

**RESOLUTION NO. 2022-93**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A CERTIFIED SURVEY MAP – TI INVESTORS OF CALEDONIA, LLC /  
CALEDONIA CORPORATE PARK CSM – SW ¼ OF SECTION 30, T4N, R22E,  
VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER TI INVESTORS OF  
CALEDONIA, LLC**

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

**WHEREAS**, the Village Board has previously approved the rezoning of the parcel for TI Investors of Caledonia LLC d/b/a Zilber Property Group – SW ¼ of Section 30, T4N, R22E located in TID #4 for the development of a new business park in the Village.

**WHEREAS**, the applicant is requesting to create three Lots as described on the Village Engineer’s Memo attached hereto as **Exhibit A** and the Village Engineer recommended approval subject to the conditions set forth in **Exhibit A**.

**WHEREAS**, it is the intent of the developer that Lot 2 and Lot 3 will be developed in the next year and Lot 1 may be further divided into additional Lots at a later date.

**WHEREAS**, the Village Plan Commission has recommended approval of the request subject to the approval by the Village Board in accordance with the Village’s Engineer’s Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is hereby approved for the same reasons and requirements set forth above and subject to the same conditions imposed by the Village Plan Commission and the payment of the required land division fees and compliance with all applicable Village ordinances.

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

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

James R. Dobbs  
Village President


Attest: \_\_\_\_\_

Joslyn Hoeffert  
Village Clerk

# MEMORANDUM

Date: August 24, 2022

To: Plan Commission  
Village Board

From: Ryan Schmidt P.E.  
Village Engineer 

Re: Caledonia Corporate Park Certified Survey Map  
Parcel ID 104-04-22-30-038-000 & 104-04-22-30-047-000

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The Engineering Department has received a Certified Survey Map (CSM) from Adam Artz of Pinnacle Engineering Group on behalf of the Zilber Property Group. John Konopacki of the Pinnacle Engineering Group prepared the CSM.

The existing properties are located within TID #4 south of CTH K (Northwestern Ave). The property is bordered by the East Frontage Road on the west side and extends easterly to the East line of the SW ¼ Section 30, T4N, R22E. The existing combined parcel size 93 acres. The existing zoning on the parcels is M-3 Heavy Industrial District as of the June 6, 2022 Plan Commission meeting.

This CSM is for the creation of three (3) Lots from the two existing parcels for a proposed industrial distribution facility development that is currently in the review process by Village Staff. Village Road Right-of-Way is also dedicated for public road purposes with two access points on CTH K.

The existing parcels are currently vacant and are mostly farmland. The parcels are located within the Sanitary Sewer & Water Service Area. All Lots will need to connect to Sanitary Sewer & Water services. These connections will be the responsibility of the developers and will be subject to connection fees.

The parcel has proposed sanitary sewer, water, and storm sewer infrastructure that will be located within the Village Road Right-of-Ways for the future development of Lots 2, 3, and portions of Lot 1 to allow for service connections. The southern portion of Lot 1 will require the extension of sanitary sewer through a dedicated easement on adjacent parcels to the south.

The Village Board has approved a Development Agreement via Resolution 2022-41 with TI Investors of Caledonia LLC for the development of the Caledonia Corporate Park. All requirements of that Development Agreement shall be followed with the review and approval of this CSM.

After reviewing the Caledonia Corporate Park / TI Investors of Caledonia CSM, the following motion is recommended.

**Move to conditionally approve the Caledonia Corporate Park CSM subject to the following:**

- 1) Address the Village's comments/changes to the draft CSM prior to recording.**
  - a) Village Roads shall be named prior to the recording of the final CSM.**
  - b) Village Roads shall be built to Village Standards following Title 18 of the Village Code.**
  - c) No access shall be noted 50' each way from the corners of the Right-of-Way Lines.**
  - d) 25'x25' vision triangle shall be shown at the intersections of the public roads.**
  - e) Each lot will require the zoning setback lines to be shown per the approved zoning and Title 14-1-5 (d)(1)(f)**
  - f) All delineated wetlands and significant natural resource features be shown on the site.**
  - g) Coordinate with Racine County for the Right of Way along Northwestern Avenue; also shown as curve 3 on the CSM. Adjust as necessary for the Final Plat.**
  - h) Coordinate with Racine County on No Access Restrictions along curve 3 / Northwestern Avenue. Adjust as necessary for the Final Plat.**
  - i) Provide documentation that the area along the east property line is Village Right-of-Way.**
  - j) Spell out the Cross-Access Agreement restrictions on the Final Plat.**
- 2) All conditions of the Development Agreement and any Addenda between Zilber Property Group and the Village of Caledonia for the development of the Caledonia Corporate Park shall be incorporated as necessary.**
- 3) There shall be a Conditional Use Review in which all future development on Lots 1, 2, 3, and any future Lot divisions shall conform.**
- 4) There shall be a Building Design Standards Review in which all future developments building on Lots 1, 2, 3, and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.**
- 5) The CSM is subject to the Land Division per Lot fee.**
- 6) All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4  
and Northwest 1/4 of the Southwest 1/4 of Section 30,  
Township 4 North, Range 22 East, Village of Caledonia,  
Racine County, Wisconsin.

## VICINITY MAP

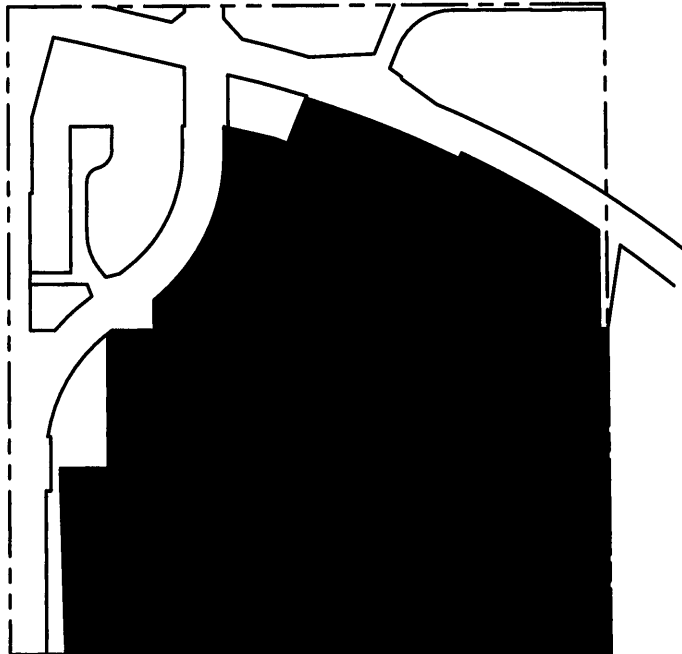
SCALE 1"=600'

NORTHWESTERN AVENUE  
COUNTY TRUNK HIGHWAY "K"

ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property  
Zoning: M-3  
Tax Key Numbers:  
104-04-22-30-038-000  
104-04-22-30-047-000

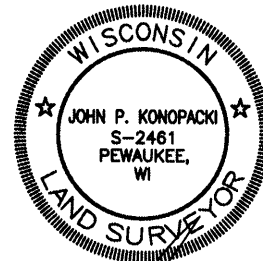
SW 1/4 SEC. 30 T4N, R22E

### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of 589°35'06"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- All remnant building foundations to be removed.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020.

Prepared for:  
TI INVESTORS OF CALEDONIA LLC  
710 N. Plankinton Avenue, Suite 1200  
Milwaukee, WI 53203

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888



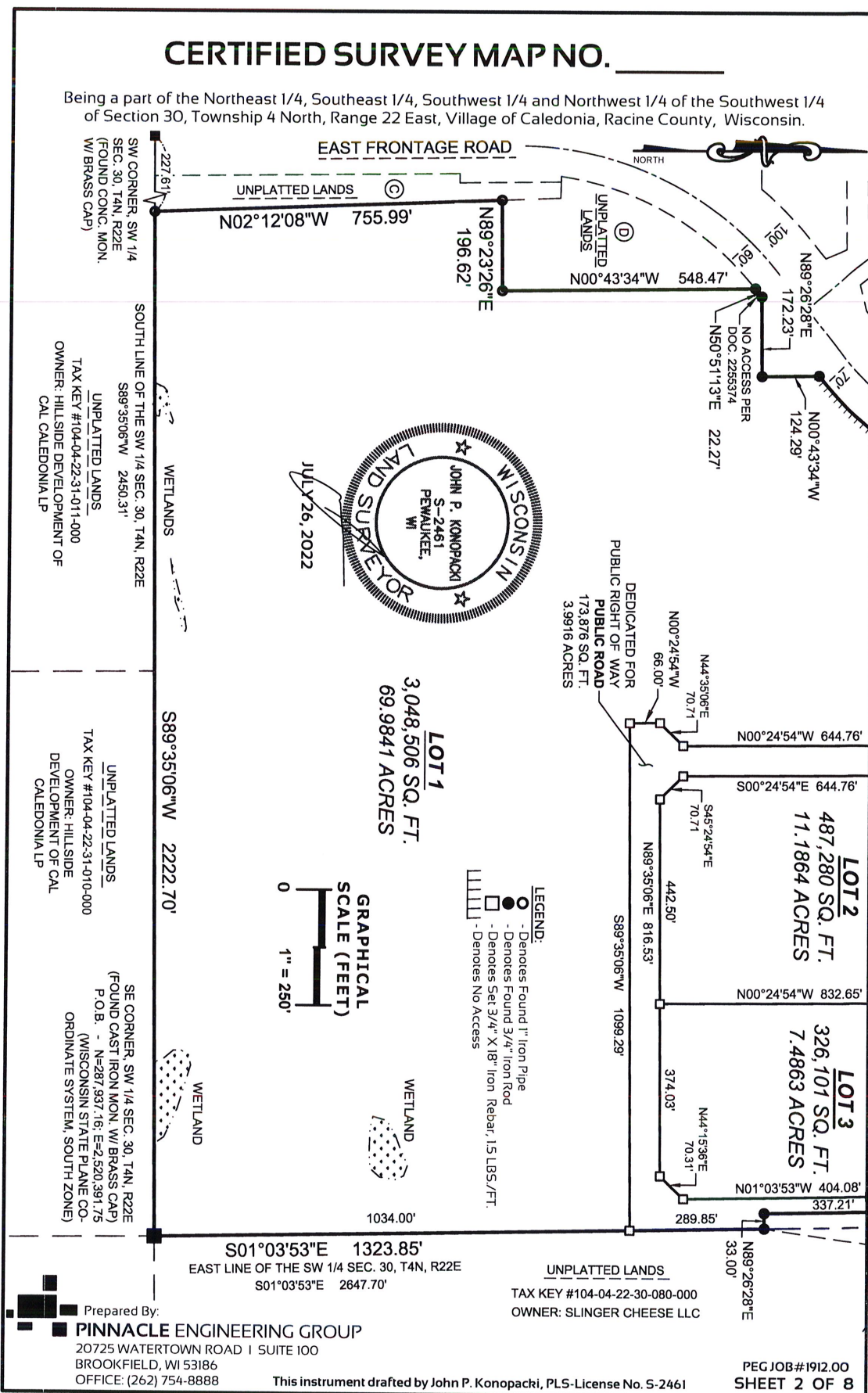
JULY 26, 2022

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00  
SHEET 1 OF 8

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



Prepared By:  

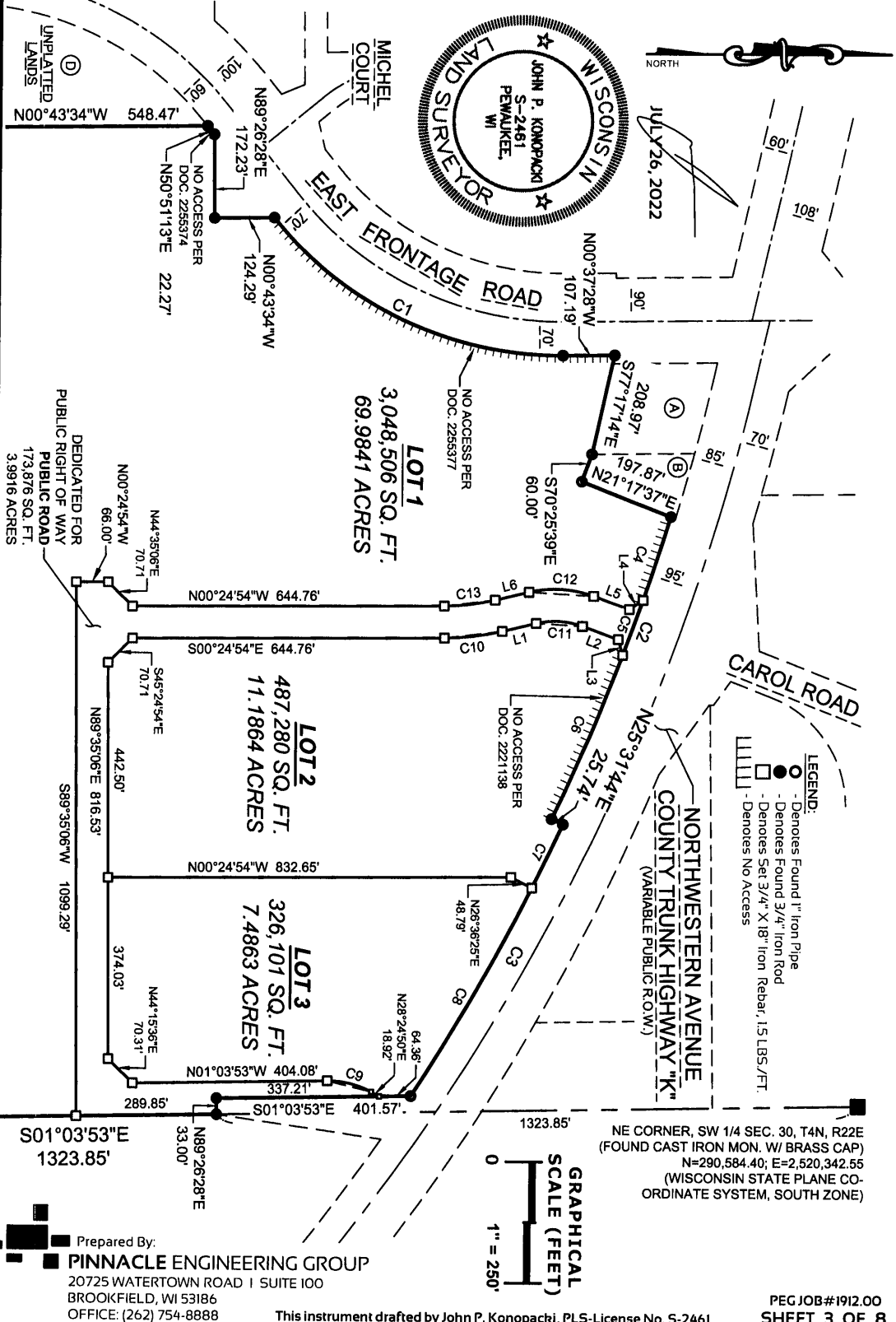
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
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PEG JOB#1912.00  
**SHEET 2 OF 8**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



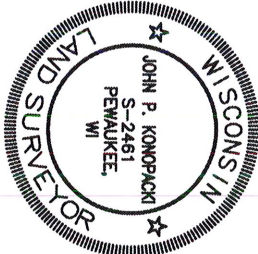
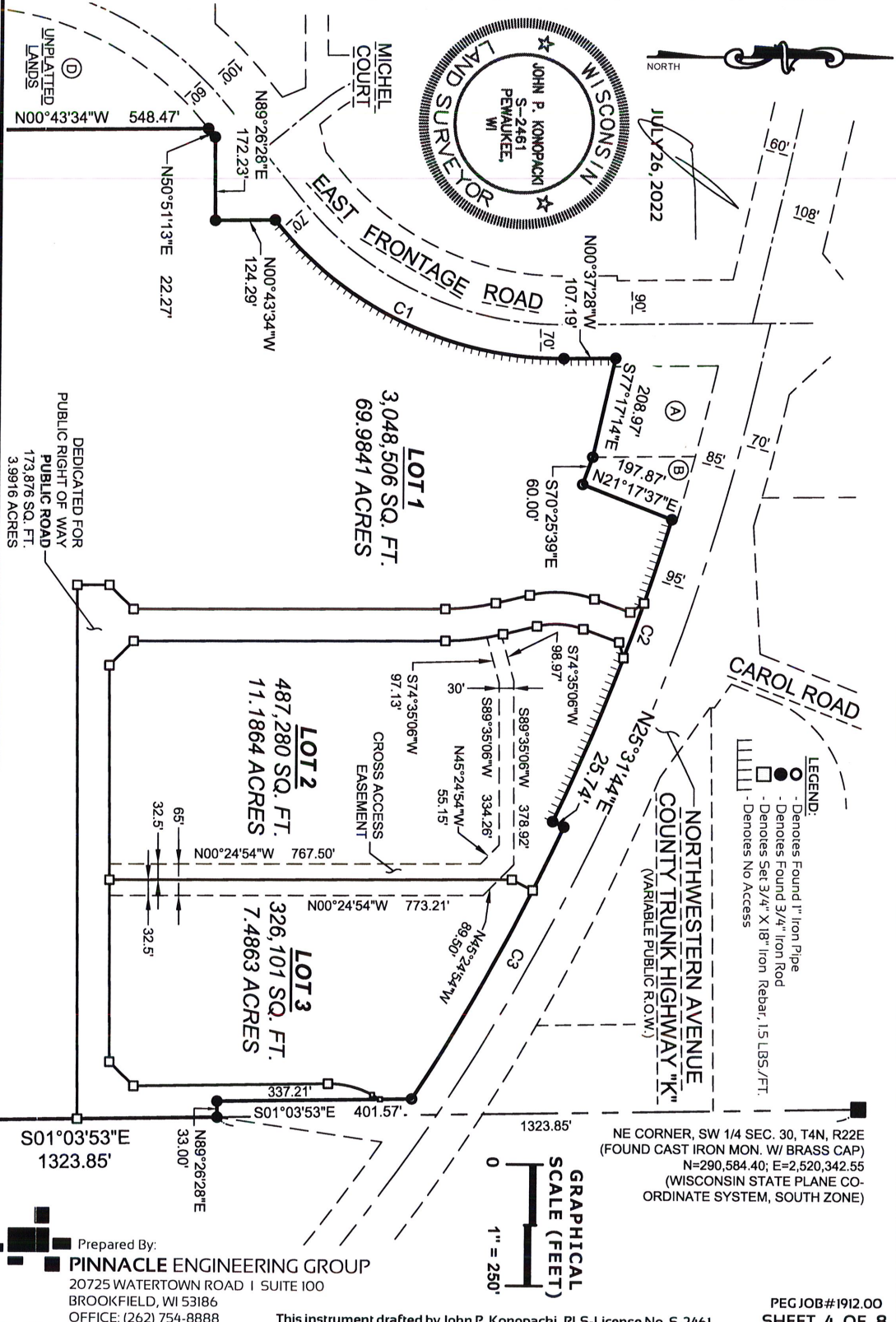
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PEG JOB#1912.00  
**SHEET 3 OF 8**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



- LEGEND:**
- Denotes Found 1" Iron Pipe
  - ◐ Denotes Found 3/4" Iron Rod
  - ◑ Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - ▤ Denotes No Access



NE CORNER, SW 1/4 SEC. 30, T4N, R22E  
 (FOUND CAST IRON MON. W/ BRASS CAP)  
 N=290,584.40; E=2,520,342.55  
 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

Prepared By:  
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PEG JOB#1912.00  
**SHEET 4 OF 8**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 30;  
Thence South 89°35'06" West along the south line of said Southwest 1/4, 2222.70 feet;  
Thence North 02°12'08" West, 755.99 feet;  
Thence North 89°23'26" East, 196.62 feet;  
Thence North 00°43'34" West, 548.47 feet to the southeasterly right of way line of East Frontage Road;  
Thence the following courses along said southeasterly right of way line:

North 50°51'13" East, 22.27 feet; North 89°26'28" East, 172.23 feet; North 00°43'34" West, 124.29 feet to a point on a curve;  
Northeasterly 684.45 feet along the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 25°14'37"  
East, 661.43 feet; North 00°37'28" West, 107.19 feet;

Thence South 77°17'14" East along said southeasterly right of way line and then continuing, 208.97 feet;  
Thence South 70°25'39" East, 60.00 feet;  
Thence North 21°17'37" East, 197.87 feet to the southerly right of way line of Northwestern Avenue -  
County Trunk Highway "K" and a point on a curve;  
Thence southeasterly 669.68 feet along said southerly right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and  
whose chord bears South 68°51'11" East, 669.02 feet;  
Thence North 25°31'44" East along said right of way line, 25.74 feet to a point on a curve;  
Thence southeasterly 641.75 feet along said right of way line and the arc of said curve to the right, whose radius is 4227.18 feet and whose  
chord bears South 61°01'02" East, 641.13 feet;  
Thence South 01°03'53" East, 401.57 feet;  
Thence North 89°26'28" East, 33.00 feet to the east line of the aforesaid Southwest 1/4 of Section 30;  
Thence South 01°03'53" East along said east line, 1323.85 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

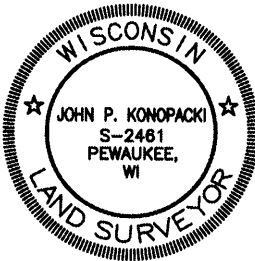
Containing 4,035,763 Square Feet (92.6484 Acres) of land Gross and 3,861,887 square feet (88.6568 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same..

Date: JULY 26, 2022



  
\_\_\_\_\_  
John P. Konopacki  
Professional Land Surveyor S-2461



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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SHEET 5 OF 8



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

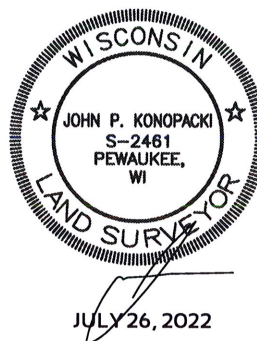
Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	684.45'	758.00'	051°44'09"	N25°14'37"E	661.43'	N51°06'41"E	N00°37'28"W
C2	669.68'	4378.00'	008°45'51"	S68°51'11"E	669.02'	S64°28'16"E	S73°14'07"E
C3	641.75'	4227.18'	008°41'54"	S61°01'02"E	641.13'	S56°40'05"E	S65°21'59"E
C4	181.95'	4378.00'	002°22'52"	S72°02'41"E	181.94'		
C5	120.30'	4378.00'	001°34'28"	S70°04'01"E	120.29'		
C6	367.43'	4378.00'	004°48'31"	S66°52'31"E	367.32'		
C7	145.58'	4227.18'	001°58'23"	S64°22'47"E	145.57'		
C8	496.17'	4227.18'	006°43'31"	S60°01'50"E	495.89'		
C9	94.15'	183.00'	029°28'43"	N13°40'28"E	93.12'		
C10	120.85'	533.00'	012°59'27"	S06°54'38"E	120.59'		
C11	96.99'	167.00'	033°16'36"	S03°13'57"W	95.63'		
C12	135.32'	233.00'	033°16'36"	N03°13'57"E	133.43'		
C13	105.88'	467.00'	012°59'27"	N06°54'38"W	105.66'		

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S13°24'21"E	72.22'
L2	S19°52'15"W	78.67'
L3	S73°24'53"W	33.70'
L4	N33°40'23"W	33.80'
L5	N19°52'15"E	78.74'
L6	N13°24'21"W	72.22'



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
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This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00  
**SHEET 6 OF 8**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

## OWNER'S CERTIFICATE OF DEDICATION

TI INVESTORS OF CALEDONIA LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

In the presence of: TI INVESTORS OF CALEDONIA LLC

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

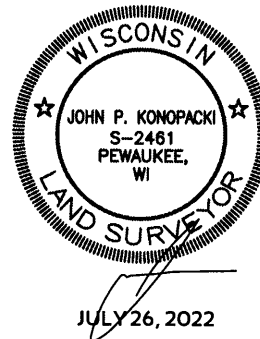
IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its President, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Date \_\_\_\_\_ President \_\_\_\_\_

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD 1 SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00  
SHEET 7 OF 8

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Joslyn M. Hoeffert, Village Clerk

## ADJACENT OWNERS

- (A) - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR.
- (B) - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- (C) - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.
- (D) - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.



JULY 26, 2022



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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SHEET 8 OF 8