

**RESOLUTION NO. 2023-114**

**RESOLUTION OF THE VILLAGE BOARD APPROVING THE CONDOMINIUM PLAT  
BRIARWOOD ADDENDUM NO 2. A CONDOMINIUM – SE ¼ OF THE SW ¼ OF  
SECTION 21, T4N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY,  
WISCONSIN: BRIARWOOD OF CALEDONIA LLC OWNER PARCEL #  
104-04-23-21-061-000**

**WHEREAS**, Briarwood of Caledonia, LLC., has submitted another addendum to a Condominium Plat in accordance with Title 14 Chapter 3 of the Village's Code of Ordinances for Briarwood Addendum No. 2 A Condominium attached as Exhibit A. The Condominium Plat will create the last 5 – 2-unit condominiums along the private drive named Briarwood Circle located within the Sanitary Sewer and Water Service Area; and

**WHEREAS**, on October 26, 2020, the Village Plan Commission recommended approval of the Condominium Plat of Briarwood A Condominium subject to conditions outlined in the Public Works Director's October 22, 2020 memo; and

**WHEREAS**, on November 2, 2020, the Village Board approved Resolution 2020-105 for approval of a Development Agreement for the construction of infrastructure for Briarwood A Condominium.

**WHEREAS**, on January 17, 2022, the Village Board approved Resolution 2022-04 for the acceptance of the infrastructure for Briarwood A Condominium.

**WHEREAS**, on February 7, 2022, the Village Board approved Resolution 2022-09 for the approval of the first condominium plat for Briarwood A Condominium.

**WHEREAS**, on September 6, 2022, the Village Board approved Resolution 2022-94 approving the Condominium Plat of Briarwood Addendum No. 1 A Condominium; and

**WHEREAS**, the Owner and Mortgagee for Briarwood Addendum No. 2 A Condominium have executed the Condominium Plat.

**WHEREAS**, the Clerk and Finance Director of the Village of Caledonia need to execute the Condominium Plat in order to allow it to be recorded.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the Condominium Plat entitled Briarwood Addendum No. 2 A Condominium as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, is approved and that the Village Clerk and Finance Director are authorized to execute said Condominium Plat.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this  
14 day of NOV 2023.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston  
Thomas Weatherston, Village President

Attest: Megan O'Brien  
Megan O'Brien, Deputy Village Clerk



# MEMORANDUM

**Date:** October 23, 2023

**To:** Plan Commission  
Utility District  
Village Board

**From:** Ryan Schmidt, PE  
Village Engineer

**Re:** Final Condominium Plat – Briarwood Condominiums

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The Planning Department and the Engineering Department have received the third and Final Condominium Plat for Briarwood from Nancy Washburn representing Briarwood of Caledonia, LLC. This subdivision, once completed, will have a total of 15 – 2 unit condominiums on a private road named Briarwood Circle accessible via Candlelight Drive. Currently, 10 of the 15 buildings have been approved for construction and installation. The Briarwood property is approximately 7.92 acres in size and is within the sewer service area.

As background, the first Final Condo Plat was adopted by Resolution 2022-09 by the Village board on February 7, 2022 and was for the building of the first 5 – 2 unit condos on site. The second Condo Plat was adopted by Resolution 2022-94 which was for another 10 units to be built. This third and final Condo Plat is for the remaining 10 units (5 buildings) and will complete the buildout of the Briarwood Development.

The Village Board approved the original Preliminary Plat in 2005 when private roads were accepted. In addition, the Village Board, via Resolution 2022-04 and 2022-08, accepted the utility infrastructure that was installed for the condominiums and executed the Storm Water Management Practice Maintenance Agreement.

The property has an R-6 PUD Zoning Classification, which allows flexibility in the development design compared to the traditional R-6 zoning requirements. The Developer has used that flexibility to fit 30 units on site and maximize the space.

If the Plan Commission, Utility District, and Village Board are willing to support the Final Condominium Plat, the following motion is recommended:

**Move to approve the Briarwood Condominium Plat subject to the following.**

- **All technical corrections and comments made from Village of Caledonia Staff and Commissions will be addressed prior to recording.**
- **Plat must conform to all Ordinances in Title 9,14, and 18 as necessary.**
- **Plat is subject to Land Division per Lot Fee.**



# CONDOMINIUM PLAT OF BRIARWOOD ADDENDUM NO. 2 A CONDOMINIUM

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 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 and mapped the lands shown and described hereon and that this is a true and correct representation of BRIARWOOD ADDENDUM NO. 2, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED  **JUNE 7, 2022**  
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



REGISTER OF DEEDS

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

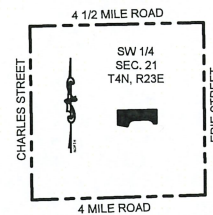
Prepared for:  
Briarwood of Caledonia, LLC  
8338 Corporate Drive, Suite 300  
Racine, WI 53406

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	123.14'	115.00'	N61°02'46"W	117.34'
C2	158.67'	115.00'	S48°45'02"W	146.38'

### NOTES:

- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- 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. 1927). The east line of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East bears N00°20'21"W.

### VICINITY SKETCH SCALE 1"=2000'

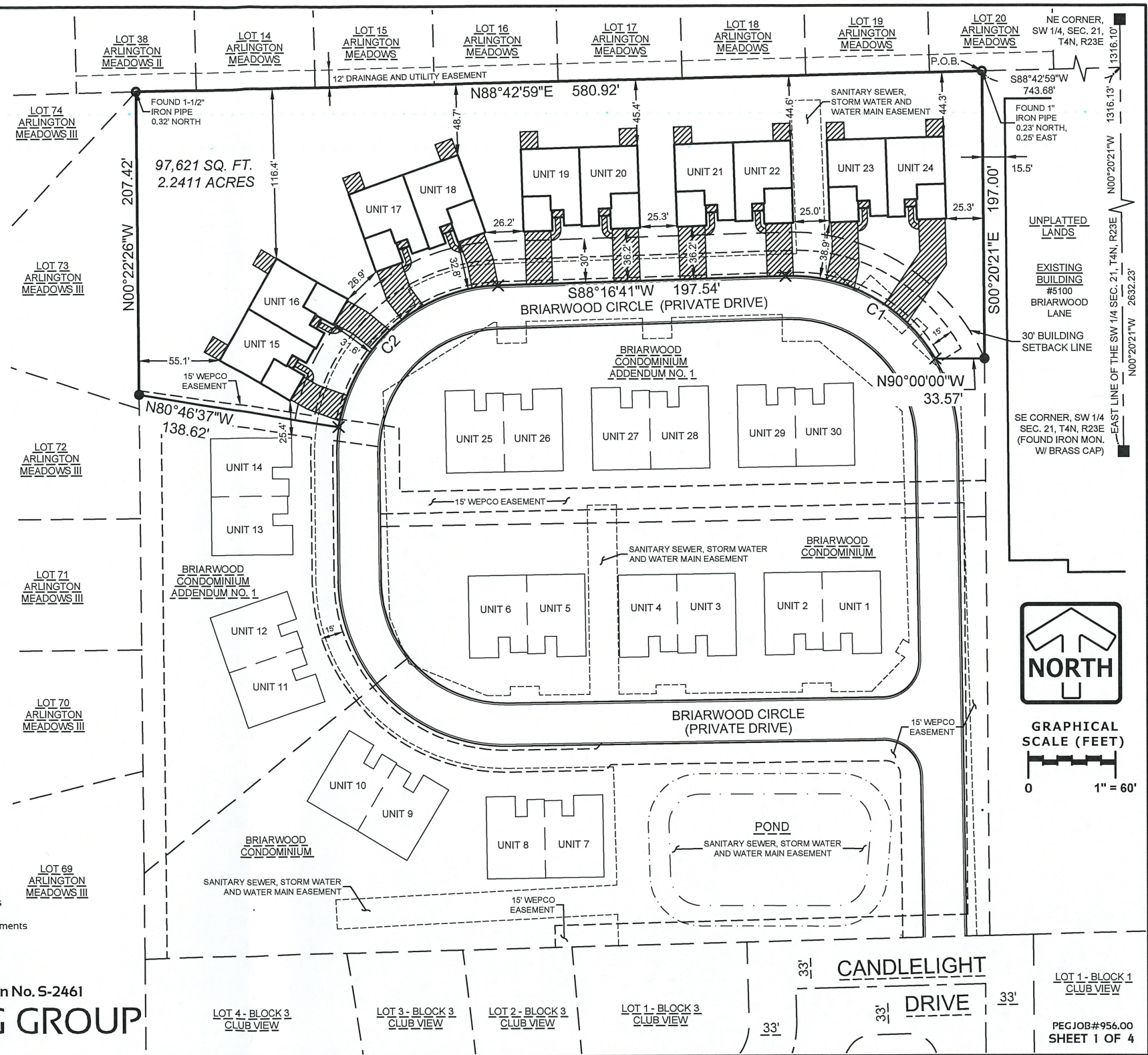


### LEGEND:

- Denotes Found Iron Pipe
- Denotes Found Iron Rod
- Denotes Found Chiseled Cross
- Denotes "Recorded As"
- Indicates Limited Common Elements

**DECLARANT:**  
Briarwood of Caledonia, LLC

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**



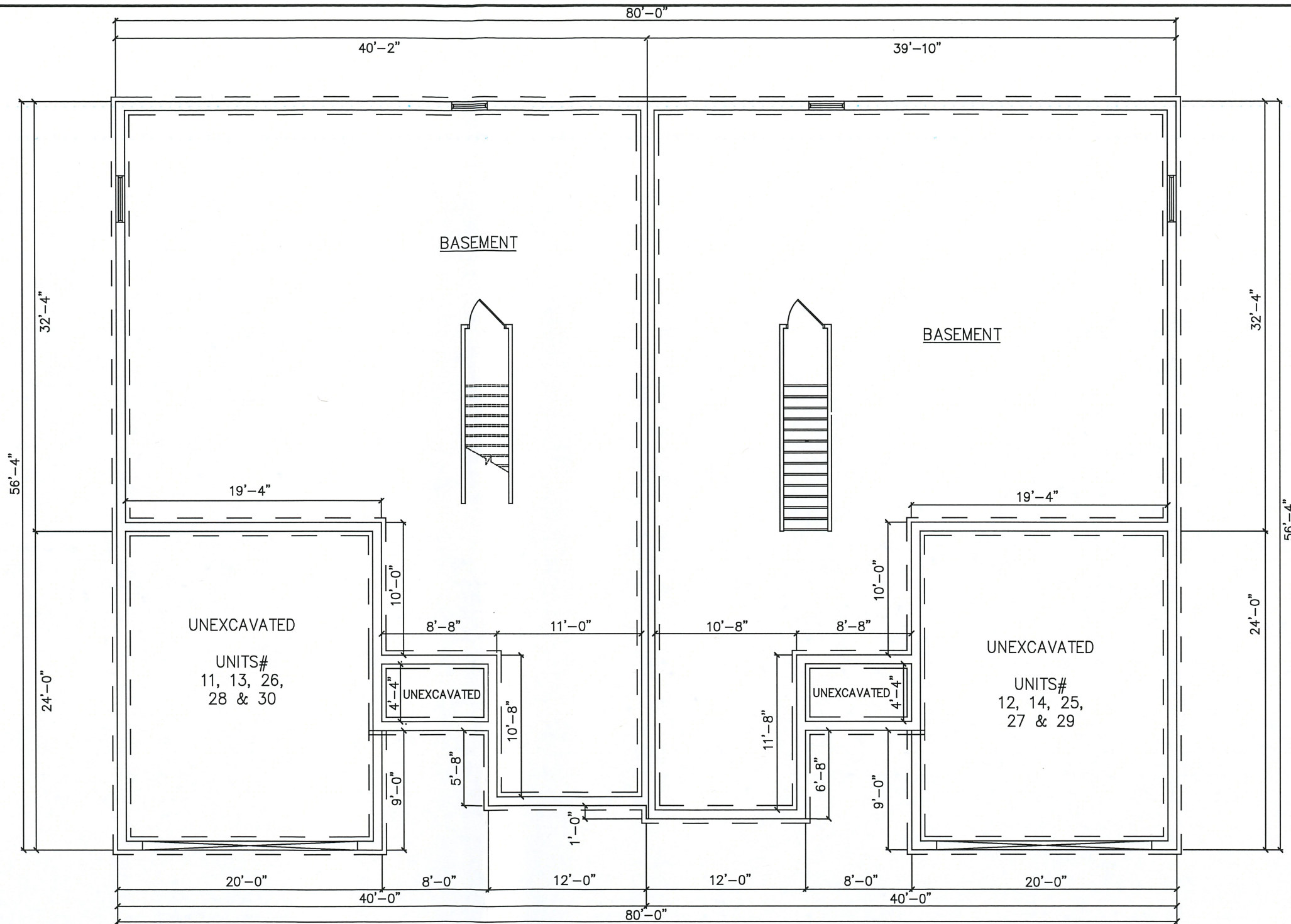


CONDOMINIUM PLAT OF  
**BRIARWOOD**  
 ADDENDUM NO. 2  
 A CONDOMINIUM

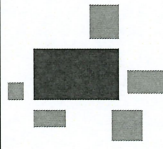
Being a part of the Southeast 1/4  
 of the Southwest 1/4 of Section 21,  
 Township 4 North, Range 23 East,  
 Village of Caledonia,  
 Racine County, Wisconsin.



JUNE 7, 2022



www.pinnacle-engr.com



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

NOT TO SCALE  
 FOUNDATION PLAN

NOTES:  
 - Buildings and improvements shown represent proposed construction.  
 - Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

PEGJOB#956.00  
 SHEET 2 OF 4

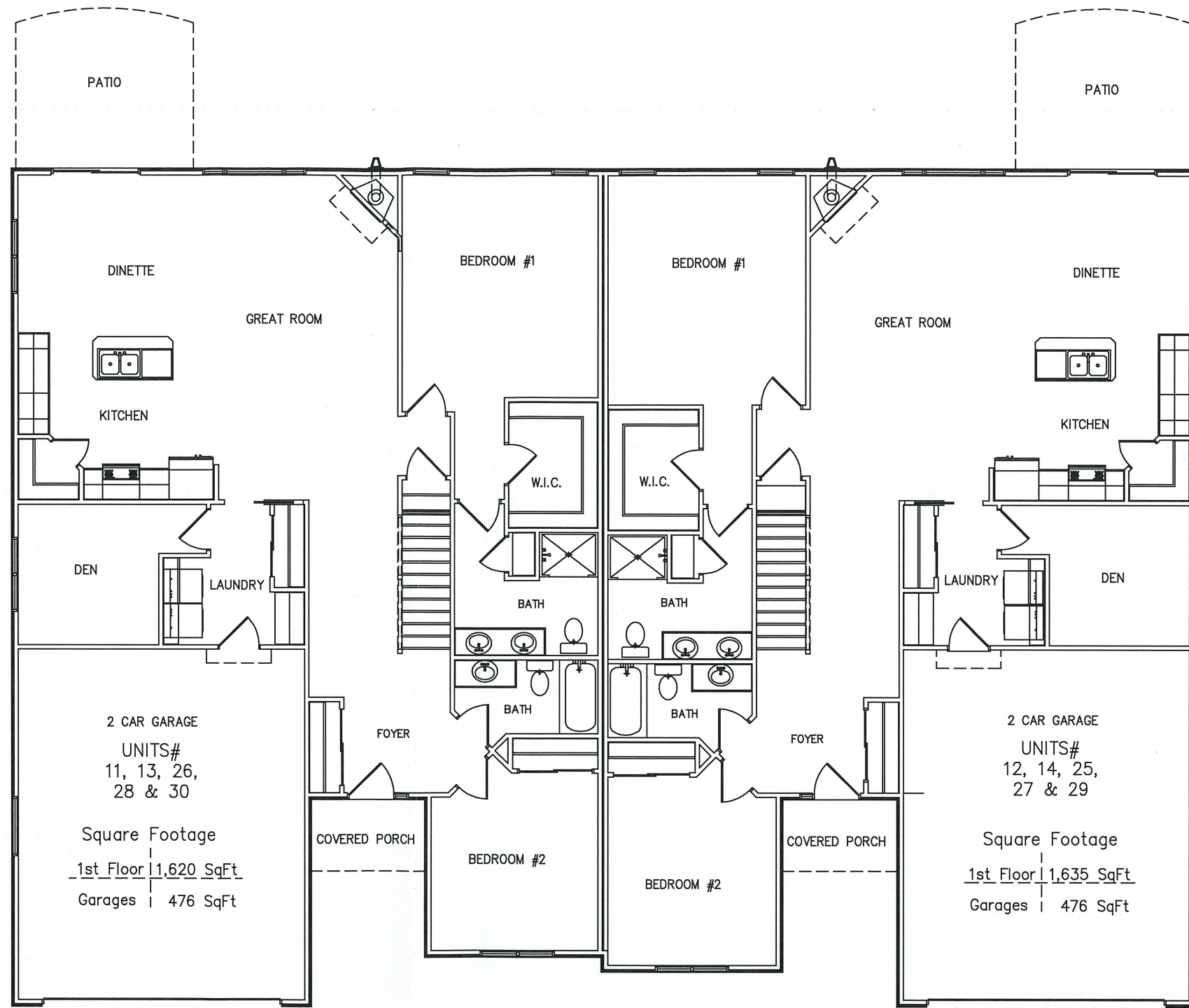


**CONDOMINIUM PLAT OF  
BRIARWOOD  
ADDENDUM NO. 2  
A CONDOMINIUM**

Being a part of the Southeast 1/4  
of the Southwest 1/4 of Section 21,  
Township 4 North, Range 23 East,  
Village of Caledonia,  
Racine County, Wisconsin.



JUNE 7, 2022



2 CAR GARAGE  
UNITS#  
11, 13, 26,  
28 & 30  
  
Square Footage  
1st Floor | 1,620 SqFt  
Garages | 476 SqFt

2 CAR GARAGE  
UNITS#  
12, 14, 25,  
27 & 29  
  
Square Footage  
1st Floor | 1,635 SqFt  
Garages | 476 SqFt

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

FLOOR PLAN  
NOT TO SCALE

**NOTES:**  
- Buildings and improvements shown represent proposed construction.  
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

PEGJOB#956.00  
SHEET 3 OF 4

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**CONDOMINIUM PLAT OF  
BRIARWOOD ADDENDUM NO. 2  
A CONDOMINIUM**

Being a part of the Southeast 1/4 of the Southwest 1/4  
of Section 21, Township 4 North, Range 23 East,  
Village of Caledonia, Racine County, Wisconsin.

**CONDOMINIUM LAND LEGAL DESCRIPTION:**

Being a part of Expansion Land "B" in Briarwood Addendum No. 1, a condominium, as recorded in the Register of Deeds office for Racine County as Document No. 2647467, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 00°20'21" West along the east line of said Southwest 1/4, 1316.13 feet; thence South 88°42'59" West and then along the north line of Certified Survey Map No. 1960 and then along the south line of Arlington Meadows, a recorded subdivision, 743.68 feet to the Point of Beginning;

Thence South 00°20'21" East, 197.00 feet; thence North 90°00'00" West, 33.57 feet to a point on a curve; thence northwesterly 123.14 feet along the arc of said curve to the left, whose radius is 115.00 feet and whose chord bears North 61°02'46" West, 117.34 feet; thence South 88°16'41" West, 197.54 feet to a point of curvature; thence southwesterly 158.67 feet along the arc of said curve to the left, whose radius is 115.00 feet and whose chord bears South 48°45'02" West, 146.38 feet; thence North 80°46'37" West, 138.62 feet to the east line of Arlington Meadows III, a recorded subdivision; thence North 00°22'26" West along said east line, 207.42 feet to the south line of Arlington Meadows II, a recorded subdivision; thence North 88°42'59" East along said south line and then along the south line of the aforesaid Arlington Meadows, 580.92 feet to the Point of Beginning.

**VILLAGE APPROVAL**

Approved by the Village of Caledonia on this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

**TREASURER' CERTIFICATE**

I do hereby certify that in accordance with the records in the Offices of the Village Clerk and Finance Department of the Village of Caledonia, there are no unpaid taxes or unpaid special assessments on any of the lands included in this Condominium Plat on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Wayne Krueger, Village of Caledonia Finance Director



JUNE 7, 2022

**OWNER'S CERTIFICATE**

Briarwood 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 condominium plat to be surveyed and mapped as represented.

IN WITNESS WHEREOF, the said Briarwood of Caledonia, LLC, has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 2023.

In the presence of: Briarwood of Caledonia, LLC

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

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

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2023, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named limited liability company, to me known to be the persons 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, by its authority.

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

**CONSENT OF CORPORATE MORTGAGEE**

Tri City National Bank, 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 and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Tri City National Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Date \_\_\_\_\_

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

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_, 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: \_\_\_\_\_

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**