

RESOLUTION NO. 2024-017

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A WAIVER OF ORDINANCE SEC. 14-3-5(b) (CONSERVATION EASEMENT) AND AMENDED PRELIMINARY PLAT OF CAITLYN WOODS WHICH PROPOSES 70 SINGLE-FAMILY RESIDENTIAL LOTS (INCLUDING ONE FLAG LOT) AND 3 OUTLOTS ON PARCEL ID NO. 104-04-23-17-072-000 SUBMITTED BY DAN SZCZAP, APPLICANT, MIDDLE ROAD INVESTEMENTS LLC, OWNER

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

WHEREAS, the applicant has submitted an Amended Preliminary Plat for Catlyn Woods to the Village for consideration. The proposed Amended Preliminary Plat would create 70 lots from the existing parcel; and

WHEREAS, the original Preliminary Plat was approved in 2006 by the Village Board and Plan Commission with only 68 lots. The Plat was granted extensions until this amendment; and

WHEREAS, after review of the Amended Preliminary Plat of Catlyn Woods, the Village Engineer created a Memo for the Village Plan Commission. The Village Engineer's Memo dated January 18, 2024, attached hereto as **Exhibit A**, recommended conditional approval of the Preliminary Plat (including one flag lot) and approval of the waiver to the requirement of a Conservation Easement under Sec. 14-3-5(b); and

WHEREAS, the Village Plan Commission on January 29, 2024, recommended conditional approval of the Preliminary Plat for Catlyn Woods (including one flag lot) and approval of the waiver to the requirement of a Conservation Easement under Sec. 14-3-5(b) of the Village's Code in accordance with the Village Engineer's Memo (**Exhibit A**); and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Amended Preliminary Plat for Catlyn Woods and waiver modification 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 13 day of February 2024.

VILLAGE OF CALEDONIA

By: Thomas R. Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk

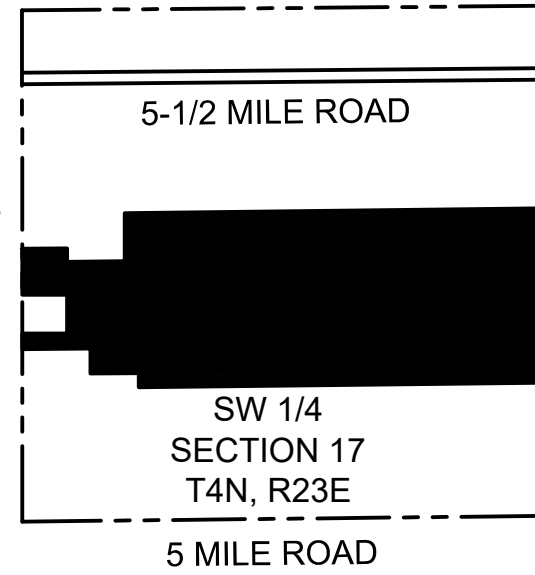
PRELIMINARY PLAT OF CAITLYN WOODS SUBDIVISION

Being a part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 all in the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



JANUARY 8, 2024

VICINITY SKETCH
SCALE 1"=1000'

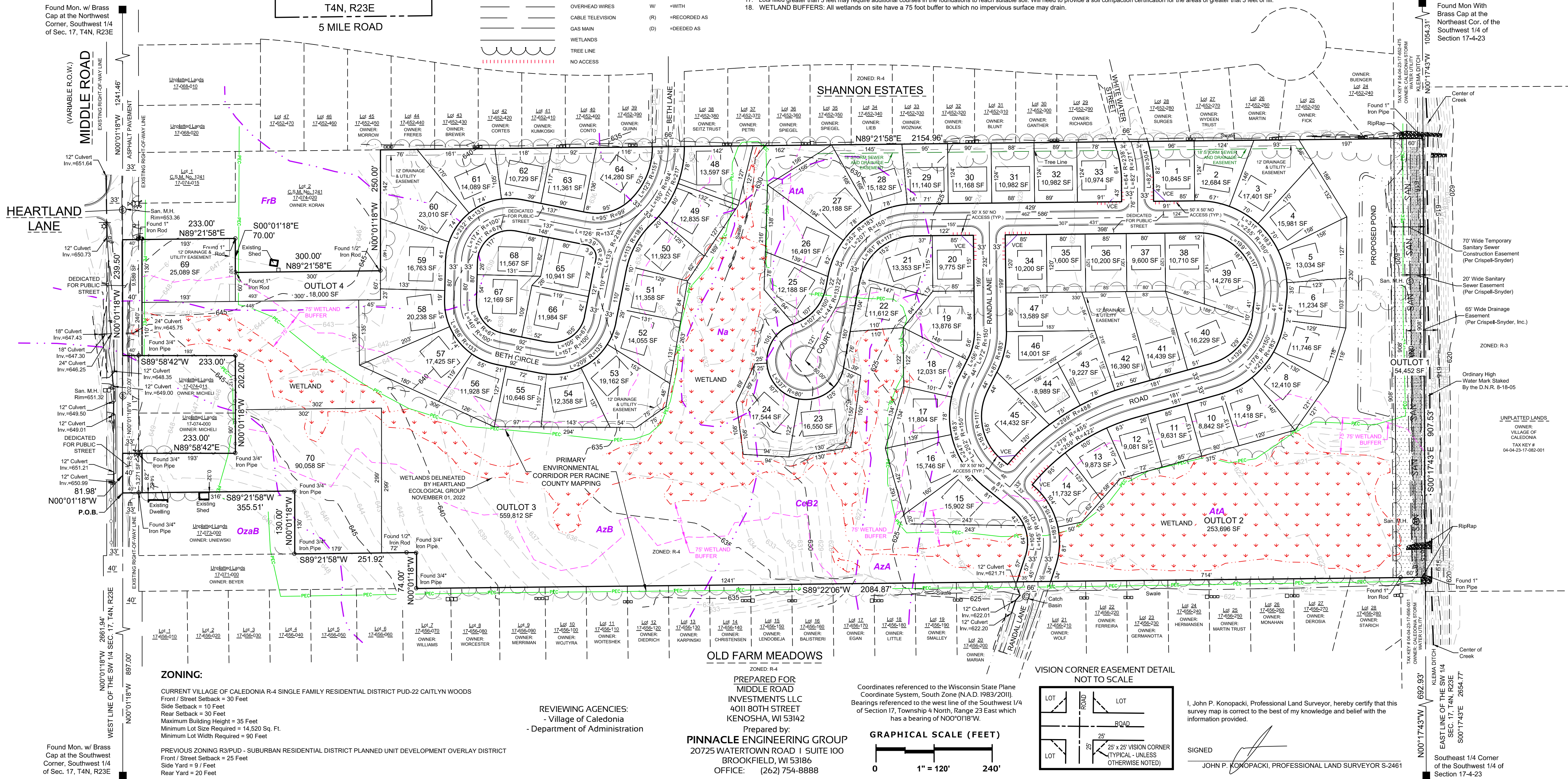


LEGEND OF SYMBOLS & ABBREVIATIONS

○	SANITARY MANHOLE	▲	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE VAULT	☐	MAIL BOX
⊖	STORM INLET	⊗	TELEPHONE PEDESTAL	⊗	FLAG POLE
⊘	CLEANOUT	⊕	TELEPHONE MANHOLE VAULT	⊙	BASKETBALL HOOP
⊙	CATCH BASIN	⊗	TELEPHONE MARKER	⊙	BOLLARD
⊖	LATERAL	⊗	TRANSFORMER	⊗	CROSS CUT
⊙	UNKNOWN MANHOLE	⊗	ELECTRIC METER/PEDESTAL	⊗	IRON PIPE
⊙	WELL	⊗	ELECTRIC MANHOLE VAULT	⊗	IRON REBAR/ROD
⊙	HYDRANT	⊗	CABLE TV RISER/BOX CABLE	⊗	MAG NAIL
⊙	WATER VALVE	⊗	TM MANHOLE VAULT	⊗	SECTION MONUMENT
⊙	DOWN SPOUT	⊗	GAS VALVE	⊗	BENCH MARK
⊙	SPRINKLER VALVE	⊗	GAS METER	⊗	CONIFER TREE
⊙	WATER SHUT OFF	⊗	GAS MARKER	⊗	DECIDUOUS TREE
⊙	STANDPIPE	⊗	AIR CONDITIONING UNIT	⊗	BUSH
⊙	WATER MANHOLE	⊗	VENT	⊗	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊗	DIRECTIONAL ARROW	⊗	CL
⊙	LIGHT POLE	⊗	DUMPSTER	⊗	CONCRETE
⊙	TRAFFIC SIGNAL POLE	⊗	HANDICAP STALL	⊗	ELEVATION
⊙	UTILITY POLE	⊗	SPOT ELEVATION	⊗	EXISTING
⊙	GUY WIRE	⊗	SANITARY SEWER	⊗	INVERT
⊙		⊗	STORM SEWER	⊗	MONUMENT
⊙		⊗	WATER MAIN	⊗	P.O.B.
⊙		⊗	FIBER OPTIC LINE	⊗	R.O.W
⊙		⊗	TELEPHONE LINE	⊗	SEC.
⊙		⊗	ELECTRIC LINE	⊗	SQ. FT.
⊙		⊗	OVERHEAD WIRES	⊗	W
⊙		⊗	CABLE TELEVISION	⊗	(R)
⊙		⊗	GAS MAIN	⊗	(D)
⊙		⊗	TREE LINE		
⊙		⊗	NO ACCESS		

NOTES:

- Tax Parcel Number: 104-04-23-17-072-000
- Legal Description of subject property as described in LandCraft Survey and Engineering Inc. Plat of Survey Project No. 040733 dated October 03, 2005: That part of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, Bounded as follows: Begin at a point on the West line of said Southwest 1/4 located North 00°01'09" West 897.00 feet from the Southwest corner of said Southwest 1/4; run thence North 00°01'09" West 82.00 feet; thence North 89°58'51" West 233.00 feet; thence North 00°01'09" West 419.50 feet; thence North 89°22'07" East 2687.19 feet to a point on the East line of said Southwest 1/4; thence South 00°19'00" East 907.46 feet on said East line; thence South 89°22'07" West 2084.92 feet; thence North 00°01'09" West 74.00 feet; thence South 89°22'07" West 251.92 feet; thence North 00°01'09" West 130.00 feet; thence South 89°22'07" West 355.08 feet to the point of beginning. Reserving the rights of the public in and to the Middle Road. Said Lands being in the Town of Caledonia, County of Racine, State of Wisconsin. Excepting therefrom land conveyed in Certified Survey Map 1241 recorded June 12, 1987 in Volume 3 of Certified Survey Maps, page 617, as Document No. 1232289.
- Gross land area of the subject property is 2,186,034 square feet (50,194.4 acres). Net land area is 1,889,811 square feet (43,361 acres).
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey by LandCraft Survey and Engineering Inc. Plat of Survey Project No. 040733 dated October 03, 2005. Reference Benchmark: Concrete monument with brass cap at the southwest corner of the Southwest 1/4 Section 17, Township 4 North, Range 23 East, Elevation = 662.62.
- Flood Zone Classification: The property lies within "Zone X" per Flood Insurance Rate Map Community Panel No. 555101C0112D AND 55101C0116D dated MAY 2, 2012.
- Underground utility locations shown are based on field location markings by Digger's Hotline. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Soil Classification per the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey. The subject property includes the following soils: A1A - Ashkum silt clay loam, 0-2% slopes; A2A - Aztalan loam, 0 to 2% slopes; A2B - Aztalan loam, 2 to 6% slopes; CbE2 - Casco loam, 2 to 6% slopes; FB - Fox loam, clayey substratum, 2 to 6% slopes; Na - Navan silt loam; O2aB - Ozaukee silt loam, 2 to 6% slopes.
- Subdivision contains 70 Lots and 3 Outlots.
- All Lots to be serviced by public sanitary sewer and water main.
- All streets will be improved to Caledonia specifications.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 shall be dedicated to the Village of Caledonia. Outlots 2, 3 & 4 of the plat of CAITLYN WOODS shall be maintained by the CAITLYN WOODS Homeowners Association for storm water retention purposes and open space and shall not be further divided or developed. Each individual lot owner shall have an undivided fractional ownership of the Outlots and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading, or filling in said Outlots is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village of Caledonia the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expenses incurred by the Village for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of CAITLYN WOODS an undivided one-ninth (1/9th) interest in Outlot 2, 3 & 4. The developer and all subsequent owners warrant and represent that said Outlots for assessment purposes will have no value per se, and the 1/9th interest in said Outlots would be assessed with each of the buildable lots. In the event that said Outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/70th per buildable lot, of the taxes due on said Outlots. In the event that these taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
- VISION CORNER EASEMENT (VCE) RESTRICTION: Within the area of the vision corner easement, NO vegetation plantings, berms, fencing, signs, or any other structure shall be allowed.
- GRADING AND FILLING shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The removal of topsoil or other earthen materials shall be prohibited. The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited. The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited. Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Construction of buildings within the wetland boundary is prohibited. All wetlands on site will have a 75' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 75' wetland buffer must have a drainage system to direct all storm water runoff at least 75' away from the designated wetland area. Storm water runoff that will not be discharged at least 75' away from the wetland must be first routed through a Wisconsin Department of Natural Resources approved device which will provide adequate water treatment prior to discharging closer than 75'. Wood deck patios with spacing between the boards and draining onto a gravel base or naturally vegetated area including mowed lawn are not considered impervious surfaces.
- BASEMENT RESTRICTION: Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
- Driveways shall not have a centerline slope steeper than 6%.
- All lots shall be restricted to 1 access per single family lot.
- Lots 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 fill.
- WETLAND BUFFERS: All wetlands on site have a 75 foot buffer to which no impervious surface may drain.



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PRELIMINARY PLAT

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
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CHICAGO | MILWAUKEE | NATIONWIDE

CAITLYN WOODS
PRELIMINARY PLAT
VILLAGE OF CALEDONIA

REVISIONS

NO.	DATE	SCALE	DRAWN BY
1	01/08/2024	1" = 120'	ST

SHEET 1 OF 1