

RESOLUTION NO. 2023-48

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE CERTIFIED SURVEY MAP # _____; – PARCEL ID 104-04-22-10-011-000 –
LOCATED IN THE NE ¼ AND SE ¼ OF SECTION 10, T4N, R22E, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI –
OWNER & APPLICANT – REYNALDO & KATHLEEN ANN REYES**

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 104-04-22-10-011-000; and

WHEREAS, the Village Engineer’s Memo dated April 17, 2023, attached hereto as **Exhibit A**, recommended conditional approval subject to 14 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: **Reyes Certified Survey Map**
Parcel ID 51-104-04-22-10-011-000
NE ¼ and SE ¼ of Section 10, T4N, R22E,
7528 West River Road, Village of Caledonia, Racine County, WI
Reynaldo D. Reyes; Owner and Applicant

The Engineering Department has received a Certified Survey Map (CSM) from Reynaldo D. Reyes prepared by Dennis C. Sauer, P.L.S. of Metropolitan Survey Service, Inc. The CSM is for a property located at 7528 West River Road in the Village of Caledonia. The existing property is approximately 28.07 acres in size. There is 778.66 feet of frontage along West River Road.

The existing parcel contains a single-family residence, farming and agricultural outbuildings, and farmland with a drainage channel going through the property.

This CSM is for the creation of 2 lots on the parcel. Lot 2 will be the remnant “parent” parcel containing 23.03 acres and Lot 1 will be the newly created parcel located north of Lot 2 and contain 5.04 acres and 362.79’ of frontage along West River Road. An additional 8.25’ is to be dedicated to the public along West River Road to achieve the standard 33’ Road Right-of-Way (1/2 of 66’).

The property is located outside of the Sanitary Sewer & Water Service Area. Lot 1 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 the primary watershed (R-117-5) with a channel cutting through the lot. A 60’ wide Drainage Easement will be required on the lots over the primary drainage channel as laid out on the Master Drainage Plan included in Exhibit A. The channel requires the easement to be centered on the channel and may not achieve the full 60’ along the north edge of the lot. This channel shall be located by the surveyor on the CSM and included to ensure proper drainage is maintained on each parcel. A separate easement exhibit for this will be required to be submitted and recorded.

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 for the building of a home, the owner will be required to submit an individual site grading plan and SWMP.

A wetland delineation is required, and all wetlands shall be shown on the CSM. This will require the display of the channel as a navigable waterway on the CSM per the DNR Surface Water Data Viewer (WBIC 3370). Shoreland setbacks and standards will apply to the development of the parcel in addition to the A-2 zoning. Shoreland Zoning jurisdiction is 300' from the Ordinary High Water Mark and requires a 75' building setback from the OHWM, as established by the DNR. The shoreland setbacks shall be shown on the CSM.

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 flag lot for Lot 2.

Waiver/Modification Request #1 is in direct reference to the remnant parcel of Lot 2. This lot is currently flag shaped and is proposed to remain flag shaped with the proposed CSM layout. This allows the lot to maximize the farming capabilities of the land while allowing a portion to be divided that does not require a 2.5:1 waiver.

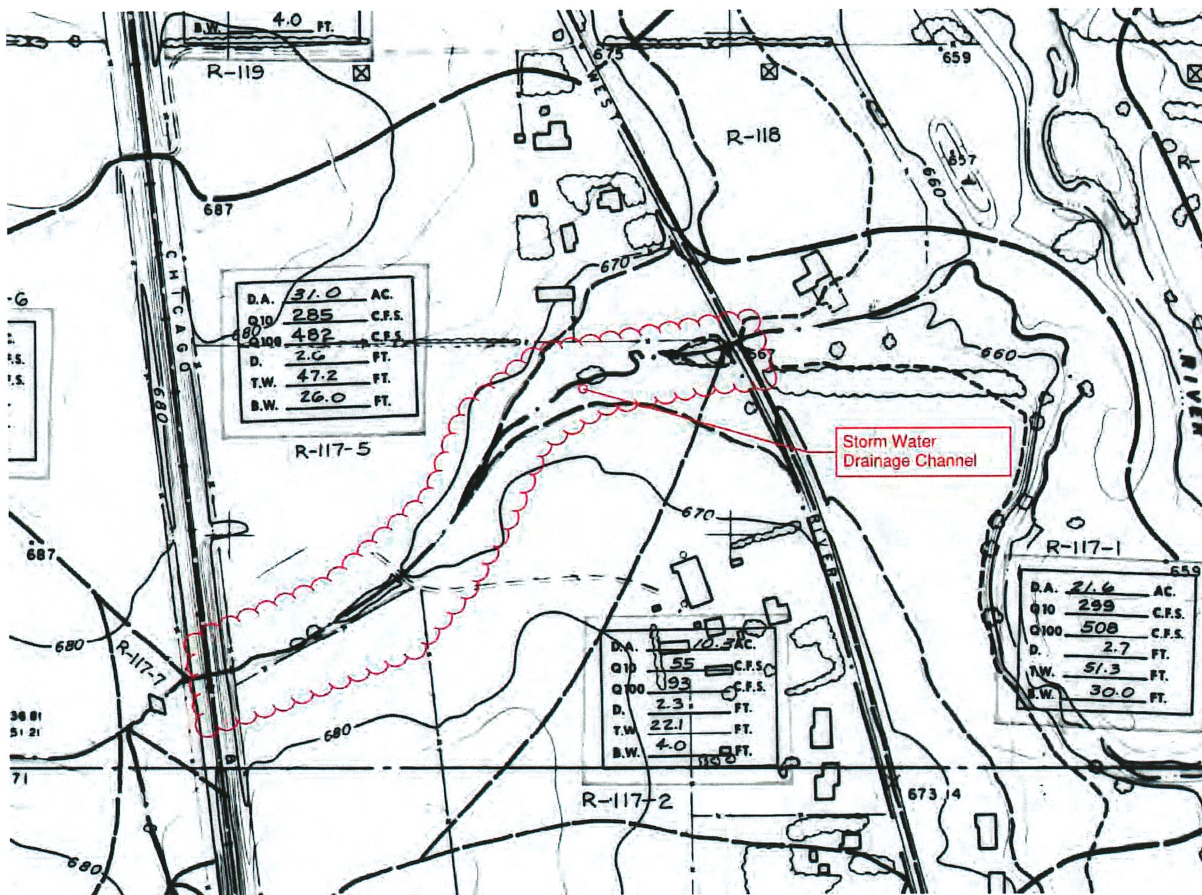
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

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 Final CSM dedicates the additional 8.25' of Right-of-Way to the Public for a total of 33'. A note shall be provided stating as such on the CSM.**
- 4. The Surveyor locates the drainage channels in coordination with the Village provided Master Drainage Plan and shows it on the CSM.**
- 5. The Owner provides exhibits for a 60' storm water drainage easement over the drainage channel. The easement shall also be displayed on the CSM.**
- 6. The Zoning Requirements for A-2 Zoning are displayed on the CSM for Lot 1 (setbacks, etc.).**
- 7. Shoreland Setback Requirements and Jurisdictional Zoning Line are listed and displayed on the CSM for the channel since it is determined to be a navigable water way.**
- 8. The Final CSM makes corrections to the following:**
 - o Spelling errors on the owners (prepared for).
 - o The Coordinate System referenced is NAD 83.
 - o The arc lengths in the description and table are corrected to match.
 - o The word "reservation" in the legal description is changed to "dedication".
- 9. Soil boring locations on the sites that will be served with an on-site waste disposal system shall be shown on the Final CSM.**
- 10. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 11. If Storm Water thresholds are met for Lot 1, 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.**

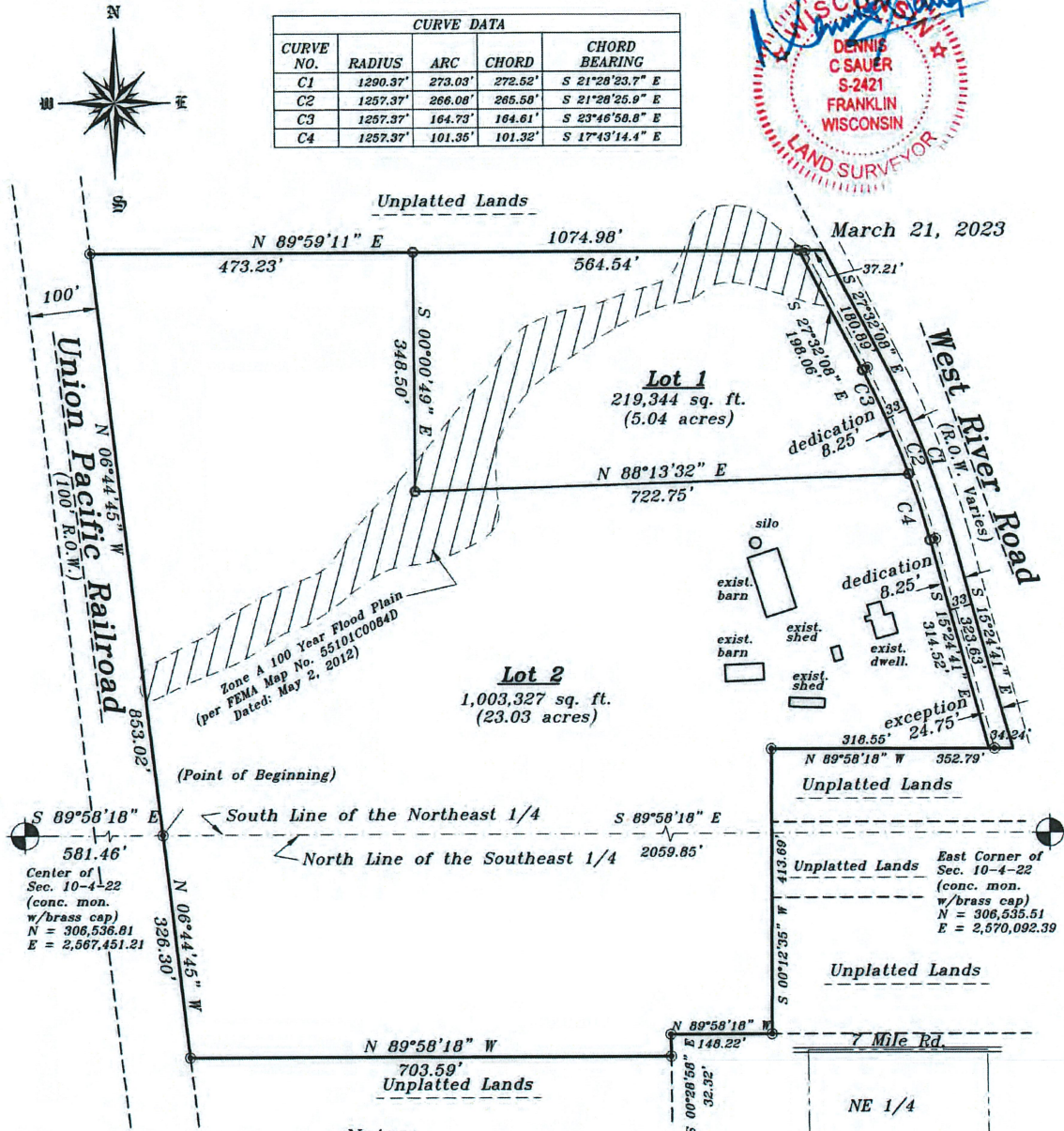
12. A wetland delineation is submitted, and all wetlands shall be shown on the CSM.
13. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.
14. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.

Exhibit A

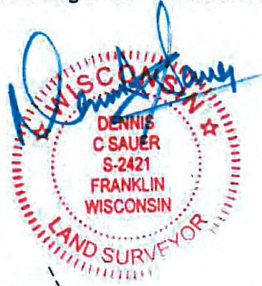


CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.



CURVE DATA				
CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
C1	1290.37'	273.03'	272.52'	S 21°28'23.7" E
C2	1257.37'	266.08'	265.50'	S 21°28'25.0" E
C3	1257.37'	164.73'	164.61'	S 23°46'58.8" E
C4	1257.37'	101.35'	101.32'	S 17°43'14.4" E



Prepared for:
 Reynaldol and Kathleen Reyes
 7528 W. River Rd.
 Caledonia, WI 53108

Prepared by:
 Dennis C. Sauer, P.L.S. 2421
 Metropolitan Survey Service, Inc.
 8482 South 76th Street
 Franklin, WI 53132

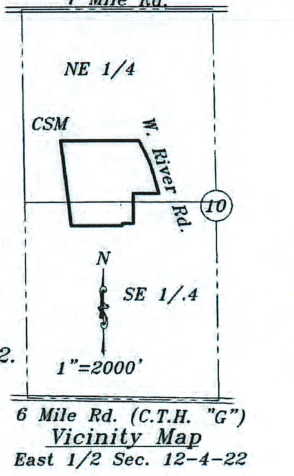
- Notes:**
- ⊙ Denotes iron rod found and accepted.
 - Denotes 1"x 24" iron pipe set.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27)(April, 2017), with the South line of the NE 1/4 of Sec. 10, T4N, R 22 E having an assumed bearing of S 89°58'18" E.



Graphic Scale
 Scale: 1"=200'

Existing zoning for lands included in the map is A-2.
 Minimum front setback : 75 feet
 Minimum side setback : 25 feet
 Minimum rear setback : 25 feet



CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify that:

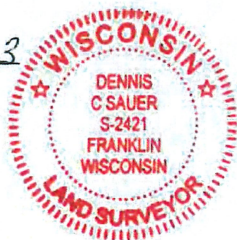
I have surveyed, divided and mapped a redivision of a tract of land being a part of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commence at the center 1/4 corner of said Section; thence S 89°58'18" E for a distance of 581.46 feet, along the South line of the Northeast 1/4 to a point on the East line of existing railroad right of way and the point of beginning; thence N 06°44'45" W for a distance of 853.02 feet along said East line to a point; thence N 89°59'11" E for a distance of 1074.98 feet along a line 1793.88 feet South of and parallel to the North line of the Northeast 1/4 to a point; thence S 27°32'08" E for a distance of 180.89 feet along the centerline of West River Road to a point; thence along a curve to the right with a radius of 1290.37 feet and an arc length of 273.05 feet, begin subtended by a chord bearing of S 21°28'25" E for a distance of 272.94 feet along said centerline to a point; thence S 15°24'41" E for a distance of 323.63 feet along said centerline to a point; thence N 89°58'18" W for a distance of 352.79 feet, parallel to the South line of the Northeast 1/4 to a point; thence S 00°12'35" W for a distance of 413.69 feet to a point; thence N 89°58'18" W for a distance of 148.22 feet to a point on the East line of the West 1/2 of the Southeast 1/4; thence S 00°28'58" E for a distance of 32.32 feet along said East line to a point; thence N 89°58'18" W for a distance of 703.59 feet parallel to the North line of the Southeast 1/4 to a point on the East line of the existing railroad right of way; thence N 06°44'45" W for a distance of 326.30 feet along said East line to the point of beginning. Reserving the Easterly 24.75 feet for public road purposes. Contains 28.65834 acres including road reservation.

That I have made such survey, land division and map by the direction of Reynaldo Reyes and Kathleen Ann Reyes, husband and wife, owners of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia in surveying, dividing and mapping the same.

MARCH 21, 2023
Date



Dennis C. Sauer

Dennis C. Sauer
Professional Land Surveyor P.L.S. 2421

PREPARED FOR:
Reynaldo Reyes
5336 STH 31
Racine, WI 53402

PREPARED BY: Dennis C. Sauer
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

Reynaldo Reyes and Kathleen Ann Reyes, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Reynaldo Reyes, Owner

Kathleen Ann Reyes, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

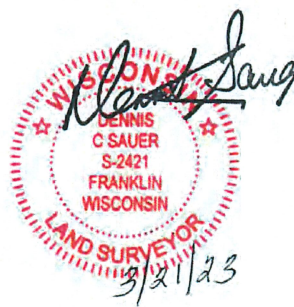
PERSONALLY came before me this _____ day _____, 20__, Reynaldo Reyes and Kathleen Ann Reyes, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires _____

VILLAGE BOARD OF CALEDONIA APPROVAL

This land division is hereby approved by the Village Board of Caledonia, this _____ day of _____, 20__.

Joslyn M. Hoeffert, Clerk
Village of Caledonia

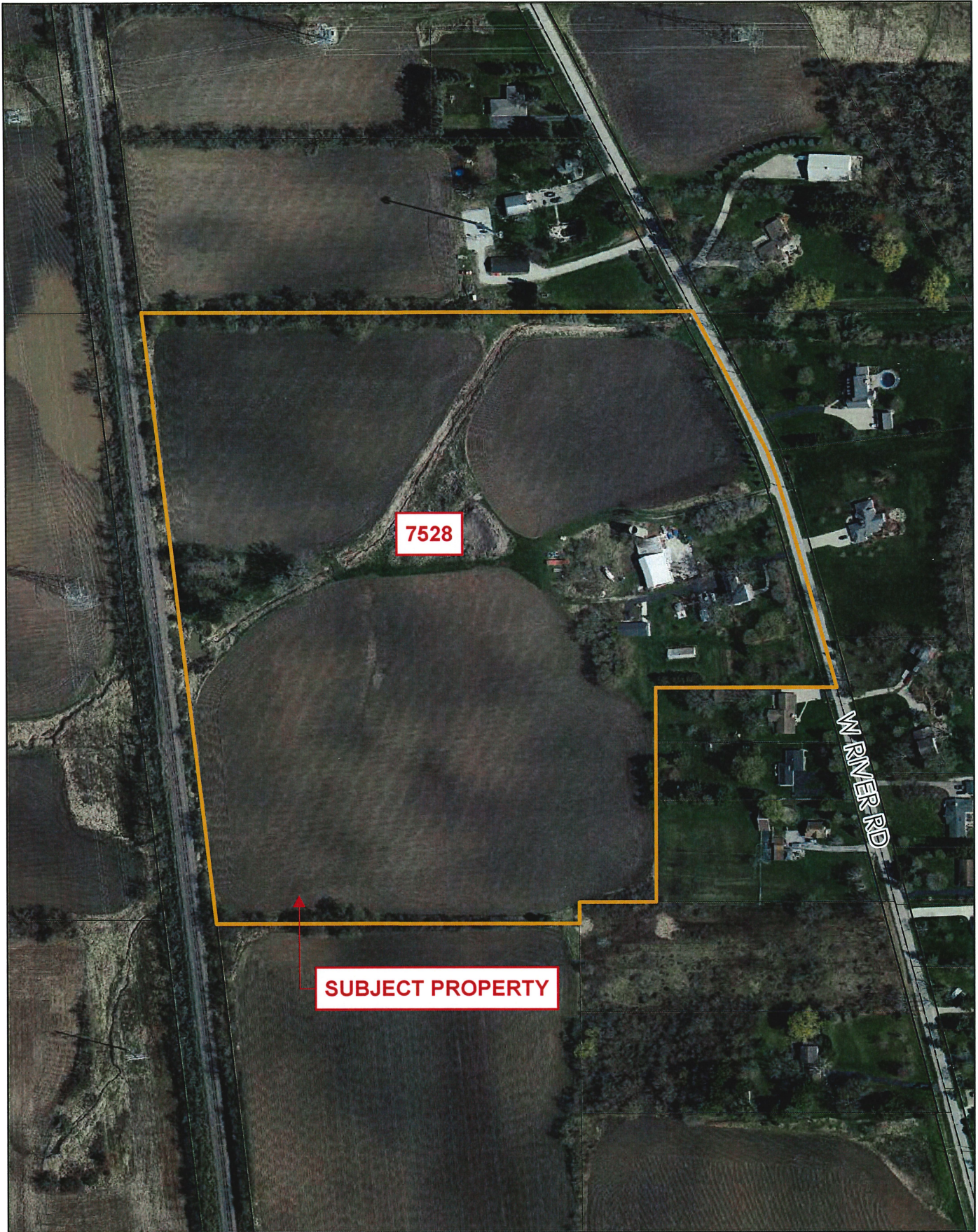


THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. 2421



Location Map: 7528 W. River Road

0 75 150 300 Feet



7528

SUBJECT PROPERTY

W RIVER RD