

RESOLUTION NO. 2022-112

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
APPROVING THE FINAL PLAT FOR BLUFFSIDE – NE ¼ AND SE ¼ OF THE NW ¼
OF SECTION 25, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY,
WISCONSIN: BLUFFSIDE ESTATES, LLC OWNER; NANCY WASHBURN, AGENT
PARCEL # 104-04-22-25-029-000 & 104-04-22-25-027-040**

WHEREAS, Bluffside Estates LLC, has submitted a Subdivision Final Plat in accordance with Title 14 Chapter 3 of the Village's Code of Ordinances. The Final Plat for Bluffside is attached as **Exhibit A**. The Final Plat creates 19 lots located within the Sanitary Sewer and Water Service Area, 5 Outlots, and is specifically located in the NE ¼ and SE ¼ of the NW ¼ of Section 25, T4N, R22E, in the Village of Caledonia, Racine County, Wisconsin.

WHEREAS, on March 15, 2021, the Village Board approved Resolution 2021-36 for approval of the Preliminary Plat of Bluffside Subdivision.

WHEREAS, on July 6, 2021, the Village Board approved Resolution 2021-75 for approval of the Final Plat subject to the conditions outlined in the Public Works Director's Memo dated June 22, 2021

WHEREAS, on July 20, 2022, Village Staff approved construction plans for the installation and extension of utilities and construction of a storm water pond for the 19 Lot Expansion.

WHEREAS, on September, 6, 2022, the Village Board approved Resolution 2022-85 for approval of a Development Agreement for the 19 Lots Subdivision of Bluffside.

WHEREAS, on October 31, 2022, the Village Plan Commission recommended approval of the Subdivision Final Plat of Bluffside subject to conditions outlined in the Village Engineer's Memo dated October 26, 2022 and attached as **Exhibit B**.

WHEREAS, the Owner and Mortgagee for Bluffside need to execute the Final Plat.

WHEREAS, the Clerk and Finance Director of the Village of Caledonia need to execute the Final Plat in order to allow it to be recorded.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Subdivision Final Plat entitled Bluffside as set forth in **Exhibit A**, which is attached hereto and incorporated herein by reference, is approved and that the Village Clerk and Finance Director are authorized to execute said Final Plat.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 7 day of November, 2022.

VILLAGE OF CALEDONIA

By: Lee Wishau
Lee Wishau, Acting Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert, Village Clerk

MEMORANDUM

Date: October 26, 2022

To: Plan Commission
Utility District
Village Board

From: Ryan Schmidt, PE
Village Engineer



Re: Final Subdivision Plat – Bluffside

The Engineering Department received a Subdivision Final Plat for Bluffside on October 20, 2022. The Bluffside subdivision is located south of 4 Mile Road and along Bluffside Drive. This subdivision is proposed to add 19 lots within the existing subdivision on multiple public roadways (Old Orchard Boulevard, Park Ridge Drive, and Bluffside Drive). The Bluffside subdivision is within the sewer service area. This Final Plat was originally brought to the Plan Commission in June of 2021 for review and approval while the Preliminary Plat was approved in March of 2021.

The Final Plat includes 5 Outlots. A proposed storm water pond will be constructed upon Outlot 3. The developer will be required to provide a separate storm water easement and a liability and maintenance agreement for the proposed storm water feature to ensure it is installed and maintained properly. Outlot 4 and Outlot 5 were created within the Primary Environmental Corridor and wetland areas along the Root River to meet the 40% Open Space Requirement.

The property has an R-2S Zoning Classification, which requires 50 foot street yard and rear yard setbacks as well as 15 foot side yard setbacks. The proposed minimum lot size is required to be 40,000 square feet with 150 feet of frontage. The Villages 2035 Land Use Plan shows the property shall be Low Density Residential. The Final Plat meets or exceeds these requirements.

Construction Plans were approved to extend the water main within Village Right-of-Way or Easements. Sanitary Sewer main is already on-site and sewer laterals will be installed to each of the proposed lots. All of the new lots will be required to connect to the Sanitary Sewer and Water Services. Existing properties along Bluffside Drive and Park Ridge Drive will receive a water lateral to the property line from the Developer. The Developer will be allowed to request a 10 year cost recovery in accordance with Wisconsin PSC rules.

A Development Agreement is in the process of being finalized pending some minor changes. Once the agreement is signed, it shall be brought to the Village Board for Approval prior to the recording of the Final Plat. The Developer shall follow all requirements of said Development Agreement with the approval of this Plat.

If the Plan Commission, Utility District, and Village Board are willing to support the Final Plat, the following motion is recommended:

Move to approve the Final Bluffside Subdivision Plat subject to the following:

- **Final Plat is updated to include a 20' water main easement parallel to the existing 20' sanitary sewer easement that runs between Bel-Mar Avenue and Park Ridge Drive. The water main easement shall run parallel along the southwest side of the existing sewer easement.**
- **The Developer shall execute a separate Storm Water Easement and Liability and Maintenance Agreement for Outlot 3.**
- **Access Easement for Lot 1 and Lot 2 is spelled out on the Final Plat prior to recording.**
- **The Development Agreement is signed and approved at the Village Board prior to final recording of the Plat.**
- **Final Plat must conform to all Ordinances in Title 9,14, and 18 as necessary.**
- **Final Plat is subject to Land Division per Lot Fee.**

