

RESOLUTION NO. 2022-84

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE THE PRELIMINARY PLAT OF THE GLEN AT WATERS EDGE WHICH PROPOSES 30 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 OUTLOTS ON 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 SUBMITTED BY JOHN WAHLEN, APPLICANT, VILLAGE OF CALEDONIA, OWNER

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

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

WHEREAS, after review of the 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 August 25, 2022, attached hereto as **Exhibit A**, recommended conditional approval of the Preliminary Plat.

WHEREAS, the Village Plan Commission on August 29, 2022 recommended conditional approval of the 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 Preliminary Plat for The Glen At Waters Edge 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 in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 6 day of September 2022.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs
Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: Thursday, August 25, 2022

To: Plan Commission

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



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.

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.

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.**

- **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.**

Date Received: _____

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: 104042316021000 / 104042321016000 / 104042321021000

(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?
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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: TRIO 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: OUTLOT 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: _____

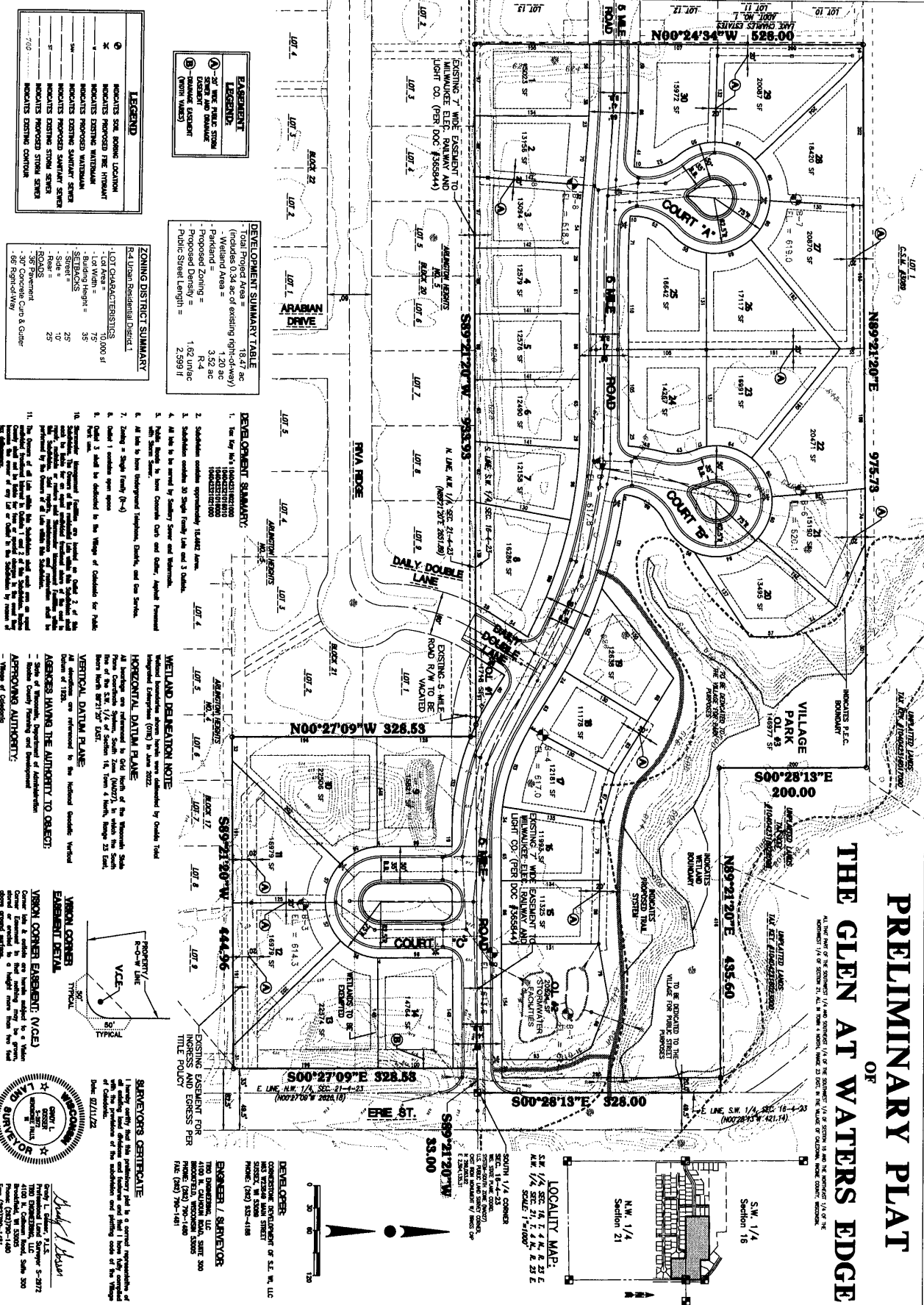
12/22/22 4:00 PM THE GLEN AT WATERS EDGE CALLED FOR RECORDING PURPOSES TO BE FILED AT WATERS EDGE 22-04-796

PRELIMINARY PLAT

OF

THE GLEN AT WATERS EDGE

As the holder of the property, I, the undersigned, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render this plat invalid.



LEGEND	
⊗	INDICATES SOIL BORING LOCATION
⊗	INDICATES PROPOSED FIRE HYDRANT
⊗	INDICATES EXISTING WATERMAIN
⊗	INDICATES EXISTING WATERMAIN
⊗	INDICATES EXISTING SANITARY SEWER
⊗	INDICATES PROPOSED SANITARY SEWER
⊗	INDICATES EXISTING STORM SEWER
⊗	INDICATES PROPOSED STORM SEWER
⊗	INDICATES EXISTING CULVERT

DEVELOPMENT SUMMARY TABLE

Total Project Area =	18.47 ac (includes 0.34 ac of existing right-of-way)
Welland Area =	1.20 ac
Parkland =	3.52 ac
Proposed Zoning =	R-4
Proposed Density =	1.62 Units/Acre
Public Street Length =	2,393 ft

ZONING DISTRICT SUMMARY

Residential Single-Family (R-4)

Lot Area =	10,000 sq ft
Lot Width =	75 ft
Lot Depth =	35 ft
Setbacks =	10' (Front), 5' (Side), 10' (Rear)
Maximum Height =	25' (Single-Family)
Maximum Coverage =	30%
Minimum Lot Area =	5,000 sq ft

- DEVELOPMENT SUMMARY**
1. The lot to be subdivided is located in the Village of Caledonia, Wisconsin, and is subject to the provisions of the Wisconsin Subdivision Map Act, Chapter S. 62.01, and the rules and regulations promulgated thereunder.
 2. The subdivision contains approximately 18.47 acres.
 3. Subdivisions contain 21 Single Family Lots and 3 Courts.
 4. All lots to be created by this subdivision are to be of equal or greater area than the lot to be subdivided.
 5. Public Streets, to be created by this subdivision, are to be of equal or greater width than the lot to be subdivided.
 6. All lots to be created by this subdivision are to be of equal or greater area than the lot to be subdivided.
 7. Zoning is Single Family (R-4).
 8. The subdivision is to be created in accordance with the provisions of the Wisconsin Subdivision Map Act, Chapter S. 62.01, and the rules and regulations promulgated thereunder.
 9. The subdivision is to be created in accordance with the provisions of the Wisconsin Subdivision Map Act, Chapter S. 62.01, and the rules and regulations promulgated thereunder.
 10. The subdivision is to be created in accordance with the provisions of the Wisconsin Subdivision Map Act, Chapter S. 62.01, and the rules and regulations promulgated thereunder.
 11. The subdivision is to be created in accordance with the provisions of the Wisconsin Subdivision Map Act, Chapter S. 62.01, and the rules and regulations promulgated thereunder.

WELLAND DIMENSION NOTE:
Welland Dimensional Control is provided by the Wisconsin Subdivision Map Act, Chapter S. 62.01, and the rules and regulations promulgated thereunder.

HORIZONTAL DATUM PLANE:
All bearings and distances on this plat are based on the Wisconsin State Plane Coordinate System, Zone 16N (NAD83), which has a datum height of 558.848 feet above sea level.

VERTICAL DATUM PLANE:
All elevations on this plat are based on the Wisconsin State Plane Coordinate System, Zone 16N (NAD83), which has a datum height of 558.848 feet above sea level.

AGREEMENTS:
AGREEMENTS HAVE THE AUTHORITY TO OBJECT:
- Village of Caledonia

VERNON CORNER EMBLEM (VCE):
The VCE is a circular emblem containing the name of the plat and the name of the engineer. It is to be placed on each corner of the plat.

AGREEMENTS AUTHORITY:
- Village of Caledonia

ENGINEER'S CERTIFICATE:
I, the undersigned, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render this plat invalid.

VERNON CORNER EMBLEM (VCE):
The VCE is a circular emblem containing the name of the plat and the name of the engineer. It is to be placed on each corner of the plat.

REVISION HISTORY

DATE	DESCRIPTION
July 11, 2022	Initial Plat

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

JOB NUMBER: 22-04-796
DESCRIPTION: PRELIMINARY PLAT
SHEET: 1 OF 1