

**RESOLUTION NO. 2022-72**  
**(7/11/2022)**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # \_\_\_\_\_; PARCEL ID 104-04-23-28-093-000 – LOCATED IN THE SE 1/4 OF SECTION 28, T4N, R23E, RUBY AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER/APPLICANT MARK DeCHECK**

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 104-04-23-28-093-000.

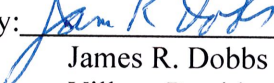
**WHEREAS**, the Public Services Director’s Memo dated June 8, 2022, attached hereto as **Exhibit A**, recommended conditional approval subject to 12 conditions.

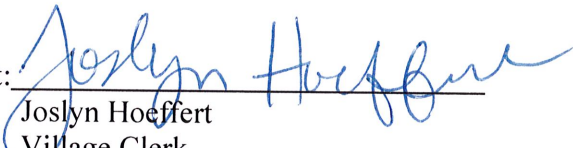
**WHEREAS**, the Village Plan Commission on June 27, 2022, recommended conditional approval of the CSM with modifications to the Public Services Director memo (**Exhibit A**). The modifications to the conditions are as follows. Modification to condition #3 that the Road Reservation Agreement is only applied to Lot 1 of the CSM and Removal of condition #5. All other conditions of approval as outlined in the June 8, 2022 memo are required.

**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, and subject to the conditions modified 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**

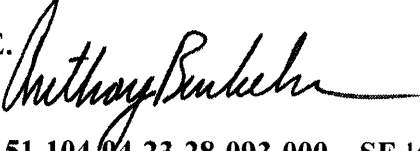
By:   
James R. Dobbs  
Village President

Attest:   
Joslyn Hoeffert  
Village Clerk

# MEMORANDUM

**Date:** Wednesday, June 8, 2022

**To:** Plan Commission

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

**Re:** De Check CSM – Parcel ID 51-104-04-23-28-093-000 – SE ¼ of Section 28, T4N, R23E, Ruby Avenue Village of Caledonia, Racine County, WI – Mark De Check Owner & Applicant

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The Engineering Department has received a Certified Survey Map (CSM) from Mark De Check. The De Check property is located on the West side of Ruby Avenue (between Ruby Avenue & Erie Street), north of Ber Wil Drive. The existing property is approximately 4.5 acres in size. This property has 328.84 feet of frontage along Erie Street and 197.06 feet of frontage along Ruby Avenue.

The existing parcel is currently vacant and mostly wooded except for the Southeast corner along Ruby Avenue.

The CSM proposes to create 2 lots. Lot 2 is located in the Southeast corner of the property along Ruby Avenue, is proposed for a single-family home and is proposed at 1.09 acres in size. Lot 1 is the remnant parcel, would remain undeveloped at this time, and is proposed at 3.4 acres in size.

The Zoning of the existing parcel is R-4. R-4 zoning requires 75' of frontage and a minimum of 10,000 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. The CSM is consistent with the Village's Comprehensive Land Use Plan.

In reviewing the overall area, Ruby Avenue have several segments that are not connected. Ruby Avenue currently extends North approximately 320' from Ber Wil Drive, then there is approximately 1,160 feet of mostly undeveloped land, then approximately 1,450' of Ruby Avenue from South of Bonita Lane to West Point Lane, then 435' of improved land (with homes) between West Point Lane and 4 Mile Road, and finally Ruby Avenue extends North of 4 Mile Road approximately 1,340' to its North terminus. With the vacant land that exists between the DeCheck property and the Ruby Avenue segment South of Bonita Lane, it is envisioned that Ruby Avenue will connect at some point in the future. With the CSM encompassing future Right of Way for Ruby Avenue to the North, it is strongly recommended that a Road Reservation be placed on this portion of Lot 1. The Road Reservation should be shown on the CSM and a Road Reservation Agreement should be executed by the Owner.

The CSM is located in the Sanitary Sewer & Water Service Areas. The existing lot currently has a sanitary sewer and water lateral extended to it. The laterals are located in front of Lot 2. Lot 1 would then not have sewer and water laterals to it. Based on the current location of sanitary sewer and water mains and the current lot configuration, the lot would no longer have access to

sewer and water. This would then make Lot 1 unbuildable until an extension of sewer and water were completed. It is recommended that either the lot configuration be revised to allow for Lot 1 to have frontage on Ruby Avenue or make Lot 1 an Outlot that is unbuildable until sewer and water are extended to the parcel.

Access to Lot 2 will be from Ruby Avenue. Access to Lot 1 could be from Erie Street. Access to Erie Street will be limited to 1 driveway access. Erie Street is a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. Since Erie Street is a principal thoroughfare, a minimum of 45' of Right of Way will need to be dedicated to the Village. The proposed CSM meets this requirement.

The drainage of the CSM according to the Master Drainage Plan shows 1 watershed (M-7-4) for the lots. The lots will predominantly drain West and South to Ber Wil Drive. Appropriate drainage & utility easements will need to be granted along the South lot line.

Based on Lot 2 to be developed with a single-family home and the disturbed area to be adjusted under the storm water management threshold, the site will not be required for Storm Water Management at this time. If the thresholds are met a Storm Water Management Plan will be required. A 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 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 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.

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

**Move to conditionally approve the DeCheck CSM on parcel 51-104-04-23-28-093-000 subject to the following:**

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-4 Zoning District are listed on the CSM and the setback lines are shown on Lot 2.**
- 2. A minimum of 45' of Right of Way on Erie Street is dedicated.**
- 3. A 33' Road Reservation is granted for the extension of Ruby Avenue and a Road Reservation Agreement is executed by the Owner.**
- 4. Lot 2 is adjusted so that Lot 1 has access to sanitary sewer and water mains along Ruby Avenue or Lot 1 is converted to an Outlot until such time as sanitary sewer and water mains are extended and available to the remnant lot.**
- 5. The air release valve at the end of the existing watermain is removed and replaced with a hydrant to meet DNR and Watermain code.**
- 6. A 12' Drainage & Utility Easement is granted along the South property line of Lot 1 and 2 of the CSM.**
- 7. Lot 2 must stay under the Storm Water Management threshold, or a Storm Water Management Plan will be required to be submitted. Adjusting Lot 2 to be under 1 acre in size would be sufficient to meet this requirement. Lot 2 will need to be a minimum of 19,000 square feet in size to meet the adopted 2035 Land Use Plan.**

- 8. An Individual Site Grading Plan will need to be submitted at the time of the Building Permits for Lot 2. A note shall be placed on the CSM indicating the Individual Site Grading Plan requirement.**
- 9. The wetland delineation is submitted and all wetlands are shown on the CSM.**
- 10. The CSM is subject to the Land Division per Lot fee.**
- 11. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.**
- 12. The Final CSM is submitted within 1 year of approval of the concept CSM.**

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

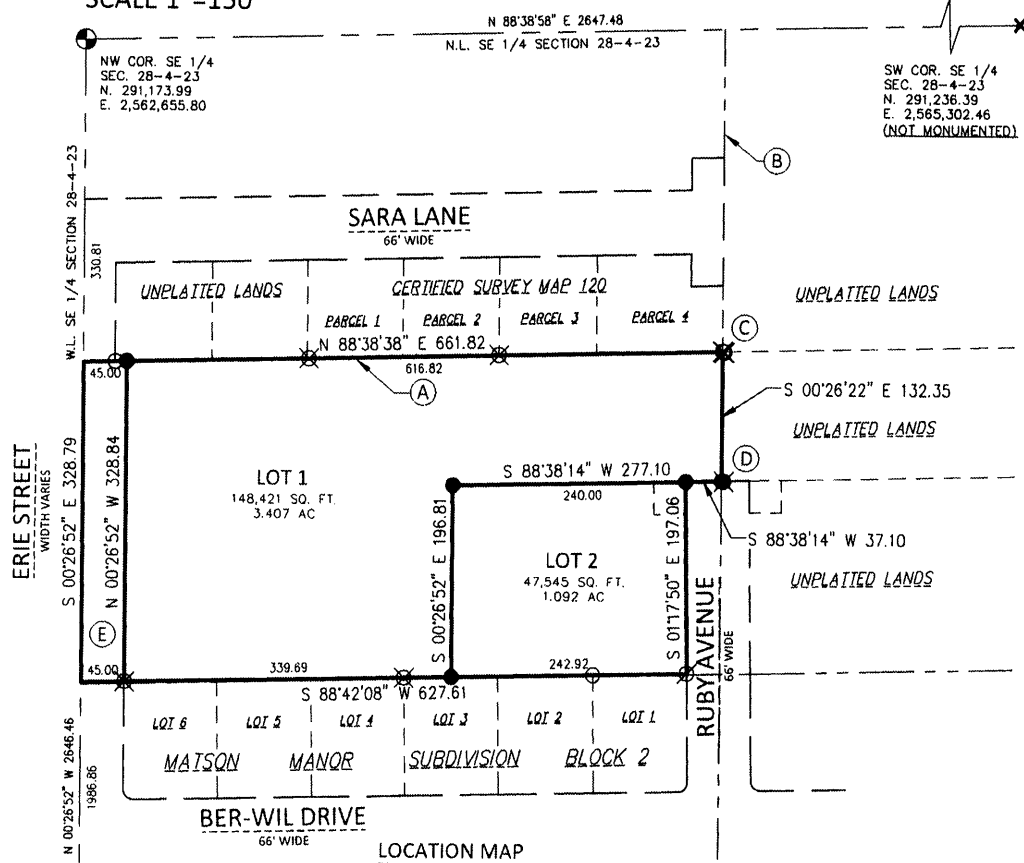
PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



150' 0' 150'

SCALE 1"=150'

RECORDING DATA



SW COR. SE 1/4 SEC. 28-4-23  
N. 291,236.39  
E. 2,565,302.46  
(NOT MONUMENTED)

ERIE STREET  
WIDTH VARIES

W.L. SE 1/4 SECTION 28-4-23  
330.81

S. 00°26'52" E. 328.79

N. 00°26'52" W. 328.84

N. 00°26'52" W. 2646.46  
1986.86

N. 88°38'58" E. 2647.48  
N.L. SE 1/4 SECTION 28-4-23

SARA LANE  
66' WIDE

UNPLATTED LANDS CERTIFIED SURVEY MAP 120 UNPLATTED LANDS

PARCEL 1 PARCEL 2 PARCEL 3 PARCEL 4

N. 88°38'38" E. 661.82

(B)

(C)

(D)

S. 00°26'22" E. 132.35

UNPLATTED LANDS

S. 88°38'14" W. 37.10

UNPLATTED LANDS

LOT 1  
148,421 SQ. FT.  
3.407 AC.

LOT 2  
47,545 SQ. FT.  
1.092 AC.

S. 88°42'08" W. 627.61

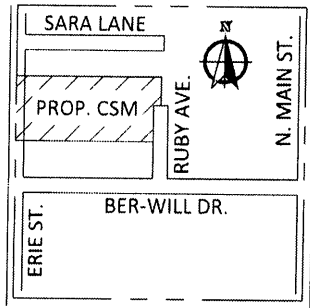
LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

MAISON MANOR SUBDIVISION BLOCK 2

BER-WIL DRIVE  
66' WIDE

RUBY AVENUE  
66' WIDE

LOCATION MAP



SW COR. SE 1/4 SEC. 28-4-23  
N. 288,527.70  
E. 2,562,676.48

- (A) N. LINE S. 1/2 OF NW 1/4 OF NW 1/2 OF SE 1/4 SECTION 28-4-23
- (B) E. LINE OF NW 1/4 OF NW 1/4 OF SE 1/4 SECTION 28-4-23
- (C) FD. 1 1/4" I.P. - 0.2E  
FD. 1 1/4" I.P. - 0.7S 2.2E
- (D) SET 3/4" REBAR  
FD. 1 1/4" I.P. - 0.5N 2.3E
- (E) ROAD DEDICATION  
14,805 SQ. FT. OR 0.340 AC.

NOTES:  
ZONING OF PARCELS IS R-4, URBAN RESIDENTIAL DISTRICT I

OWNERS/LAND SPLITTERS:  
MARK AND CAROLE DECHECK  
4403 RUBY AVENUE, RACINE, WI 53402

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28-4-23 IS ASSUMED TO BEAR N 00°26'52" W.

- LEGEND:
- 1" O.D. IRON PIPE FOUND
  - ⊗ 1 1/4" O.D. IRON PIPE FOUND
  - ⊗ 5/8" O.D. REBAR FOUND
  - 3/4" O.D. REBAR - 1.50 LBS/LIN FT. SET
  - ⊕ 6" CONC. MON. W / BRASS CAP FOUND



**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbasc.net

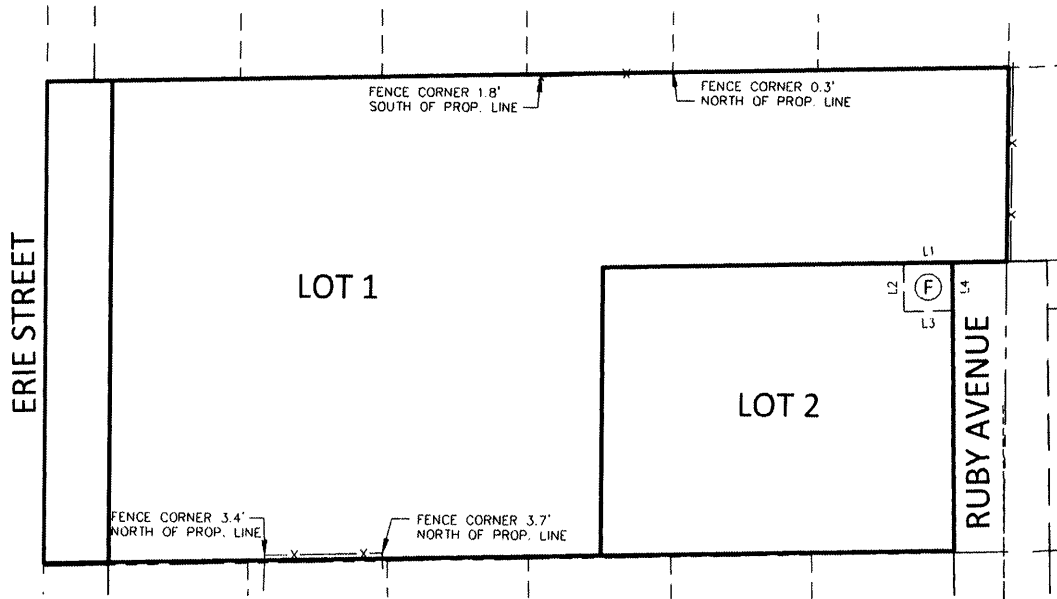
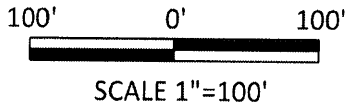
This Instrument was drafted by Mark R. Madsen February 22, 2022.

2022.0031.01 CSM.DWG  
SHEET 1 OF 4 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

EXISTING EASEMENT AND WETLANDS



**EASEMENT LINE TABLE**

Line #	Length	Direction
L1	33.00	S88° 38' 14"W
L2	33.00	S01° 17' 50"E
L3	33.00	N88° 38' 14"E
L4	33.00	N01° 17' 50"W

NOTES:  
WETLANDS DELINATED BY  
XXXXXXXXXXXXXXXXXX ON XXXXXXXX XX, 2022.

(F) 33'X33' TURN-A-ROUND EASEMENT  
CONVEYED TO THE VILLAGE OF CALEDONIA  
FOR STREET PURPOSES BY AN AGREEMENT  
RECORDED IN VOLUME 2392 OF RECORDS,  
PAGE 696 AS DOCUMENT NO. 1475845.



**Nielsen Madsen + Barber**

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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Mark and Carole DeCheck, Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 23 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the Southwest corner of said Southeast 1/4 of Section 28-4-23; run thence N00°26'52"W, 1986.86 feet along the West line of said Southeast 1/4 of Section 28-4-23 to the point of beginning of this description; continue thence N00°26'52"W, 328.79 feet along said West line of the Southeast 1/4 of Section 28-4-23; thence N88°38'38"E, 661.82 feet along the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28-4-23 to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28-4-23, said point being the Southeast corner of Parcel 4 of Certified Survey Map No.120, a map recorded in the office of the Register of Deeds for Racine County in Volume 1 of Certified Survey Maps, page 247; thence S00°26'22"E, 132.35 feet along said East line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28-4-23 to a point on the North right-of-way line of Ruby Avenue; thence S88°38'14"W, 37.10 feet along the North line of said right-of-way to the Northwest corner of said right-of-way; thence S01°17'50"E, 197.06 feet along the West line of said right-of-way to a point on the North line of Matson Manor Subdivision, a plat recorded in the office of the Register of Deeds for Racine County in Volume 27, Page 63 of Plats, and filed as Document No. 781314, said point being the Northeast corner of Lot 1, Block 2 as of said Matson Manor as laid out; thence S88°42'08"E, 627.61 feet along the North line of said Matson Manor as laid out to a point on said West line of the Northwest 1/4 of Section 28-4-23 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 210,771 square feet or 4.839 acres (195,966 acres or 4.499 acres when excluding the Westerly 45.00 feet dedicated to the public).

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

XXXXXXXXXX XX, 2022

\_\_\_\_\_  
Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)-634-5588

OWNERS' CERTIFICATE

We Mark and Carole DeCheck as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Mark and Carole DeCheck have caused these presents to be signed as Owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mark DeCheck  
4403 Ruby Avenue  
Racine, WI 53402

\_\_\_\_\_  
Carole DeCheck



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbssc.net

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STATE OF WISCONSIN }  
COUNTY OF \_\_\_\_\_ } S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Mark and Carole DeCheck, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_

My commission expires: \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

Bank, a corporation duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Mt. Pleasant Evangelical Lutheran Church, owner.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Bank

STATE OF WISCONSIN }  
COUNTY OF \_\_\_\_\_ } S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, \_\_\_\_\_

My commission expires: \_\_\_\_\_

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Joslyn Hoeffert, Clerk  
Village of Caledonia



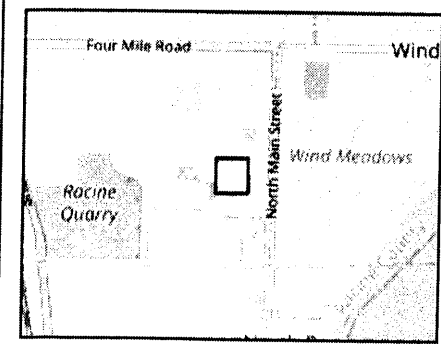
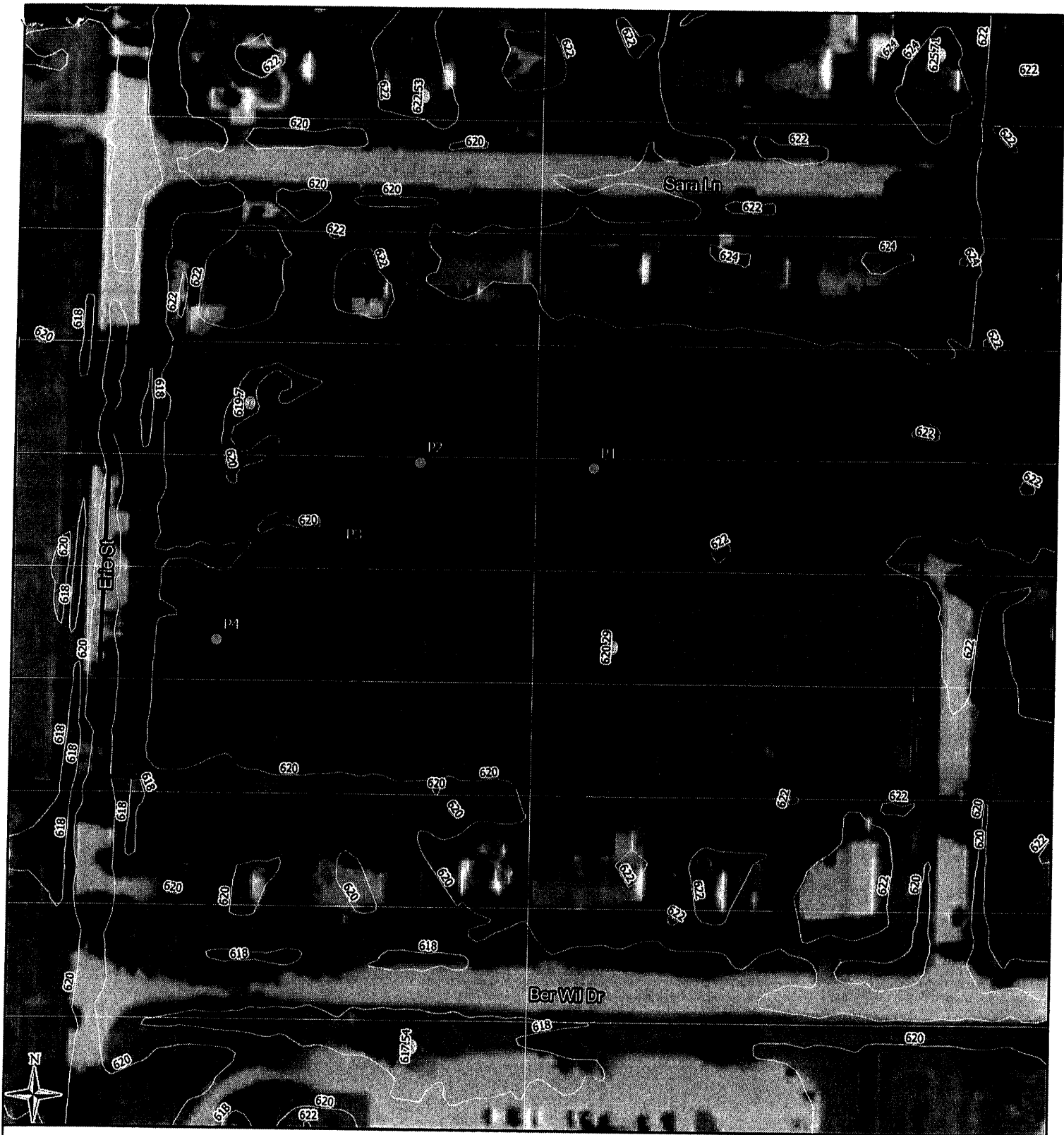
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- Study Area (4.85 ac)
- Field Delineated Wetland (0.35 ac)
- Racine Co 2' Contours

**Sample Points**

- Upland
- Wetland



**Heartland**  
ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands  
Ruby Avenue Parcel  
Project #20220669  
T4N, R23E, S28  
V Caledonia, Racine Co

2020 NAIP  
Racine Co, HEG  
LRR: M