

RESOLUTION NO. 2023-99

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE CERTIFIED SURVEY MAP # _____; – PARCEL ID 104-04-22-23-010-000 -
LOCATED IN THE NW ¼ AND NE ¼ OF SECTION 23, T4N, R22E, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI –
OWNER & APPLICANT – ROBERT & NICOLE JOSSART**

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 104-04-22-23-010-000; and


WHEREAS, the Village Engineer’s Memo dated August 23, 2023, attached hereto as **Exhibit A**, recommended conditional approval subject to 18 conditions; and

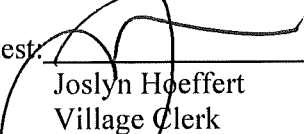
WHEREAS, on August 28, 2023, the Village Plan Commission recommended conditional approval of the CSM in accordance with the Village Engineer’s memo (**Exhibit A**) subject to the conditions outlined therein; and

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 12 day of September 2023.

VILLAGE OF CALEDONIA

By: 
Thomas Weatherston
Village President

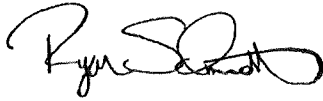
Attest: 
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: August 23, 2023

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Certified Survey Map – 6929 5 Mile Road**
Parcel ID 51-104-04-22-23-010-000
NW ¼ of the NE ¼ of Section 23, T4N, R22E,
6929 5 Mile Road, Village of Caledonia, Racine County, WI
Applicant and Owner - Robert & Nicole Jossart

The Engineering Department has received a Certified Survey Map (CSM) from Robert & Nicole Jossart (Owners). The CSM is for the property located at 6929 5 Mile Road in the Village of Caledonia. The existing property is approximately 20.21 acres in size. There is 662.41 feet of frontage along 5 Mile Road. The existing parcel contains only farmland with a drainage channel cutting through the property. The Concept CSM was approved at the Plan Commission on May 22, 2023.

The CSM is for the creation of 2 lots; one 9.72 acre lot and one 9.73 acre lot. The primary access will be off 5 Mile Road which is a primary thoroughfare (arterial) and therefore, one shared driveway access. A basic site distance study will be required to ensure safe access to the property and safety of the traveling public along 5 Mile Road. A cross access and maintenance agreement will be required by the property owners and called out on the Final CSM.

The property is located outside of the Sanitary Sewer & Water Service Area. Both lots will require a Private Onsite Wastewater Treatment System and Well for services. Soil tests have been shown and shall be provided to the Village before recording. The drainage of the CSM, according to the Master Drainage Plan, shows the primary watershed (R-98-2) with a channel cutting through the lot as shown. A 35' wide Drainage Easement is required on the lots over the primary drainage channel as laid out on the Master Drainage Plan and shown on the CSM. A separate Drainage Easement exhibit for this will be required to be submitted to the Village.

The property currently has an R-2 Zoning Classification with a C-1 Resource Conservation in the Southwest Corner of the Lot. R-2 Zoning in an unsewered district requires 150 feet of frontage and a 5-acre minimum lot size. The R-2 Zoning contains 50' street and rear yard setbacks along with 15' side yard setbacks. These have been listed and shown graphically on the CSM. The CSM meets and/or exceeds these zoning 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 parcels. If the thresholds are met or 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. Individual site grading plans will still need to be supplied with each new home. A wetland delineation has been shown and shall be provided to the Village.

The Road Right-of-Way contains trees and a minor swale that eventually drains through the proposed Lot 1 towards the drainage channel. The Owner/Developer shall be required to remove the trees in the right-of-way, remove the existing farm access, and provide an improved roadside ditch with the site grading plan submitted with a new home build on each lot. Additional easements may be required to get the roadside ditch to drain along the west side of Lot 1 and shall be executed upon submittal of the development of Lot 1.

With this submittal there is 1 Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Waiver/Modifications is for:

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

Waiver/Modification Request #1 will directly affect both parcels as the existing lot is 662.41 feet long by 1,290.43 feet wide. To properly divide the land, each parcel will be 331' x 1,290' which will require the modification waiver. This waiver was approved on May 22 with the Concept CSM.

If the Plan Commission is **willing** to support the CSM the following motion is recommended.

Move to approve the CSM subject to the following:

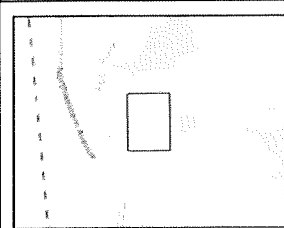
- 1. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 2. The Final CSM is subject to the Land Division per Lot fee.**
- 3. The approval of Waiver/Modification Request #1.**
- 4. A correction is made to the legal description to include the "Northwest ¼" of the Northeast ¼ at all locations on the Final CSM.**
- 5. A correction is made to the legal description and CSM to eliminate the word "West" Five Mile Road. This should be corrected to just "Five Mile Road".**
- 6. A correction is made to the angle in either the legal description or the graphical representation of the bearing and distance of the south lot line. They do not match.**
- 7. A correction is made to include the dedication of the additional 12' of Road Right-of-Way for public road purposes in the legal description of the Final CSM.**
- 8. A correction is made to modify to the survey datum from NAD 27 to NAD83.**
- 9. The Owner shall monument the new property corners prior to the issuance of any building permits.**
- 10. The Owner provides a separate exhibit for the 35' storm water drainage easement over the drainage channel.**
- 11. The Owner provides the soil boring report and wetland delineation report to the Village.**
- 12. The Owner shows and executes a cross access and maintenance agreement for the shared driveway. This shall be called out on the Final CSM.**

- 13. A site distance study is performed by a P.E. and submitted to the Village with the Building Permits for the site based on the location of the proposed access to each lot.**
- 14. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 15. If Storm Water thresholds are met for either lot, 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 Final CSM. Individual site grading plans are still required for each individual building permit.**
- 16. An engineered design shall be provided for any culverts placed within the drainage channel to ensure appropriate sizing.**
- 17. The Right-of-Way shall be improved by the removal of trees, removal of the existing farm access, reshaping of the roadside ditch, and acquisition of additional easements to get the roadside drainage along Lot 1 upon issuance of Building Permits.**
- 18. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**



6929 5 MILE ROAD





- Study Area (20.20 ac)
 - Racine Co 2' Contours
 - Field Delineated Wetlands (0.28 ac)
- Sample Points**
- Upland
 - Wetland



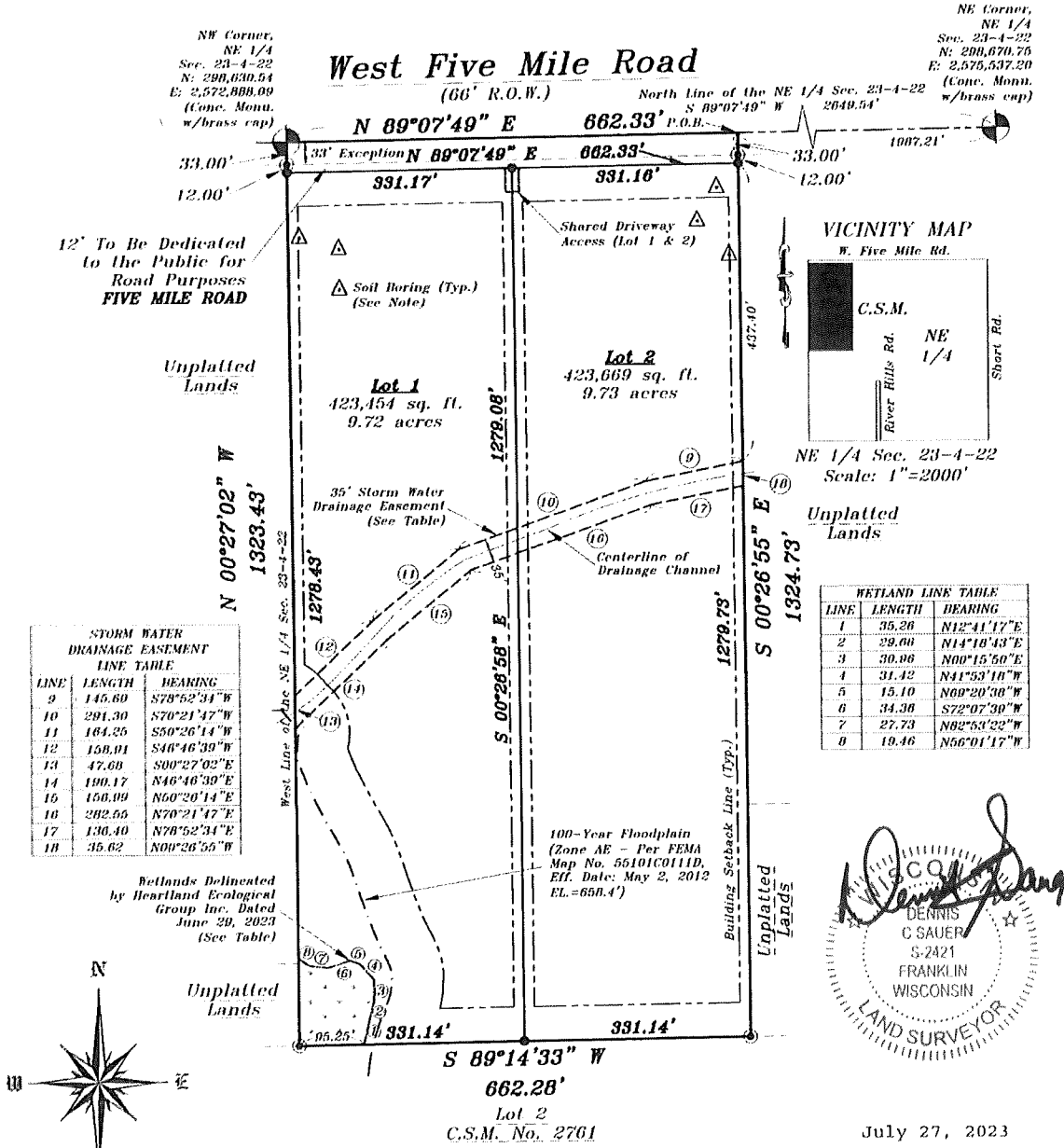
Heartland
AN ENVIRONMENTAL CONSULTING FIRM

Figure 7. Field Delineated Wetlands
 5 Mile Rd. Property
 Project #20231010
 14N, R27L, S23
 V Caledonia, Racine Co

2023 10/10
 Racine Co, WI
 Prepared by: [Name] 10/10/23

CERTIFIED SURVEY MAP NO.

Being a redivision of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

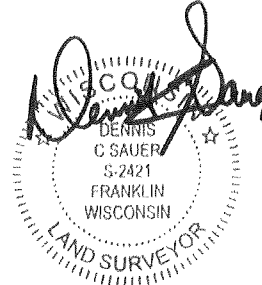


STORM WATER DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
9	145.60	S78°52'31"W
10	291.30	S70°21'47"W
11	164.35	S50°26'14"W
12	158.91	S40°46'39"W
13	47.68	S00°27'02"E
14	190.17	N46°46'39"E
15	156.99	N60°20'14"E
16	282.55	N70°21'47"E
17	130.40	N78°52'34"E
18	35.62	N00°26'55"W

WETLAND LINE TABLE

LINE	LENGTH	BEARING
1	35.26	N12°41'17"E
2	29.00	N14°18'43"E
3	30.98	N00°15'50"E
4	31.42	N41°53'10"W
5	15.10	N60°20'38"W
6	34.38	S72°07'38"W
7	27.73	N82°53'22"W
8	19.46	N56°01'17"W



July 27, 2023

Prepared for:
Robert & Nicole Jossart
6929 S. Five Mile Road
Racine, WI 53402

Prepared by:
Dennis C. Sauer R.L.S-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132
(414) 529-5380

ZONING: R-2
BUILDING SETBACKS:
Front Yard = 50 ft.
Side Yard = 10 ft.
Rear Yard = 50 ft.
Floodplain = 75 ft.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

NOTES:

- ⊙ Denotes iron pipe found and accepted.
- Denotes 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.
- △ Denotes soil boring test conducted by Billingsley Engineering LLC, dated June 5, 2023.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the North line of the NE 1/4 of Section 23, TAN, R22E having an assumed bearing of S 89°07'49" W.

CERTIFIED SURVEY MAP NO. _____

Being a redivision of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, 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 the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast 1/4 corner of said 1/4 Section; thence S 89°07'49" W along the North line of said 1/4 Section and the centerline of West Five Mile Road, 1987.21 feet to the point of beginning of the lands to be described; thence S 00°26'55" E, 1324.73 feet; thence S 89°14'32" W, 662.28 feet to a point on the West line of said 1/4 Section; thence N 00°27'02" W along the West line of said 1/4 Section, 1323.43 feet to a point on the North line of said 1/4 Section and the centerline of West Five Mile Road; thence N 89°07'49" E along said North line of said 1/4 Section, 662.33 to the point of beginning. Excepting the Northerly 33.00 feet for public road purposes.

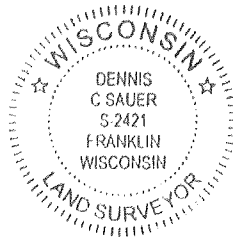
Contains 876,928 square feet or 20.131 acres including road dedication.

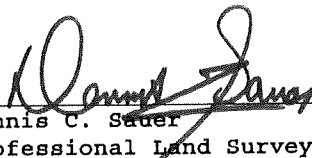
That I have made such survey, land division and map by the direction of Robert and Nicole Jossart, husband and wife, owners of said land.

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.

July 27, 2023
Date




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

CERTIFIED SURVEY MAP NO. _____

Being a redivision of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

Robert Jossart and Nicole Jossart, 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__.

Robert Jossart, Owner

Nicole Jossart, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

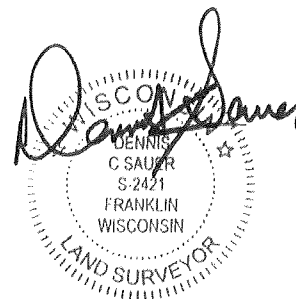
PERSONALLY came before me this _____ day _____, 20__, Robert Jossart and Nicole Jossart, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

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



July 27, 2023

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