

RESOLUTION NO. 2023-47

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE CERTIFIED SURVEY MAP # _____; – PARCEL ID 104-04-22-20-047-000 –
LOCATED IN THE SW ¼ AND SE ¼ OF THE NE ¼ OF SECTION 20, T4N, R22E,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI –
OWNER – HAROLD & SUSAN M. PROEBER
APPLICANT - ELIZABETH PROEBER**

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

WHEREAS, the applicant has submitted a Certified Survey Map (CSM) to the Village for consideration. The proposed CSM would create 2 lots from existing Parcel 104-04-22-20-047-000; and

WHEREAS, the Village Engineer’s Memo dated April 17, 2023, attached hereto as **Exhibit A**, recommended conditional approval subject to 15 conditions; and

WHEREAS, on April 24, 2023, the Village Plan Commission recommended conditional approval of the CSM in accordance with the Village Engineer’s memo (**Exhibit A**) subject to the conditions outlined therein; and

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

9 Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of May 2023.

VILLAGE OF CALEDONIA

By: Thomas R. Weatherston
Thomas Weatherston
Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: April 17, 2023

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Proeber Certified Survey Map**
Parcel ID 51-104-04-22-20-047-000
SW ¼ and SE ¼ of the NE ¼ of Section 20, T4N, R22E,
5628 CTH H, Village of Caledonia, Racine County, WI
Elizabeth D. Proeber Agent for Owner and Applicant

The Engineering Department has received a Certified Survey Map (CSM) from Elizabeth D. Proeber on behalf of the owners, Harold M. & Susan M. Proeber, prepared by Phillip J. Landry of C3E Geomatics. The CSM is for a property located at 5628 CTH H, which is located between 4 Mile Road and 5 Mile Road, along the west side of CTH H, in the Village of Caledonia. The existing property is approximately 28.62 acres in size. There is 983.23 feet of frontage along County Highway H. There are two different frontages listed which will need to be clarified on the Final CSM.

The existing parcel currently contains a single-family residence, farming and agricultural outbuildings, pastures, and farmland.

This CSM is for the creation of 2 lots on the parcel. Lot 1 will be the remnant “parent” parcel containing 20.61 acres and Lot 2 will be the newly created parcel located south of Lot 1 and contain 8.00 acres and 275’ of frontage along CTH H.

The property is located outside of the Sanitary Sewer & Water Service Area. Lot 2 will need a Private Onsite Wastewater Treatment System and Well for services. Soil tests will be required to verify the location and feasibility of said system. The drainage of the CSM according to the Master Drainage Plan shows two primary watersheds (H-36-11 and H-36-13) with a channel cutting through the lots. Drainage Easements will be required on both lots over the primary drainage channels as laid out on the Master Drainage Plan included in Exhibit A. The channel requires a 30’ wide easement. These channels shall be located by the surveyor on the CSM and included to ensure proper drainage is maintained on each parcel.

The property currently has an A-2 Zoning Classification. A-2 Zoning requires 150 feet of frontage and a 5-acre minimum lot size. The CSM meets and/or exceeds these requirements. The Village’s 2035 Land Use Plan shows that the recommend use for the land as Agricultural, Rural Residential and Open Land. All Lots on the CSM will meet the Zoning and Comprehensive Land Use Plan requirements.

Storm Water Management thresholds are not expected to be met for the newly created parcel. If the thresholds are exceeded during the planning process, the owner will be required to submit an individual site grading plan and SWMP.

Access to the site will be controlled by Racine County. There is only one access to the existing parcel on the north end. Only one access will be allowed to the newly created lot, and the applicant will need to coordinate with Racine County on the location of the proposed access. With this submittal there is 1 Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a lot that exceeds the 2.5 to 1 length to width ratio.

Waiver/Modification Request #1 is in direct reference to the creation of Lot 2. This lot will be 275 wide by 1,291.62' long. This is the length of the existing property along the south lot line and makes the 2.5 to 1 requirement difficult to meet. Creating the lot in this manner avoids the creation of a flag lot and the proposed layout of the lot also fits the existing nature of lots along this stretch of CTH H.

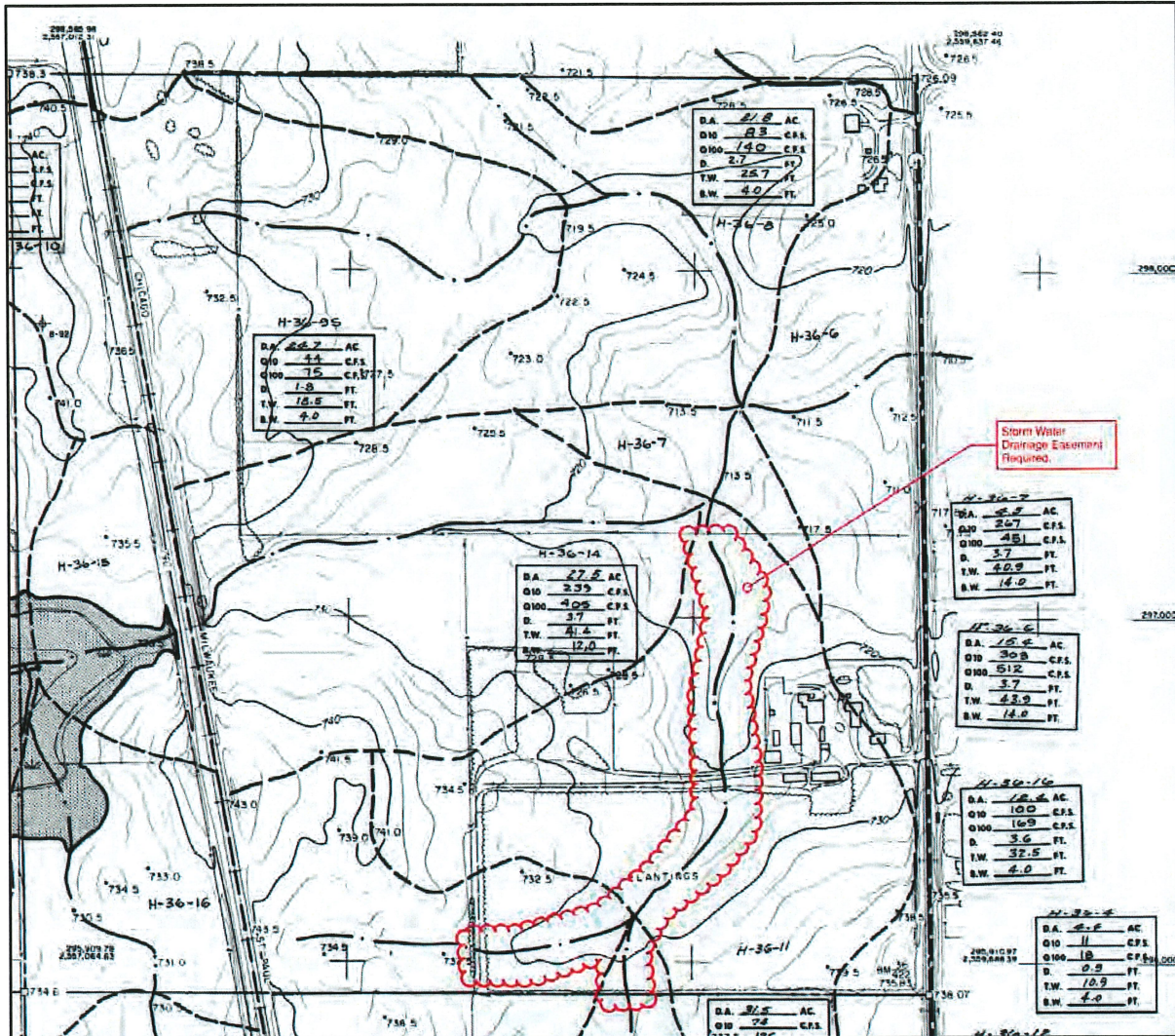
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

Move to approve the CSM subject to the following:

1. **The CSM is subject to the Land Division per Lot fee.**
2. **The approval of Wavier/Modification Request #1.**
3. **The Surveyor locates the drainage channels in coordination with the Village provided master drainage plan and shows them on the CSM.**
4. **The Owner provides exhibits for a 30' storm water drainage easement over the drainage channels. The easement shall also be displayed on the CSM.**
5. **The Zoning Requirements for A-2 Zoning are listed and displayed on the CSM (setbacks, frontage, acreage, etc.).**
6. **The Final CSM frontage is corrected to be either 983.19' or 983.23' total feet and properly displayed on both the map and written in the description.**
7. **Display all significant natural resources on the site, specifically the wooded areas along the lot line and in wetland.**
8. **Soil boring locations on the sites that will be served with an on-site waste disposal system shall be shown on the Final CSM.**
9. **The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
10. **If Storm Water thresholds are met for Lot 2, an individual Site Grading and Drainage Plan and Storm Water Management Plan will need to be reviewed and approved by the Village. A note shall be placed on the CSM.**
11. **Driveway Access Permits shall be applied for with Racine County.**
12. **A wetland delineation is submitted, and all wetlands shall be shown on the CSM.**
13. **The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
14. **The Surveyor combines any documents and ensure the page numbering reflects the Final CSM. In addition, the Surveyor corrects all "Town" references to "Village" and corrects the signature page to include the Village Clerk only (Joslyn Hoeffert). The Planning Commission approval does not need to be shown.**

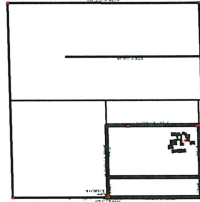
15. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.

Exhibit A



Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Town of Caledonia, Racine County, Wisconsin



SE 1/4 of the NE 1/4
SEC. 20, T4N, R22 E

HOWELL RD.
(C.I.H. "H")

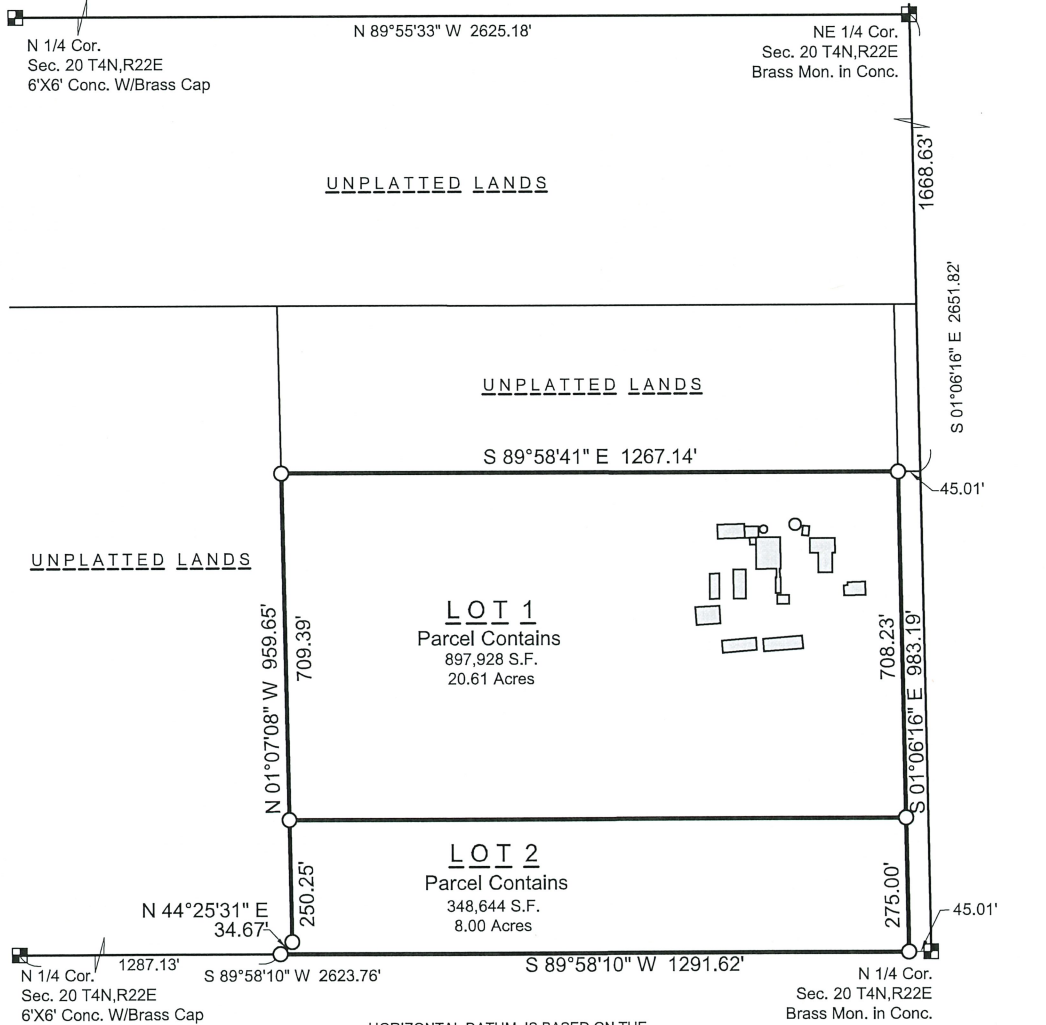
LEGEND

- Brass Disc in Conc.
- 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT
- ⊙ MONUMENT FOUND AS NOTED
(Measured Outside Diam.)
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT



OWNER'S

Harold M. and Susan M. Proeber
5628 C.T.H. "H"
Frankville, WI 53126



HORIZONTAL DATUM IS BASED ON THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM GRID, SOUTH ZONE (NAD-83), AND
ALL BEARINGS ARE REFERENCED TO GRID
NORTH. THE EAST LINE OF THE NE 1/4 OF
SEC. 20, T4N, R22E, BEARS AS S 01°06'16" E



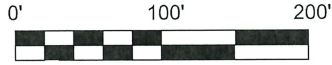
260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
c3geomatrics.com

Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Town of Caledonia, Racine County, Wisconsin

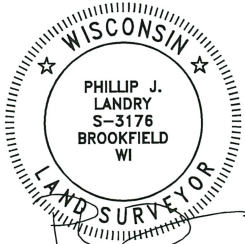
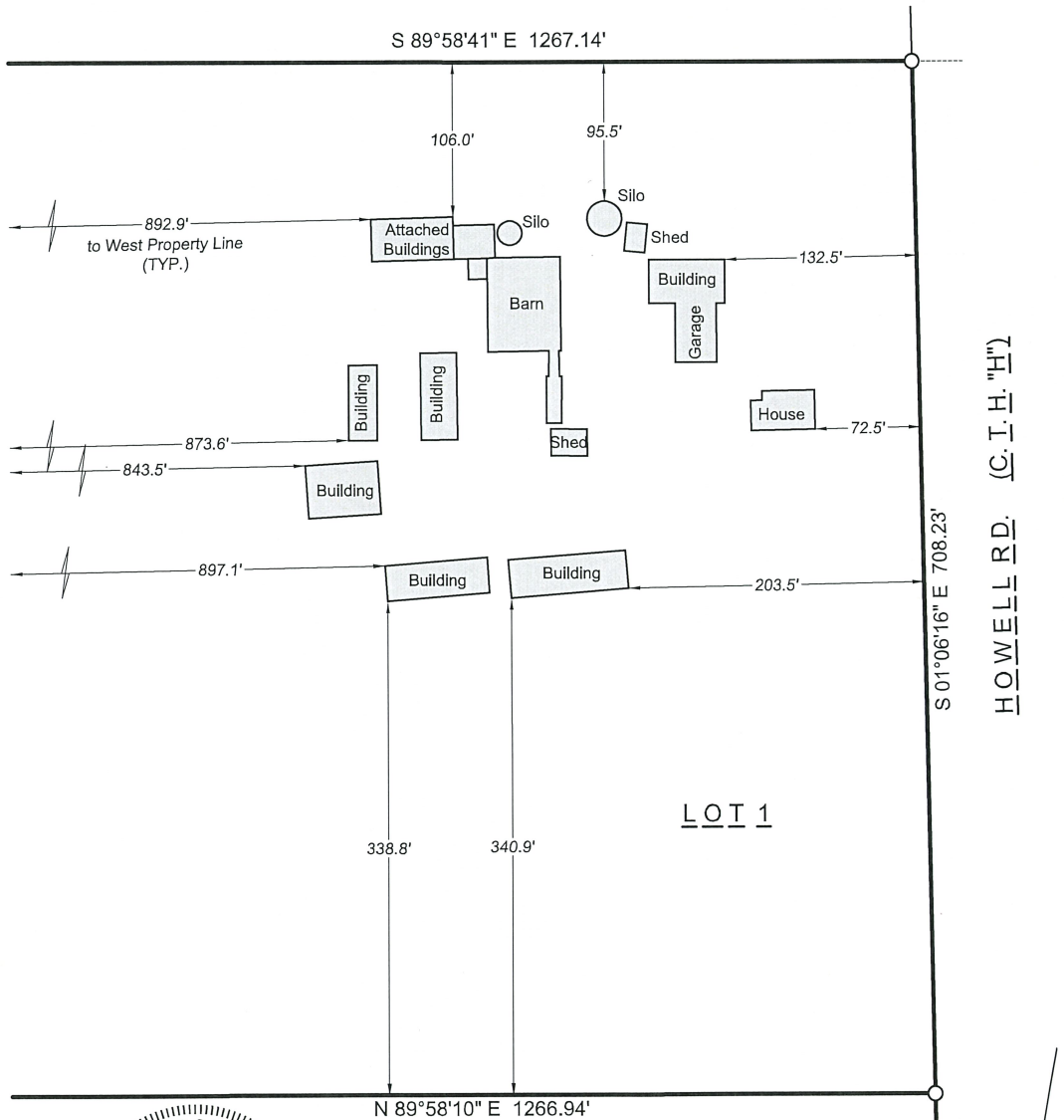
LEGEND

○ 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT



Building Tie Sheet

UNPLATTED LANDS



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Certified Survey Map _____

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Town of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in a part of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the City, Town, Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described and follows:

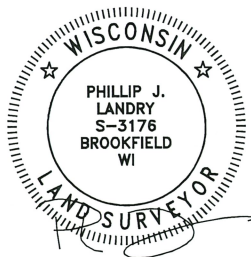
Commencing at the Southeast Corner of the aforementioned Northeast 1/4; thence S 89°58'10" W along the South line of said Northeast 1/4, 45.01 feet to the West line of County Trunk Highway "H" and being the Point of Beginning; thence S 89°58'10" W along the South Line of said Northeast 1/4, 1291.62 feet to a point 24.75 feet West of the West line of the East 1/2 of said Northeast 1/4; thence N 44°25'31" E, 34.67 feet to a point on the West line of the East 1/2 of said Northeast 1/4, said point being 24.75 feet North of the South line of said Northeast 1/4; thence N01°07'08"W along said West line of the East 1/2 of the said Northeast 1/4, 959.65 feet to the South line of lands described in Document Number 1576943, recorded in Volume 2630, Pages 352-352A, thence along South line of aforementioned land, S89°58'41"E, 1267.14 feet to the West line of County Trunk Highway "H"; thence S01°06'16"E along the West line of County Trunk Highway "H", said line runs parallel and 45 feet West of the East line of said Northeast 1/4, 983.23 feet to the place of beginning of this description.

The gross area of said parcel contains 1,246,572 Square feet or 28.617 Acres of land more or less.

That I have made such survey, land division and map by the direction of Harold M. and Susan M. Proeber, owner's of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Caledonia in surveying, dividing and mapping same.

Dated this _____ day of _____, 2023.

Phillip J. Landry PLS
Professional Land Surveyor S-3176



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Certified Survey Map _____

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1/4 of Section 20, Township 4 North, Range 22 East,
in the Town of Caledonia, Racine County, Wisconsin

TOWN OF CALEDONIA PLANNING COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Caledonia on this _____ day of _____,
20_____.

Steven Sickles Chairman

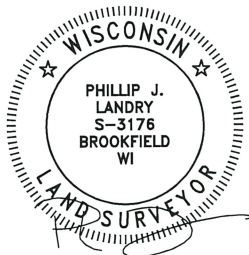
Katie Hillman, Planning Board Clerk

TOWN OF CALEDONIA BOARD APPROVAL:

Approved and accepted by the Town Board of the Town of Caledonia on this _____ day of _____,
20_____.

Bill Abba, Town Chairperson

Natalie Snyder, Town Clerk



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MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, (Bank Name) _____, does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of (Bank Name) _____, has caused this instrument to be executed by (First Name) _____ (Last Name) _____, its (Title) _____, and (First Name) _____ (Last Name) _____, its (Title) _____, in the (Select One (1) City, Village or Town) Of (City Name) _____, Wisconsin, this _____ day of _____, 20_____.

In the presence of:

(Bank Name)

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

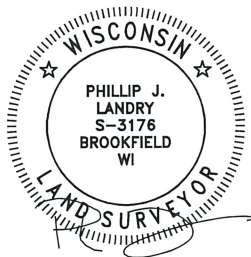
STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, (First Name) _____ (Last Name) _____, its (Title) _____, and (First Name) _____ (Last Name) _____, its (Title) _____, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the (Title) _____ and (Title) _____ respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

Print Name _____

Notary Public, _____ County, WI.

My Commission Expires: _____



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Location Map: 5628 County Highway H

0 75 150 300 Feet

