

**RESOLUTION NO. 2022-42
(5/2/2022)**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF
CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # _____; PARCEL ID
104-04-23-20-124-010 – LOCATED IN THE SE 1/4 OF SECTION 20, T4N, R23E,
CHESTER LANE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI –
OWNER ROBERT KONECKO –
APPLICANT DAVID WADE & JOY MATHEIN**

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 3 lots from existing parcel 104-04-23-20-124-010.


WHEREAS, the Public Services Director’s Memo dated April 20, 2022, attached hereto as **Exhibit A**, recommended conditional approval subject to 10 conditions.

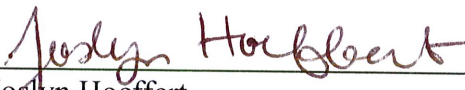
WHEREAS, the Village Plan Commission on April 25, 2022, recommended conditional approval of the CSM in accordance with the Public Services Director memo (**Exhibit A**) subject to the conditions outlined therein.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is 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 9 day of May 2022.

VILLAGE OF CALEDONIA

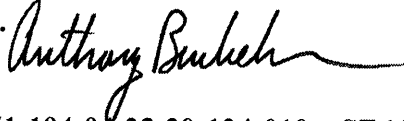
By: 
Lee Wishau
Acting Village President

Attest: 
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: Wednesday, April 20, 2022

To: Plan Commission

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

Re: Konecko CSM – Parcel ID 51-104-04-23-20-124-010 – SE ¼ of Section 20,
T4N, R23E, Chester Lane Village of Caledonia, Racine County, WI – Robert
Konecko Owner – David Wade & Joy Mathein Applicant

The Engineering Department has received a draft Certified Survey Map (CSM) from David Wade & Joy Mathein. The Konecko property is located on the East side of Chester Lane between 4 Mile Road and the Village Hall. The existing property is approximately 1.25 acres in size and has 330 feet of frontage along Chester Lane. This is property was part of a CSM (Lots 2, 3, & 4) in 2004, which was not recorded. Mr. Wade & Ms. Mathein are proposing to develop the proposed lots with duplex homes in the future.

The existing parcel is currently vacant.

The draft CSM proposes to create 3 lots. All 3 lots are proposed for duplex (two family) homes in the near future. The lots are proposed to be approximately 0.38 acres, 0.38 acres, and 0.49 acres in size.

The Zoning of the existing parcel is R-6. R-6 zoning requires a minimum of 100' of frontage and a minimum of 10,000 square feet of area. The proposed lots meet and exceed the minimum zoning requirements.

The CSM is located within the Sanitary Sewer & Water Service Areas. Sanitary Sewer and Watermain are available to the proposed lots within Chester Lane. The proposed lots do not have laterals to them at this time and laterals will need to be extended to the lots. The owner will need to obtain Road Opening Permits for each lot for the installation of the sewer and water laterals.

Access for the 3 proposed lots is to be from Chester Lane. The owner will need to obtain Right of Way Access Permits prior to any accesses being installed.

The drainage of the draft CSM according to the Master Drainage Plan is to the North and East (M-16-10) for the approximate 1.25 acres. Based on a field review, it appears that the front of the lots drain to the North to the Klema Ditch and the back of the lots sheet flow to the East. As part of the proposed development of these lots, a Site Grading Plan and a Storm Water Management Plan will need to be submitted, reviewed, and approved. It has been discussed that the storm water pond on the Village Hall site can be used as a Regional Storm Water Basin. As part of the development of a Storm Water Management Plan for this CSM, the necessary capacity needed for the storm water runoff for these lots shall be provided. In addition, a cost share agreement / maintenance agreement will need to be entered into with the property owners for expanding the Village Storm Water Pond as part of the Public Safety Building.

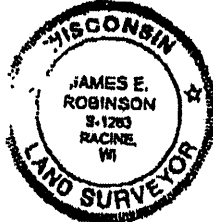
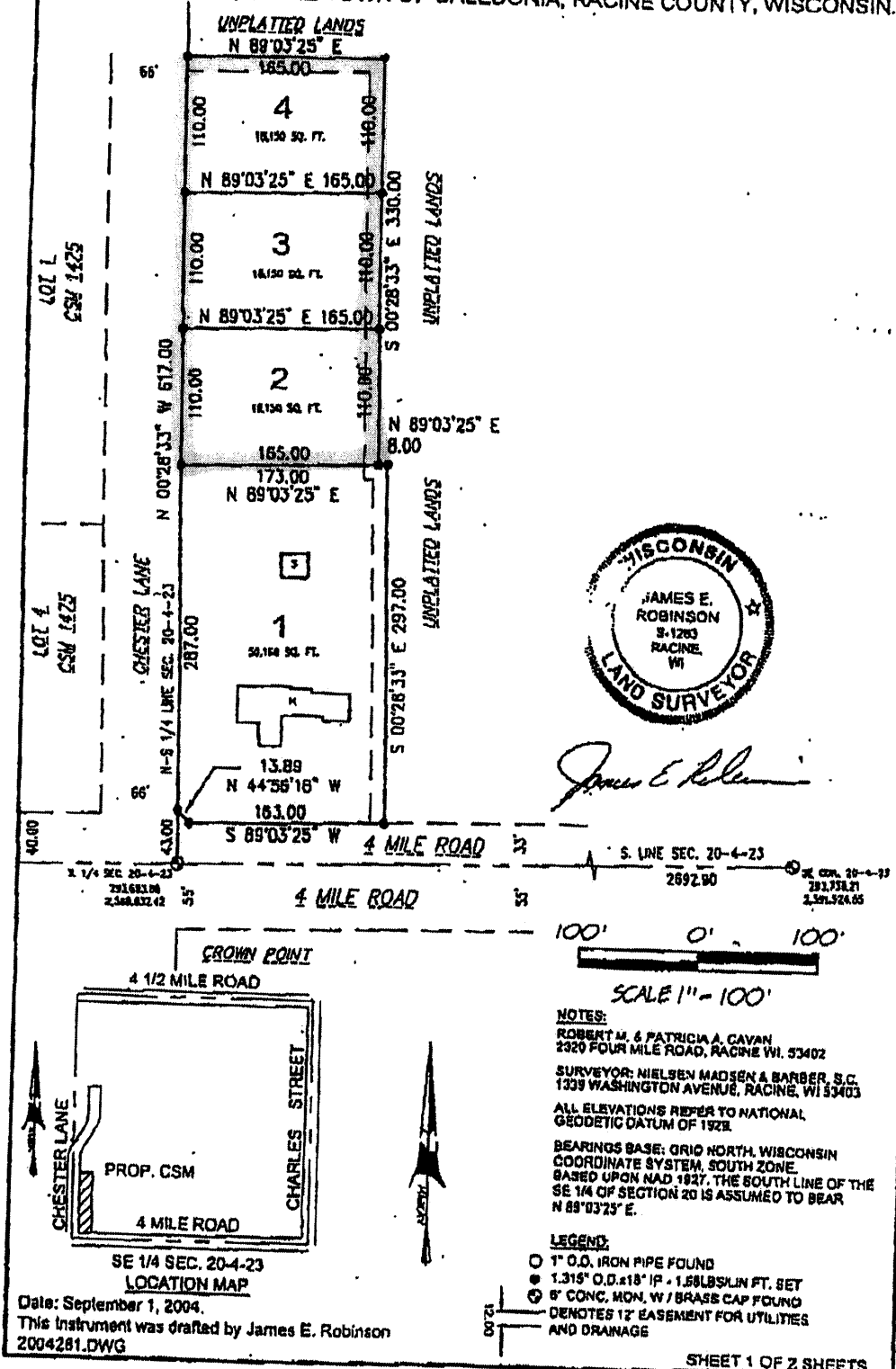
In looking at the Wisconsin DNR Surface Water Data Viewer there are no mapped wetlands shown on the site. The Surface Water Data Viewer also indicates that there may be hydric soils to the East end of the property that may be conducive to wetlands on the site. A Wetland Delineation should be performed as part of the Storm Water Management Plan. Any Wetlands will need to be shown on the CSM.

Move to conditionally approve the Konecko CSM on parcel 51-104-04-23-20-124-010 subject to the following:

- 1. An updated CSM document is provided from a registered land surveyor.**
- 2. The Zoning setbacks & Minimum Frontage requirements for the R-6 Zoning District are listed on the CSM and the setback lines are shown on the lots.**
- 3. Sanitary Sewer and Water laterals will need to be installed to the lots. A plan for the lateral installation shall be submitted, reviewed, and approved. Road Opening Permits will also need to be obtained.**
- 4. A Storm Water Management Plan and a Master Site Grading Plan for the lot of the CSM will need to be submitted, reviewed, and approved by the Caledonia Utility District.**
- 5. A cost share agreement / maintenance agreement will need to be executed for the expansion of the Village Storm Water Pond.**
- 6. Place a 12' Drainage & Utility Easement along the North and East lot lines.**
- 7. A Wetland Delineation will need to be performed and all Wetlands will need to be shown on the CSM. The Wetland Delineation Report shall be submitted with the Final CSM.**
- 8. The CSM is subject to the Land Division per Lot fee.**
- 9. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.**
- 10. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**

CERTIFIED SURVEY MAP NO. _____

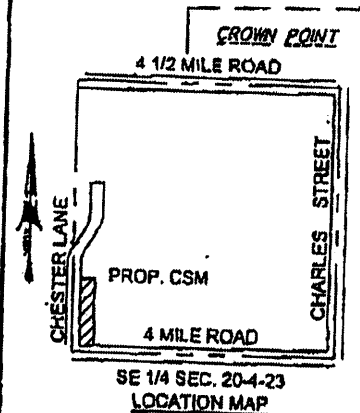
**PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 4 NORTH,
RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.**



James E. Robinson

NOTES:
 ROBERT M. & PATRICIA A. CAVAN
 2320 FOUR MILE ROAD, RACINE WI. 53402
 SURVEYOR: NIELSEN MADSEN & BARBER, S.C.
 1339 WASHINGTON AVENUE, RACINE, WI 53403
 ALL ELEVATIONS REFER TO NATIONAL
 GEODETIC DATUM OF 1928.
 BEARINGS BASE: GRID NORTH, WISCONSIN
 COORDINATE SYSTEM, SOUTH ZONE.
 BASED UPON NAD 1983. THE SOUTH LINE OF THE
 SE 1/4 OF SECTION 20 IS ASSUMED TO BEAR
 N 89°03'25\"/>

LEGEND:
 ○ 1\"/>



SE 1/4 SEC. 20-4-23
LOCATION MAP
 Date: September 1, 2004.
 This instrument was drafted by James E. Robinson
 2004281.DWG