

**RESOLUTION NO. 2024-045  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING CERTIFIED SURVEY MAP # \_\_\_\_\_; – PARCEL ID  
104-04-22-30-038-030 LOCATED IN THE SW ¼ OF SECTION 30, T4N, R22E, VILLAGE  
OF CALEDONIA, RACINE COUNTY, WI –  
OWNER & APPLICANT – TI INVESTORS OF CALEDONIA, LLC**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

**WHEREAS**, the applicant has submitted a Certified Survey Map (CSM) to the Village for consideration included hereto as **Exhibit A**. The proposed CSM would divide Lot 3 of CSM 3552 into two (2) lots; and

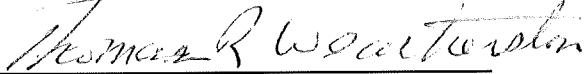
**WHEREAS**, the Village Engineer’s Memo dated March 18, 2024, attached hereto as **Exhibit B**, recommended conditional approval subject to 9 conditions; and

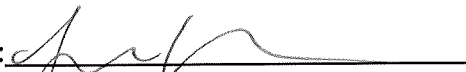
**WHEREAS**, on March 25, 2024, the Village Plan Commission recommended conditional approval of the CSM in accordance with the Village Engineer’s memo (**Exhibit A**) subject to the 9 conditions outlined therein; and

**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 B**, subject to the same conditions imposed by the Village Plan Commission, as described in **Exhibit B**, and in compliance with all applicable Village ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 9 day of April 2024.

**VILLAGE OF CALEDONIA**

By:   
Thomas Weatherston  
Village President

Attest:   
Jennifer Olsen  
Village Clerk

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lot 3 of Certified Survey Map No. 3552, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

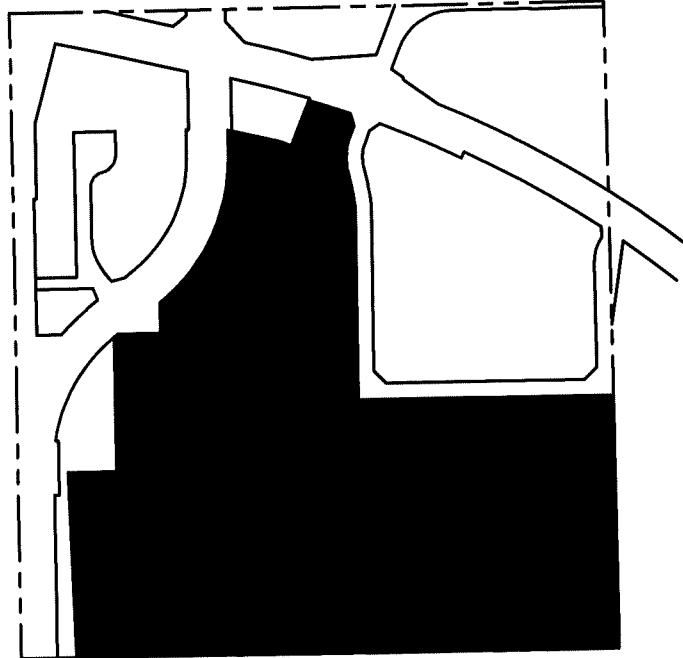
## VICINITY MAP SCALE 1":600'

NORTHWESTERN AVENUE  
COUNTY TRUNK HIGHWAY "K"

ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property  
Zoning: M-3  
Tax Key Number:  
104-04-22-30-038-030

SW 1/4 SEC. 30, T4N, R22E

### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020. In addition to the wetland shown, there was a wetland in the center of Lot 4, which was labeled as W-5 in the wetland delineation report. This wetland was shown on CSM No. 3552. This wetland received a nonfederal wetland exemption determination by the Wisconsin DNR on July 29, 2022, per Doc. EXE-SE-2022-52-02445. Therefore the wetland is no longer shown.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.



DATE: MARCH 7, 2024

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

Prepared for:  
TI INVESTORS OF CALEDONIA LLC  
710 N. PlainRinton Avenue, Suite 1200  
Milwaukee, WI 53203

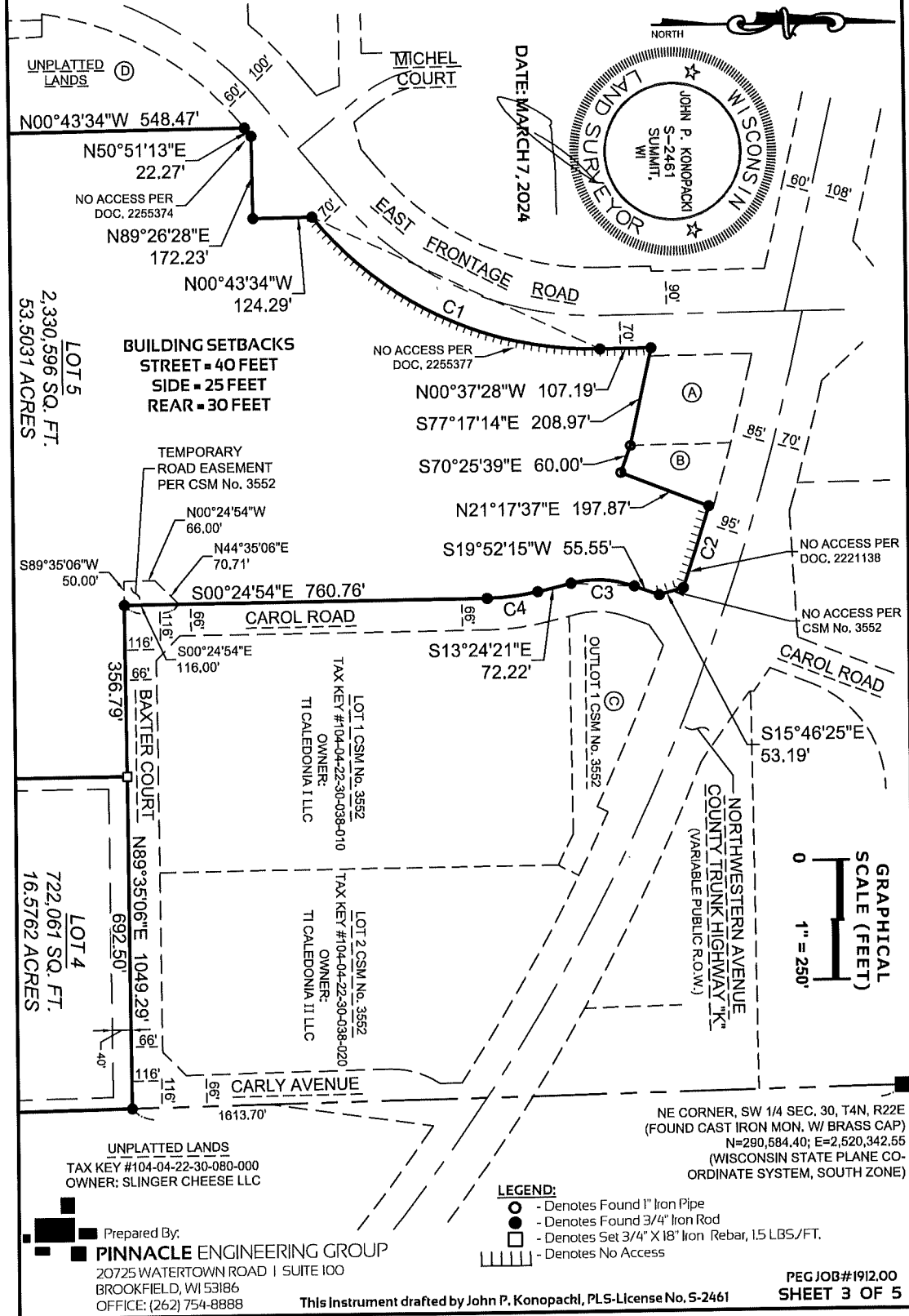
This Instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00  
SHEET 1 OF 5



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lot 3 of Certified Survey Map No. 3552, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



**BUILDING SETBACKS**  
 STREET = 40 FEET  
 SIDE = 25 FEET  
 REAR = 30 FEET

LOT 5  
 2,330,596 SQ. FT.  
 53.5031 ACRES

LOT 4  
 722,061 SQ. FT.  
 16.5762 ACRES

UNPLATTED LANDS  
 TAX KEY #104-04-22-30-080-000  
 OWNER: SLINGER CHEESE LLC

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
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This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00  
**SHEET 3 OF 5**

- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found 3/4" Iron Rod
  - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
  - ||||| - Denotes No Access

NE CORNER, SW 1/4 SEC. 30, T4N, R22E  
 (FOUND CAST IRON MON. W/ BRASS CAP)  
 N=290,584.40; E=2,520,342.56  
 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lot 3 of Certified Survey Map No. 3552, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 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, mapped and divided all of Lot 3 Certified Survey Map No. 3552, as recorded in the Register of Deeds office for Racine County as Document No. 2653548, being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 30;  
Thence South 89°35'06" West along the south line of said Southwest 1/4, 2222.70 feet;  
Thence North 02°12'08" West, 755.99 feet;  
Thence North 89°23'26" East, 196.62 feet;  
Thence North 00°43'34" West, 548.47 feet to the southeasterly right of way line of East Frontage Road;  
Thence the following courses along said southeasterly right of way line:

North 50°51'13" East, 22.27 feet; North 89°26'28" East, 172.23 feet; North 00°43'34" West, 124.29 feet to a point on a curve;  
Northeasterly 684.45 feet along the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 25°14'37" East, 661.43 feet; North 00°37'28" West, 107.19 feet;

Thence South 77°17'14" East along said southeasterly right of way line and then continuing, 208.97 feet;  
Thence South 70°25'39" East, 60.00 feet;  
Thence North 21°17'37" East, 197.87 feet to the southerly right of way line of Northwestern Avenue - County Trunk Highway "K" and a point on a curve;  
Thence southeasterly 178.14 feet along said southerly right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and whose chord bears South 72°04'11" East, 178.12 feet to the westerly right of way line of Carol Road;  
Thence the following courses along said westerly right of way line:

South 15°46'25" East, 53.19 feet; South 19°52'15" West, 55.55 feet to a point on a curve; Southerly 135.32 feet along the arc of said curve to the left, whose radius is 233.00 feet and whose chord bears South 03°13'57" West, 133.43 feet; South 13°24'21" East, 72.22 feet to a point on a curve; Southerly 105.88 feet along the arc of said curve to the right, whose radius is 467.00 feet and whose chord bears South 06°54'38" East, 105.66 feet; South 00°24'54" East, 760.76 feet to the southerly right of way line of Baxter Road;

Thence North 89°36'06" East along said southerly right of way line, 1049.29 feet to the east line of the aforesaid Southwest 1/4 of Section 30;  
Thence South 01°03'53" East along said east line, 1334.00 feet to the Point of Beginning.

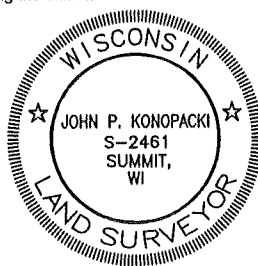
Containing 3,052,657 square feet (70.0794 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same..

Date: MARCH 7, 2024



  
 \_\_\_\_\_  
 John P. Konopacki  
 Professional Land Surveyor S-2461

### CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	684.45'	758.00'	051°44'09"	N25°14'37"E	661.43'	N51°06'41"E	N00°37'28"W
C2	178.14'	4378.00'	002°19'53"	S72°04'11"E	178.12'	S70°54'14"E	S73°14'07"E
C3	135.32'	233.00'	033°16'36"	S03°13'57"W	133.43'	S19°52'15"W	S13°24'21"E
C4	105.88'	467.00'	012°59'27"	S06°54'38"E	105.66'	S00°24'54"E	S13°24'21"E

Prepared By:  

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

This Instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00  
SHEET 4 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lot 3 of Certified Survey Map No. 3552, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

## OWNER'S CERTIFICATE OF DEDICATION

TI INVESTORS OF CALEDONIA LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by \_\_\_\_\_, of TOWNE REALTY, INC, manager of TI INVESTORS OF CALEDONIA LLC at Milwaukee, Milwaukee County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

In the presence of: TI INVESTORS OF CALEDONIA LLC,  
By: TOWNE REALTY, INC, Manager

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_ (title) \_\_\_\_\_, of TOWNE REALTY, INC, manager of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said TOWNE REALTY, INC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Joslyn M. Hoeffert, Village Clerk



DATE: MARCH 7, 2024

## ADJACENT OWNERS

- A - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR.
- B - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- C - TAX KEY #104-04-22-30-038-011, OUTLOT 1 CSM No 3552, OWNER: TI INVESTORS OF CALEDONIA, LLC.
- D - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.
- E - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.

Prepared By:

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
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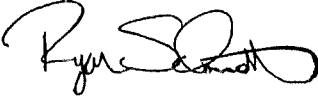
PEG JOB#1912.00  
SHEET 5 OF 5

# MEMORANDUM



Date: March 18, 2024

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer 

Re: **Certified Survey Map – Lot 3 of CSM 3552**  
Parcel ID 51-104-04-22-30-038-030  
Applicant & Owner – TI Investors of Caledonia, LLC

## Recommended Motion:

**Move to recommend approval of the Certified Survey Map for Lot 3 of CSM 3552 subject to the 9 Conditions listed in the Village Engineers Memo dated 3-18-2024.**

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## Background

The Engineering Department has received a Certified Survey Map (CSM) for the further redivision of Caledonia Corporate Park, more specifically, Lot 3 of CSM 3552 (Parcel ID 104-04-22-30-038-030). The CSM was submitted by owner and applicant TI Investors of Caledonia, LLC. The CSM as submitted proposes to redivide the 70.07-acre parcel known as Lot 3 of CSM 3552 into a 16.57-acre Lot 4 and leave the remaining 53.50 acres for Lot 5.

The property is located south of CTH K (Northwestern Avenue) and east of E. Frontage Road where Carol Road has been extended with Carly Avenue and Baxter Court. This area is known as the Caledonia Corporate Park. The property is zoned M-3 Heavy Manufacturing. The zoning requires a minimum of 200' of frontage and 1 acre lot sizing. The proposal meets and exceeds both requirements. The property is also located within TIF District #4. The 2035 Land Use Plan shows that the property is recommended for industrial/business park and the CSM is consistent with the proposed use.

The property is part of the Sewer and Water Service Area and will have frontage on the brand-new Baxter Court with Water available. With the location of the water lateral for this lot and the amount of private watermain proposed for the site, the site will require a Master Meter and Vault. A Water Meter Vault Easement shall be granted to the Utility District. The Easement shall be shown on the CSM and an exhibit for the Water Meter Vault Easement will need to be supplied so a separate agreement can be created for recording shortly after the recording of the CSM. Sanitary Sewer service will be provided by the Village for Lot 4 through the neighboring parcels to the south and east. Future Development of Lot 5 (or more) will require the extension of Sanitary Sewer by the Developer. The Sanitary Sewer shall be extended to the West property line of Lot 4 as part of the construction of the proposed building. A separate set of plans and approvals are needed for this Sanitary

Sewer extension. The CSM will need to show the proposed Sanitary Sewer Easement for the TID #4 Phase 4 Sanitary Extension Project and a proposed Sanitary Sewer Easement on Lot 4 that shows how Sanitary Sewer will extend onto Lot 5. The Sanitary Sewer Easements will also need to be recorded as separate documents shortly after the recording of the CSM. The layout of the Easement shall match the final Civil/Site and Utility Plans.

Regional storm water management facilities were installed with the Caledonia Corporate Park Mass Grading Project and staff will review the plans to ensure conformance with those standards. As a result, no additional SWMP is required. Per the current plan set, a large 42" RCP storm sewer appears to head onto Lot 5 from Lot 4 near the south lot line. A Storm Sewer Easement will be required for that work on another property and shall have a separate exhibit provided for execution.

A wetland delineation has been shown and was provided to the Village as part of the mass grading efforts of the overall Corporate Park. No further work is needed.

Civil/Site Plans including Utility Sheets have been provided for review and approval by Village Staff and the Caledonia Utility District for Lot 4 prior to issuing building permits.

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

**Move to approve the Modification Waiver & 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 Final CSM is submitted and recorded within 1 year of approval by the Village Board.**
- 4. Civil/Site Grading Plans are reviewed and approved by Village Staff & the Caledonia Utility District prior to Building Permits being issued.**
- 5. Display the Sanitary Sewer Easement (for the Village's TID #4 Phase 4 Project) on Lot 4 of the CSM and provide a dedicated legal description & exhibit for a separate Easement document to be executed.**
- 6. Display the Sanitary Sewer Easement extension to Lot 5 to provide sewer service to the remainder of the property in conjunction with the Civil/Site and Utility Plans. Will need to provide a dedicated legal description and exhibit for a separate Easement document to be executed.**
- 7. Display a storm sewer easement on Lot 5 for the Storm Water System as currently designed for Lot 4. A separate Easement exhibit shall be provided and executed once final designs have been determined.**
- 8. Sheet 5 of 5 is updated with Jennifer Olsen as the Village Clerk.**
- 9. The legal description is corrected for the east lot line of the proposed Lot 4, to be 1,034.00 or 1,334.00. The CSM shall be updated prior to recording.**