

**RESOLUTION NO. 2024-057
VILLAGE OF CALEDONIA**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE CERTIFIED SURVEY MAP # _____; – COMBINING PARCEL IDs 104-04-
22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000
LOCATED IN THE SE ¼ & SW ¼ OF SECTION 31, T4N, R22E,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI
APPLICANT – ASHLEY VENTURES, LLC
OWNER – HINTZ REAL ESTATE DEVELOPMENT COMPANY, 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 combine the 4 parcels into one (1) lot; and


WHEREAS, the Village Engineer’s Memo dated April 17, 2024, attached hereto as **Exhibit B**, recommended conditional approval subject to 6 conditions; and

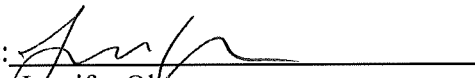
WHEREAS, on April 29, 2024, the Village Plan Commission recommended conditional approval of the CSM in accordance with the Village Engineer’s memo (**Exhibit B**) subject to the 6 conditions outlined therein; and

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 14 day of May, 2024.

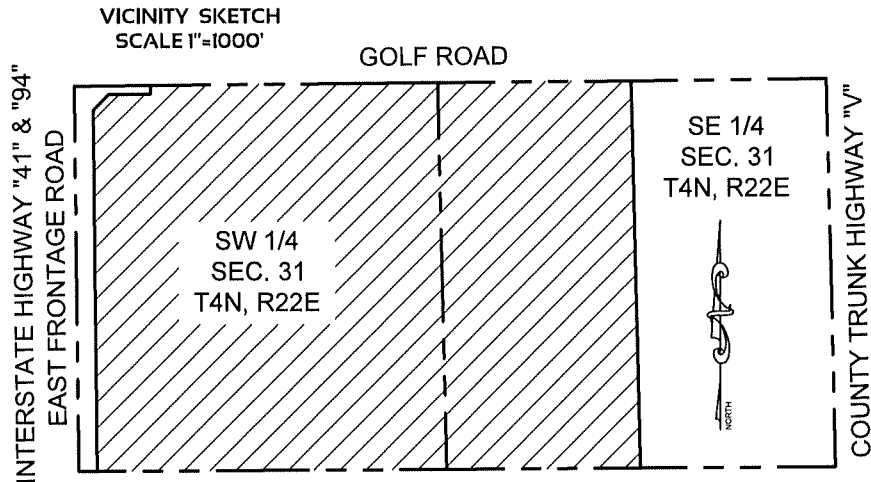
VILLAGE OF CALEDONIA

By: 
Thomas Weatherston
Village President

Attest: 
Jennifer Olsen
Village Clerk

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



Subject Property
Zoning: P-2, M-3 & A-2
Tax Key Numbers:
51-104-04-22-31-008-000
51-104-04-22-31-022-000
51-104-04-22-31-023-000
51-104-04-22-31-024-000

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.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 31, Township 4 North, Range 21 East which has a bearing of 500°36'00"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Right of Way widths and locations are based on surveys on record and Transportation Project Plat No. 1030-11-21-4.05 recorded as Document No. 2281353.
- There are a total of four (4) access points allowed to East Frontage Road per Documents 2303811, 2303812 & 2281353.



JANUARY 24, 2024

Prepared for:
HINTZ REAL ESTATE
DEVELOPMENT COMPANY
7108 5TH 38
Caledonia, WI 53108

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

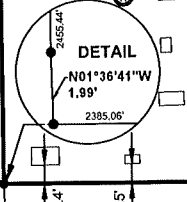
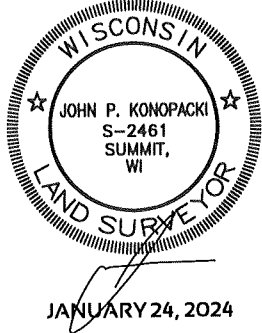
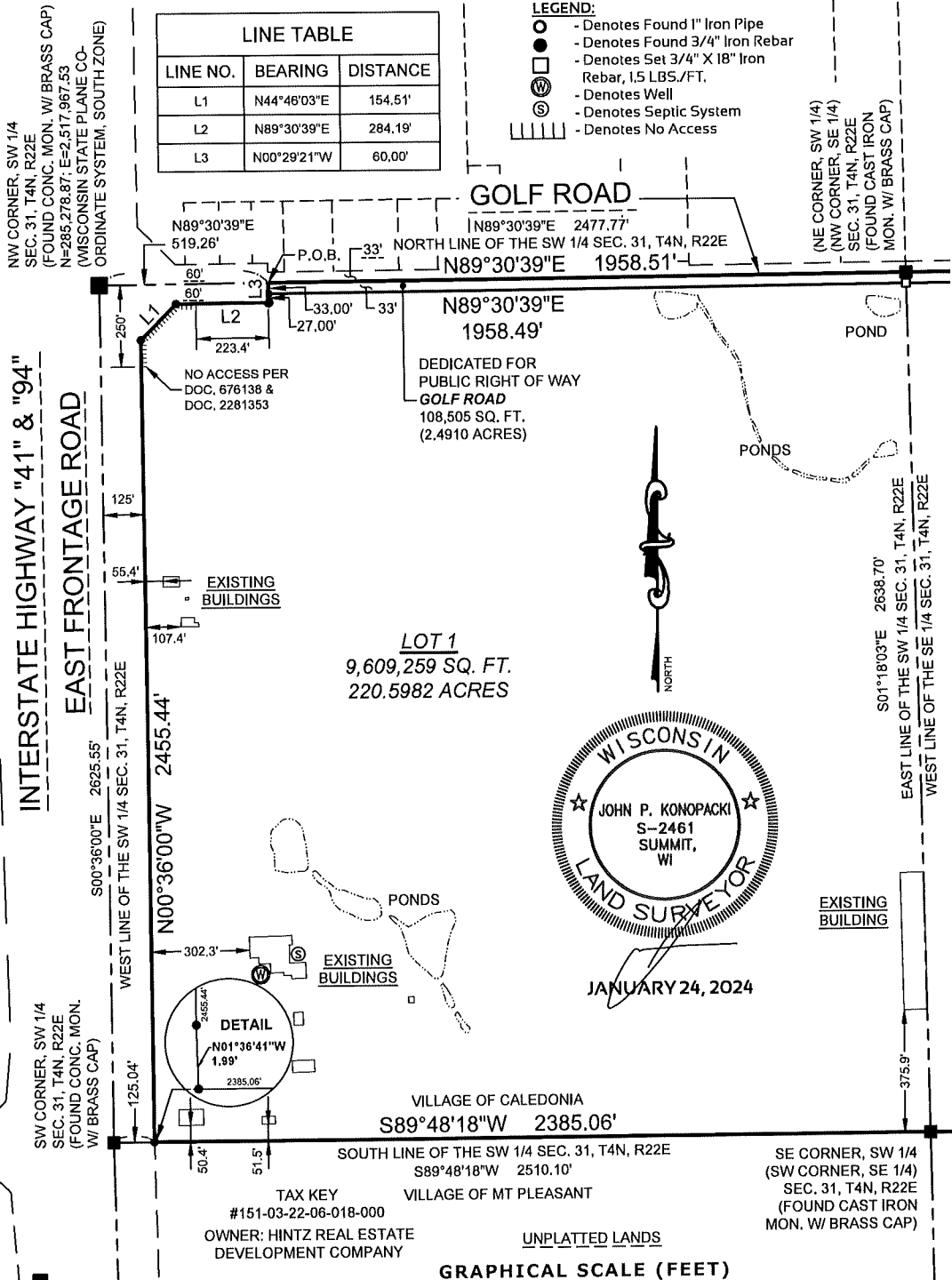
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SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N44°46'03"E	154.51'
L2	N89°30'39"E	284.19'
L3	N00°29'21"W	60.00'

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⊕ - Denotes Well
 - Ⓢ - Denotes Septic System
 - ||||| - Denotes No Access



VILLAGE OF CALEDONIA
 S89°48'18"W 2385.06'
 SOUTH LINE OF THE SW 1/4 SEC. 31, T4N, R22E
 S89°48'18"W 2510.10'

VILLAGE OF MT PLEASANT

TAX KEY
 #151-03-22-06-018-000
 OWNER: HINTZ REAL ESTATE DEVELOPMENT COMPANY

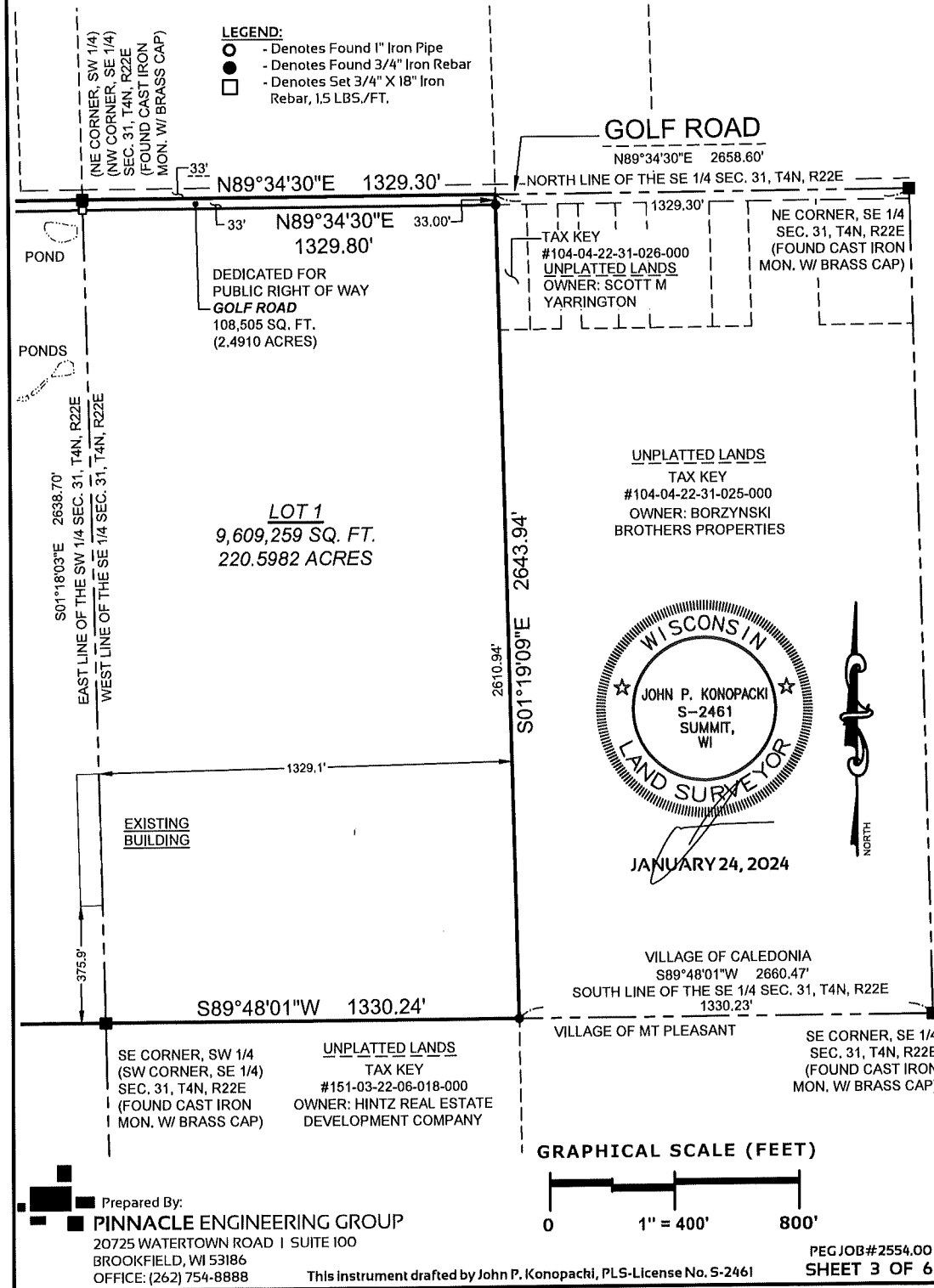
UNPLATTED LANDS

GRAPHICAL SCALE (FEET)
 0 1" = 400' 800'

SW CORNER, SW 1/4 SEC. 31, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)
 SE CORNER, SW 1/4 (SW CORNER, SE 1/4) SEC. 31, T4N, R22E (FOUND CAST IRON MON. W/ BRASS CAP)

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, 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 that part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 31; thence North 89°30'39" East along the north line of said Southwest 1/4, 519.26 feet to the Point of Beginning;

Thence continuing North 89°30'39" East along said north line, 1958.51 feet to the northwest corner of the Southeast 1/4 of said Section 31;
Thence North 89°34'30" East along the north line of said Southeast 1/4, 1329.30 feet;
Thence South 01°19'09" East, 2643.94 feet to the south line of said Southeast 1/4;
Thence South 89°48'01" West along said south line, 1330.24 feet to the southeast corner of the Southwest 1/4 of said Section 31;
Thence South 89°48'18" West along the south line of said Southwest 1/4, 2385.06 feet to the east right of way line of the East Frontage Road of Interstate Highway "41" / "94";
Thence North 01°36'41" West along said east right of way line, 1.99 feet;
Thence North 00°36'00" West along said east right of way line, 2455.44 feet;
Thence North 44°46'03" East along said east right of way line, 154.51 feet;
Thence North 89°30'39" East along the south right of way line of Golf Road, 284.19 feet;
Thence North 00°29'21" West, 60.00 feet to the Point of Beginning.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

Containing 9,717,764 square feet (223.0892 acres) of land Gross and 9,609,259 square feet (220.5982 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of HINTZ REAL ESTATE DEVELOPMENT COMPANY, 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division in surveying, mapping and dividing the land within the certified survey map.

Date: JANUARY 24, 2024




John P. Konopacki
Professional Land Surveyor S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

HINTZ REAL ESTATE DEVELOPMENT COMPANY, 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.

HINTZ REAL ESTATE DEVELOPMENT COMPANY, 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 HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____ County, Wisconsin, on this _____ day of _____, 2024.

In the presence of: HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



JANUARY 24, 2024

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

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SHEET 5 OF 6

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Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VILLAGE BOARD APPROVAL

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

Date

Jennifer Olsen, Village Clerk



[Signature]
JANUARY 24, 2024



Prepared By:
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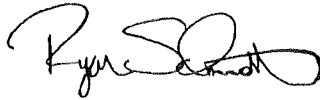
MEMORANDUM



Date: April 17, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Certified Survey Map – Golf Road & USH 41 E. Frontage Road**
Parcel ID's 51-104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000
Applicant - Ashley Ventures, LLC
Owner – Hintz Real Estate Development Company, LLC

Recommended Motion:

Move to recommend approval of the Certified Survey Map combining lots 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000 subject to the 6 Conditions listed in the Village Engineers Memo dated 4-17-2024.

Background

The Zoning and Engineering Department have received a Certified Survey Map (CSM) for the combination of 4 parcels listed above in the subject of this memo. Generally, the CSM is for the South Hills Golf Course to be combined into one lot with the adjacent farmland owned by Hintz Real Estate Development Company, LLC. The CSM was submitted by Ashley Ventures, LLC. The CSM as submitted proposes to take the 4 parcels and create one Lot sized 220.5982 acres.

The property is located at the southeast corner of Golf Road and the East Frontage Road of USH 41. This property is formerly known as the South Hills Golf Course and hosts a bio-solids storage building on site. The properties are zoned M-3 Heavy Manufacturing, P-2 Park, and A-2 Agricultural. A proposed re-zone and PUD submission is being requested in conjunction with this CSM to M-3 Manufacturing w/ PUD overlay Heavy Manufacturing. The property is also located within TIF District #4. The 2035 Land Use Plan shows that the property is recommended for industrial/business park with a commercial/residential mixed use opportunity. The CSM is consistent with the proposed use.

The property is part of the Sewer and Water Service. A Utility District project will extend sewer and water mains to service to the property in late 2024 or early 2025. Any future development project on the property will be required to provide Water and Sewer Plans to Village Staff for review and approval by the Utility District and Village Board.

The combination of the parcel and any future development will also require regional storm water management facilities, a SWMP, and a set of Civil/Site plans to be approved by Village Staff and the Village Board.

Per Documents 2303811, 230812, and 2281353, and the Highway Access Management Plan for USH 41, a total of four access points are allowed onto the East Frontage Road. All access points must be reviewed and approved by WisDOT. A Traffic Impact Analysis is required to be performed and approved by the Village and WisDOT for any development at this location. A draft has been reviewed by the Village Staff and recommendations provided to the developer.

A wetland delineation has been done but is not shown on the CSM. All wetlands will need to be shown on the Final CSM and the delineation provided to the Village. Any wetlands considered federally exempt at the time of the CSM shall be noted and documentation shall be provided to the Village.

A dedication of 33' has been shown on the Golf Road Right-of-Way. This would be typical for the Village to require a road of this classification, however, the potential development located at this property will require acceleration/deceleration lanes, by-pass lanes, and potentially more. Therefore, it is Staff's recommendation to request a 45' Road Right-of-Way along this stretch of Golf Road for flexibility in design and accommodation of utilities and geometric features that any large-scale development might bring.

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

Move to recommend approval of the Certified Survey Map 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. All Zoning and Development related permits and approvals are acquired in conjunction with the Final CSM.**
- 3. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**
- 4. Civil Engineering Plans and a SWMP are submitted, reviewed, and approved by Village Staff & the Caledonia Utility District prior to any construction occurring on site.**
- 5. The Final CSM shows the wetlands on the property and provides the Wetland Delineation Report to the Village to have on file.**
- 6. A dedication of 45' be required along Golf Road to accommodate for future development.**