

**RESOLUTION NO. 2022-71
(7/11/2022)**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF
CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # _____; PARCEL ID
104-04-23-30-022-001 – LOCATED IN THE NE 1/4 OF SECTION 30, T4N, R23E,
WEST JOHNSON AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY,
WI – OWNER/APPLICANT TRACIE BRISKO-NEWELL**

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 2 lots from existing parcel 104-04-23-30-022-001.

WHEREAS, the Public Services Director's Memo dated June 9, 2022, attached hereto as **Exhibit A**, recommended conditional approval subject to 14 conditions.

WHEREAS, the Village Plan Commission on June 27, 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 11 day of July 2022.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs
Village President

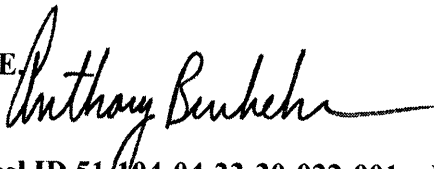
Attest: _____

Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: Thursday, June 9, 2022

To: Plan Commission

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

Re: Brisko-Newell CSM – Parcel ID 51004-04-23-30-022-001 – NE ¼ of Section 30, T4N, R23E, West Johnson Avenue Village of Caledonia, Racine County, WI – Tracie Brisko-Newell Owner & Applicant

The Engineering Department has received a Certified Survey Map (CSM) from Tracie Brisko-Newell. The Brisko-Newell property is located on the North side of West Johnson Avenue at the Root River. The existing property is approximately 17.81 acres in size. This property has 380 feet of frontage along West Johnson Avenue, and an additional 163.03 feet along the Quarter Section line. Of the overall frontage, only approximately 115 feet are along an improved/constructed road.

The existing parcel currently has a single-family home and a pole barn on it.

The CSM proposes to create 2 lots. Lot 2 is for the existing single-family home and is proposed at approximately 17.07 acres in size. Lot 1 is proposed for a single-family home and is proposed at 0.74 acres in size.

The Zoning of the existing parcel is R-3. R-3 zoning requires 100' of frontage and a minimum of 20,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. Low Density Residential requires that lots be 19,000 square feet to 1.49 acres in size. There also is an area of Primary Environmental Corridor on the lot located along the Root River. The Primary Environmental Corridor will need to be shown on the CSM. Once shown, the CSM would be consistent with the Village's Comprehensive Land Use Plan.

At this time, West Johnson Avenue is only improved/constructed for approximately 115 feet. The CSM will require public road improvements to have Lot 1 be a buildable lot. This will require the submittal of road construction plans for West Johnson Avenue from the existing end of the improved/constructed portion to a point that is a minimum of 100' in front of Lot 1, approximately 190'. The former Public Works Director had provided an email for this requirement. There shall be a 33' Right of Way dedication along the constructed road to the East lot line of Lot 1. The Owner will also be required to enter into a Development Agreement with the Village for the public road improvements.

There is a portion of Lot 2 at the East end of the lot that does not have Right of Way and goes out to the Quarter Section Line. A 33' Road Reservation for West Johnson Avenue will need to be granted from the East lot line of Lot 1 to the East lot line of Lot 2. The Road Reservation will need to be shown on the CSM and a Road Reservation Agreement will need to be executed by the Owner.

The CSM is located in the Sanitary Sewer & Water Service Area. Lot 2 currently has sanitary sewer and water laterals for the existing home. Lot 1 already has a water later extended to it. The Sanitary Sewer for Lot 1 will need to come off of the Sanitary Sewer Interceptor that crosses Lot 2. This is the only viable sanitary sewer to provide sanitary sewer service. This will require that a sanitary sewer lateral be tapped and extended from the sanitary sewer interceptor on Lot 2 to Lot 1. This lateral will need to be installed as part of the public improvements for the CSM. Due to the sanitary sewer lateral for Lot 1 being on Lot 2 there will need to be a Sanitary Sewer Lateral Easement granted and shown on the CSM. A Sanitary Sewer Lateral Easement will also need to be executed by the Owners.

There also is a Sanitary Sewer Main that comes from 4 Mile Road and connects to the Sanitary Sewer Interceptor near River Drive. This Sanitary Sewer shall have a Sanitary Sewer Easement granted over it if one does not exist. Title work should be confirmed to verify if an existing Sanitary Sewer Easement exists over this sanitary sewer.

Access for the Lots is from West Johnson Avenue. Access for Lot 2 shall be restricted to the areas of the dedicated Right of Way when it is improved, constructed, and accepted.

The drainage of the CSM according to the Master Drainage Plan shows 1 watershed (R-29-1) for the lots. The lots will predominantly drain East to the Root River. Due to being on the Root River the 100-year floodplain elevation is shown on the CSM. The proposed single-family home on Lot 1 shall have a Finished Yard Grade no lower than 2 feet above the 100-year floodplain elevation.

Based on Lot 2 to be developed with a single-family home and the disturbed area to be under the storm water management threshold, the site will not require Storm Water Management at this time. If the thresholds are met in the future, a Storm Water Management Plan will be required. An individual Site Grading Plan will be required at the time of the Building Permit of the single-family home. A Note will need to be placed on the CSM to indicate the requirement of a Site Grading Plan at the time of Building Permit.

In looking at the Wisconsin DNR Surface Water Data Viewer there are mapped wetlands shown on the property within the CSM. The Surface Water Data Viewer also indicates that there are hydric soils that may be conducive to wetlands on the property. A Wetland Delineation was performed by the owner to determine the limits of the wetland. The wetlands will need to be shown on the Final CSM. The Owner or his consultant will need to submit the Wetland Delineation Report to the Village.

The CSM would be recommended for approval based on the conditions below.

Move to conditionally approve the Brisko-Newell CSM on parcel 51-104-04-23-30-022-001 subject to the following:

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-3 Zoning District are to be listed on the CSM and the setback lines are shown on the lots.**
- 2. Show the Primary Environmental Corridor on the CSM.**
- 3. Submit Road Construction Plans for the extension of West Johnson Avenue for review and approval. Lot 1 shall have a minimum of 100' of improved/constructed road.**

- 4. The Owner will need to execute a Development Agreement and provide appropriate financial guarantees for the construction of the public improvements.**
- 5. A 33' Road Reservation is granted for the future extension of West Johnson Avenue on Lot 2, East of Lot 1. A Road Reservation Agreement will need to be executed by the Owner.**
- 6. A sanitary sewer lateral will need to be extended to Lot 1 from the Sanitary Sewer Interceptor that crosses Lot 2. The installation of a sanitary lateral will need to be installed as part of the public improvements. A Sanitary Sewer Lateral Easement will need to be shown on the CSM and a Sanitary Sewer Lateral Easement will need to be executed by the Owner.**
- 7. A Sanitary Sewer Easement will need to be granted over the Sanitary Sewer that comes from 4 Mile Road and connects into the Sanitary Sewer Interceptor near River Drive.**
- 8. The 100-year floodplain elevation of the Root River is provided and noted on the CSM.**
- 9. Lot 1 & Lot 2 individually, must stay under the Storm Water Management threshold, or a Storm Water Management Plan will be required to be submitted.**
- 10. An Individual Site Grading Plan will need to be submitted at the time of the Building Permit for Lot 1. A note shall be placed on the CSM indicating the Individual Site Grading Plan requirement.**
- 11. The wetland delineation is submitted and all wetlands are shown on the CSM.**
- 12. The CSM is subject to the Land Division per Lot fee.**
- 13. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 14. The Final CSM is recorded within 1 year of approval.**

CERTIFIED SURVEY MAP NO.

Being a redivision of a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin.

