

RESOLUTION NO. 2022-59
(6/6/2022)

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # _____; PARCEL ID 104-04-22-20-049-000 – LOCATED IN THE SE 1/4 OF SECTION 20, T4N, R22E, FOUR MILE ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER ZIMMERMAN ETAL – APPLICANT PETER ZIMMERMAN

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 4 lots from existing parcel 104-04-22-20-049-000.

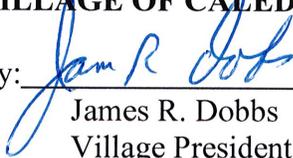
WHEREAS, the Public Services Director’s Memo dated May 16, 2022, attached hereto as **Exhibit A**, recommended conditional approval subject to 2 conditions.

WHEREAS, the Village Plan Commission on May 23, 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 6 day of June 2022.

VILLAGE OF CALEDONIA

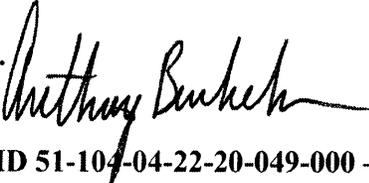
By: 
James R. Dobbs
Village President

Attest: 
Joslyn Hoeflert
Village Clerk

MEMORANDUM

Date: Monday, May 16, 2022

To: Plan Commission

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

Re: Zimmerman CSM – Parcel ID 51-104-04-22-20-049-000 – SE ¼ of Section 20, T4N, R22E, Four Mile Road Village of Caledonia, Racine County, WI – Owner Zimmerman -etal, Applicant Peter Zimmerman

The Engineering Department has received a Final Certified Survey Map (CSM) from Peter Zimmerman, on behalf of Zimmerman etal. The Zimmerman property is located at the Northwest corner of Four Mile Road and County Trunk Highway H. The existing property is approximately 32 acres in size. This property has approximately 681 feet of frontage along Four Mile Road and approximately 1,100 feet of frontage along County Trunk Highway H.

The existing parcel currently vacant and is farmed.

The CSM proposes to create 4 lots. All of the lots would potentially be sold for single family residences. The lots are proposed to be 11.95 acres, 6.17 acres, 7.15 acres, and 5.77 acres in size.

The Zoning of the existing parcel is A-2. A-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 Agricultural, Rural Residential, and Open Land for this property. The land use plan also shows an area of Secondary Environmental Corridor. The CSM is consistent with the Village's Comprehensive Land Use Plan.

The CSM is located outside of the Sanitary Sewer & Water Service Areas. Since the CSM is located outside of the Sanitary Sewer & Water Service Area, each lot within the CSM must provide and show a suitable area for a private onsite sewerage treatment system (POWTS). Soil (Perc) tests have been performed on each of the lots to ensure that each lot is buildable. Wells will need to be placed on the sites when the single-family homes are proposed.

Access for the 3 proposed lots that have frontage along Country Trunk Highway H will need to be obtained from Racine County. The number of access points will be limited. The owner/applicant has contacted Racine County to ensure that Right of Way access will be granted for the proposed lots along County Trunk Highway H. Access notes have been placed on the CSM that were provided by Racine County. The 5.77-acre lot along 4 Mile Road will also have limited access. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. There is an existing farm access toward the West end of the lot. This farm access can either be utilized as the access for this lot or it can be relocated to a new location on the lot that is suitable for the proposed single-family home. Ultimately there shall only be one access for the lot. If the access is relocated, depending on the proposed location, a sight distance survey may be required at the time of Building Permit due to the

elevation change of the road. Any access used for this lot will need to meet all acceptable sight distance requirements.

Since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way will need to be dedicated to the Village. The proposed CSM includes the necessary dedication for the minimum Right of Way.

The drainage of the CSM according to the Master Drainage Plan shows 4 separate watersheds (H-41-3 & H-40-1, H-39-5, & H-39-4) for the approximately 32 acres. The lots will predominantly drain West to East to County Trunk Highway H, then East through 2 road culverts. There are 2 drainage ways depicted on the Master Drainage Plan in basins H-40-1 & H-39-5. The drainage ways will require drainage easements granted over them. The CSM has Drainage Easements granted for the drainage ways.

Due to the size and shape of the lots, individual storm water management plans and site grading plans will be required at the time of the Building Permits to install storm water management facilities and to ensure maximum flexibility in the development of the lots. A Note has been placed on the CSM to indicate this requirement.

The Wisconsin DNR Surface Water Data Viewer shows mapped wetlands on the site. The Surface Water Data Viewer also indicates that there are hydric soils that may be conducive to wetlands on the site. A Wetland Delineation was performed and submitted by the Owner to meet this requirement.

Move to recommend approval of the Zimmerman CSM on parcel 51-104-04-22-20-049-000 subject to the following:

- 1. The CSM is subject to the Land Division per Lot fee.**
- 2. The Final CSM is recorded within 1 year of approval by the Village Board.**

RACINE COUNTY CERTIFIED SURVEY MAP # _____

OF
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWN 4 NORTH, RANGE 22 EAST,
IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNERS:

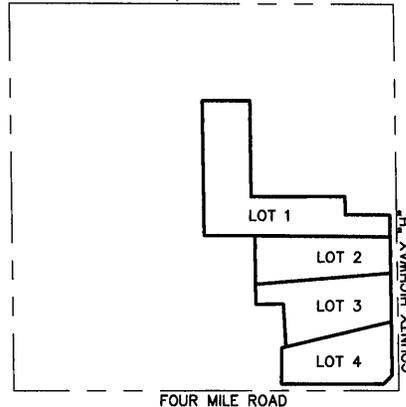
PETER P. ZIMMERMAN
3850 COLORADO COURT
RACINE, WI 53404

MARLENE M. LAMBERTON
5020 MARY DREW DRIVE
RACINE, WI 53402

DANIEL D. ZIMMERMAN
5200 ERIE STREET
RACINE, WI 53402

BRIAN A. SELIN
JEFFREY M. SELIN
5863 S. MADELINE AVE.
MILWAUKEE, WI 53221

LOCATION SKETCH
SE 1/4 20-04-24



I, KEVIN C. LEWIS, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS CERTIFIED SURVEY MAP; AS DIRECTED TO MAKE SAID SURVEY, DIVISION AND MAP BY THE OWNERS PETER P. ZIMMERMAN, DANIEL D. ZIMMERMAN, MARLENE M. LAMBERTON, BRIAN A. SELIN AND JEFFREY M. SELIN; THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE TOWN OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN. COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 20; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 798.10 FEET. THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST, 260.11 FEET; THENCE NORTH 76 DEGREES 19 MINUTES 56 SECONDS EAST, 30.32 FEET; THENCE NORTH 03 DEGREES 47 MINUTES 27 SECONDS WEST, 292.84 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 188.50 FEET; THENCE 01 DEGREES 10 MINUTES 04 SECONDS WEST, 471.72 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 59 SECONDS WEST, 347.75 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 04 SECONDS WEST, 925.11 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 325.50 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 17 SECONDS EAST, 656.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 638.25 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 17 SECONDS EAST, 125.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 303.49 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY "H"; THENCE SOUTH 01 DEGREES 12 MINUTES 17 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY "H", 1100.71 FEET; THENCE SOUTH 43 DEGREES 48 MINUTES 34 SECOND WEST, TO THE SOUTH RIGHT OF WAY LINE OF SAID FOUR MILE ROAD, 101.01 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF FOUR MILE ROAD, 681.10 FEET TO THE POINT OF BEGINNING.

DEDICATING THE SOUTHERLY 12.00 FEET FOR PUBLIC ROAD PURPOSES.

THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF S. 236.34 OF THE WISCONSIN STATE STATUTES AND THE VILLAGE OF CALEDONIA LAND DIVISION ORDINANCE IN SURVEYING, MAPPING AND DIVIDING THE SAME.

SURVEYOR
DATED THIS _____ DAY OF _____, A.D. 2022.

KEVIN C. LEWIS
WISCONSIN REGISTERED LAND SURVEYOR S-2775

REVISED: 05/09/2022
PREPARED: 04/28/2022

PROJECT NUMBER
21341

CERTIFIED SURVEY MAP
ZIMMERMAN FARM
4 MILE ROAD
CALEDONIA, WISCONSIN

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WASHINGTON DRIVE WHEELING, ILLINOIS 60090 PH (847) 215-1133 FAX (815) 215-1127
1129 MAIN STREET LINCOLN GROVE, WISCONSIN 53150 PH (262) 478-6200 I g@igconsulting.net

PREPARED FOR: PETER ZIMMERMAN SCALE: N/A
FIELD CREW: D.J. FIELD WORK: 04/20/2021 DRAFTED BY: S.R.M. CHECKED BY:

FIRM NO. 184-001330

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RACINE COUNTY CERTIFIED SURVEY MAP # _____

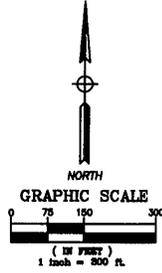
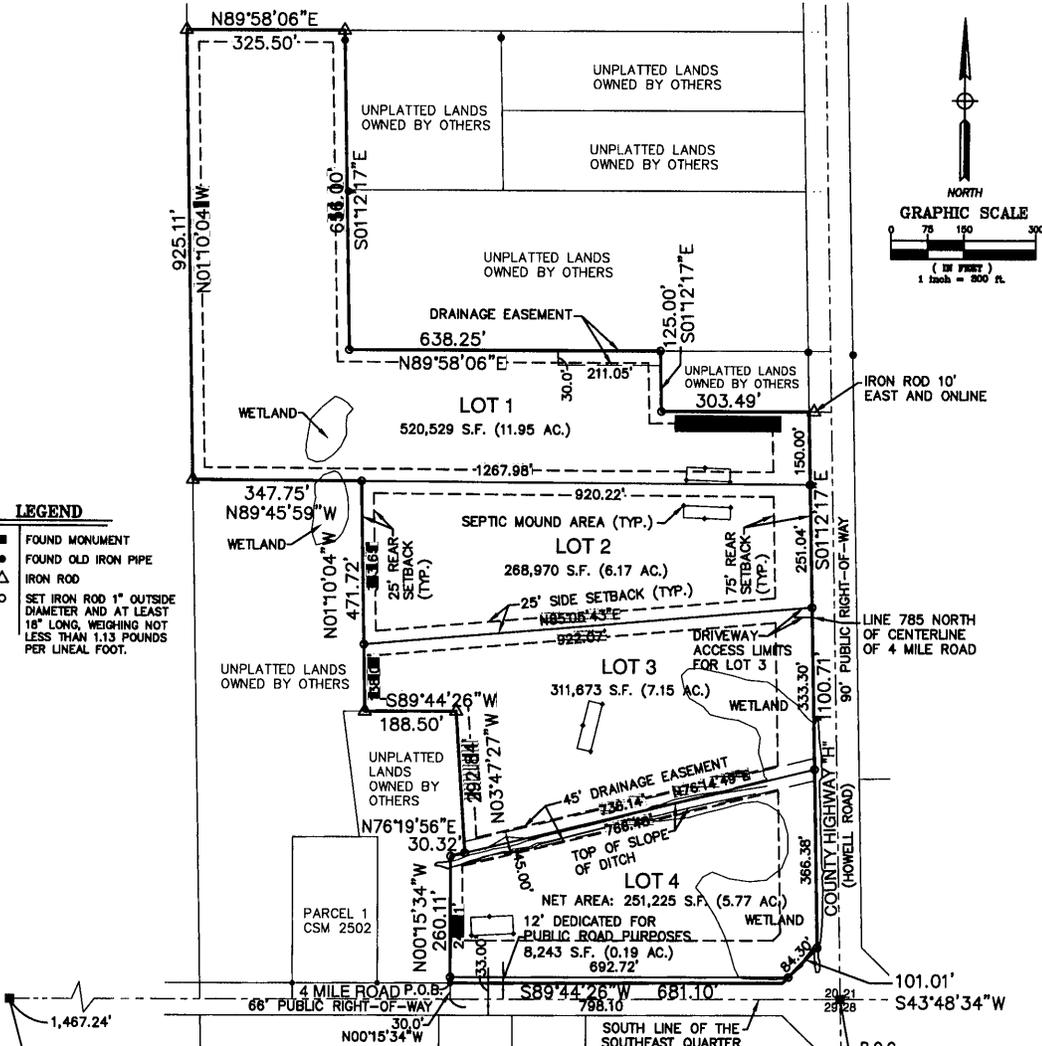
OF
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWN 4 NORTH, RANGE 22 EAST,
IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

BEARINGS HEREON REFER TO GRID NORTH, STATE PLANE COORDINATE SYSTEM SOUTH ZONE, SOUTH LINE PUBLISHED AS N89°44'26"E.

NOTE:
-WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. PER REPORT DATED APRIL 28, 2022
-INDIVIDUAL STORM WATER MANAGEMENT AND SITE GRADING PLANS ARE TO BE DONE AT TIME OF BUILDING PERMITS FOR THESE LOTS.

SUBJECT PROPERTY ZONING: A-2; GENERAL FARMING DISTRICT II
TAX KEY NUMBER: 104-04-22-20-049-000

SETBACKS:
STREET = 75'
SIDE = 25'
REAR = 25'



- LEGEND**
- FOUND MONUMENT
 - FOUND OLD IRON PIPE
 - △ IRON ROD
 - SET IRON ROD 1" OUTSIDE DIAMETER AND AT LEAST 18" LONG, WEIGHING NOT LESS THAN 1.13 POUNDS PER LINEAL FOOT.

- ACCESS NOTES:**
1. ACCESS TO CTH-H MUST CONFORM WITH POLICY OF RACINE COUNTY PUBLIC WORKS AND DEVELOPMENT SERVICES
 2. NO ACCESS ACROSS WATERWAYS OR WETLANDS.
 3. NO DIRECT ACCESS TO CTH-H FROM LOT 4.
 4. NO DIRECT ACCESS TO CTH-H WITHIN THE MINIMUM FUNCTIONAL AREA OF THE 4-MILE ROAD INTERSECTION, 785 FEET NORTHWARD FROM THE CENTERLINE OF 4-MILE ROAD.
 5. ACCESS TO LOTS 1, 2 & 3 FROM COUNTY HWY. H IS GRANTED.
 6. LOT 4 WILL ONLY BE ALLOWED 1 ACCESS TO 4 MILE ROAD.

SOUTH 1/4 CORNER OF SECTION 20-4-22
N.: 293,263.05
E.: 2,525,580.82
(CAST IRON MONUMENT W/BRASS CAP)

P.O.C. SE. COR. SE 1/4 OF SECTION 20-4-22
N.: 293,274.83
E.: 2,528,207.75
(CONCRETE MONUMENT W/BRASS CAP)

REVISED: 05/09/2022
PREPARED: 04/28/2022
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS, OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

CERTIFIED SURVEY MAP
ZIMMERMAN FARM
4 MILE ROAD
CALEDONIA, WISCONSIN

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WASHINGTON DRIVE, WISCONSIN, WISCONSIN 53090 PH: (262) 216-1133 FAX: (262) 215-1127
1129 MAIN STREET LINCOLN GROVE, WISCONSIN 53150 PH: (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: PETER ZIMMERMAN SCALE: N/A
FIELD CREW: D.J. FIELD WORK: 04/20/2021 DRAFTED BY: S.R.M. CHECKED BY:

RACINE COUNTY CERTIFIED SURVEY MAP # _____

OF
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWN 4 NORTH, RANGE 22 EAST,
IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO THIS PLAT TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS CERTIFY SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN FOR APPROVAL.

OWNER _____
DANIEL D. ZIMMERMAN

OWNER _____
MARLENE M. LAMBERTON

OWNER _____
BRIAN A. SELIN

OWNER _____
JEFFREY M. SELIN

OWNER _____
PETER ZIMMERMAN

STATE WISCONSIN }
 SS
RACINE COUNTY }

THE ABOVE NAMED DANIEL D. ZIMMERMAN, MARLENE M. LAMBERTON, BRIAN A. SELIN, JEFFREY M. SELIN AND PETER ZIMMERMAN, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME,

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
PRINT NAME HERE _____

VILLAGE OF CALEDONIA VILLAGE BOARD APPROVAL:
APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA ON THIS 6th
DAY OF JUNE, 2022.

DATE 6/6/2022

Josephine Huff
VILLAGE CLERK

REVISED: 05/09/2022
PREPARED: 04/28/2022

PROJECT NUMBER 21341	CERTIFIED SURVEY MAP ZIMMERMAN FARM 4 MILE ROAD CALEDONIA, WISCONSIN	 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS <small>300 HANCOCK DRIVE WHEELING, ILLINOIS 60090 PH (847) 216-1133 FAX (847) 215-1177 1129 MAIN STREET LINCOLN, WISCONSIN 53150 PH (262) 878-8200 ig@igconsulting.net</small>
	PREPARED FOR: PETER ZIMMERMAN SCALE: N/A FIELD CREW: D.J. FIELD WORK: 04/20/2021 DRAFTED BY: S.R.M. CHECKED BY:	