

RESOLUTION NO. 2022-82

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE 2 WAIVER MODIFICATIONS AND A PROPOSED CONCEPT PRELIMINARY PLAT THAT WILL CREATE 30 SINGLE-FAMILY RESIDENTIAL LOTS FOR THE PARCEL LOCATED AT 6020 ERIE STREET AND THREE PARCELS LOCATED WEST OF 5945 ERIE STREET (NOW WATERS EDGE) SUBMITTED BY JOHN WAHLEN, APPLICANT, VILLAGE OF CALEDONIA, OWNER (PARCEL ID NOS. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000)

The Village Board of the Village of Caledonia hereby resolves as follows:

WHEREAS, the applicant has submitted a Concept Preliminary Plat for The Glen At Waters Edge to the Village for consideration. The proposed Concept Preliminary Plat would create 30 lots from the existing parcels.

WHEREAS, after review of the Concept Preliminary Plat of The Glen At Waters Edge, the Public Services Director created a Memo for the Village Plan Commission. The Public Services Director's Memo dated July 21, 2022, attached hereto as **Exhibit A**, recommended approval of 2 Modification Waivers and conditional approval of the Concept Preliminary Plat.

WHEREAS, a condition of approval indicated the need for the approval of a Waiver Modification from Ordinance 14-3-4(c)(4)(b)(ii) to allow a subdivision to develop with less than 40% open space within the Sanitary Sewer & Water Service Area.

WHEREAS, a condition of approval indicated the need for approval of a Waiver Modification from Ordinance 14-3-5(b) to allow a subdivision to develop without Conservation Easements within the Sanitary Sewer & Water Service Area.

WHEREAS, the Village Plan Commission on July 25, 2022 recommended approval of the 2 Waiver Modifications and conditional approval of the Concept Preliminary Plat for The Glen At Waters Edge in accordance with the Public Services Director's Memo (**Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the 2 Waiver Modifications and the Concept Preliminary Plat for The Glen At Waters Edge as set forth above, are 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 in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 15 day of August 2022.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs
James R. Dobbs
Village President

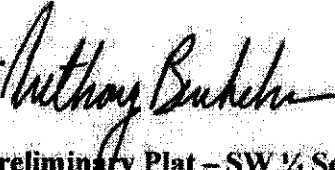
Attest: _____

Megan O'Brien
Megan O'Brien
Deputy Village Clerk

MEMORANDUM

Date: Thursday, July 21, 2022

To: Plan Commission

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

Re: The Glen At Waters Edge Preliminary Plat – SW ¼ Section 16 & NW ¼ Section 21 Range 23 East Town 4 North Parcel ID's 51-104-04-23-16-021-000, 51-104-04-23-21-016-000, 51-104-04-23-21-016-010, & 51-104-04-23-21-021-000

The Planning & Zoning Department and the Engineering Department have received a Preliminary Plat for The Glen At Waters Edge prepared by Grady L. Gosser R.L.S. of Trio Engineering, LLC, on behalf of Cornerstone Development of S.E. WI, LLC.

As background for the Plan Commission, the Village Board and Village Staff have been in discussion/negotiations with Cornerstone Development for the development of the Village owned parcels within TID #5. The Village Board entered into a Development Agreement with Cornerstone Development through Resolution 2022-73 which was approved on July 11, 2022.

The Glen At Waters Edge is located on the West side of Waters Edge at the future intersection of 5 Mile Road. This subdivision is located within the sanitary sewer & water service area and is for the creation of 30 single family lots, 3 Outlots, and the construction of 5 Mile Road from Waters Edge to the existing termini of 5 Mile Road, East of North Pointe Drive, and 3 cul de sacs yet to be named.

The Caledonia Land Use Plan indicates the parcels to be Medium Density Residential (6,200 square feet to 18,999 square feet). The Preliminary Plat for the subdivision has a range of lot sizes from 11,178 square feet to 22,506 square feet. The Preliminary Plat is consistent with the Village's Comprehensive Land Use Plan (2035 Land Use Plan). The 2035 Land Use Plan also indicates that there is Primary Environmental Corridor on the parcels. The Primary Environmental Corridor is shown, but will need to be confirmed as to the exact location by SEWRPC.

The Village Zoning Map indicates the parcels are Zoned R-3. The proposed Zoning for the Preliminary Plat is R-4. The Plan Commission and Village Board will be reviewing the Rezoning Application at the July Plan Commission Meeting. The Rezoning should be considered and approved prior to approval of the Preliminary Plat. The Preliminary Plat appears to be consistent with R-4 Zoning.

The Preliminary Plat is located in the Sanitary Sewer & Water Service Areas. Sanitary Sewer and Water Extension Plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary set of construction plans has been submitted for review. These preliminary plans will be reviewed and comments provided to the Developer when completed.

With the Preliminary Plat being located within the Sanitary Sewer and Water Service Areas the current Ordinance requires a minimum of 40% open space within the development. When performing calculations on the Preliminary Plat, it appears that the open space is approximately 26.66%. This will require a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii). The Legislative and Licensing Committee had been working on a change in the Subdivision Ordinance that does not require open space for subdivisions within the Sewer Service Area that are served with both Sanitary Sewer and Water. They were also working on changing the Subdivision Ordinance so that Conservation Easements are not required within these subdivisions. This will also require a Modification Waiver from Ordinance 14-3-5(b). The Village Engineering Department supports the granting of the Modification Waivers as necessary.

5 Mile Road is considered a principal throughfare. Typically, a principal throughfare would require a 90' Right of Way. With an Urban Arterial Road Cross Section from the Ordinance, a 70' Right of Way would be sufficient. The 70' Right of Way would also match the Right of Way width on 5 Mile Road in Lake Charles Estates (subdivision immediately to the West). A 70' Right of Way for 5 Mile Road should be granted.

The 3 proposed cul de sacs are considered local roads. 66' of Right of Way would be appropriate for the straight sections of the cul de sacs. The proposed cul de sacs have 75' Radii for the Right of Way. The Radii of the cul de sacs shall be 80'.

The Preliminary Plat will need to be revised to update the Right of Way as indicated above.

Cornerstone Development has also requested that a portion of the existing Right of Way of 5 Mile Road be vacated at Daily Double Lane. This request will be reviewed at a later date.

Access for the parcels shall be limited to 1 access per single family lot. There shall be 50' No Access restrictions placed at the intersection of all corner lots (Lots 8, 9, 14, 24, 25, & 30). There shall be No Access Restrictions placed along 5 Mile Road on the lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.). There also shall be No Access Restrictions placed along Waters Edge (Lots 13 & 14).

In addition to No Access Restrictions there also will need to be 25' x 25' Vision Triangle Easements placed at the intersections of all corner lots (Lots 8, 9, 14, 24, 25, & 30). The detail provided will need to be adjusted as necessary and the easements will need to be shown on the lots.

The drainage of the lots within the Preliminary Plat according to the Master Drainage Plan, show 2 separate watersheds (M-14-2 & M-14-3). The Northern drainage basin predominately drains East to the Drainage Way located in Outlot 3, then to the road culvert under Waters Edge (M-14-2). The Southern drainage basin predominately drains East to Waters Edge then North to the same road culvert (M-14-3). A Storm Water Management Plan will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary Storm Water Management Plan has been submitted for review. This preliminary plan will be reviewed and comments provided to the Developer when completed. The Preliminary Plat has indicated that a Storm Water Management Pond will be installed in Outlot 2.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the drainage way in Outlot 3. The Surface Water Data Viewer also indicates hydric soils on the majority of the property. A Wetland Delineation has been done on this property by OTIE and confirmed by the DNR in June 2022. Wetlands are shown on the Preliminary Plat.

Prior to considering the Preliminary Plat, there are 2 Modification Waivers that will need to be considered by the Plan Commission. Those modification waivers are as follows:

Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) to allow a subdivision to be developed with less than 40% open space within the Sanitary Sewer & Water Service Area.

Modification Waiver from Ordinance 14-3-5(b) to allow a subdivision to be developed without Conservation Easements.

The 2 Modification Waivers were reviewed, and the following recommendations are proposed.

Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop with less than 40% open space within the Sanitary Sewer & Water Service Area subject to the following:

- 1.) The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.**
- 2.) The 40% open space requirement has been restrictive and prohibitive for the development of land within the Sanitary Sewer & Water Service Area.**

Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-5(b) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop without Conservation Easements within the Sanitary Sewer & Water Service Area subject to the following:

- 1.) The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.**

The Engineering Department has reviewed the Preliminary Plat and recommend approval of the Preliminary Plat of The Glen At Waters Edge subject to the following conditions:

Move to approve the Preliminary Plat of The Glen At Waters Edge subject to the following:

- The execution of a Pre-Development Agreement and Deposit of \$3,000.00.**
- Approval of Modification Waivers from Ordinance 14-3-4(c)(4)(b)(ii) and Ordinance 14-3-5(b).**
- Approval of the Rezoning Request from R-3 to R-4.**
- Correct the Road name from Erie Street to Waters Edge.**

- **Add Names for Cul De Sacs.**
- **Addition of the Owner of the Parcels. Include name, address, and telephone number.**
- **Addition of all platted Right of Ways within 300' of the Plat (Silent Sunday Court, North Pointe Drive & Waters Edge).**
- **Addition of all public and private easements within 300' of the Plat.**
- **Provide ownership information for lots within 100' of the Plat.**
- **Designate areas of slopes greater than 12%.**
- **Note if there are any Burial, Historical, or Cultural Resources on the property.**
- **A legal description of the parcels.**
- **Provide Density calculations for the Plat.**
- **Primary Environmental Corridor will need to be confirmed by SEWRPC.**
- **Wetland Buffers/Setbacks and uses are shown as necessary. Add Notes describing the maintenance (e.g., No Mow) of the Wetland Buffer. Also add Notes as necessary for what uses can be done in wetland buffers.**
- **Adjust Lot 17 to remove Primary Environmental Corridor from the Lot.**
- **The Right of Way width of 5 Mile Road shall be 70'.**
- **The Right of Way for the local streets shall be 66'. Radii for the cul de sacs shall be 80'.**
- **Adjust the road widths for 5 Mile Road and the 3 cul de sacs to the required widths by the Ordinance. (Urban Arterial Road & Urban Cul de sac)**
- **Addition of a Note for all parcels being limited to 1 access.**
- **50' No Access Restrictions placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30).**
- **No Access Restrictions placed along 5 Mile Road on lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.).**
- **No Access Restrictions placed on Waters Edge (Lots 13 & 14).**
- **25' x 25' Vision Triangle Easements placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30). Adjustment of the detail for Vision Corner Easement for distance and that there shall be nothing grown, stored, or erected to a height more than 6" above the ground surface.**
- **Addition of a note for Outlot 2 being used for Storm Water purposes and being a Storm Water Easement. In addition, this will require a separate Storm Water Easement to be recorded to cover liability, maintenance, and a maintenance schedule.**
- **The granting of a 12' Drainage & Utility Easement along the exterior boundary of the subdivision. This will not be required along Outlot 1 or Outlot 3.**
- **Will need to add Utility Easements to the Plat when Utility layouts have been completed.**
- **Add Note on the Plat for restricting trees, plantings, buildings, berms, fences, etc. in easement areas and Right of Ways.**
- **Review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.**
- **Review and approval of the Site Grading & Drainage Plans by the Engineering Department, Caledonia Utility District and Village Board.**

- **Add Note on the Plat that Driveways shall not have a centerline slope steeper than 6%.**
- **Add Note on the Plat that “Lots have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.”**
- **Review and approval of Road Construction Plans by the Engineering Department and the Village Board.**
- **The execution of a Development Agreement with appropriate securities for the infrastructure required for the site at time of the Final Plat.**
- **Prior to construction of any infrastructure or earthmoving activities the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Permits as required from the State and County (i.e. DNR NOI).**
- **All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.**
- **Final Asbuilts for all infrastructure shall be prepared, submitted, reviewed and approved prior to the release of any Building Permits.**
- **All comments from Village Department Heads, Committees and Commissions addressed as necessary.**
- **The Glen At Waters Edge subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

Preliminary Plat Application

Applicability: Chapter 3 of Title 14 governs land divisions of a parcel of 3 acres or more where the land division creates 5 or more new parcels, building sites, or condominium units by successive division within a 5 year period. This Checklist is a guide for the development of Conservation Subdivisions within the Village and does not waive any requirements of the Ordinance itself. The subdivision regulations can be obtained from the Village Clerk, in hard copy at the Village Hall or electronically via email at kpope@caledonia-wi.gov or at the Village's website at www.caledonia-wi.gov. The Village Clerk can be reached by phone at 262-835-6415. This application shall be submitted with the Preliminary Plat and reviewed by the Engineering Department at the time of submittal. A Preliminary Plat shall not be submitted and/or reviewed unless the Subdivider has completed the Concept Subdivision Application and Conference Process (see Concept Subdivision Application). All information shall be submitted in hard copy and on disk.

Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE

Property Location/Address: WATERS EDGE / FIVE MILE ROAD / ERIE STREET

Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188

Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089

Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA

Address: _____ City: _____ State: _____ Zip: _____

Surveyor: TRIO ENGINEERING Phone: (262) 790-1480

Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480

PROPERTY SPECIFICS:

Current Zoning of Property: R3 SUBURBAN RESIDENTIAL

Proposed Zoning of Property: R4 URBAN RESIDENTIAL

Density Factor According to Village's Land Use Plan: _____

Circle One: Sewered Unsewered Reserved Sewer/Water Area

Base Development Yield Per Plan Commission Initial Application/Concept Plan Review: _____

Tax Parcel ID Number: 104.04 23160 21000 / 104.04 2321016000 / 104.04 2321021000

(The following to be completed by Village Engineering Department)

Initial Application/Concept Plan: Yes No

Has the Subdivider had an Initial Application/Concept Plan reviewed and discussed by the Engineering Department and Plan Commission?

Date of Plan Commission Initial Review Meeting: _____

Notice to Property Owners:

Yes No Has Subdivider provided a list of property owners within 300 feet of proposed land division on disk, hard copy and mailing labels?

MAILING LABELS INCLUDED

Received by: _____ Date: _____

***The following checklist to be completed by the Subdivider and verified by Village Engineer.
Village Engineer will provide response to Subdivider.***

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer's review where necessary.

Preliminary Plat: Has the Subdivider:

- Submitted a preliminary plat that was prepared by a licensed land surveyor or engineer at a convenient scale not less than one (1) inch equals one hundred (100) feet?
- Prepared the preliminary plat in accordance with applicable state statutes, the Racine County Code of Ordinances and the Village's Ordinance? More than one (1) sheet may be used to present the information required in this section:

A. Requirements. Does the preliminary plat meet the following requirements:

1. **Name of Proposed Subdivision:** THE GLEN AT WATERS EDGE

- The proposed name of the subdivision shall not duplicate or be alike in pronunciation of the name of any plat previously recorded in the County.

Notes: TRIG ENGINEERING IS THE PROJECT ENGINEER AND SURVEYOR.

2. **Project Ownership and Development Information.** Does the preliminary plat contain:

- a. The name, address, and telephone number of the legal owner of the Parent Parcel and, if applicable, agent of the property. _____

- b. The name, address, and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, and for surveys.

- c. Date of preparation. _____

Notes:

3. **Existing Site Conditions.** Has the Subdivider filed a property survey map with the Plat that contains the following information?

- a. Boundary line of the proposed site and all property to be subdivided. Include all contiguous land owned or controlled by the Subdivider.

- b. Location, width, and names of all existing platted streets and rights-of-way to a distance of 300 feet beyond the site.

- c. Show the type, width and condition of street improvements; railroad or major utility rights-of-way, parks and other public open spaces, location and widths of existing snowmobile or other recreation trails; and permanent buildings and structures to a distance of 300 feet beyond the site, if any.

- d. Location, widths, and names of all existing public and private easements to a distance of 300 feet beyond the site.

- e. Identify by name and ownership boundary lines of all adjoining lands within 100 feet of the proposed plat.
- f. Topographic data including contours at vertical intervals of not more than 2 feet. Elevation values shall be based on the National Geodetic Vertical Datum of 1929 (NGVD 29) or the North American Datum of 1988 (NAVD 88) or future adjustments to NAVD 88 as defined by the National Geodetic Survey, if applicable for that parcel, and should also be so noted on the plat.
- g. Significant natural resource features on the site, including: jurisdictional wetlands, floodplains, watercourses, existing wooded areas, slopes of 12% or greater, drainage ways, rare, threatened and endangered species, all environmental corridors as mapped by the Southeastern Wisconsin Regional Planning Commission, and other natural resource features, views and other prominent visual features. If the property contains slopes of any kind, the Subdivider should verify the percentage of the slopes on the property by having an actual survey of the property completed and a copy of such survey should be provided to the Village Engineer.
- h. Burial sites categorized under Wis. Stats. Section 157.70, Indian mounds, national and state register listed properties, and locally designated historic properties.
- i. Existing soil classifications including identification of poor, hydric soils.
- j. Legal description of the property.
- k. Existing zoning classifications for land in and abutting the subdivision.
- l. Total acreage of the proposed site.
- m. Provide graphic scale, north arrow, and date.
- n. Conservation Easements.
- o. Restoration zones, including association land included in native landscaping, buffers, and drainage easements.

Notes: REZONING EXHIBIT IS INCLUDED.

4. **Subdivision Design Features.** The preliminary plat must provide the following information:

- a. Layout of proposed streets, showing right-of-way widths, pedestrian walkways, types of improvements, street surface widths, and proposed street names.
- b. Locations and type of proposed public easements (i.e. drainage, utility, pedestrian, public access to waterways, etc.); and all Conservation Easements.
- c. Layout of proposed blocks and lots within the plat.
- d. Basic data regarding proposed and existing (if applicable) lots and blocks, including numbers, dimensions, area.
- e. Minimum front, side and rear yard building setback lines for all lots.
- f. Indication of the use of any lot.

- g. Location and size of all proposed and existing sanitary sewer lines and water mains, proposed community sewer and water system, or individual on-site septic systems and potable water sources.
- h. Location and size of all proposed and existing storms sewers (lines, drain inlets, manholes), culverts, retention ponds, swales, infiltration practices and areas, and other stormwater facilities within the plat and to a distance of 100 feet beyond the site.
- i. Open space areas, other than pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres. Provide information on the conditions, if any, of the dedication or reservation.
- j. Proposed preservation, if any, of historical buildings and structures.
- k. Development Envelopes showing areas for grading, lawns, pavement and buildings.
- l. Stewardship Plan and management plan for restoration and long-term management of the open space areas. *IT IS OUR UNDERSTANDING THAT THIS IS NOT REQUIRED.*

Notes:

5. **Preliminary Construction Plans.** Has the Subdivider provided the following information on one or more sheets?
- a. A Plan and Profile with proposed street centerline profile grades, showing the existing and proposed profile grade lines. *DON'T HAVE PLAN AND PROFILE SHEETS YET, BUT THE OVERALL PRELIMINARY SYSTEM PLAN IS INCLUDED.*
 - b. A Grading and Erosion Control Plan showing the existing and proposed grades, drainage patterns, and stormwater facilities. The plan shall show the location and extent of grading activities in and adjacent to the plat, overall area of the site in acres, total impervious surface area of project, total pervious area, stockpile locations, erosion and sediment control facilities, and a schedule for erosion and sediment control practices, including site specific requirements to prevent erosion at the source. Major trees to be preserved, with a diameter of four (4) inches or more measured twelve (12) inches above ground level, shall be shown on the preliminary grading and erosion control plan. Adequate measures for protecting major trees shall be shown on the plan.
 - c. Provisions for sewage disposal, water supply, stormwater management, and flood control.

Notes: *PRELIMINARY STORM WATER MANAGEMENT REPORT ALSO INCLUDED.*

6. **Easements.** Has the Subdivider provided for the following easements?

- a. An easement across the rear twelve (12) feet of each lot abutting upon a lot in the same plat subjected to a similar easement, making in all an easement of twenty-four (24) feet. The easement shall be established for the installation of all public utilities. In the event such lot does not abut upon a lot subjected to a similar easement, such non-abutting lot shall be subject to an easement of at least twelve (12) feet in width for the same purposes as hereinbefore set forth. In the event compliance with this requirement is not practicable in the opinion of the Village Board, the Village Board may waive the requirements herein provided.

- b. The Subdivider shall dedicate such other lands or grant such other easements as the Village Board determines to be reasonably required in accord with the Wisconsin Statutes, to provide for public utilities and public uses and needs with respect to such subdivision development.

Notes: OUTLET 3 FOR PUBLIC PARK

(The following to be completed by Village Engineer.)

Review of Preliminary Plat: The following is a guide of what you can expect from the review process for the Preliminary Plat. Questions should be directed to the Engineering Department.¹

- 1. Review for Completeness.** The Engineering Department shall determine whether the Preliminary Plat is complete using the Ordinance and completing the checklist. If the Plat or supporting information is not complete, the Engineering Department will contact you and request in writing the additional required information. The Department will not take action on an incomplete application.

Review Completed by (Village Engineer Initials): _____ Date: _____
Other Action Taken: _____

- 2. Referral.** Administrative staff and utility commission reviews. The Engineering Department shall provide copies of the preliminary plat to Village department heads, to the appropriate objecting agencies under Wis. Stats. section 236.12, and to the appropriate utilities for their review and comment. The Village staff and utility comments will be forwarded to the Village Plan Commission and Village Board for consideration during the review process.

Referred To:
Police Date: _____
Fire Date: _____
Highway Date: _____
Parks Date: _____
Utility Date: _____
Planning Date: _____

Comments Received From:
Police Date: _____
Fire Date: _____
Highway Date: _____
Parks Date: _____
Utility Date: _____
Planning Date: _____

- 3. Village Plan Commission Review and Informational Meeting.** The Village Clerk shall give notice of the Plan Commission's review of the preliminary plat by listing it as an agenda item in the Plan Commission's meeting notice. The notice shall include the name of the applicant, the address of the property in question, and the requested action. Property owners within 300 feet of the proposed land division shall receive written notice of the Plan Commission's review. The Subdivider shall mail this notice, including date, location, time and agenda and provide an Affidavit of Mailing to the Village Engineer prior to the meeting. The cost for such written notice shall be borne by the Subdivider. The Village Clerk may schedule an informational meeting on the preliminary plat. If the Village does schedule an informational meeting, notice shall be provided under the same parameters as notice for the Plan Commission's review. The cost for such written notice shall be borne by the Subdivider.

Village Plan Commission Review Date: _____

Notice to Property Owners of Plan Commission Review Date Mailed: _____ Initials: _____

Was there an Informational Meeting Held? Yes No

If Yes, Date Notice to Property Owners Mailed: _____ Initials: _____

- 4. Plan Commission Recommendation.** After review of the preliminary plat and discussion with the Subdivider as to changes and the kind and extent of public improvements that will be required, the Plan Commission shall recommend to the Village Board disapproval, approval, or conditional approval of the preliminary plat within 60 days of the filing date.

Plan Commission Recommendation: _____ Date: _____

Conditions Attached? Yes No

5. **Board Action.** After receipt of the Village Plan Commission's recommendation, the Village Board shall, within 90 days of the date the preliminary plat was filed with the Engineering Department, approve conditionally, or reject such preliminary plat and shall state, in writing, conditions of approval or reasons for rejection. Unless the time is extended by agreement with the Subdivider, failure of the Village Board to act within 90 days or extension thereof shall constitute an approval of the preliminary plat, unless other authorized agencies object to the plat. The Plan Commission shall communicate to the Subdivider the action of the Village Board. If the preliminary plat is approved, the Engineering Department shall endorse it for the Village Board.
6. **Effect of Approval.** Approval of a preliminary plat shall be valid for twenty-four months from the date of approval or conditional approval. Subject to section 236.11(1)(b), Wis. Stats., approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the Plan Commission and Village Board at the time of its submission.
7. **Amendment.** If the Subdivider desires to amend the preliminary plat as approved, the Subdivider may resubmit the amended plat, unless the amendment is, in the opinion of the Village Board, of such scope as to constitute a new plat, in which case it shall be refiled. The Village reserves the right to require an additional fee where, in the opinion of the Village Board, such amendment requires significant additional Village resources.

Date of Village Board Action: _____

Village Board Action (Circle One): *Disapproval Approval Conditional Approval*

Conditions Attached? Yes No

Date Village Board Action Communicated to Subdivider: _____

Completed By and Date: _____

¹ Once the Preliminary Plat review process is complete and the Subdivider has met the requirements of the Ordinance based on the review, the Final Plat may be submitted pursuant to 14-3-3(h) and (i). Obtain a copy of Final Plat Application to guide you through the Final Plat submittal and approval process.

Date Received: _____

Checklist #5: Modification and Waiver Application, Review and Approval Process

Applicability: Section 14-3-1(k) of Title 14 governs the granting, by the Village Board, of modifications of and/or waivers from the requirements of the provisions of the subdivision ordinance if an exceptional circumstance exists or undue hardship would result. Application for any such modifications or waivers shall be made in writing by the Subdivider at the time when the Initial Application, along with Checklist #1: Information Required for Initial Conference, Initial Application, Concept Plan, as required under section 14-3-3 is filed for consideration, stating fully all facts relied upon by the Subdivider. This Checklist is a guide only and does not waive any requirements of the ordinance itself. A copy of the Village's subdivision ordinance can be obtained from the Clerk in hard copy at the Village Hall or electronically via email at wchristensen@Villageofcaledoniawi.com or at the Village's website at www.caledoniawi.com. The Village Clerk can be reached by phone at 262-835-6415. This Checklist shall be submitted with the Initial Application and reviewed by the Engineering Department at the time of submittal. All information shall be submitted in hard copy and on disk in a format acceptable by the Village.

Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE

Property Location/Address: WATERS EDGE / FIVE MILE ROAD / GRIE STREET

Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188

Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089

Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA

Address: _____ City: _____ State: _____ Zip: _____

Surveyor: TRIO ENGINEERING Phone: (262) 790-1480

Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480

PROPERTY SPECIFICS: Current Zoning of Property: R3 SUBURBAN RESIDENTIAL

Proposed Zoning Change: R4 URBAN RESIDENTIAL

Circle One: Sewered Unsewered Reserved Sewer/Water Area

Current Density Factor According to Village's Land Use Plan: _____

Village CALEDONIA Range 23 Section 21 Parcel ID# 104042316021000
104042321016000
104042321021000

(The following to be completed by Village Engineering Department)

Initial Application: Yes No

Has the Subdivider submitted its Initial Application and Checklist #1? If no, then notify the Subdivider that this must occur before an Application for Modification and/or Waiver can be submitted.

Date Initial Application and Checklist #1 Submitted to Village Engineer for Review and Response: _____

Date Checklist #5 Submitted to Village Engineer for Review and Response: _____

Date Received: _____

The following information is to be completed by the Subdivider and verified by Village Engineer. Village Engineer will provide response to Subdivider.

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer’s review where necessary. Attach any additional information/data that you would like the Village Engineer’s input.

Application: Has the Subdivider provided:

- Detailed facts relied upon for requesting modification and/or waiver. → 40% OPEN SPACE.
- Maps → CONCEPT
- Plans → PLAT
- Other Data that will assist in the analysis (Describe): WE REQUEST A WAIVER TO THE VILLAGE'S 40% OPEN SPACE REQUIREMENTS

Analysis of Factors:

- a. Why would the Modification or Waiver be consistent with the general intent of the Ordinance? WE ARE DEDICATING A 3.37 AC PARK TO THE VILLAGE THAT WILL REMAIN AS OPEN SPACE FOR PUBLIC BENEFIT.
- b. Why will the Modification or Waiver not adversely affect property owners in the surrounding area? PROPOSED LOT SIZES FOR THE GLEN AT WATERS EDGE ARE OF SIMILAR SIZE AS COMPARED TO THE EXISTING LOTS SURROUNDING THIS NEIGHBORHOOD.
- c. Why would the Modification or Waiver benefit the Village and be consistent with the Village’s interests? VILLAGE WILL RECEIVE A 3.37 AC PARK THAT WILL REMAIN AS OPEN SPACE.
- d. Is the Subdivider in full compliance with applicable ordinances and agreements with the Village? (Yes) or No
If the answer to this question is no, provide an explanation of and description of the non-compliance and how such non-compliance is intended to be corrected. IT IS OUR UNDERSTANDING THAT WE ARE IN FULL COMPLIANCE.
- e. Instead of granting your request for modification and/or waiver, should the Village’s ordinance be changed to accommodate the kind of situation you are presenting on this application? Yes or (No)
If the answer to this question is yes, please provide your explanation here: _____

Engineer Notes: _____

(The Following to be completed by Village Engineer.)

Review of Application: The following is a guide of what you can expect from the review process for the Application. Questions should be directed to the Engineering Department.

Date Received: _____

Conservation Subdivision Development
Village of Caledonia, Title 14 Chapter 1
Checklist #5 -- Page 3 of 3

1. Before the Village Board may act on a request for modification or waiver, the application and all supporting material will first be presented to the Plan Commission for its review and recommendation. The Village Clerk will, within forty-five (45) days of receipt of the Application for a modification or waiver, place the matter on a Village Plan Commission Agenda for review and action.

Date of Plan Commission Meeting: _____

2. The Village Plan Commission will make a recommendation to the Village Board which shall include review and consideration, but not necessarily an affirmative finding, of the following factors and the information submitted on this checklist:

- a. Whether the request for a waiver or modification, if granted, would be consistent with the general intent of the Ordinance.
- b. Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.
- c. Whether the request for waiver or modification, if granted, would benefit the Subdivider's project in a way that is not consistent with the Village's interests.
- d. Whether Subdivider is in full compliance with applicable ordinances and agreements with the Village.
- e. Whether, instead of granting the request for a waiver or modification, the Ordinance itself should be changed to accommodate the kind of situation presented by the Subdivider.

Plan Commission Recommendation: _____ Date: _____
Plan Commission Analysis of Factors and/or Minutes Attached? Yes No

3. **Conditions for Granting.** The Village Board will not grant modifications or waivers to this Ordinance unless it makes findings based upon the evidence presented to it in each specific case that:

- a. The granting of the modification or waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- b. The conditions upon which the request for a modification or waiver is based are unique to the property for which the modification or waiver is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the Subdivider would result, as distinguished from a mere inconvenience, financial hardship, or self-imposed hardship, if the strict letter of this Ordinance were carried out.

4. **Granting by Village Board.**

- a. The Village Board, if it approves of the modification or waiver of the application of this chapter or any portion of it, shall do so by motion or resolution and shall instruct the Village Plan Commission to notify the Subdivider.
- b. Such relief shall be granted without detriment to the public good, without impairing the intent and purpose of this chapter or the desirable general development of the Village in accordance with the Village land use plan or this Ordinance.
- c. A majority vote of the Village Board shall be required to grant any modification or waiver to this Ordinance. The reasons why such modification or waiver was granted shall be entered in the minutes.

5. **Past Non-compliance Not Waived.** A waiver or modification that is granted shall not waive any fines, forfeitures or other penalties that may have accrued due to violations of this Ordinance that took place prior to the date of the request being granted, unless specifically stated otherwise in the decision of the Village Board.

Date of Village Board Action: _____
Village Board Action (Circle One): Disapproval Approval Conditional Approval
Conditions Attached? Yes No
Date Village Board Action Communicated to Subdivider: _____
Completed By and Date: _____



TRIO
 10000 W. Wisconsin Ave.
 Suite 100
 Wauwatosa, WI 53226
 Phone: 414.771.1100
 Fax: 414.771.1101
 Email: info@trio.com

DEVELOPMENT SUMMARY TABLE

- Total Project Area = 18.54 ac
- (includes 0.34 ac of existing right-of-way)
- Wetland Area = 1.22 ac
- Permitted = 3.52 ac
- Proposed Zoning = R-4
- Proposed Density = 1.62 units/ac
- Public Street Length = 2,186 ft

ZONING DISTRICT SUMMARY
 R-4 Urban Residential District 1

LOT CHARACTERISTICS

- Lot Area = 10,000 sq. ft.
- Lot Width = 75'
- Building Height = 35'

SETBACKS

- Street = 25'
- Side = 10'
- Rear = 25'

ROADS

- 36" Pavement
- 30" Concrete Curb & Gutter
- 66' Right-of-Way



PROPOSED SITE PLAN
THE GLEN AT WATERS EDGE
 Village of Caledonia, WI
 (18.5 Acres)



Scale: 1" = 60' (227334")
 Scale: 1" = 120' (113667")
 DATE: 06-15-2022

PRELIMINARY PLAT OF THE GLEN AT WATERS EDGE

ALL THE PART OF THE SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, WISCONSIN COUNTY, WISCONSIN.



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1400
FAX: (262) 790-1481
EMAIL: greg@triosurvey.com

PROJECT:
THE GLEN AT WATERS EDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF CALEDONIA, WISCONSIN
BY: CORNERSTONE DEVELOPMENT

REVISION HISTORY	
DATE	DESCRIPTION

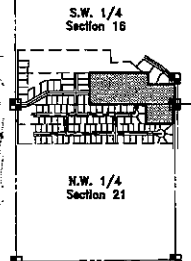
DATE:
JULY 11, 2022

JOB NUMBER:
22-040-796

DESCRIPTION:
PRELIMINARY
PLAT

SHEET

1 OF 1



LOCALITY MAP:
S.W. 1/4, SEC. 16, T. 4 N., R. 23 E.
N.W. 1/4, SEC. 21, T. 4 N., R. 23 E.
SCALE: 1"=1000'

DEVELOPER:
CORNERSTONE DEVELOPMENT OF S.E. WI, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1400
FAX: (262) 790-1481

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1400
FAX: (262) 790-1481

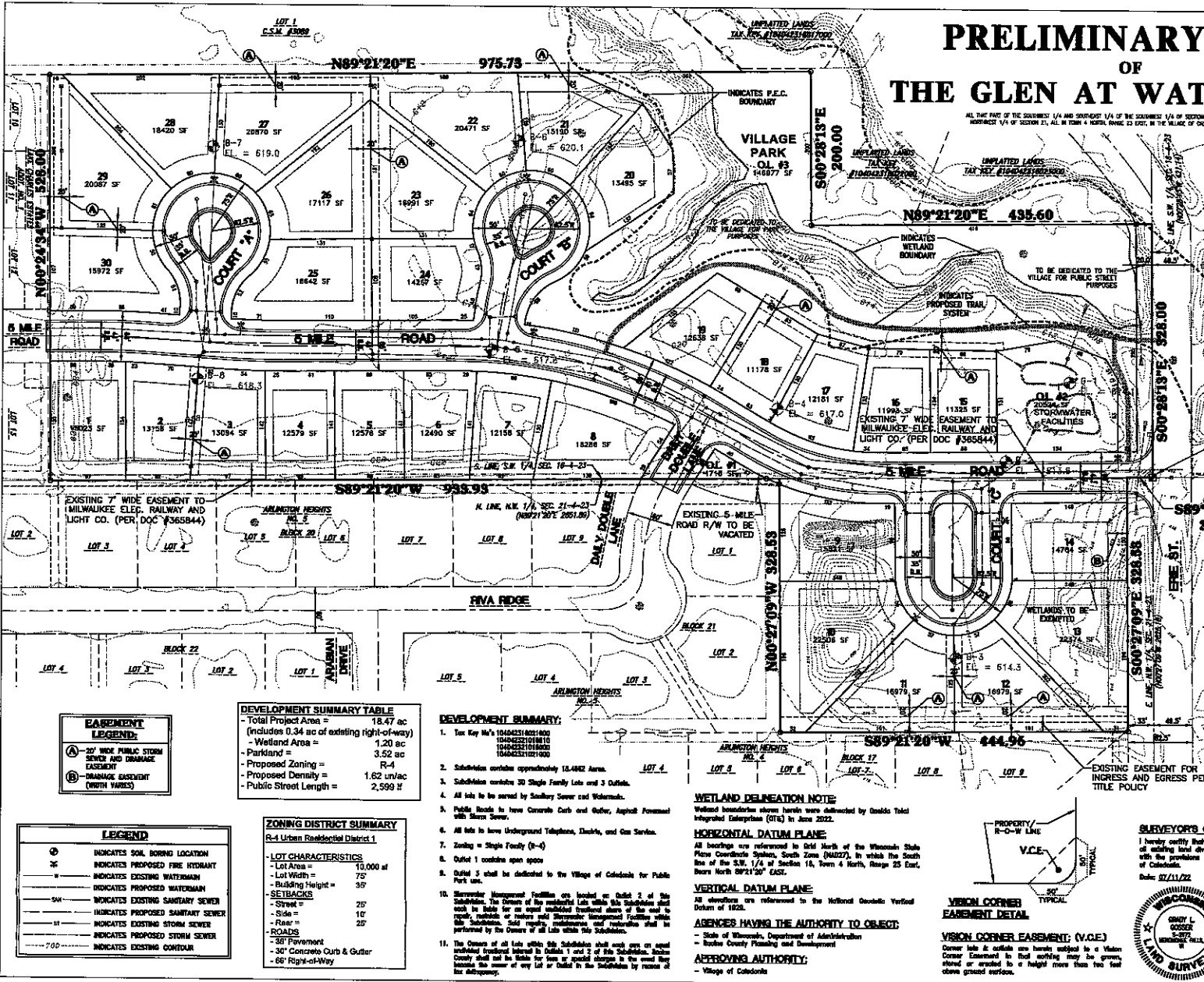
DEVELOPER:
CORNERSTONE DEVELOPMENT OF S.E. WI, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1400
FAX: (262) 790-1481

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1400
FAX: (262) 790-1481

SURVEYOR'S CERTIFICATE:
I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and plating code of the Village of Caledonia.
Date: 07/11/22



Gregory L. Gesser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
Phone: (262) 790-1400
Fax: (262) 790-1481



DEVELOPMENT SUMMARY TABLE

- Total Project Area = 18.47 ac (includes 0.34 ac of existing right-of-way)
- Wetland Area = 1.20 ac
- Parkland = 3.52 ac
- Proposed Zoning = R-4
- Proposed Density = 1.62 un/ac
- Public Street Length = 2,599 ft

- DEVELOPMENT SUMMARY:**
1. Tax Key No's 10A04231 6021-6030, 10A04231010110, 10A0423101020, 10A0423101030, 10A0423101040
 2. Subdivision contains approximately 10,482 Areas.
 3. Subdivision contains 30 Single Family Lots and 3 Outlets.
 4. All lots to be served by Sanitary Sewer and Watermain.
 5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
 6. All lots to have Underground Telephone, Cable, and Gas Service.
 7. Zoning = Single Family (R-4)
 8. Outlet 1 contains open space
 9. Outlet 3 shall be dedicated to the Village of Caledonia for Public Park use.
 10. Barrowed Management Facilities are located on Outlet 2 of the Subdivision. The Owners of the residential Lots within this Subdivision shall work in conjunction with the Village of Caledonia to ensure that the outlet is properly maintained and that the outlet is not used for any other purpose. The Village of Caledonia shall be responsible for the maintenance and operation of the outlet. The Village of Caledonia shall be responsible for the maintenance and operation of the outlet.
 11. The Owners of all lots within this Subdivision shall each own an equal undivided fractional interest in Outlets 1 and 2 of this Subdivision. Village County shall not be liable for fees or special charges in the event they become the owner of any lot or Outlet in this Subdivision by reason of the bankruptcy.

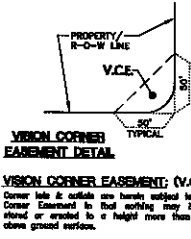
WETLAND DELINEATION NOTE:
Wetland boundaries shown herein were delineated by Donald Todd Integrated Enterprises (DTI) in June 2022.

HORIZONTAL DATUM PLANE:
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, Bears North 89°21'20" EAST.

VERTICAL DATUM PLANE:
All elevations are referenced to the National Oceanic Vertical Datum of 1928.

AGENCIES HAVING THE AUTHORITY TO OBJECT:
- State of Wisconsin, Department of Administration
- Racine County Planning and Development

APPROVING AUTHORITY:
- Village of Caledonia



EASEMENT LEGEND:

- (A) 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (B) DRAINAGE EASEMENT (WIDTH VARIES)

LEGEND

- ⊙ INDICATES SOIL BORING LOCATION
- ⊗ INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- 700 INDICATES EXISTING CONTOUR

ZONING DISTRICT SUMMARY
R-4 Urban Residential District 1

- LOT CHARACTERISTICS

- Lot Area = 75' x 75'
- Lot Width = 75'
- Building Height = 35'

- SETBACKS

- Street = 25'
- Side = 10'
- Rear = 25'

- ROADS

- 50' Pavement
- 30' Concrete Curb & Gutter
- 66' Right-of-Way

412022-001-VIS-PLAT PREPARED BY: GREGORY L. GESSER, P.L.S., PROFESSIONAL LAND SURVEYOR, NO. 5077, WISCONSIN