

RESOLUTION NO. 2024-019

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE AN AMENDED PRELIMINARY PLAT OF HOMESTEAD ACRES WHICH PROPOSES 54 SINGLE-FAMILY RESIDENTIAL LOTS, 21 2-FAMILY RESIDENTIAL LOTS, AND 4 OUTLOTS ON PARCEL ID NOS. 104-04-22-35-029-030, 104-04-22-34-081-010, SUBMITTED BY NANCY WASHBURN, APPLICANT, THE NEWPORT GROUP LTD, OWNER AND DENYING THE REQUEST FOR A WAIVER OF THE CONSERVATION EASEMENT REQUIRED UNDER SEC. 14-3-5(B) OF THE CODE OF ORDINANCES

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

WHEREAS, the applicant has submitted an Amended Preliminary Plat for Homestead Acres to the Village for consideration. The Amended Preliminary Plat would create 75 lots from the existing parcels; and

WHEREAS, the original Preliminary Plat was approved by the Village Board and Plan Commission in 2005. The Plat was extended until 2018 when a modified Concept Plan was approved to include a phased approach to the proposed lots and concept plan modifications; and

WHEREAS, after review of the Preliminary Plat of Homestead Acres, 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 with a waiver to Ordinance 14-3-5(b) regarding Conservation Easements; and

WHEREAS, the Village Plan Commission on January 29, 2024, recommended conditional approval of the Preliminary Plat for Homestead Acres in accordance with the Village Engineer's Memo (**Exhibit A**) and denying the request for a waiver of Section 14-3-5(b) (conservation easement) of the Village's Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Amended Preliminary Plat for Homestead Acres 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; and

BE IT FURTHER RESOLVED, that as recommended by the Plan Commission, the request for a waiver of the conversation easement required by Sec. 14-3-5(b) of the Village's Code is denied.

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