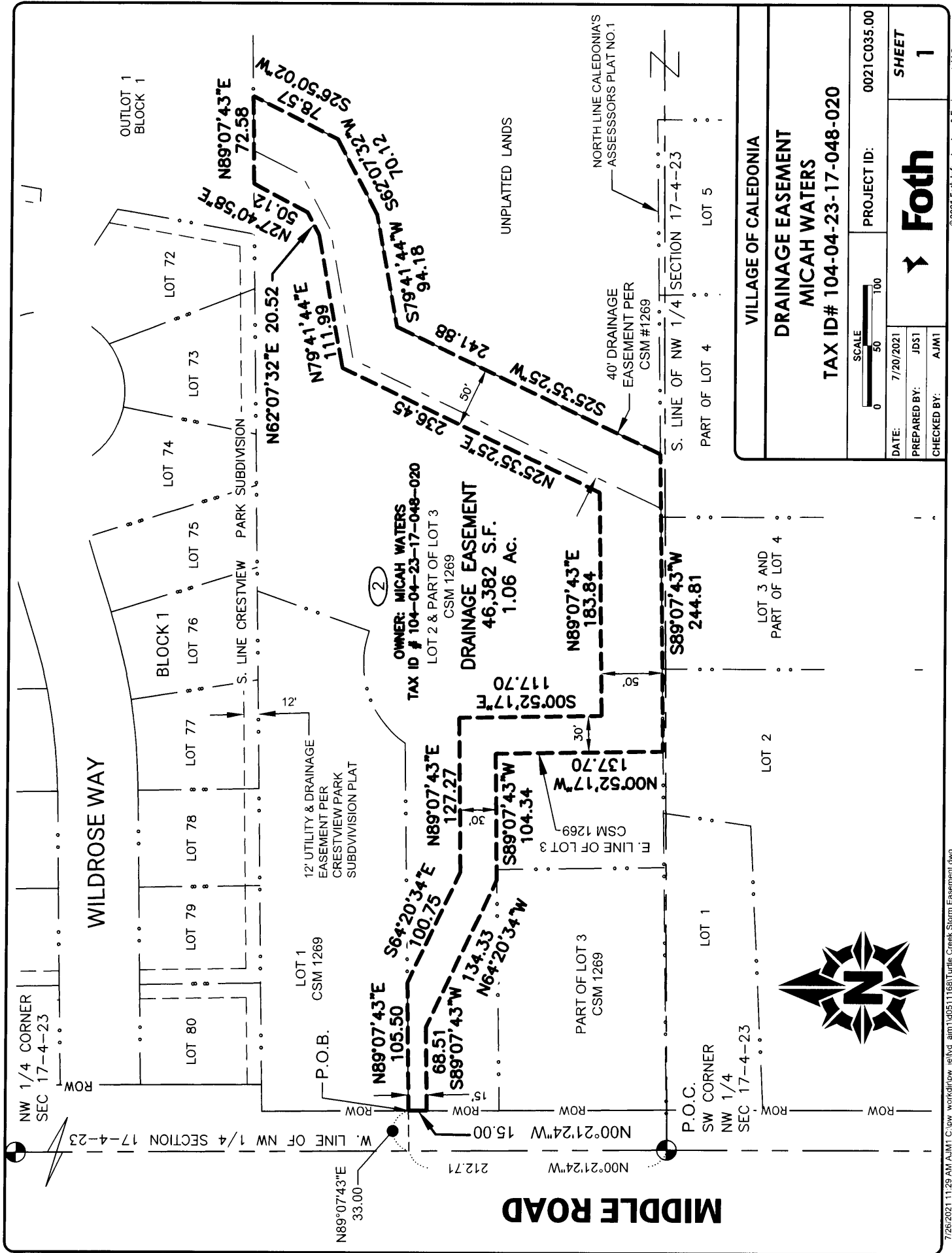
Commencing at the Southwest corner of said Northwest 1/4; Thence North 00°21'24" West along the West line of said 1/4 Section a distance of 333.39 feet; thence North 89°07'43" East 33.00 feet to the Northwest corner of Lot 1 of said Certified Survey Map and the point of beginning of lands being described.

Thence continuing North 89°07'43" East along the North line of said Lot 1 a distance of 15.00 feet; thence South 00°21'24" East along a line being 15 feet east of and parallel to the East right-of-way line of "Middle Road" a distance of 105.68 feet; thence North 89°07'43" East along a line being 15 feet north of and parallel to the South line of said Lot 1 a distance of 60.32 feet; thence South 64°20'34" East 33.58 feet to the South line of said Lot 1; thence South 89°07'43" West along said South line 105.50 feet to the East right-of-way line of "Middle Road"; thence North 00°21'24" West along said East line 120.68 feet to the point of beginning of lands being described.

Containing 2,941 Square feet (0.07 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



Micah Waters: Tax ID 104-04-23-17-048-020

Drainage Easement

Part of Lot 2 of Certified Survey Map No. 1269, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

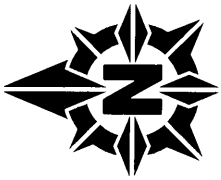
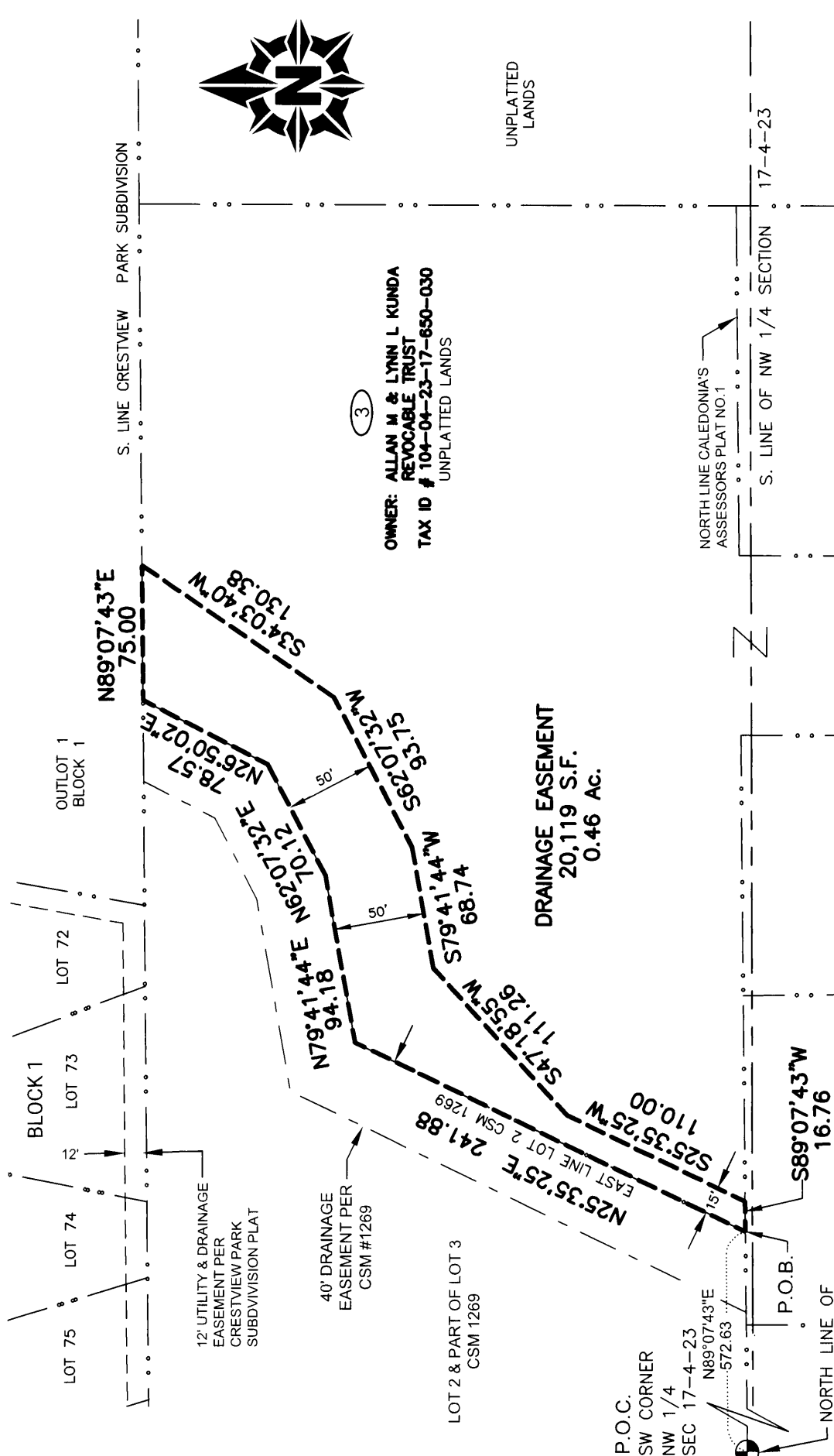
Commencing at the Southwest corner of said Northwest 1/4; Thence North 00°21'24" West along the West line of said 1/4 Section a distance of 212.71 feet; thence North 89°07'43" East 33.00 feet to the Northwest corner of Lot 2 of said Certified Survey Map and the point of beginning of lands being described.

Thence continuing North 89°07'43" East along the North line of said Lot 2 a distance of 105.50 feet; thence South 64°20'34" East 100.75 feet; thence North 89°07'43" East 127.27 feet; thence South 00°52'17" East along a line being 15 feet east of and parallel to the East line of Lot 3 of said Certified Survey Map a distance of 117.70 feet; thence North 89°07'43" East 183.84 feet; thence North 25°35'25" East along a line being 50 feet West of and parallel to the East line of Lot 2 of said Certified Survey Map a distance of 236.45 feet; thence North 79°41'44" East along said 50 foot parallel line a distance of 111.99 feet; thence North 62°07'32" East along said 50 foot parallel line a distance of 20.52 feet; thence North 27°40'58" East 50.12 feet to the South line of Crestview Park Subdivision; thence North 89°07'43" East along said South line 72.58 feet to the Northeast corner of Lot 2 of said Certified Survey Map; thence South 26°50'02" West along the East line of said Lot 2 a distance of 78.57 feet; thence South 62°07'32" West along said East line 70.12 feet; thence South 79°41'44" West along said East line 94.18 feet; thence South 25°35'25" West along said East line 241.88 feet to the South line of said Lot 2; thence South 89°07'43" West along said South line 244.81 feet to the East line of Lot 3 of said Certified Survey Map; thence North 00°52'17" West along said East line 137.70 feet to the North line of said Lot 3; thence South 89°07'43" West along said North line 104.34 feet; thence North 64°20'34" West 134.33 feet; thence South 89°07'43" West 68.51 feet to the East right-of-way line of "Middle Road"; thence North 00°21'24" West along said East line 15.00 feet to the point of beginning of lands being described.

Containing 46,382 Square feet (1.06 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



3
OWNER: ALLAN M & LYNN L KUNDA
REVOCABLE TRUST
TAX ID # 104-04-23-17-650-030
UNPLATTED LANDS

UNPLATTED
LANDS

VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT	
ALLEN M. & LYNN L. KUNDA	
TAX ID# 104-04-23-17-650-030	
SCALE 0 50 100	PROJECT ID: 0021C035.00
DATE: 7/20/2021	SHEET 1
PREPARED BY: JDS1	
CHECKED BY: AJM1	

Allen M. & Lynn L. Kunda: Tax ID 104-04-23-17-650-030

Drainage Easement

Part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Southwest corner of said Northwest 1/4; thence North 89°07'43" East 572.63 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 1269 and the point of beginning of lands being described.

Thence North 25°35'25" East along the East line of said Lot 2 a distance of 241.88 feet; thence North 79°41'44" East along said East line 94.18 feet; thence North 62°07'32" East along said East line 70.12 feet; thence North 26°50'02" East 78.57 feet to the South line of Crestview Park Subdivision; thence North 89°07'43" East along said South line 75.00 feet; thence South 34°03'40" West 130.38 feet; thence South 62°07'32" West along a line being 50 feet South of and parallel to the said Lot 2 a distance of 93.75 feet; thence South 79°41'44" West along said 50 foot parallel line a distance of 68.74 feet; thence South 47°18'55" West 111.26 feet; thence South 25°35'25" West along a line being 15 feet East of and parallel to the East line of said Lot 2 a distance of 110.00 feet to the North line of Caledonia's Assessors Plat No. 1; thence South 89°07'43" West along said North line 16.76 feet to the point of beginning of lands being described.

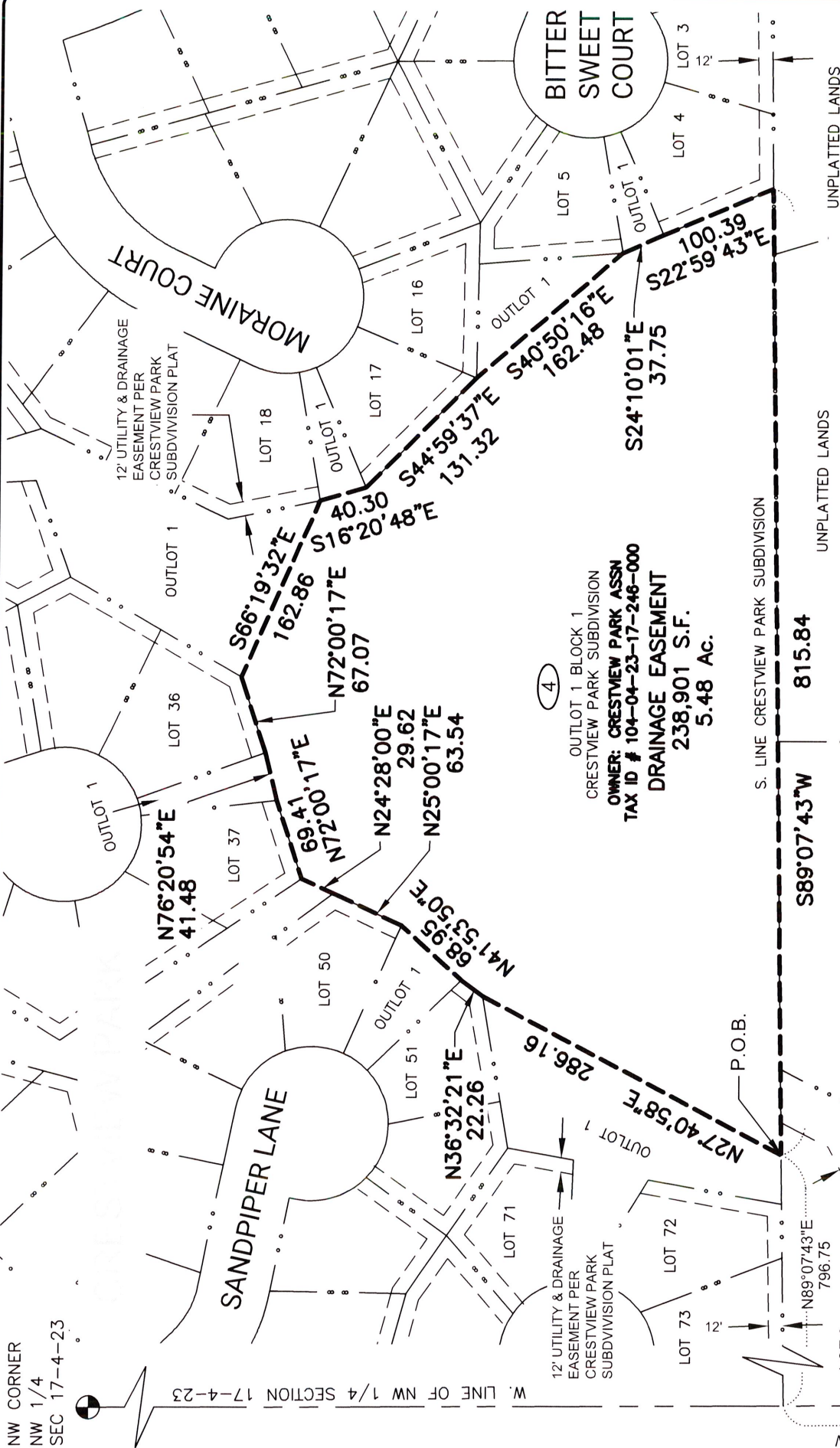
Containing 20,119 Square feet (0.46 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)

NW CORNER
NW 1/4
SEC 17-4-23

W. LINE OF NW 1/4 SECTION 17-4-23



VILLAGE OF CALEDONIA

DRAINAGE EASEMENT
CRESTVIEW PARK ASSOCIATION
TAX ID# 104-04-23-17-246-000

PROJECT ID: 0021C035.00

SCALE
0 120 240

DATE: 7/20/2021
PREPARED BY: JDS1
CHECKED BY: AJM1

Foth
SHEET
1



P.O.C.
SW CORNER
NW 1/4
SEC 17-4-23

Crestview Park Association: Tax ID 104-04-23-17-246-000

Drainage Easement

Land being a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Southwest corner of said Northwest 1/4; Thence North 00°21'24" West along the West line of said 1/4 Section a distance of 333.39 feet to a point on the South line of Crestview Park subdivision; thence North 89°07'43" East 796.75 feet along said South line to the point of beginning of lands being described.

Thence North 27°40'58" East 286.16 feet to a point on the South line of Lot 51; thence North 36°32'21" East along said South line 22.26 feet to Southeast corner of said lot; thence North 41°53'50" East 68.95 feet to the South corner of Lot 50; thence North 25°00'17" East along the East line of Lot 50 a distance of 63.54 feet to the Northeast corner of said lot; thence North 24°28'00" East 29.62 feet to the South corner of Lot 37; thence North 72°00'17" East along the southeast line of Lot 37 a distance of 69.41 feet to the Southeast corner of said lot; thence North 76°20'54" East 41.48 feet to the Southwest corner of Lot 36; thence North 72°00'17" East along the south line of Lot 36 a distance of 67.07 feet to the Southeast corner of said lot; thence South 66°19'32" East 162.86 feet to the South corner of Lot 18; thence South 16°20'48" East 40.30 feet to the Northwest corner of Lot 17; thence South 44°59'37" East along the Southwest line of Lot 17 a distance of 131.32 feet to the Southeast corner of said lot, also being the Southwest corner of Lot 16; thence South 40°50'16" East 162.48 feet to the Southwest corner of Lot 5; thence South 24°10'01" East 37.75 feet to the Northwest corner of Lot 4; thence South 22°59'43" East along the West line of Lot 4 a distance of 100.39 feet to the Southwest corner of said lot, also being a point on the South line of Crestview Park subdivision; thence South 89°07'43" West along said South line 815.84 feet to the point of beginning of lands being described.

Containing 238,901 Square feet (5.48 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



OUTLOT 1
BLOCK 1

S. LINE CRESTVIEW PARK SUBDIVISION

N89°07'43"E
26.00

LOT 5

LOT 4

LOT 3

BITTER
SWEET
COURT

12' UTILITY & DRAINAGE
EASEMENT PER
CRESTVIEW PARK
SUBDIVISION PLAT

UNPLATTED
LANDS

UNPLATTED
LANDS

5
OWNER: MERLIN J & LINDA J CAYEMBERG
TAX ID # 104-04-23-17-650-045
UNPLATTED LANDS

DRAINAGE EASEMENT
8,667 S.F.
0.20 Ac.

P.O.C.
SW CORNER
NW 1/4
SEC 17-4-23

NORTH LINE CALEDONIA'S
ASSESSORS PLAT NO.1

N89°07'43"E

N. LINE OF SW 1/4 SECTION 17-4-23

1629.31

P.O.B.

S89°07'43"W
26.00

PROPERTY
LINE

NORTH LINE OF
CALEDONIA'S
ASSESSORS PLAT
BEGINS AT THE SW
CORNER OF THE
NW 1/4

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

-ROW -ROW -ROW -ROW

5 1/2 MILE ROAD

W -ROW -ROW -ROW

VILLAGE OF CALEDONIA

DRAINAGE EASEMENT
MERLIN J & LINDA J CAYEMBERG
TAX ID# 104-04-23-17-650-045

SCALE
0 100 200

PROJECT ID: 0021C035.00

DATE: 7/20/2021

PREPARED BY: JDS1

CHECKED BY: AJM1



SHEET

1

Merlin J & Linda J Cayemberg: Tax ID 104-04-23-17-650-045

Drainage Easement

Land being a part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

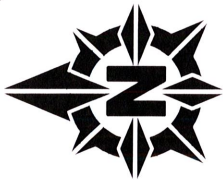
Commencing at the Southwest corner of said Northwest 1/4; thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1629.31 feet to the point of beginning of lands being described.

Thence North 16°47'25" West 346.67 feet to the South line of Crestview Park subdivision; thence North 89°07'43" East along said South line 26.00 feet; thence South 16°47'25" East 346.67 feet to a point on the North line of Caledonia's Assessors Plat No.1; thence South 89°07'43" West along said North line 26.00 feet to the point of beginning of lands being described.

Containing 8,667 Square feet (0.20 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



WHITEWATER ST.

BLOCK 1

BITTERSWEET COURT

12' UTILITY & DRAINAGE
EASEMENT PER
CRESTVIEW PARK
SUBDIVISION PLAT

OUTLOT 1
BLOCK 1

S. LINE CRESTVIEW PARK SUBDIVISION

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LOT 2

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LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

Jeffrey P. & Gregory P. Kroes: Tax ID 104-04-23-17-043-000

Drainage Easement

Land being a part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Southwest corner of said Northwest 1/4; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1655.31 feet to the point of beginning of lands being described.

Thence North 16°47'25" West 346.67 feet to the South line of Crestview Park subdivision; thence North 89°07'43" East along said South line 482.57 feet to the intersection of said South line and the East right-of-way line of "Whitewater Street"; thence South 00°52'18" East 50.00 feet; thence South 89°07'43" West along a line being 50 feet South of and parallel to the South line of Crestview Park subdivision for a distance of 390.32 feet; thence South 16°47'25" East 242.68 feet to a point being 50 feet north of the North line of Caledonia's Assessors Plat No. 1; thence North 89°07'43" East along a line being 50 feet North of and parallel to said North line 963.96 feet to the East line of the Northwest 1/4 of said Section; thence South 00°45'45" East along said East line 50.00 feet to the North line of Caledonia's Assessors Plat No. 1; thence South 89°07'43" West along said North line 1027.59 feet to point of beginning of lands being described.

Containing 93,712 Square feet (2.15 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)

NORTH LINE OF
CALEDONIA'S
ASSESSORS PLAT
BEGINS AT THE NW
CORNER OF THE
SW 1/4

PART OF LOT 3
CSM 1269

LOT 2 & PART OF LOT 3
CSM 1269

P.O.C.
NW CORNER
SW 1/4
SEC 17-4-23

LOT 1

N. LINE CALEDONIA'S
ASSESSORS PLAT NO.1

N. LINE OF SW 1/4
SECTION 17-4-23

W. LINE OF SW 1/4 SECTION 17-4-23

MIDDLE ROAD

5 1/2 MILE ROAD

OWNER: DANIEL L & ANN M WACHS
TAX ID # 104-04-23-17-650-005
LOT 2 CALEDONIA'S ASSESSORS PLAT

DRAINAGE EASEMENT
62,320 S.F.
1.43 Ac.

N00°01'23"W 164.98

N87°13'59"E 234.22

N08°07'38"E 72.80

N89°07'43"E 118.57

215.00

S00°01'23"E

LOT 3

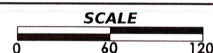
S69°51'03"W 30.00

S60°43'58"W 50.00

S81°01'57"W 43.00

N71°53'26"W 61.00

S86°12'24"W 191.00



PROJECT ID: 0021C035.00

DATE: 7/20/2021
PREPARED BY: JDS1
CHECKED BY: AJM1



SHEET
1

Daniel L. & Ann M. Wachs: Tax ID 104-04-23-17-650-005

Drainage Easement

Land being a part of Lot 2 of Caledonia's Assessors Plat No.1, being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 277.30 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 118.57 feet to the West line of Lot 3 of said Assessors Plat; thence South 00°01'23" East along said West line 215.00 feet; thence South 86°12'24" West 191.00 feet; thence North 71°53'26" West 61.00 feet; thence South 69°51'03" West 30.00 feet; thence South 60°43'58" West 50.00 feet; thence South 81°01'57" West 43.00 feet to the East right-of-way line of "Middle Road"; thence North 00°01'23" West along said East right-of-way line 164.98 feet to the South line of Lot 1 of said Assessors Plat; thence North 87°13'59" East along said South line 234.22 feet to the East line of said Lot; thence North 08°07'38" East along said East line 72.80 feet to the point of beginning of lands being described.

Containing 62,320 Square feet (1.43 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)

P.O.C.
NW CORNER
SW 1/4
SEC 17-4-23

LOT 2 & PART OF LOT 3
CSM 1269

40' DRAINAGE
EASEMENT PER
CSM #1269

UNPLATTED
LANDS

P.O.B.

N89°07'43"E 395.87
N89°07'43"E 125.17
N. LINE CALEDONIA'S ASSESSORS PLAT NO.1
N. LINE OF SW 1/4 SECTION 17-4-23

NORTH LINE OF
CALEDONIA'S
ASSESSORS PLAT
BEGINS AT THE NW
CORNER OF THE
SW 1/4

8

OWNER: THOMAS D. SHEINFELD
TAX ID # 104-04-23-17-650-015

LOT 3 AND PART OF LOT 4

DRAINAGE EASEMENT
23,214 S.F.
0.53 Ac.

N00°01'23"W 215.00

S00°01'23"E 120.00

LOT 2

S29°25'45"W
73.35

S69°39'37"W 95.00

PART OF LOT
4



ROW ——— ROW ——— ROW ——— ROW ——— ROW ———

ROW ——— ROW ———

5 1/2 MILE ROAD

ROW ——— ROW ——— ROW ——— ROW ———

VILLAGE OF CALEDONIA

**DRAINAGE EASEMENT
THOMAS D. SHEINFELD
TAX ID# 104-04-23-17-650-015**

SCALE
0 50 100

PROJECT ID: 0021C035.00

DATE: 7/20/2021

PREPARED BY: JDS1

CHECKED BY: AJM1



SHEET

1

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7/26/2021 11:42 AM AJM1 C:\pw_workdir\pw_tel\td_ajm1\0511681Turtle Creek Storm Easement.dwg

Thomas D. Sheinfeld: Tax ID 104-04-23-17-650-015

Drainage Easement

Land being a part of Lots 2 and 3 of Caledonia's Assessors Plat No.1, being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

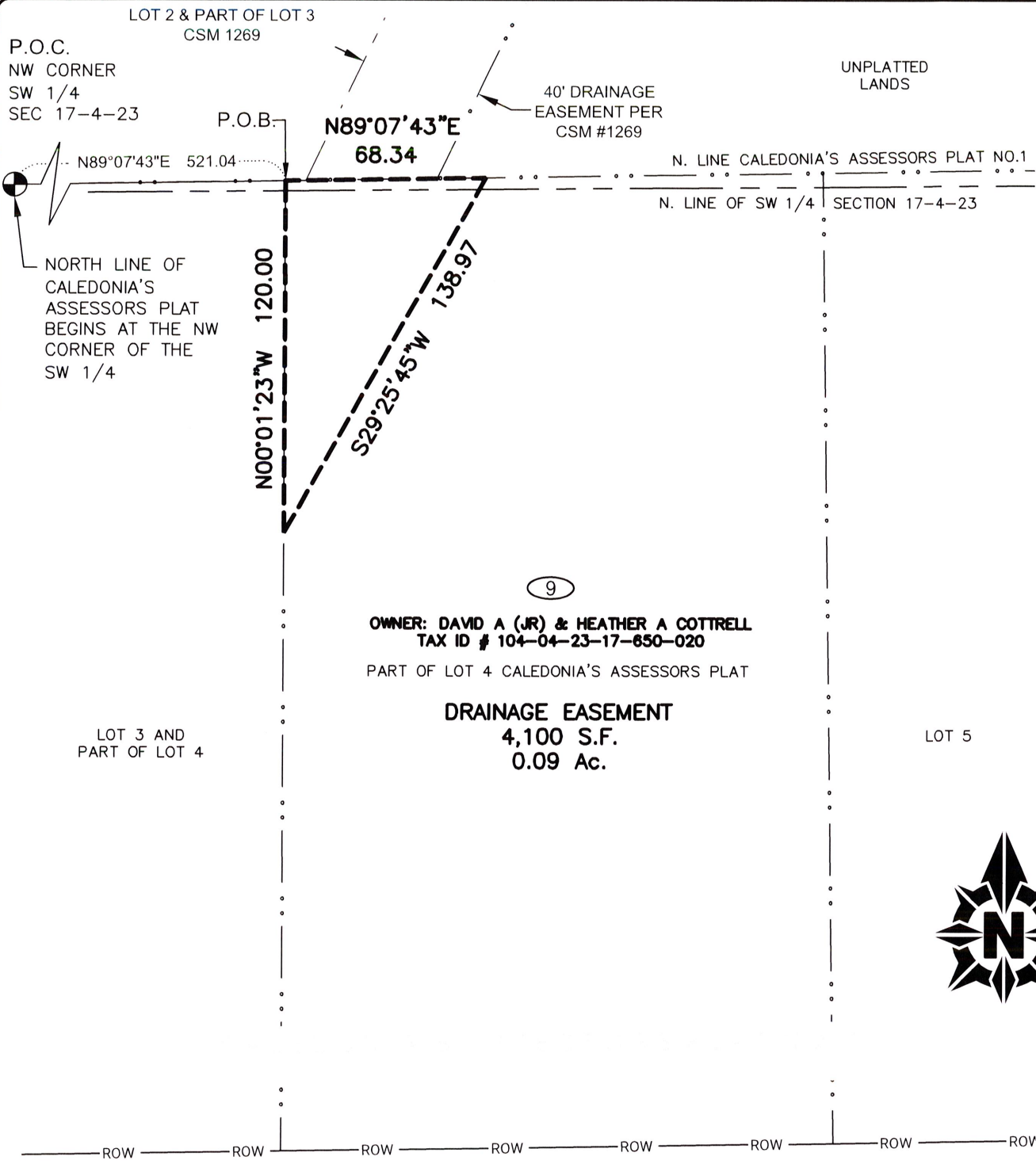
Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 395.87 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 125.17 feet; thence South 00°01'23" East 120.00 feet; thence South 29°25'45" West 73.35 feet; thence South 69°39'37" West 95.00 feet to the East line of Lot 2 of Caledonia's Assessors Plat No. 1; thence North 00°01'23" West along said East line 215.00 feet to the point of beginning of lands being described.

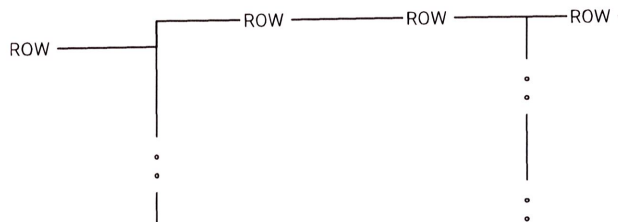
Containing 23,214 Square feet (0.53 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



5 1/2 MILE ROAD



VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT	
DAVID A. (JR) & HEATHER A. COTTRELL	
TAX ID# 104-04-23-17-650-020	
<p>SCALE</p> <p>0 50 100</p>	<p>PROJECT ID: 0021C035.00</p>
<p>DATE: 7/20/2021</p>	
<p>PREPARED BY: JDS1</p>	
<p>CHECKED BY: AJM1</p>	
<p>SHEET 1</p>	

David A. (JR) & Heather A. Cottrell: Tax ID 104-04-23-17-650-020

Drainage Easement

Land being a part of Lot 4 of Caledonia's Assessors Plat No.1, being part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

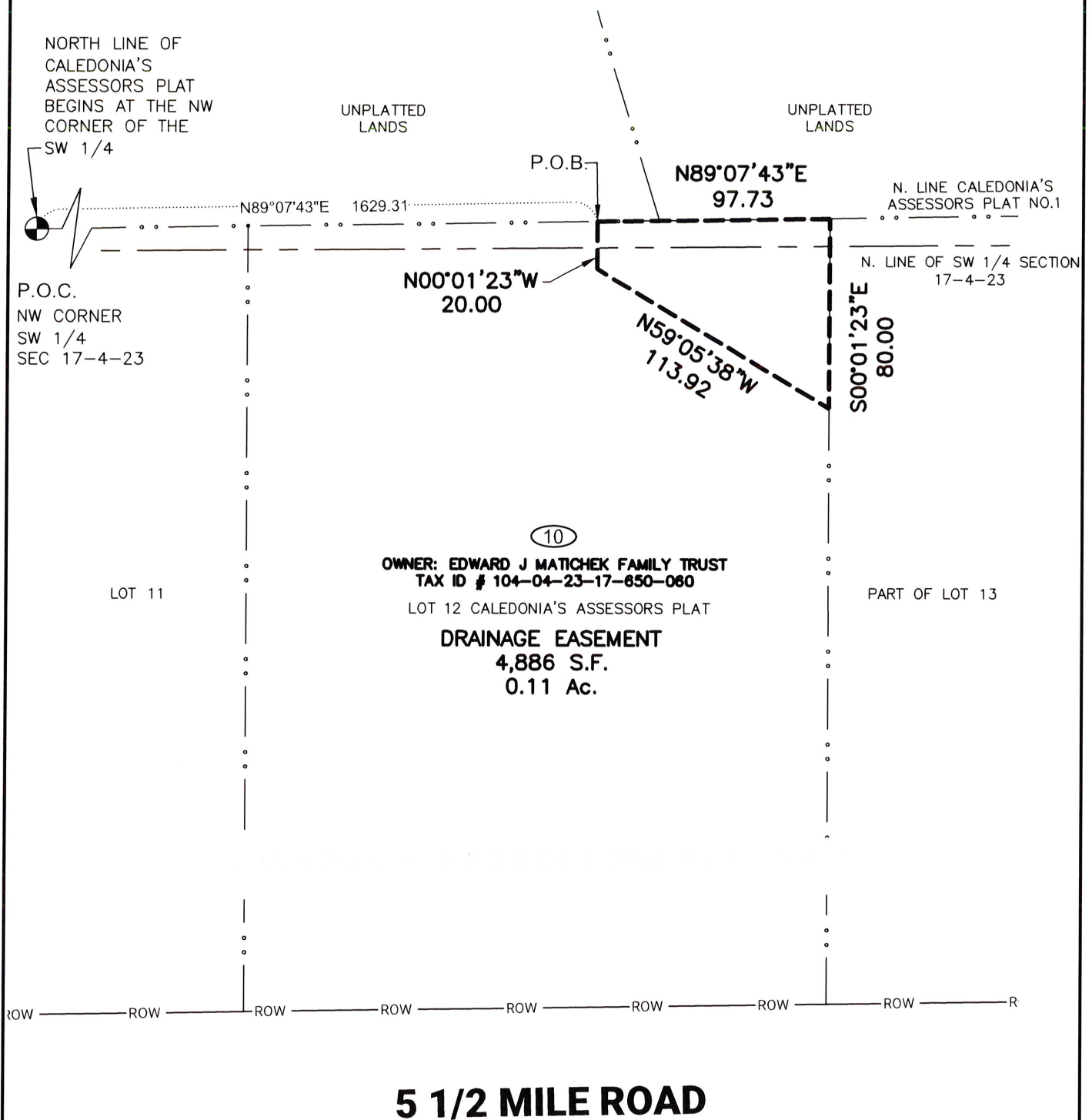
Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 521.04 feet to the point of beginning of lands being described.

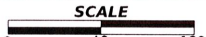

Thence continuing North 89°07'43" East along said North line 68.34 feet; thence South 29°25'45" West 138.97 feet; thence North 00°01'23" West 120.00 feet to said North line and the point of beginning of lands being described.

Containing 4,100 Square feet (0.09 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



VILLAGE OF CALEDONIA		
DRAINAGE EASEMENT		
EDWARD J MATICHEK FAMILY TRUST		
TAX ID# 104-04-23-17-650-060		
	PROJECT ID:	0021C035.00
DATE: 7/20/2021		SHEET
PREPARED BY: JDS1		1
CHECKED BY: AJM1		

Edward J Matichek Family Trust: Tax ID 104-04-23-17-650-060

Drainage Easement

Land being a part of Lot 12 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

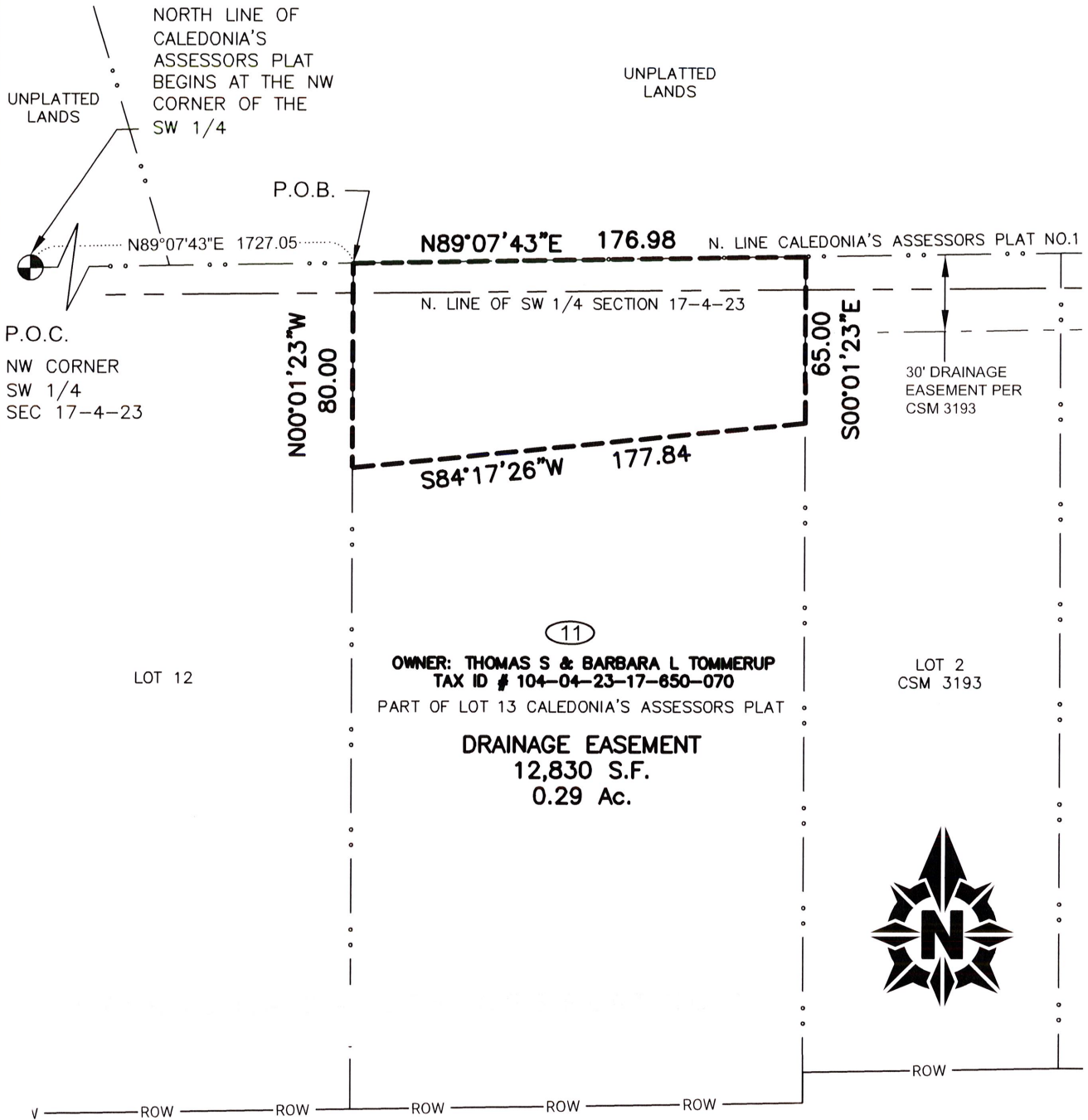
Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1629.31 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 97.73 feet; thence South 00°01'23" East 80.00 feet; thence North 59°05'38" West 113.92 feet; thence North 00°01'23" West 20.00 feet to the point of beginning of lands being described.

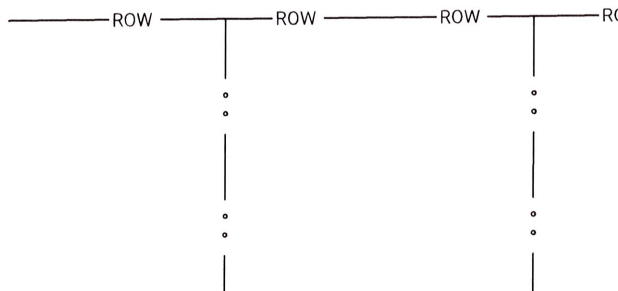
Containing 4,886 Square feet (0.11 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



5 1/2 MILE ROAD



VILLAGE OF CALEDONIA		
DRAINAGE EASEMENT		
THOMAS S. & BARBARA L. TOMMERUP		
TAX ID# 104-04-23-17-650-070		
SCALE 0 60 120		PROJECT ID: 0021C035.00
DATE: 7/20/2021		SHEET 1
PREPARED BY: JDS1		
CHECKED BY: AJM1		

THOMAS S. & BARBARA L. TOMMERUP: Tax ID 104-04-23-17-650-070

Drainage Easement

Land being a part of Lot 13 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest ¼, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

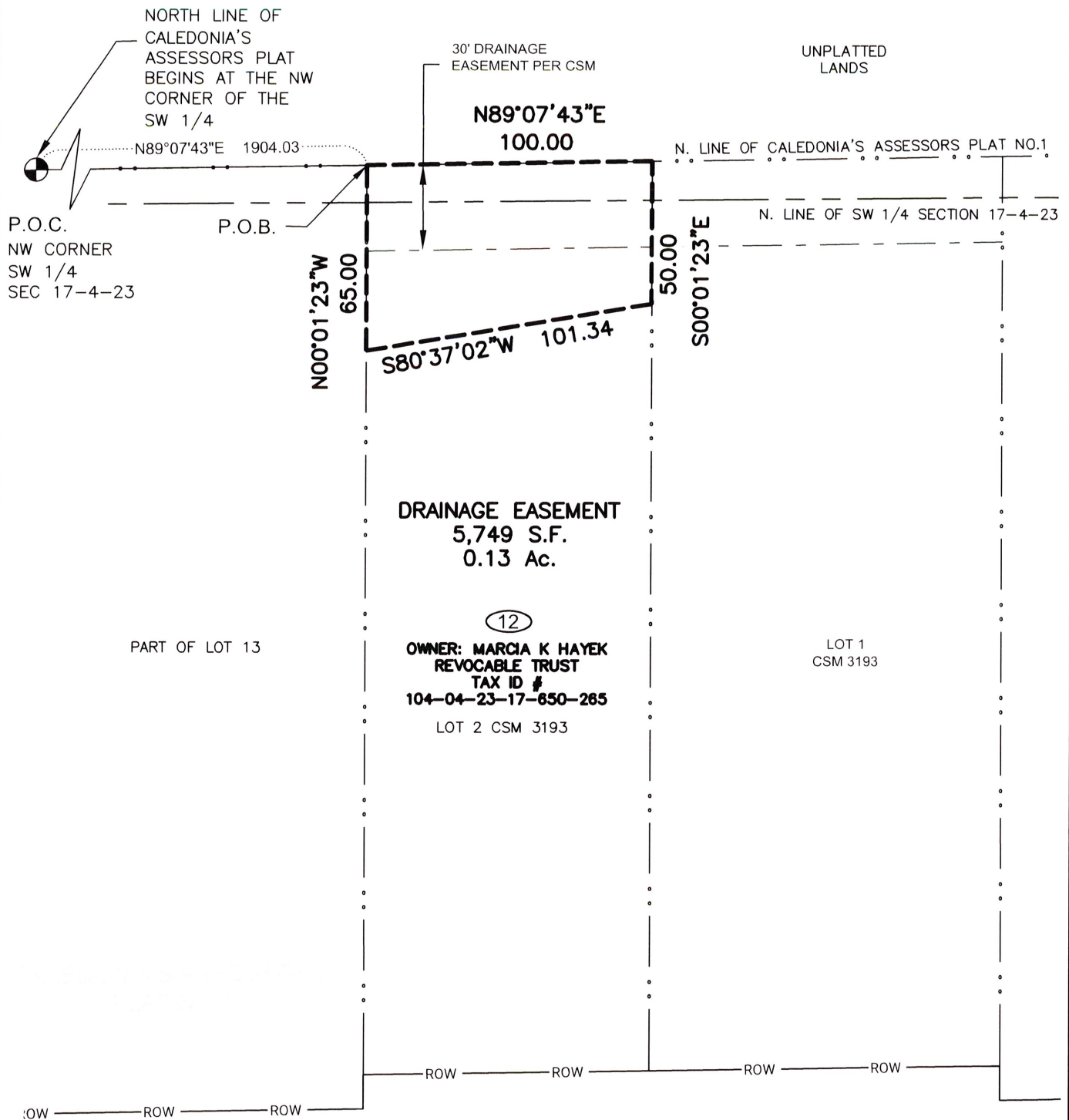
Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1727.05 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 176.98 feet; thence South 00°01'23" East 65.00 feet; thence South 84°17'26" West 177.84 feet; thence North 00°01'23" West 80.00 feet to the point of beginning of lands being described.

Containing 12,830 Square feet (0.29 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



5 1/2 MILE ROAD

VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT	
MARCIA K HAYEK REVOCABLE TRUST	
TAX ID# 104-04-23-17-650-265	
SCALE 	PROJECT ID: 0021C035.00
DATE: 7/20/2021	
PREPARED BY: JDS1	
CHECKED BY: AJM1	
SHEET 1	

MARCIA K HAYEK REVOCABLE TRUST: Tax ID 104-04-23-17-650-265

Drainage Easement

Part of Lot 2 of Certified Survey Map No. 3193, being a part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1904.03 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 100.00 feet to the West line of Lot 1 of said Certified Survey Map; thence South 00°01'23" East along said West line 50.00 feet; thence South 80°37'02" West 101.34 feet to the West line of Lot 2 of said Certified Survey Map; thence North 00°01'23" West along said West line 65.00 feet to the point of beginning of lands being described.

Containing 5,749 Square feet (0.13 Ac.) of land more or less.

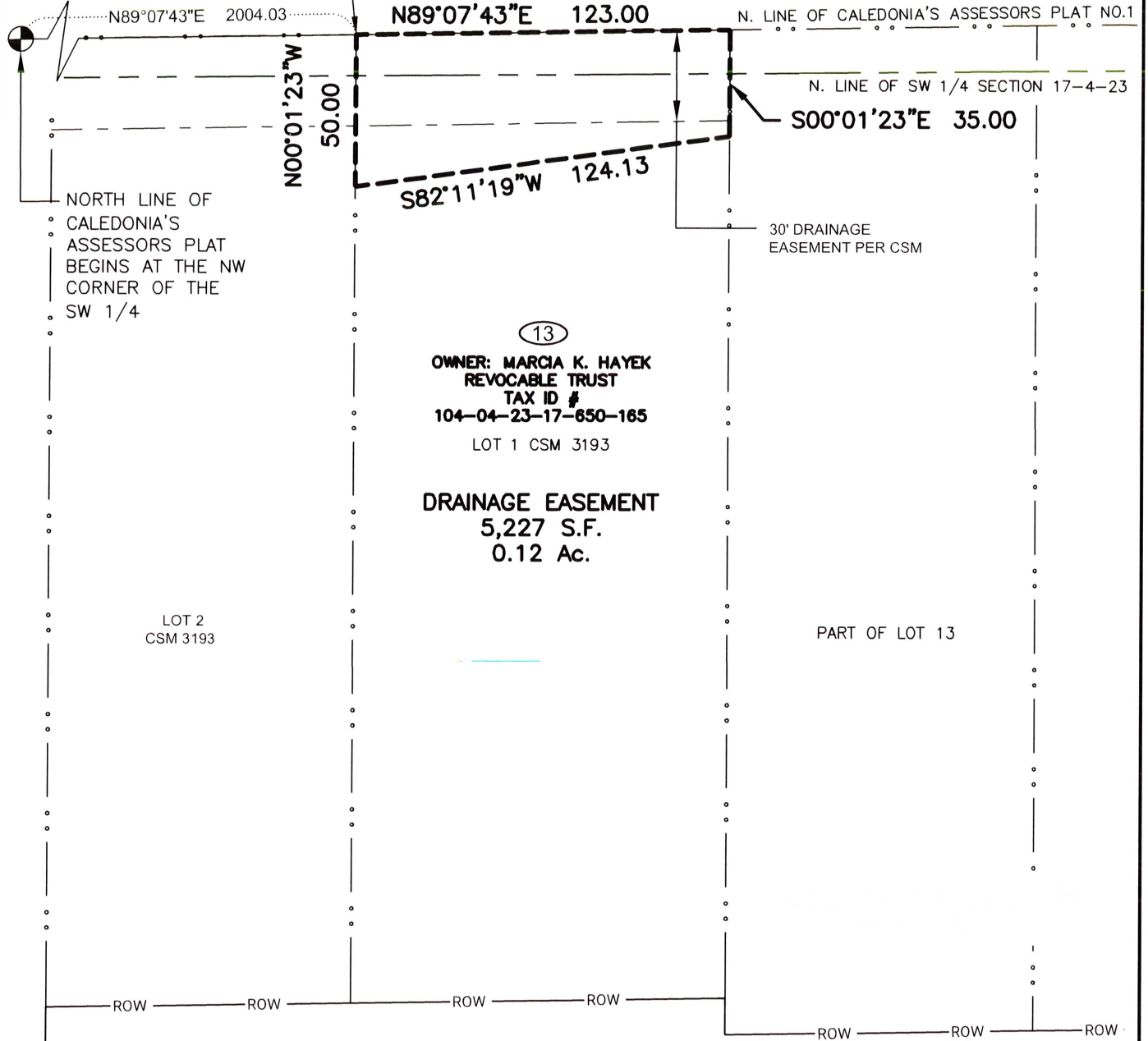
Date: 7/20/2021

Andrew Miazga (S-2826)

P.O.C.
NW CORNER
SW 1/4
SEC 17-4-23

P.O.B.

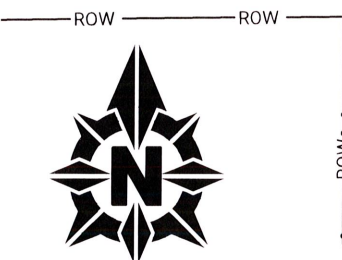
UNPLATTED
LANDS



(13)
OWNER: MARCIA K. HAYEK
REVOCABLE TRUST
TAX ID #
104-04-23-17-650-165
LOT 1 CSM 3193

DRAINAGE EASEMENT
5,227 S.F.
0.12 Ac.

5 1/2 MILE ROAD



WHITEWATER ST.



VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT	
MARCIA K. HAYEK REVOCABLE TRUST	
TAX ID# 104-04-23-17-650-165	
SCALE 0 50 100	PROJECT ID: 0021C035.00
DATE: 7/20/2021	Foth
PREPARED BY: JDS1	
CHECKED BY: AJM1	
SHEET 1	

MARCIA K HAYEK REVOCABLE TRUST: Tax ID 104-04-23-17-650-165

Drainage Easement

Part of Lot 1 of Certified Survey Map No. 3193, being a part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 2004.03 feet to the Northwest corner of Lot 1 of said Certified Survey Map and the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 123.00 feet to the Northeast corner of said Lot 1; thence South 00°01'23" East along the East line of said Lot 1 a distance of 35.00 feet; thence South 82°11'19" West 124.13 feet to the West line of said Lot 1; thence North 00°01'23" West along said West line 50.00 feet to the point of beginning of lands being described.

Containing 5,227 Square feet (0.12 Ac.) of land more or less.

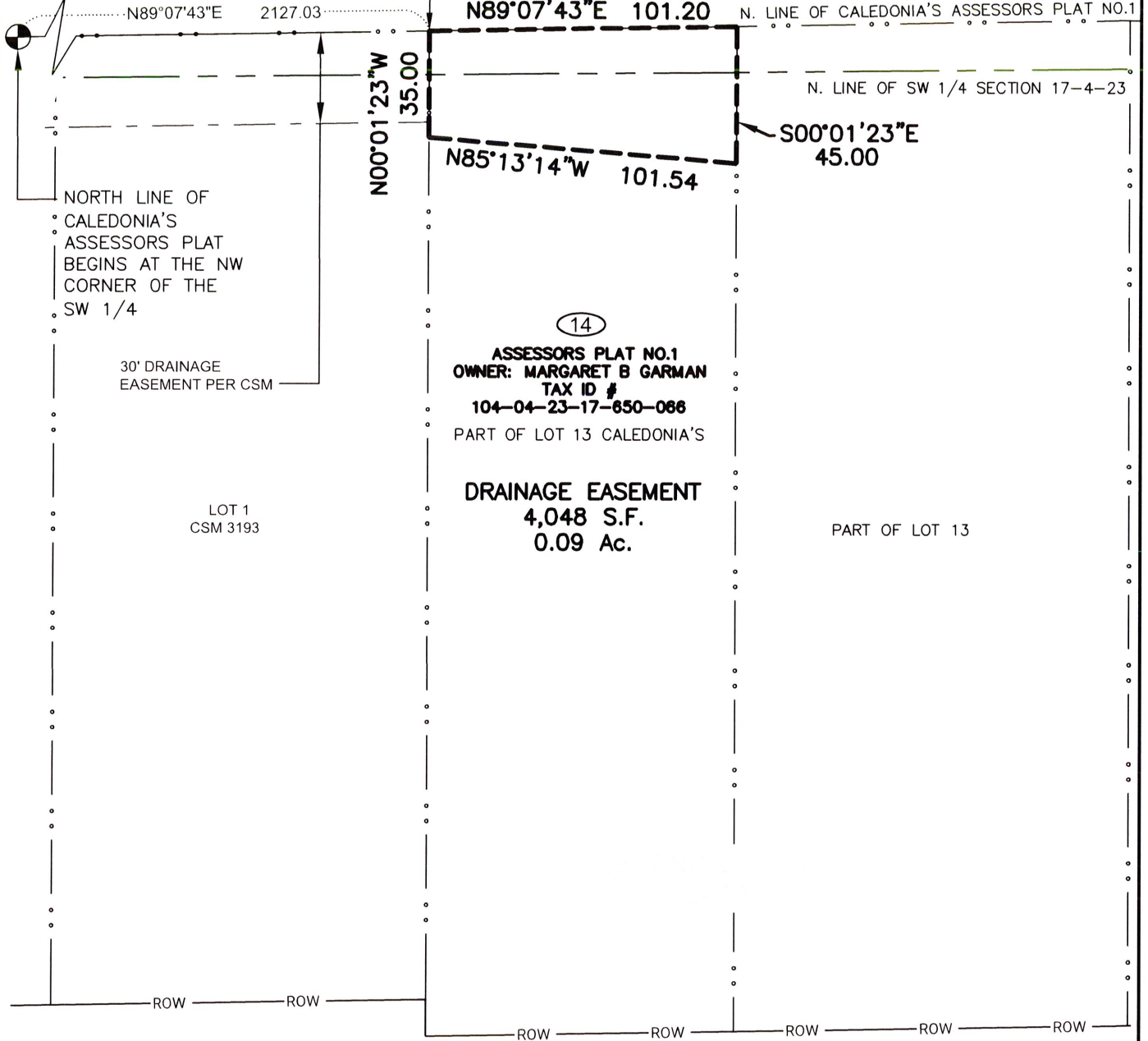
Date: 7/20/2021

Andrew Miazga (S-2826)

P.O.C.
NW CORNER
SW 1/4
SEC 17-4-23

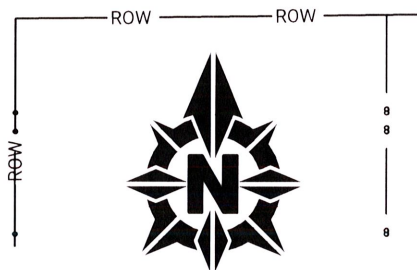
UNPLATTED
LANDS

P.O.B.



5 1/2 MILE ROAD

WHITEWATER ST.



VILLAGE OF CALEDONIA
DRAINAGE EASEMENT
MARGARET B GARMAN
TAX ID# 104-04-23-17-650-066

SCALE
0 50 100

PROJECT ID: 0021C035.00

DATE: 7/20/2021

PREPARED BY: JDS1

CHECKED BY: AJM1



SHEET

1

MARGARET B GARMAN: Tax ID 104-04-23-17-650-066

Drainage Easement

Land being a part of Lot 13 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 2127.03 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 3193, being the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 101.20 feet; thence South 00°01'23" East 45.00 feet; thence North 85°13'14" West 101.54 feet to the East line of Said lot 1; thence North 00°01'23" West along said East line 35.00 feet to the point of beginning of lands being described.

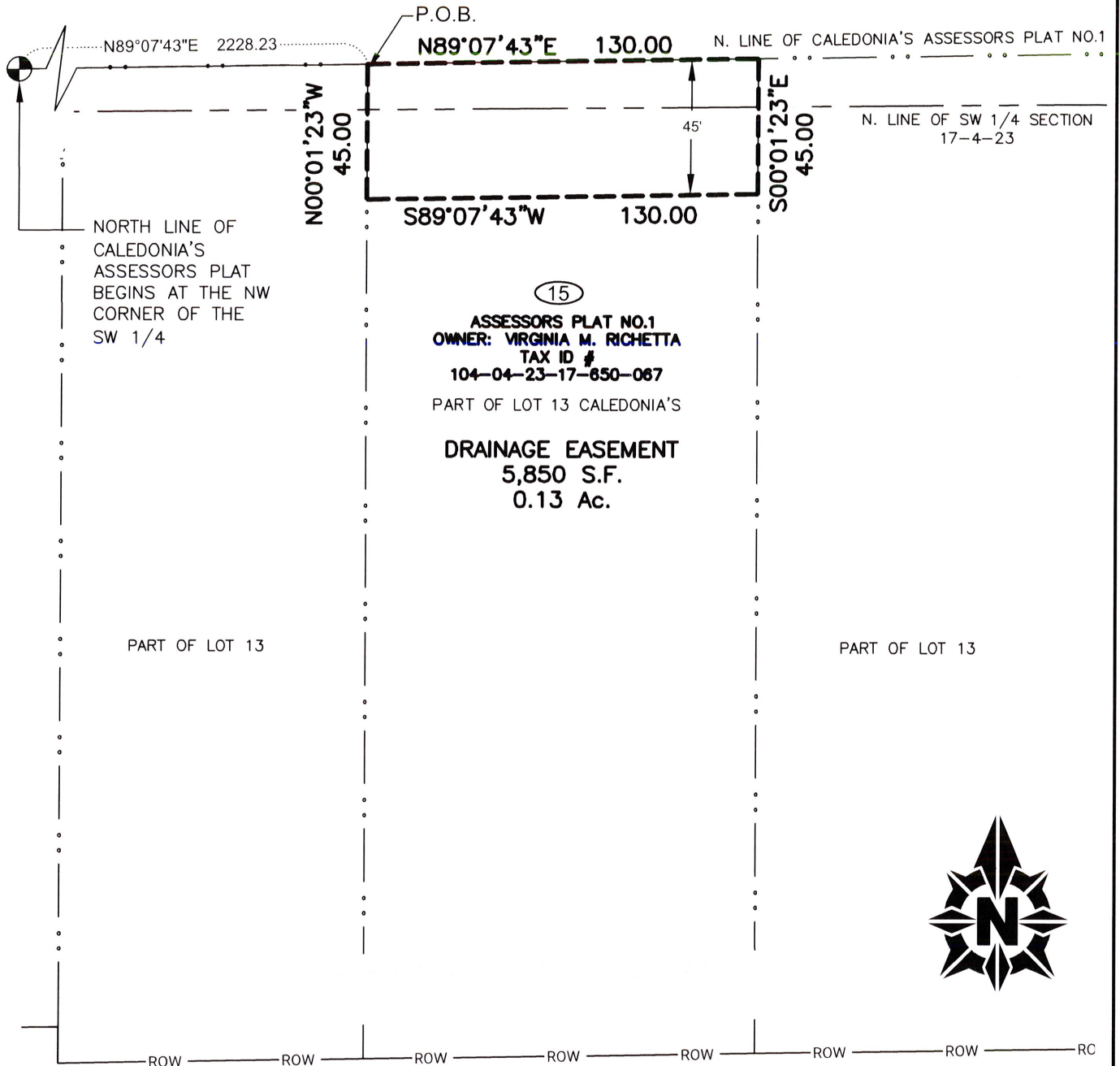
Containing 4,048 Square feet (0.09 Ac.) of land more or less.

Date: 7/20/2021

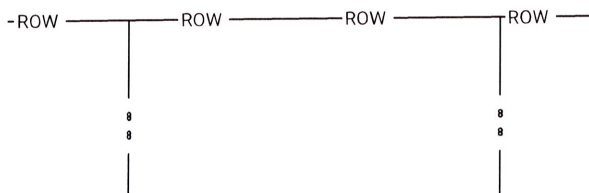
Andrew Miazga (S-2826)

P.O.C.
NW CORNER
SW 1/4
SEC 17-4-23

UNPLATTED
LANDS



5 1/2 MILE ROAD



VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT VIRGINIA M RICHETTA TAX ID# 104-04-23-17-650-067	
SCALE 0 50 100	PROJECT ID: 0021C035.00
DATE: 7/20/2021	Foth
PREPARED BY: JDS1	
CHECKED BY: AJM1	SHEET 1

VIRGINIA M. RICETTA: Tax ID 104-04-23-17-650-067

Drainage Easement

Land being a part of Lot 13 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 2228.23 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 130.00 feet; thence South 00°01'23" East 45.00 feet; thence South 89°07'43" West along a line that is 45.00 feet South of and parallel to the North line of Caledonia's Assessors Plat No. 1 a distance of 130.00 feet; thence North 00°01'23" West 45.00 feet to the point of beginning of lands being described.

Containing 5,850 Square feet (0.13 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)



<p align="center">VILLAGE OF CALEDONIA</p>		
<p align="center">DRAINAGE EASEMENT</p>		
<p align="center">DRIFTWOOD LIVING TRUST</p>		
<p align="center">TAX ID# 104-04-23-17-650-068</p>		
<p align="center">SCALE</p>	<p>PROJECT ID: 0021C035.00</p>	
<p>DATE: 7/20/2021</p>		<p align="center">SHEET</p>
<p>PREPARED BY: JDS1</p>		<p align="center">1</p>
<p>CHECKED BY: AJM1</p>		

DRIFTWOOD LIVING TRUST: Tax ID 104-04-23-17-650-068

Drainage Easement

Land being a part of Lot 13 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 2358.23 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 324.67 feet to a point on the East line of the Northwest 1/4 of said section; thence South 00°45'45" East along said East line 18.23 feet to the Center 1/4 corner of said section; thence South 00°17'46" East along the East line of the Southwest 1/4 of said Section a distance of 26.77 feet, thence South 89°07'43" West along a line that is 45.00 feet South of and parallel to the North line of Caledonia's Assessors Plat No. 1 a distance of 325.03 feet; thence North 00°01'23" West 45.00 feet to the point of beginning of lands being described.

Containing 14,620 Square feet (0.34 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)