

**RESOLUTION NO. 2024-047
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE CONDOMINIUM PLAT FOR WATERS EDGE PLACE
CONDOMINIUMS - NE ¼ OF SECTION 21, T4N, R23E, VILLAGE OF CALEDONIA, RACINE
COUNTY, WISCONSIN, OWNER: CCM-CALEDONIA, LLC.
PARCEL IDS# 104-04-23-21-003-010, 104-04-23-21-003-020, 104-04-23-21-003-030**

The Village Board of the Village of Caledonia do resolve as follows:

WHEREAS, CCM-CALEDONIA, LLC., has submitted a Condominium Plat in accordance with Title 14 Chapter 3 of the Village's Code of Ordinances for Waters Edge Place Condominiums attached as **Exhibit A**. The Condominium Plat will create the first 10 of the proposed 93 condominium units along a private access drive and one clubhouse building off Waters Edge Drive; and

WHEREAS, on January 29, 2024, the Village Plan Commission recommended approval of the Preliminary Condominium Plat of Waters Edge Place Condominiums subject to conditions outlined in the Village Engineer's January 23, 2024 memo; and

WHEREAS, on February 13, 2024, the Village Board approved Resolution 2024-15 for approval of a waiver to Ordinance Sec. 14-3-5(b) and the Preliminary Condominium Plat for the Waters Edge Place Condominiums; and

WHEREAS, on March 25, 2024, the Village Plan Commission recommended approval of the Condominium Plat of Waters Edge Place Condominiums subject to conditions outlined in the Village Engineer's March 20, 2024 memo; and

WHEREAS, the Owner and Mortgagee for Waters Edge Place Condominiums need to execute the Condominium Plat; and

WHEREAS, the Clerk and Finance Director of the Village of Caledonia need to execute the Condominium Plat in order to allow it to be recorded; and

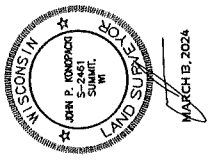
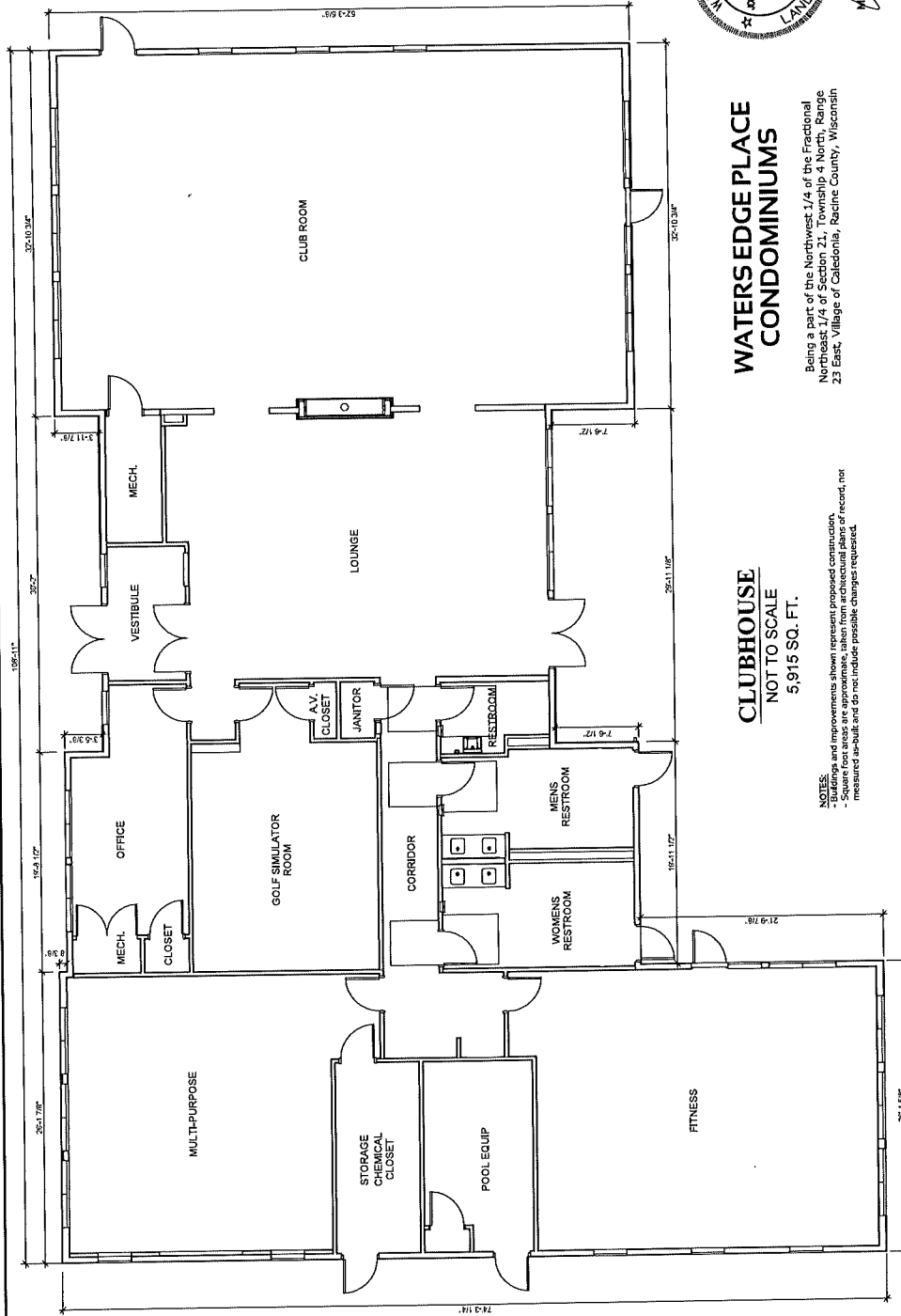
NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Condominium Plat entitled Waters Edge Place Condominiums as set forth in **Exhibit A**, which is attached hereto and incorporated herein by reference, is approved and that the Village Clerk and Finance Director are authorized to execute said Condominium Plat.

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
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk



**WATERS EDGE PLACE
CONDOMINIUMS**

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

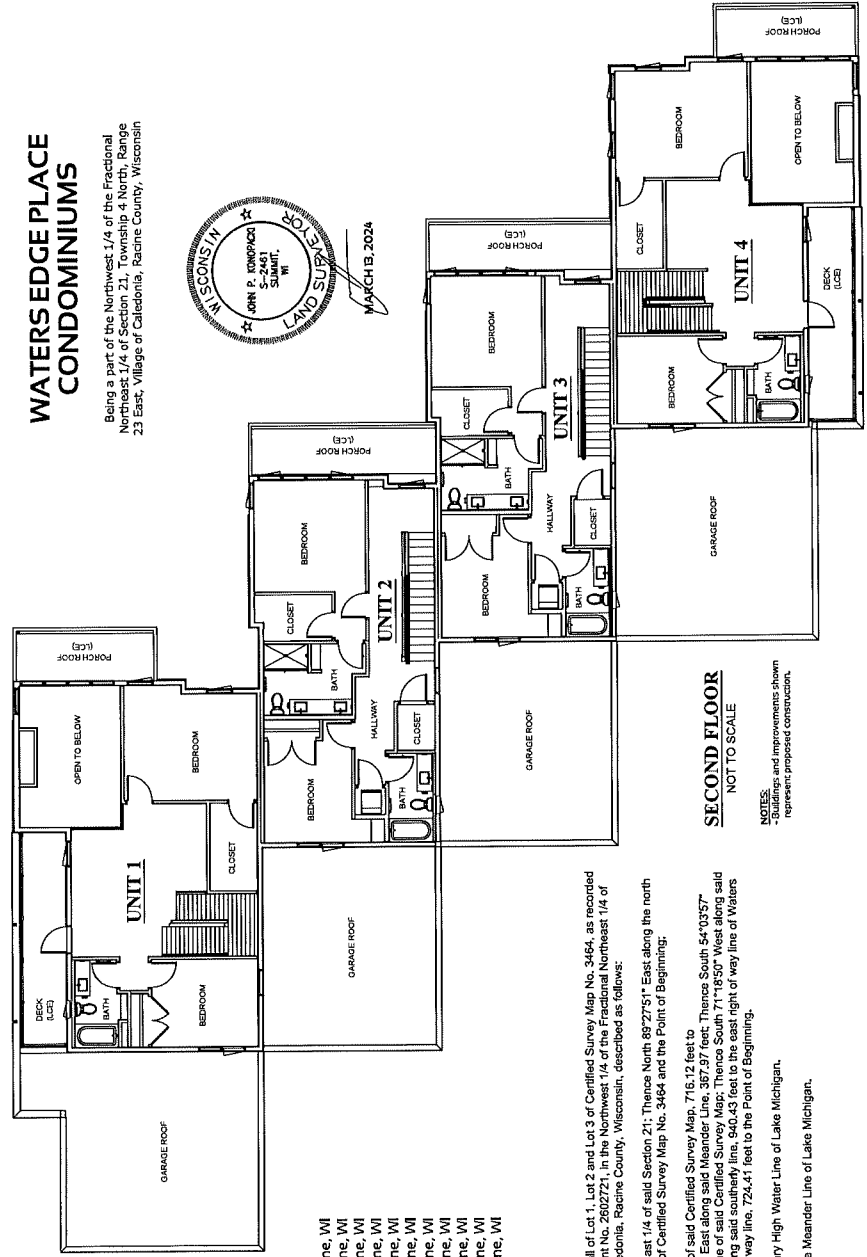
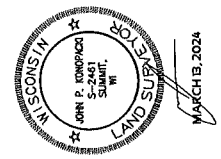
CLUBHOUSE
NOT TO SCALE
5,915 SQ. FT.

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not
measured on-site and do not include possible changes requested.



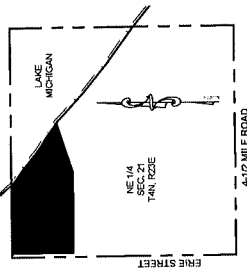
WATERS EDGE PLACE CONDOMINIUMS

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



SECOND FLOOR NOT TO SCALE

NOTES:
-Buildings and improvements shown
represent proposed construction.



VICINITY SKETCH
SCALE 1"=100'

- 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

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, described as follows:
 Commencing at the northwest corner of the Fractional Northeast 1/4 of said Section 21; Thence North 89°27'51" East along the north line of said Northeast 1/4, 49.50 feet to the northwest corner of Certified Survey Map No. 3464 and the Point of Beginning;

Thence continuing North 89°27'51" East along the north line of said Certified Survey Map, 716.12 feet to the intersection of a Meander Line; Thence South 41°18'50" West along said Meander Line, 367.87 feet; Thence South 54°03'57" East along said Meander Line, 531.42 feet to the southerly line of said Certified Survey Map; Thence South 71°18'50" West along said southerly line, 494.46 feet; Thence South 89°27'51" West along said southerly line, 940.43 feet to the east right of way line of Waters Edge Drive; Thence North 00°27'09" West along said right of way line, 724.41 feet to the Point of Beginning.

Including that land between the Meander Line and the Ordinary High Water Line of Lake Michigan.

Containing 774,982 square feet (17.791 acres) of land to the Meander Line of Lake Michigan.

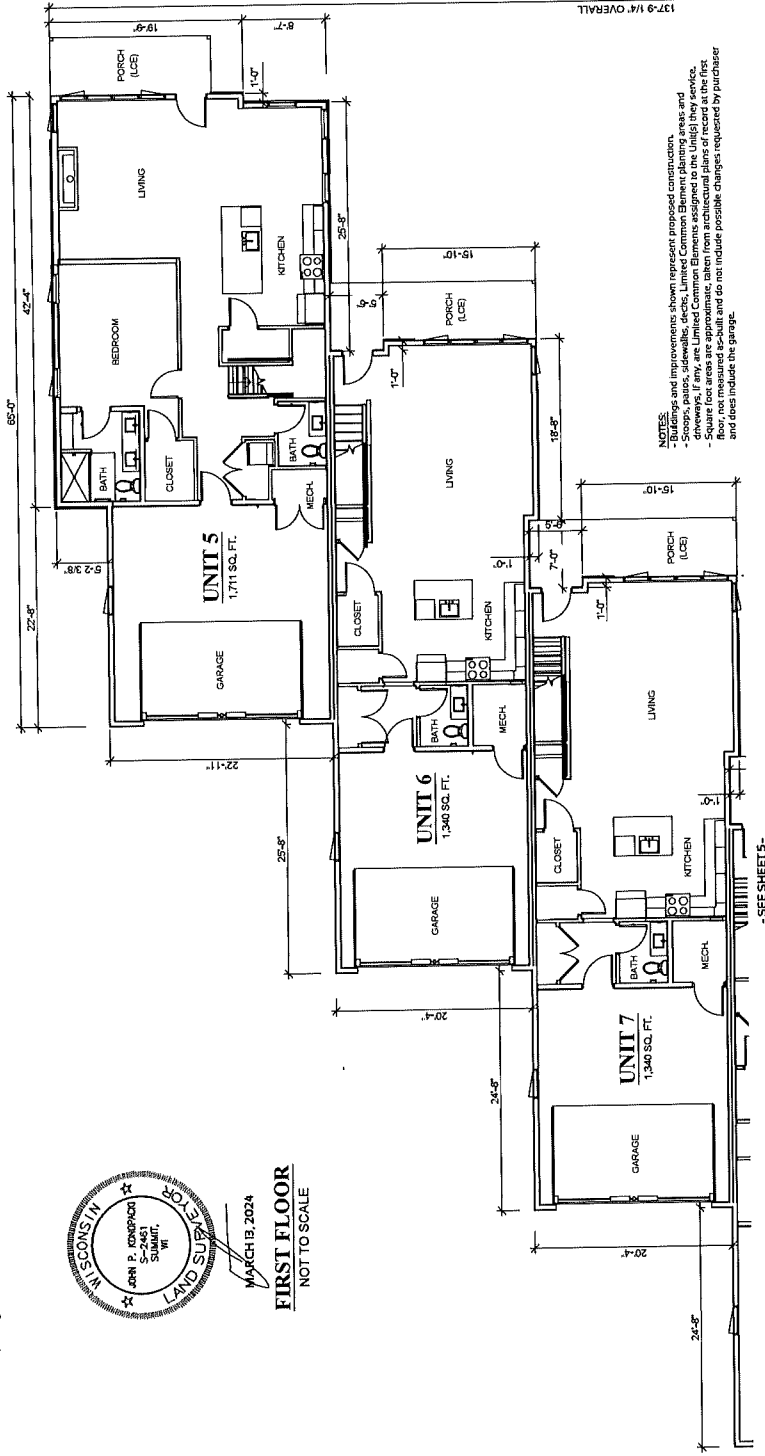
WATERS EDGE PLACE CONDOMINIUMS

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



MARCH 19, 2024

FIRST FLOOR
NOT TO SCALE



NOTES:
- Rooms and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks, Limited Common Element planning areas and driveways, if any, are Limited Common Elements and are not shown on this floor plan. Original plans of record at the first floor, not measured as-built and do not include possible changes requested by purchaser and does include the garage.

-SEE SHEETS-

PINNACLE ENGINEERING GROUP

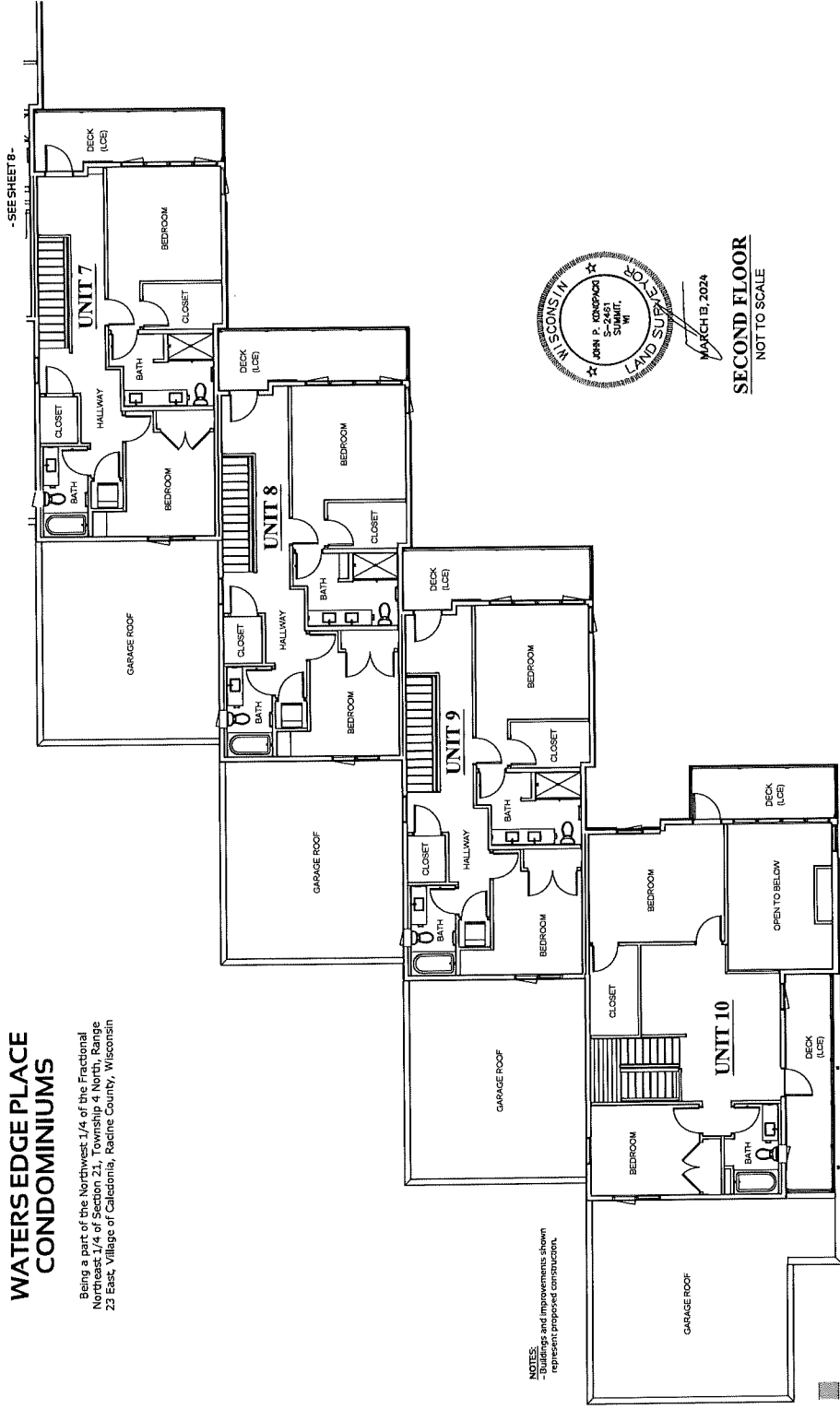
This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

REG JOB# 245.00
SHEET 6 OF 9

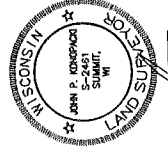
**WATERS EDGE PLACE
CONDOMINIUMS**

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

www.pinnacle-engr.com



NOTES:
-Buildings and improvements shown
represent proposed construction.



MARCH 18, 2024

SECOND FLOOR
NOT TO SCALE

PINNACLE ENGINEERING GROUP

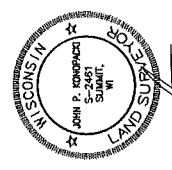
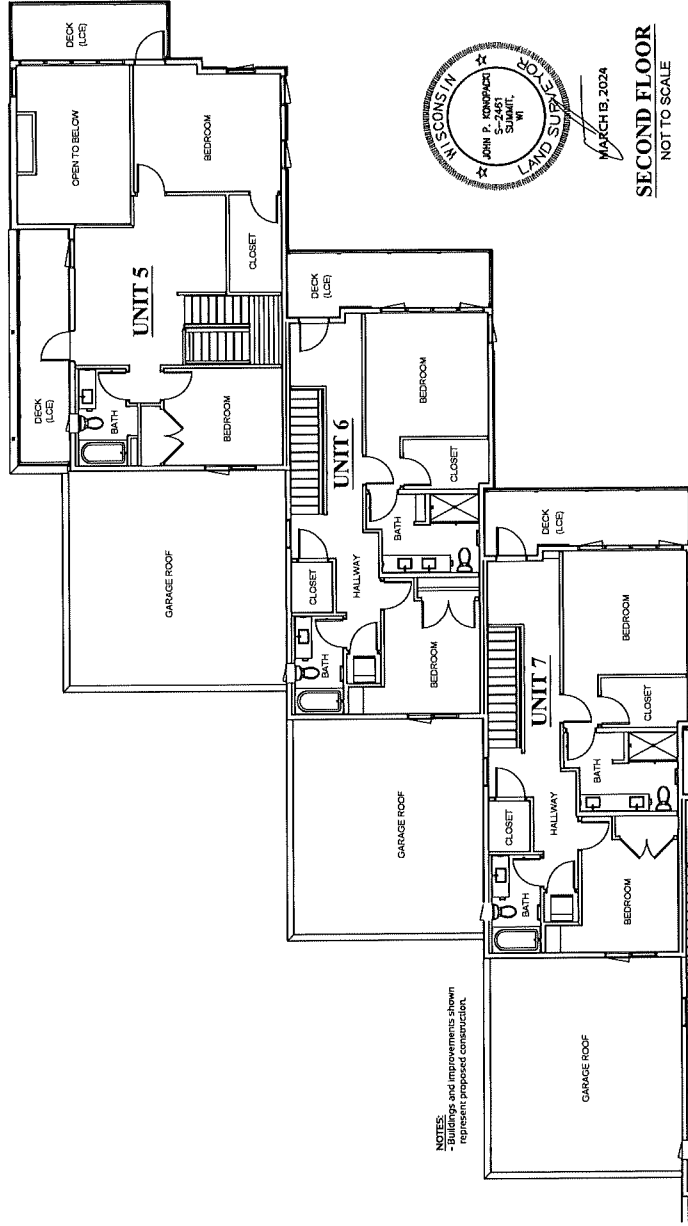
This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

REC JOB# 2145.00
SHEET 7 OF 9

WATERS EDGE PLACE CONDOMINIUMS

Being a part of the Northwest 1/4 of the Fractional
 Section 25, Township 42N, Range 12E,
 23 East, Village of Caliente, Racine County, Wisconsin

www.pinnacle-engr.com



SECOND FLOOR
 NOT TO SCALE

NOTES:
 - Buildings and improvements shown
 represent proposed construction.

-SEE SHEET 7-

PINNACLE ENGINEERING GROUP

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

REGJOB#214500
 SHEET 8 OF 9

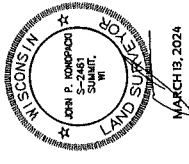
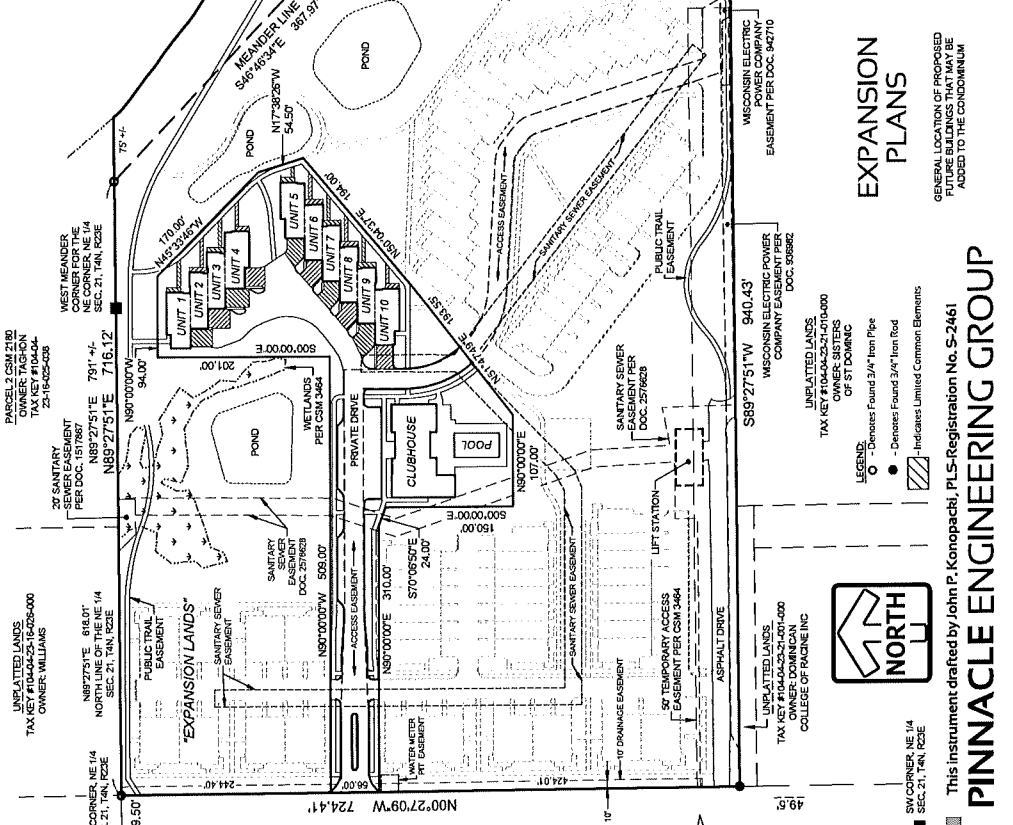
EXPANSION LANDS LEGAL DESCRIPTION:

Being a part of Lot 1 of Certified Survey Map No. _____, being all of Lot 1, Lot 2 and Lot 3 of Certified Survey Map No. 3484, 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, described as follows:

Commencing at the northwest corner of the Fractional Northeast 1/4 of said Section 21; Thence North 89°27'51" East along the north line of said Northeast 1/4, 49.50 feet to the northwest corner of Certified Survey Map No. 3484 and the Point of Beginning;

Thence continuing North 89°27'51" East along the north line of said Certified Survey Map No. 3484, 716.12 feet to the Meander Line; Thence East along said Meander Line, 531.42 feet to the southern line of said Certified Survey Map No. 3484; Thence South 71°18'50" West along said southerly line, 494.46 feet; Thence South 89°27'51" West along said right of way line, 940.43 feet to the east right of way line of Waters Edge Drive; Thence North 00°27'09" West along said right of way line, 424.01 feet; Thence North 90°00'00" East, 310.00 feet; Thence South 70°06'50" East, 24.00 feet; Thence South 00°00'00" East, 150.00 feet; Thence North 90°00'00" East, 107.00 feet; Thence North 51°47'49" East, 193.55 feet; Thence North 50°04'37" East, 194.00 feet; Thence North 17°39'25" West, 54.50 feet; Thence North 45°33'45" West, 170.00 feet; Thence North 50°00'00" West, 94.00 feet; Thence South 00°00'00" East, 201.00 feet; Thence North 90°00'00" West, 598.00 feet to the address east right of way line of Waters Edge Drive; Thence North 00°27'09" East, 244.40 feet to the Point of Beginning.

Including that land between the Meander Line and the Ordinary High Water Line of Lake Michigan, Containing 668,080 square feet (15,370 acres) of land to the Meander Line of Lake Michigan.



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



WATERS EDGE PLACE CONDOMINIUMS

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

EXPANSION PLANS

GENERAL LOCATION OF PROPOSED FUTURE BUILDINGS THAT MAY BE ADDED TO THE CONDOMINIUM

PINNACLE ENGINEERING GROUP

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

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-010-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING



SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

SW CORNER NE 1/4 SEC. 21, T4N, R23E

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-010-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-010-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-010-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING

UNPLATTED LANDS
TAX KEY #10A04-251-001-000
OWNER: SISTERS OF ST DOMING