

RESOLUTION NO. 2023-72

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE THE FINAL PLAT OF THE GLEN AT WATERS EDGE WHICH PROPOSES 30 SINGLE-FAMILY RESIDENTIAL LOTS AND 4 OUTLOTS ON PARCEL ID NOS. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000 SUBMITTED BY JOHN WAHLEN, APPLICANT, VILLAGE OF CALEDONIA, OWNER

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

WHEREAS, the applicant has submitted a Final Plat for The Glen At Waters Edge to the Village for consideration. The proposed Final Plat would create 30 lots from the existing parcels, and 4 total Outlots; and.

WHEREAS, the Final Plat dedicates one of the 4 Outlots to the Village for Park purposes. This Park will contain a pedestrian path and open space; and

WHEREAS, the Preliminary Plat was approved by the Plan Commission and Village Board on September 6, 2022 via Resolution 2022-84; and

WHEREAS, after reviewing the Final Plat of The Glen At Waters Edge, the Village Engineer created a Memo for the Village Plan Commission. The Village Engineer's Memo dated July 22, 2023, attached hereto as **Exhibit A**, recommended conditional approval of the Final Plat.

WHEREAS, the Village Plan Commission on June 26, 2023 recommended conditional approval of the Final Plat for The Glen At Waters Edge in accordance with the Village Engineer's Memo (**Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Final Plat for The Glen At Waters Edge 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 in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 11 day of JULY 2023.

VILLAGE OF CALEDONIA

By: Thomas Weatherston

Thomas Weatherston
Village President

Attest: _____

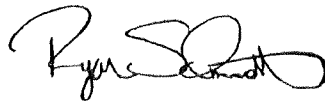
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: June 22, 2023

To: Plan Commission

From: Ryan Schmidt, P.E.
Village Engineer



Re: **The Glen at Waters Edge Final Plat – SW ¼ Section 16 & NW ¼ Section 21 Range 23 East, Town 4 North; Village of Caledonia, Racine County, WI Parcel ID's: 51-104-04-23-16-021-000, 51-104-04-23-21-016-000, 51-104-04-23-21-016-010, & 51-104-04-23-21-021-000**

BACKGROUND INFORMATION

The Planning & Zoning Department and Engineering Department have received a Final Plat for The Glen at Waters Edge Subdivision prepared by Grady L. Gosser, R.L.S. of Trio Engineering, LLC, on behalf of Cornerstone Development of S.E. WI, LLC. The proposed subdivision is located on the west side of Waters Edge (Erie Street) at the future intersection of 5 Mile Road.

This subdivision is for the creation of 30 single family lots, 4 total Outlots, 1 Outlot is to be dedicated to the Village for park purposes, and the construction of 5 Mile Road from the existing termini of 5 Mile Road east of North Point Drive to Waters Edge Drive, and 3 cul-de-sacs. These cul-de-sacs are to be named Maxwell Court, Sean Court, and Lillie Circle.

The Village Board entered into a Development Agreement with Cornerstone Development through Resolution 2022-73 which was approved on July 11, 2022. A meeting was held for the Concept Preliminary Plat on July 25, 2022, which passed both Plan Commission and Village Board. The Preliminary Plat was reviewed on August 29, 2022 which also passed both Plan Commission and Village Board via Resolution 2022-84. The Property was officially purchased and closed on June 15, 2023 by Cornerstone Development.

The Final Plat is consistent with the Village's Comprehensive Land Use Plan (2035) and is consistent with the previously approved R-4 Zoning (changed from R-3). The lots range from 10,649 Sq. Ft. to 22,321 Sq. Ft. A set of Construction Plans has been submitted, reviewed, and approved by the Village which includes the Sewer and Water utility extensions required to serve the new properties. The Developer has acquired all the necessary permits from the DNR, Racine Water/Wastewater, and the Village to begin construction.

Per the Public Service Director's Memo dated July 21, 2022, August 25, 2022, and the approved Plan Commission meetings for both the Concept and Preliminary Plat, a modification waiver was granted for the 40% Open Space Requirement within the Sanitary Sewer & Water Service Area and to allow the subdivision to develop without conservation easements. During the plan review process, it was also requested that a landscape buffer be installed along Lots 1-8 and along the north property line. A 5' dedicated landscape buffer has been incorporated and responsibility fully placed on the subdivision and its HOA for the maintenance of said easement. The easement is separate from any drainage and utility easement.

A Wetland Delineation has been completed on this property and confirmed by the DNR in June 2022. The wetlands have been shown. The Primary Environmental Corridor has also been shown on the Final Plat and will need to be confirmed by SEWRPC.

Village Staff have reviewed the Final Plat for The Glen at Waters Edge as well as the Construction Plans and recommend approval. Minor comments are to be addressed per the listed conditions below.

RECOMMENDATION

Move to approve the Final Plat for The Glen at Waters Edge subject to the following conditions:

- 1. Add note listing the zoning and setbacks on the Final Plat.**
- 2. Add to notes that Outlot 1 also contains Stormwater Management Facilities and that a separate stormwater easement will be required together with Outlot 3.**
- 3. Confirm there are no conflicts with the existing 7' wide easement for the Milwaukee Elec. Railway and Light Co. and the proposed easements for drainage and landscaping.**
- 4. Provide confirmation from SEWRPC regarding the Primary Environmental Corridor.**
- 5. Add note on Final Plat for "Lots have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill".**
- 6. Add note on the Final Plat that "Driveways shall not have a centerline slope steeper than 6%."**
- 7. Add note on the Final Plat for the restriction of trees, plantings, buildings, fences, berms, retaining, etc in easement areas and right-of-ways with the exception of landscape trees/plantings in the landscape easement.**
- 8. Areas of slope greater than 12% shall be designated and identified on the Final Plat.**
- 9. No Building Permits will be issued until the Final Plat has been recorded.**
- 10. The Final Plat shall be submitted to the appropriate objecting agencies (Wisconsin Department of Administration) for authorization.**
- 11. The subdivision shall be surveyed and monumented per Wisconsin State Statutes 236.15.**
- 12. The Glen at Waters Edge Subdivision must conform to all Ordinances in Titles 9, 14, and 18 as necessary.**
- 13. The Final Plat shall be recorded and filed no later than 2 years after the date of approval of the preliminary plat.**

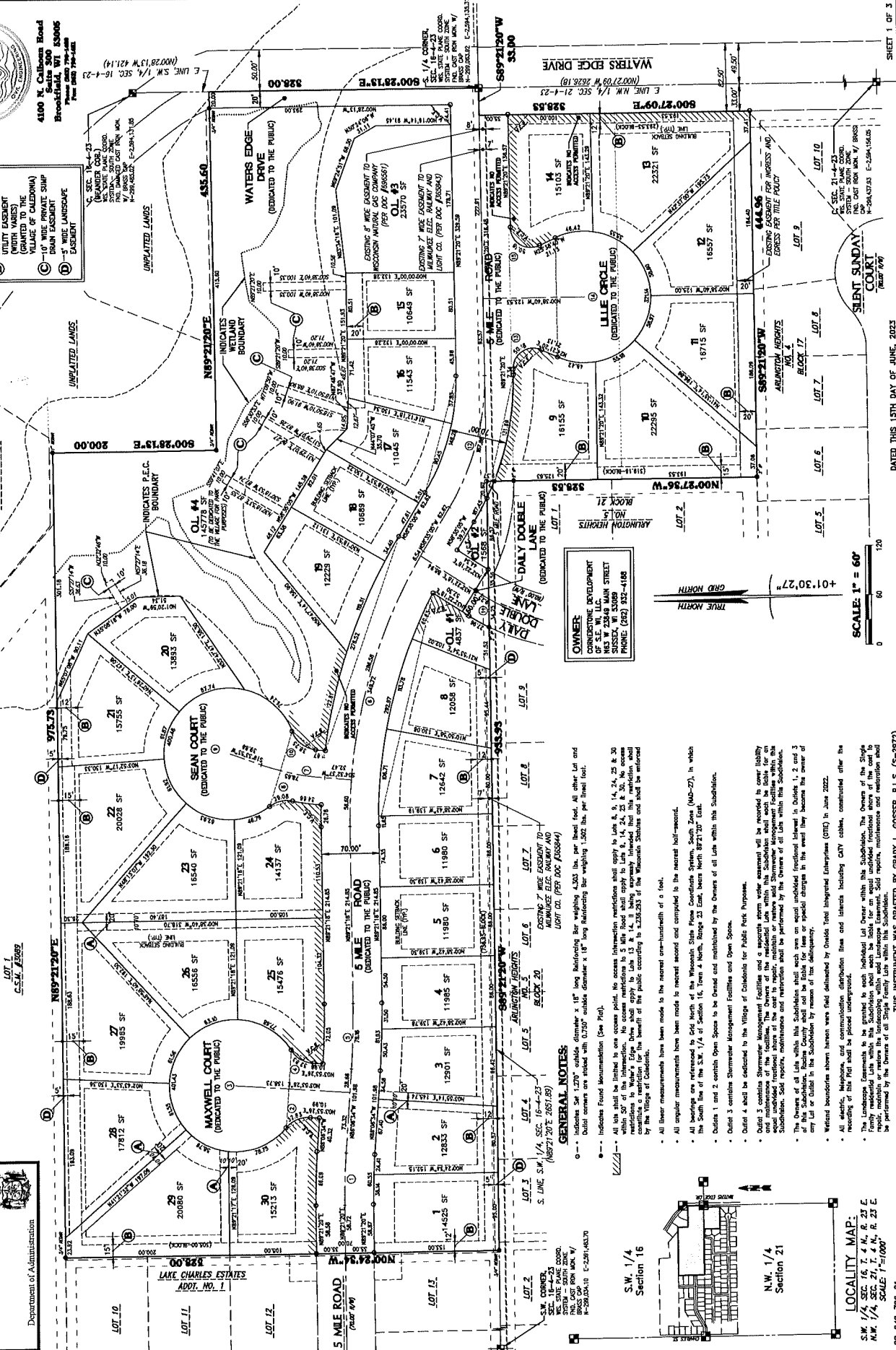


4100 W. Calumet Road
Brookfield, WI 53005
Phone: 262-798-4444
Fax: 262-798-4444

- EASEMENT LEGEND:**
- (A) 30' WIDE PUBLIC STREET SEWER EASEMENT (GRANTED TO THE VILLAGE OF CALEDONIA)
 - (B) PUBLIC DRAINAGE AND UTILITY EASEMENT (GRANTED TO THE VILLAGE OF CALEDONIA)
 - (C) 10' WIDE PRIVATE SHIP DRIFT EASEMENT
 - (D) 5' WIDE LANDSCAPE EASEMENT

THE GLEN AT WATERS EDGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

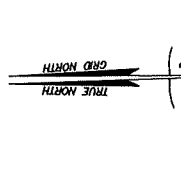


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.

Certified _____ 20 _____

Department of Administration

OWNER:
CONCRETE DEVELOPMENT
OF S.E. W. LLC
1635 W. 234th MAIN STREET
MILWAUKEE, WI 53224
PHONE: (262) 832-4188



- GENERAL NOTES:**
1. All lots shall be finished to one corner point. No access information restrictions shall apply to Lots 1, 4, 5, 14, 24, 25 & 30 within 50' of the intersection. No corner restrictions to 5 MTR road shall apply to Lots 1, 4, 24, 25 & 30. No corner restrictions to Waters Edge Drive shall apply to Lots 13 & 14, 9 being expressly intended that this restriction shall not apply to the benefit of the public according to s.236.25(3) of the Wisconsin Statutes and shall be enforced by the Village of Caledonia.
 2. All other measurements have been made to the nearest one-hundredth of a foot.
 3. All bearing measurements have been made to nearest second and computed to the nearest half-second.
 4. All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, bears North 87°21'20" East.
 5. Datasets 1 and 2 contain Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
 6. Dataset 3 contains Shorewater Management Facilities and Open Space.
 7. Dataset 4 shall be dedicated to the Village of Caledonia for Public Park Purposes.
 8. Dataset 5 contains Shorewater Management Facilities and a separate storm water easement will be provided to cover liability for the storm water management facilities. The easement shall be recorded in the Public Records of Racine County, Wisconsin, and shall be subject to the terms and conditions of the easement. The easement shall be recorded in the Public Records of Racine County, Wisconsin, and shall be subject to the terms and conditions of the easement. The easement shall be recorded in the Public Records of Racine County, Wisconsin, and shall be subject to the terms and conditions of the easement.
 9. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Datasets 1, 2 and 3 of this Subdivision. Racine County shall be the title for fees or special charges in the event they become the owner of any Lot or District in this Subdivision by reason of tax delinquency.
 10. Wetland boundaries shown herein were field delineated by Oneda Total Integrated Enterprises (OTIE) in June 2022.
 11. All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after the recording of this Plat shall be placed underground.
 12. The Landscape Easements to be granted to each individual Lot Owner within this Subdivision, the Owners of the Single Family residential lots within this Subdivision, shall be subject to the terms and conditions of the easement. The easement shall be recorded in the Public Records of Racine County, Wisconsin, and shall be subject to the terms and conditions of the easement. The easement shall be recorded in the Public Records of Racine County, Wisconsin, and shall be subject to the terms and conditions of the easement.

LOCALITY MAP:
S.W. 1/4, SEC. 16, T. 4 N., R. 23 E.
N.W. 1/4, SEC. 21, T. 4 N., R. 23 E.
SCALE: 1"=1000'

