

RESOLUTION NO. 2024-015

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A WAIVER TO ORDINANCE SEC. 14-3-5(b) AND A PRELIMINARY
CONDOMINIUM PLAT FOR WATERS EDGE PLACE
PARCEL IDS 104-04-23-21-003-020, 104-04-23-21-003-010, 104-04-23-21-003-030 –
LOCATED IN THE NE ¼ OF SECTION 21, T4N, R23E, VILLAGE OF CALEDONIA,
RACINE COUNTY, WI – OWNER & APPLICANT – CCM – CALEDONIA, LLC.**

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

WHEREAS, the applicant has submitted a Preliminary Condominium Plat to the Village for consideration. The proposed Condominium Plat proposes 93 units on the combined lots of existing Parcels 104-04-23-21-003-020, 104-04-23-21-003-010, and 104-04-23-21-003-030; and

WHEREAS, the applicant proposes to build out the development in phases. Phase 1 is proposed to be Units 1-10 and the Clubhouse Building with Private Drive; and


WHEREAS, the Village Engineer's Memo dated January 23, 2024, attached hereto as **Exhibit A**, recommended conditional approval subject to 18 conditions; and

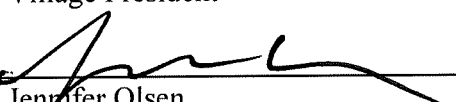
WHEREAS, on January 29, 2024, the Village Plan Commission recommended conditional approval of the waiver of Sec. 14-3-5(b) (conservation easement) of the Village's Code of Ordinances and Preliminary Condominium Plat in accordance with the Village Engineer's memo (**Exhibit A**) subject to the conditions outlined therein; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the waiver of Sec. 14-3-5(b) (conservation easement) of the Village's Code of Ordinances and Preliminary Condominium Plat as set forth above, is hereby approved for the reasons and requirements set forth in **Exhibit A**, subject to the same conditions imposed by the Village Plan Commission, and in compliance with all applicable Village ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 13 day of February 2024.

VILLAGE OF CALEDONIA

By: 
Thomas Weatherston
Village President

Attest: 
Jennifer Olsen
Village Clerk


CONDOMINIUM PLAT OF WATERS EDGE PLACE

Being a part of the Northwest 1/4 of the Fractional Northeast 1/4 of Section 21, Township 4 North, Range 23 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 and mapped the lands shown and described herein and that this is a true and correct representation of WATERS EDGE PLACE, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

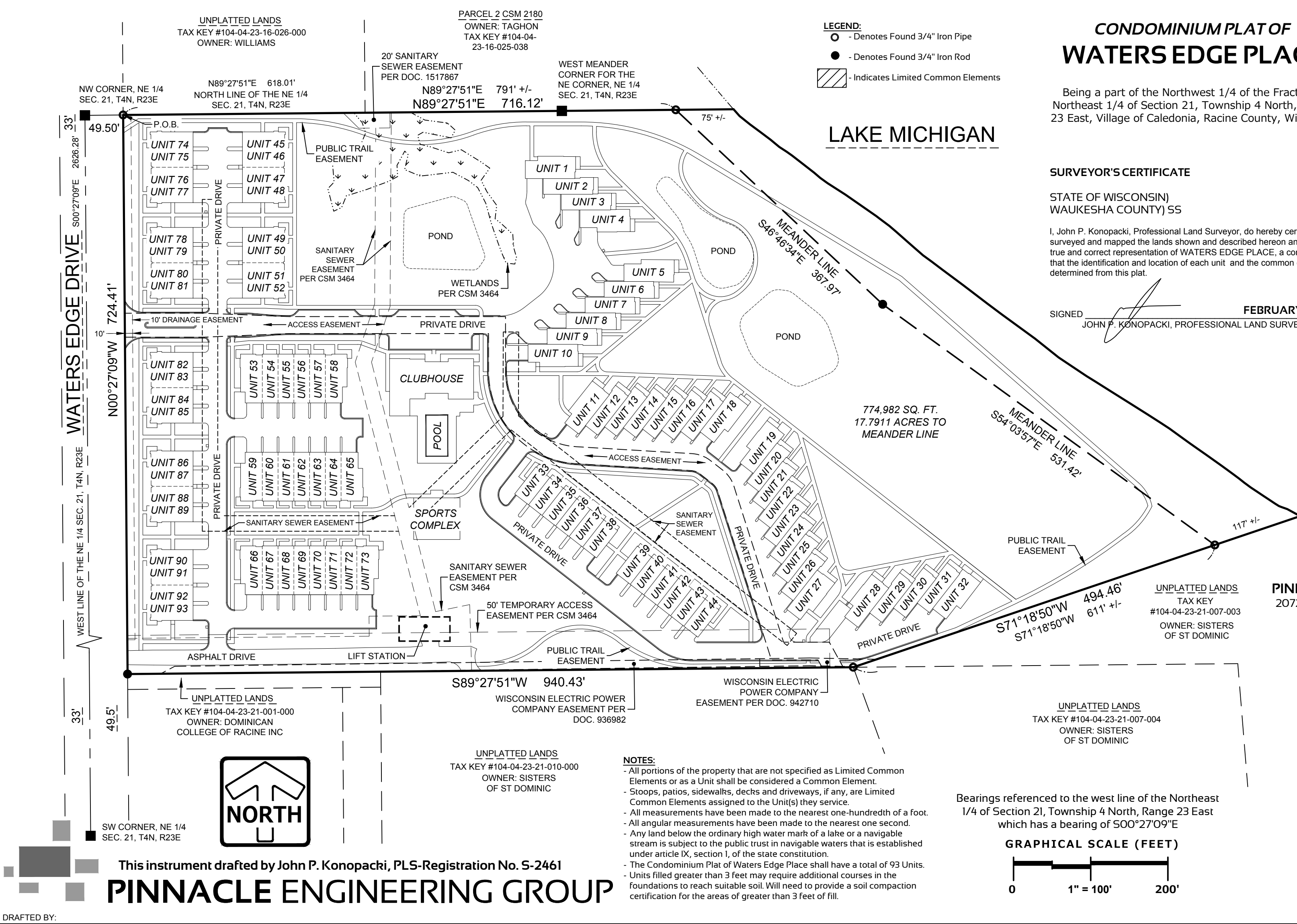
SIGNED  **FEBRUARY 07, 2024**
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



Prepared for:
CCM-CALEDONIA LLC
901 S 70TH STREET
WEST ALLIS, WI 53214

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

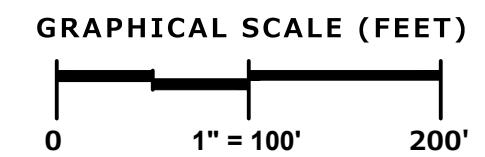
REGISTER OF DEEDS



LEGEND:
○ - Denotes Found 3/4" Iron Pipe
● - Denotes Found 3/4" Iron Rod
▨ - Indicates Limited Common Elements

NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The Condominium Plat of Waters Edge Place shall have a total of 93 Units.
- Units filled greater than 3 feet 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.

Bearings referenced to the west line of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East which has a bearing of S00°27'09"E



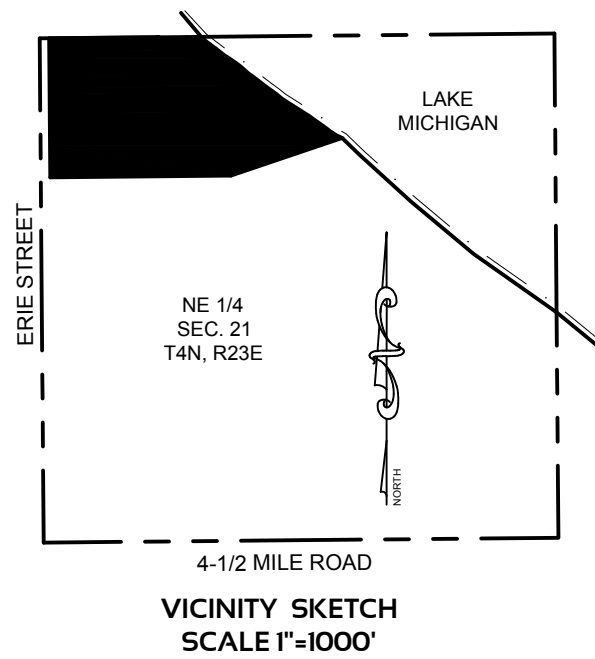
This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



DRAFTED BY:

CONDOMINIUM PLAT OF WATERS EDGE PLACE

Being a part of the Northwest 1/4 of the Fractional Northeast 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin



LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. _____, being all of Lot 1, Lot 2 and Lot 3 of Certified Survey Map No. 3464, as recorded in the Register of Deeds office for Racine County as Document No. 2602721, in the Northwest 1/4 of the Fractional Northeast 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



FEBRUARY 07, 2024

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

PINNACLE ENGINEERING GROUP

DRAFTED BY:

CLUBHOUSE: 5931 Waters Edge Drive, Racine, WI
UNIT 1: 5953 - 01 Waters Edge Drive, Racine, WI
UNIT 2: 5953 - 02 Waters Edge Drive, Racine, WI
UNIT 3: 5953 - 03 Waters Edge Drive, Racine, WI
UNIT 4: 5953 - 04 Waters Edge Drive, Racine, WI
UNIT 5: 5951 - 05 Waters Edge Drive, Racine, WI
UNIT 6: 5951 - 06 Waters Edge Drive, Racine, WI
UNIT 7: 5951 - 07 Waters Edge Drive, Racine, WI
UNIT 8: 5951 - 08 Waters Edge Drive, Racine, WI
UNIT 9: 5951 - 09 Waters Edge Drive, Racine, WI
UNIT 10: 5951 - 10 Waters Edge Drive, Racine, WI
UNIT 11: 5949 - 11 Waters Edge Drive, Racine, WI
UNIT 12: 5949 - 12 Waters Edge Drive, Racine, WI
UNIT 13: 5949 - 13 Waters Edge Drive, Racine, WI
UNIT 14: 5949 - 14 Waters Edge Drive, Racine, WI
UNIT 15: 5949 - 15 Waters Edge Drive, Racine, WI
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UNIT 19: 5947 - 19 Waters Edge Drive, Racine, WI
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UNIT 93: 5925 - 93 Waters Edge Drive, Racine, WI

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