

**RESOLUTION NO. 2023-49**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE CERTIFIED SURVEY MAP # \_\_\_\_\_; – PARCEL ID 104-04-22-35-002-000 –  
LOCATED IN THE SW ¼ OF THE NE ¼ OF SECTION 35, T4N, R22E, VILLAGE OF  
CALEDONIA, RACINE COUNTY, WI –  
OWNER & APPLICANT – RICHARD AND DIANE RUFFO**

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 1 lot from existing Parcel 104-04-22-35-002-000; and

**WHEREAS**, the CSM would also dedicate a section of the parcel for public road purposes as well as a storm sewer easement to accommodate drainage off the public road; and

**WHEREAS**, the Village Engineer’s Memo dated April 17, 2023, attached hereto as **Exhibit A**, recommended conditional approval subject to 10 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.

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

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk

# MEMORANDUM

Date: April 17, 2023

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Ruffo Certified Survey Map**  
Parcel ID 51-104-04-22-35-002-000  
SW ¼ of the NE ¼ of Section 35, T4N, R22E,  
6427 Hoods Creek Road, Village of Caledonia, Racine County, WI  
Richard and Diane Ruffo; Owner and Applicant

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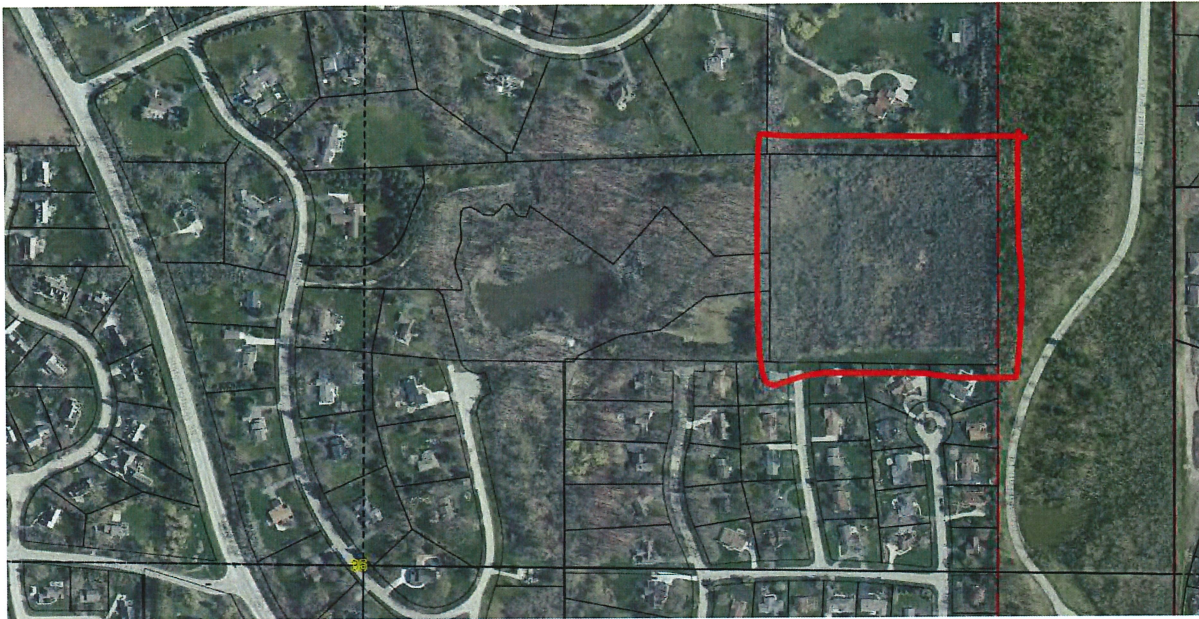
The Engineering Department has received a Certified Survey Map (CSM) from Richard and Diane Ruffo (Owners) prepared by John Konopacki, PLS of the Pinnacle Engineering Group. The CSM is for a property located at the north end of Corona Drive in the Village of Caledonia but currently listed as 6427 Hoods Creek Road. The existing property is approximately 11.14 acres in size and is landlocked. The existing parcel is primarily wooded with a 10' grinder pump sewage system easement cutting through the property from the abutting properties on Hoods Creek Road.

This CSM is for the creation of 1 lot on the parcel and the dedication of a public road extension. The dedicated public roadway is a cul-de-sac at the north end of Corona Drive to accommodate the building of a single-family home on the parcel and the turnaround of vehicles. Plans have been submitted for the extension of the road and the utilities. The property is located within the Sewer and Water Service Area and therefore has been required to extend these utilities as part of the project. A 20' storm sewer easement is also to be dedicated to the Village to accommodate the end section of the storm sewer system. The Village is working to vacate the existing turnaround-tees in the near future.

The property currently has an R-2S Zoning Classification. R-2S Zoning requires 150 feet of frontage and 40,000 sq. ft. 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 low density residential (19,000 Sq. Ft. to 1.49 Acres per dwelling unit). The proposed Lot exceeds this requirement.

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 was performed and shows no wetlands on the proposed Lot.

A small site map has been included to provide clarity on the location of the parcel in relation to abutting properties and Village Rights-of-Way.



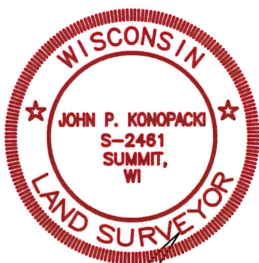
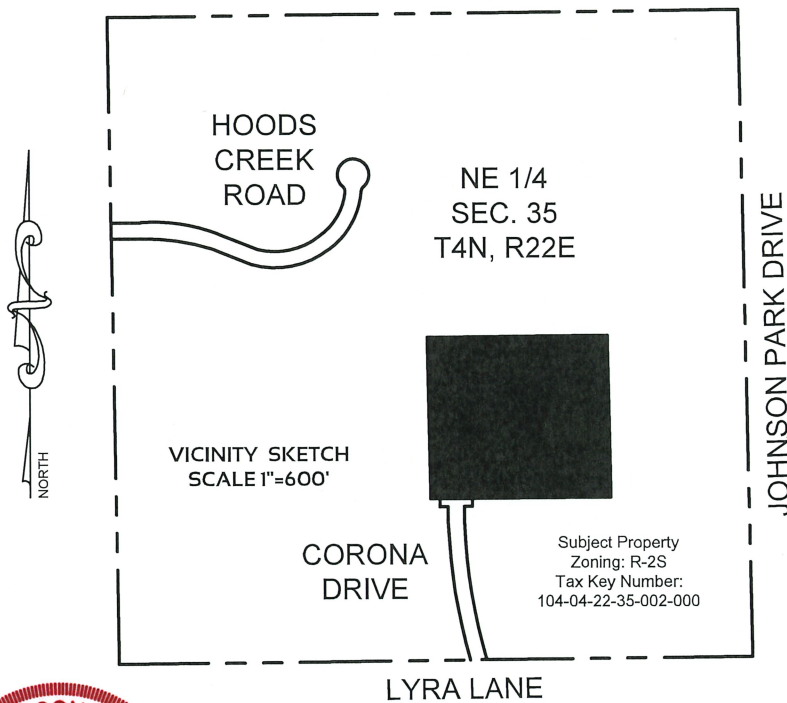
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

**Move to approve the CSM subject to the following:**

- 1. The CSM is subject to the Land Division per Lot fee.**
- 2. The Owner/Engineer provides the exhibits for the storm sewer easement.**
- 3. The Corona Drive Extension plans are approved, stamped, and submitted to the Village via hardcopy and digital.**
- 4. The Final CSM shows the setbacks and lists them on the CSM.**
- 5. The Surveyor corrects the bearing along the west lot line to match the legal description.**
- 6. The Surveyor corrects the bearing direction of the south lot line east of the limits of the newly created lot to match the proposed bearing direction. (NE to SW)**
- 7. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 8. 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.**
- 9. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM and extension of Corona Drive**
- 10. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**

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

Being a part of the Southeast 1/4 of the Northeast 1/4 of  
Section 35, Township 4 North, Range 22 East, Village of  
Caledonia, Racine County, Wisconsin



APRIL 4, 2023

Prepared for:  
Richard Ruffo  
9 Iron Wood Court  
Racine, WI 53402

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

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

#### 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.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Northeast 1/4 of Section 35, Township 4 North, Range 22 East which has a bearing of  $S01^{\circ}07'55''E$ .
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0113E with an effective date of FEBRUARY 1, 2019. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

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SHEET 1 OF 5

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

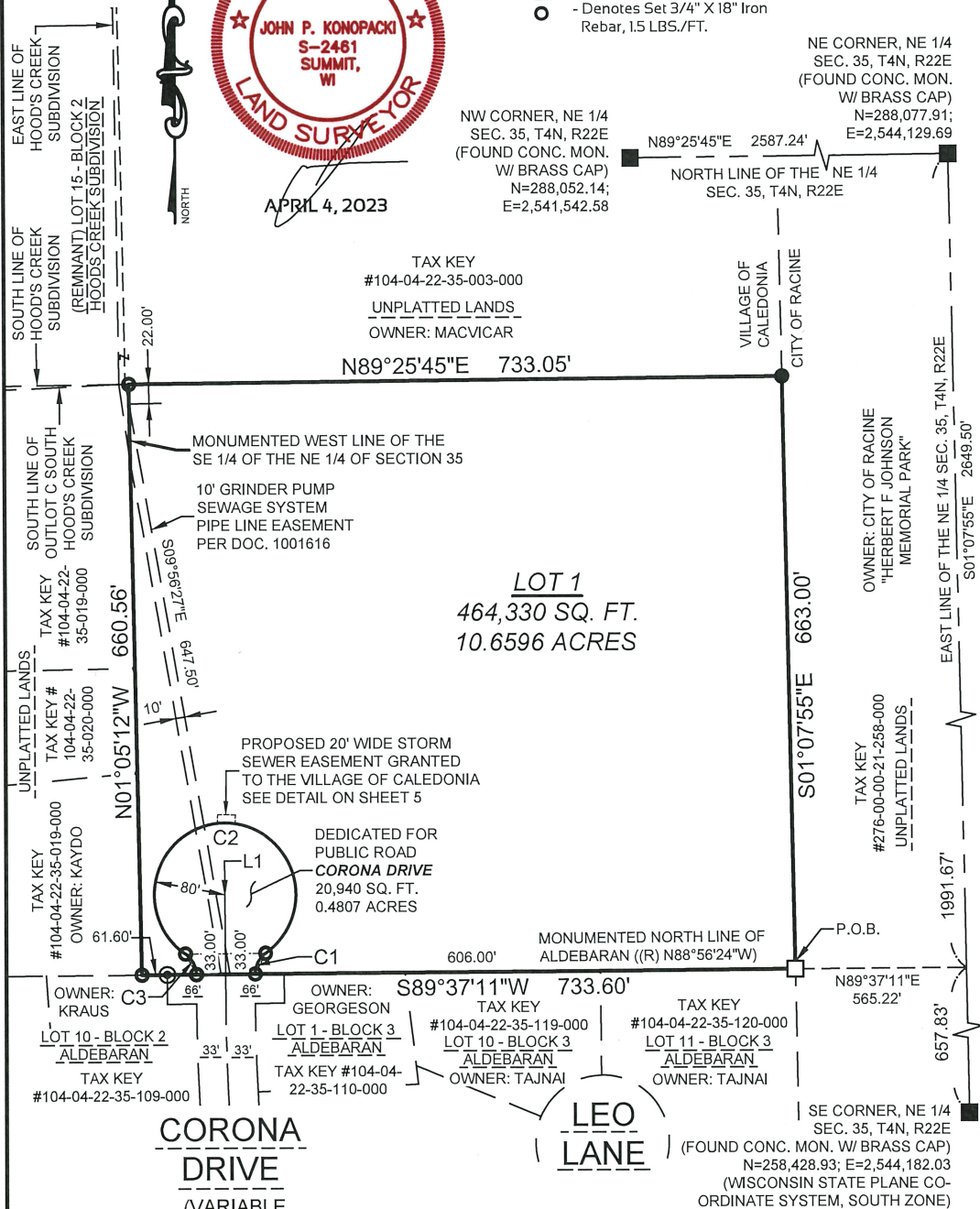
Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North,  
Range 22 East, Village of Caledonia, Racine County, Wisconsin



APRIL 4, 2023

**LEGEND:**

- - Denotes Found 2" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Found Square Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



TAX KEY  
#104-04-22-35-003-000  
UNPLATTED LANDS  
OWNER: MACVICAR

NW CORNER, NE 1/4  
SEC. 35, T4N, R22E  
(FOUND CONC. MON.  
W/ BRASS CAP)  
N=288,052.14;  
E=2,541,542.58

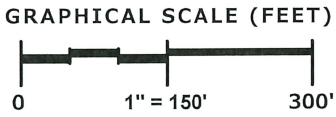
NE CORNER, NE 1/4  
SEC. 35, T4N, R22E  
(FOUND CONC. MON.  
W/ BRASS CAP)  
N=288,077.91;  
E=2,544,129.69

EAST LINE OF THE NE 1/4 SEC. 35, T4N, R22E  
S01°07'55"E 2649.50'

TAX KEY  
#276-00-00-21-258-000  
UNPLATTED LANDS

P.O.B.

SE CORNER, NE 1/4  
SEC. 35, T4N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=258,428.93; E=2,544,182.03  
(WISCONSIN STATE PLANE CO-  
ORDINATE SYSTEM, SOUTH ZONE)



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD I SUITE 100  
BROOKFIELD, WI 53186  
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, 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 Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 35; thence North 01°07'55" West along the east line of said Northeast 1/4, 657.83 feet; thence South 89°37'11" West, 565.22 feet to a found square iron pipe marking the northeast corner of Block 3 of Aldebaran, a recorded subdivision, and the Point of Beginning;

Thence continuing South 89°37'11" West along the monumented north line of said Block 3 of Aldebaran, 733.60 feet;  
Thence North 01°12'15" West along the monumented West line of the Southeast 1/4 of the Northeast 1/4 of said Section 35, as described in Quit Claim Deed Document No. 2264571, 660.56 feet;  
Thence North 89°25'45" East parallel to the north line of the said Northeast 1/4, 733.05 feet;  
Thence South 01°07'55" East parallel to the aforesaid east line of the Northeast 1/4, 663.00 feet to the Point of Beginning.

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

Containing 485,270 square feet (11.1403 acres) of land Gross and 464,330 square feet (10.6596 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: APRIL 4, 2023



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

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°22'49"W	89.12'

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	27.18'	28.00'	055°36'38"	N27°25'30"E	26.12'	N00°22'49"W	N55°13'49"E
C2	406.62'	80.00'	291°13'16"	S89°37'11"W	90.37'	N55°13'49"E	S55°59'27"E
C3	27.18'	28.00'	055°36'38"	S28°11'08"E	26.12'	S55°59'27"E	S00°22'49"E

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

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

PEG JOB#2893.00  
SHEET 3 OF 5

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

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North,  
Range 22 East, Village of Caledonia, Racine County, Wisconsin

## OWNER'S CERTIFICATE OF DEDICATION

RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, as owner, hereby certifies that we 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 the Village of Caledonia.

RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, 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:

- 1. Village of Caledonia

IN WITNESS WHEREOF, the said RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, and (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

In the presence of: RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009

\_\_\_\_\_  
Name - Title

\_\_\_\_\_  
Name - Title

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ and \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
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 \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Date Name - Title

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: \_\_\_\_\_



APRIL 4, 2023

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD I SUITE 100  
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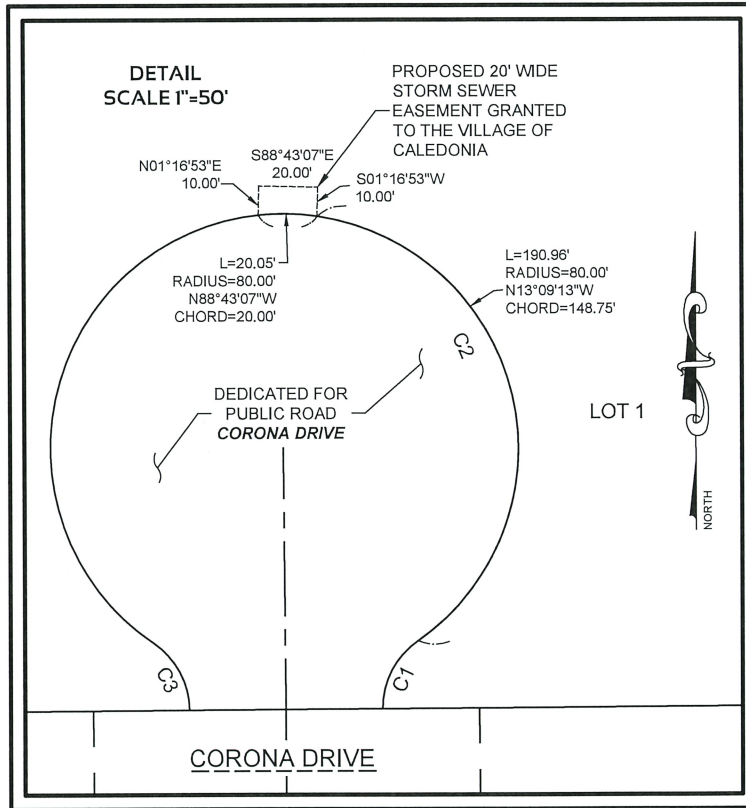
Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North,  
Range 22 East, Village of Caledonia, Racine County, Wisconsin

## VILLAGE BOARD APPROVAL

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

Date \_\_\_\_\_

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



APRIL 4, 2023

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
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