

RESOLUTION POSTPONED

RESOLUTION NO. 2024-020

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING A CONCEPT PLAN FOR THE PROPOSED CRAWFORD SUBDIVISION TO ESTABLISH THE BASE DEVELOPMENT YIELD AND DENSITY AND TO APPROVE THE WAIVERS OF ORDINANCE 14-3-4(c)(4)(b)(ii) AND 14-3- 5(b) WITH 14 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 OUTLOT ON PARCEL ID NO. 104-04-22-24-036-020 SUBMITTED BY NANCY WASHBURN, APPLICANT TNG 23, LLC, OWNER

WHEREAS, the applicant, Nancy Washburn representing TNG 23, LLC has submitted a Concept Plan for the Crawford Subdivision to the Village for consideration with a proposed base development yield of 1.58 units per acre based upon a proposed rezoning of the parcel of land to R-5. The proposed subdivision plat would create 14 lots from the existing parcel and 1 Outlot for stormwater management; and

WHEREAS, after Staff review of the Concept Plan, the Village Engineer prepared a memo dated October 23, 2023 for the Village Plan Commission and attached hereto as **Exhibit A**, and incorporated herein by reference. The memo provides background information and recommended conditional approval of the concept plan to establish the base development yield subject to a series of conditions based on the limited information along with waivers of the 40% Open Space requirement and conservation easement requirement in the sewer and water service area (Sections 14-3-4(c)(4)(b)(ii) and 14-3-5(b) of the Code of Ordinance) for an infill development in order to meet the proposed base development yield; and

WHEREAS, the majority of the Village Plan Commission, on October 30, 2023, recommended conditional approval of the base development yield and both waivers described above resulting in 9.71% of Common Open Space and approved the Crawford Subdivision Concept Plan based on the limited information and subject to the conditions and recommendations set forth in the Village Engineer's Memo (**Exhibit A**); and

WHEREAS, on November 14, 2023, the Village Board recommended the Concept Plan go back to Plan Commission. This item was presented again to the Plan Commission on January 29, 2024, for further discussion. At this meeting, the majority of the Village Plan Commission again recommended approval of the Concept Plan to establish the base development yield subject to a series of conditions based on the limited information along with waivers of the 40% Open Space requirement and conservation easement requirement in the sewer and water service area (Sections 14-3-4(c)(4)(b)(ii) and 14-3-5(b) of the Code of Ordinance) subject to the conditions listed in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Concept Plan to establish the base development yield subject to a series of conditions along with waivers of the 40% Open Space requirement and conservation easement requirement in the sewer and water service area (Sections 14-3-4(c)(4)(b)(ii) and 14-3-5(b) of the Code of Ordinance) allowing a reduction in Common Open Space to 9.71% as recommended by the Plan Commission based upon the limited information received to date, 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 in compliance with all other applicable Village Ordinances; and

NOW BE IT FURTHER RESOLVED, that based upon the waivers granted herein, the Base Development Yield of 1.58 units per acre (Density) that would allow the platting of 14 lots from the existing parcel and 1 Outlot for stormwater management, as recommended by the Plan Commission based upon the limited information received to date, 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 contingent upon the property owner applying for rezoning the parcel to R-5 which requires a public hearing and further consideration by the Village Board in compliance with Village Ordinance.

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

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk