

**RESOLUTION NO. 2024-075  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A WAIVER TO ORDINANCE SEC. 18-1-4(C)(5)(F)(1)  
AUTHORIZING A CUL-DE-SAC LENGTH TO EXCEED 800' FOR THE PROPOSED  
SOUTH HILLS DEVELOPMENT.**

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

**WHEREAS**, Ashley Venture, LLC is proposing to develop the former South Hills Golf Course with a large commercial/industrial development. As part of this proposal, the developer has requested a waiver to maximum length of a cul-de-sac of 800' per SEC 18-1-4(c)(5)(f)(1); and

**WHEREAS**, the applicant has requested the maximum length to exceed 800'to allow the development to be completed in phases until the full public roadway system has been completed as shown on **Exhibit B and Exhibit C**; and

**WHEREAS**, the Village Engineer's Memo dated June 5, 2024, attached hereto as **Exhibit A**, recommended conditional approval of the waiver; and

**WHEREAS**, on June 11, 2024, The Village Committee of the Whole reviewed the request and recommended conditional approval of the waiver as stated in the Village Engineer's Memo (**Exhibit A**); and

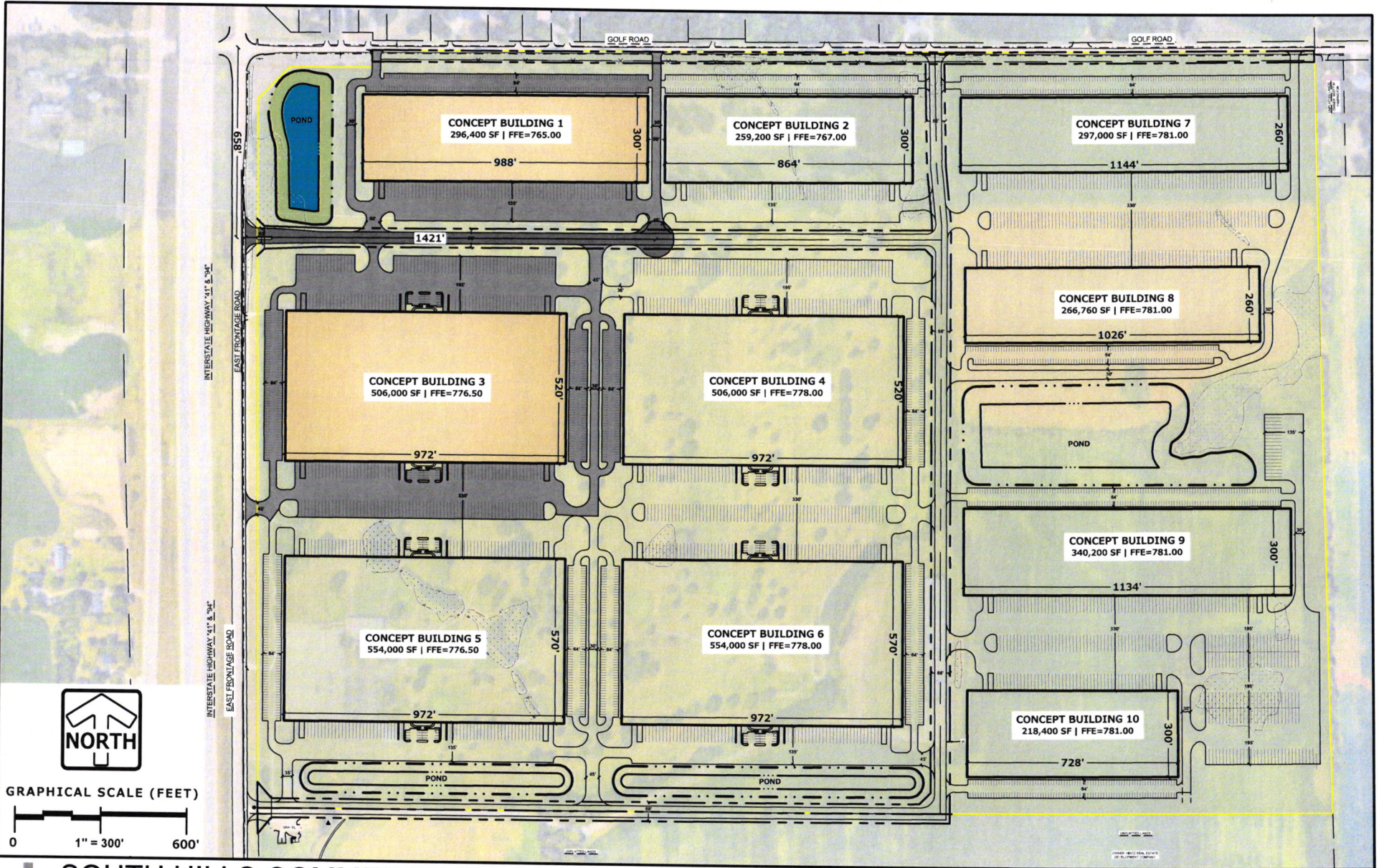
**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the waiver of Sec. 18-1-4(c)(5)(f)(1) (cul-de-sac length) of the Village's Code of Ordinances as set forth above, is hereby approved for the reasons and requirements set forth in **Exhibit A** and in compliance with all applicable Village ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 25 day of June, 2024.

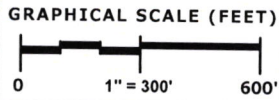
**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk



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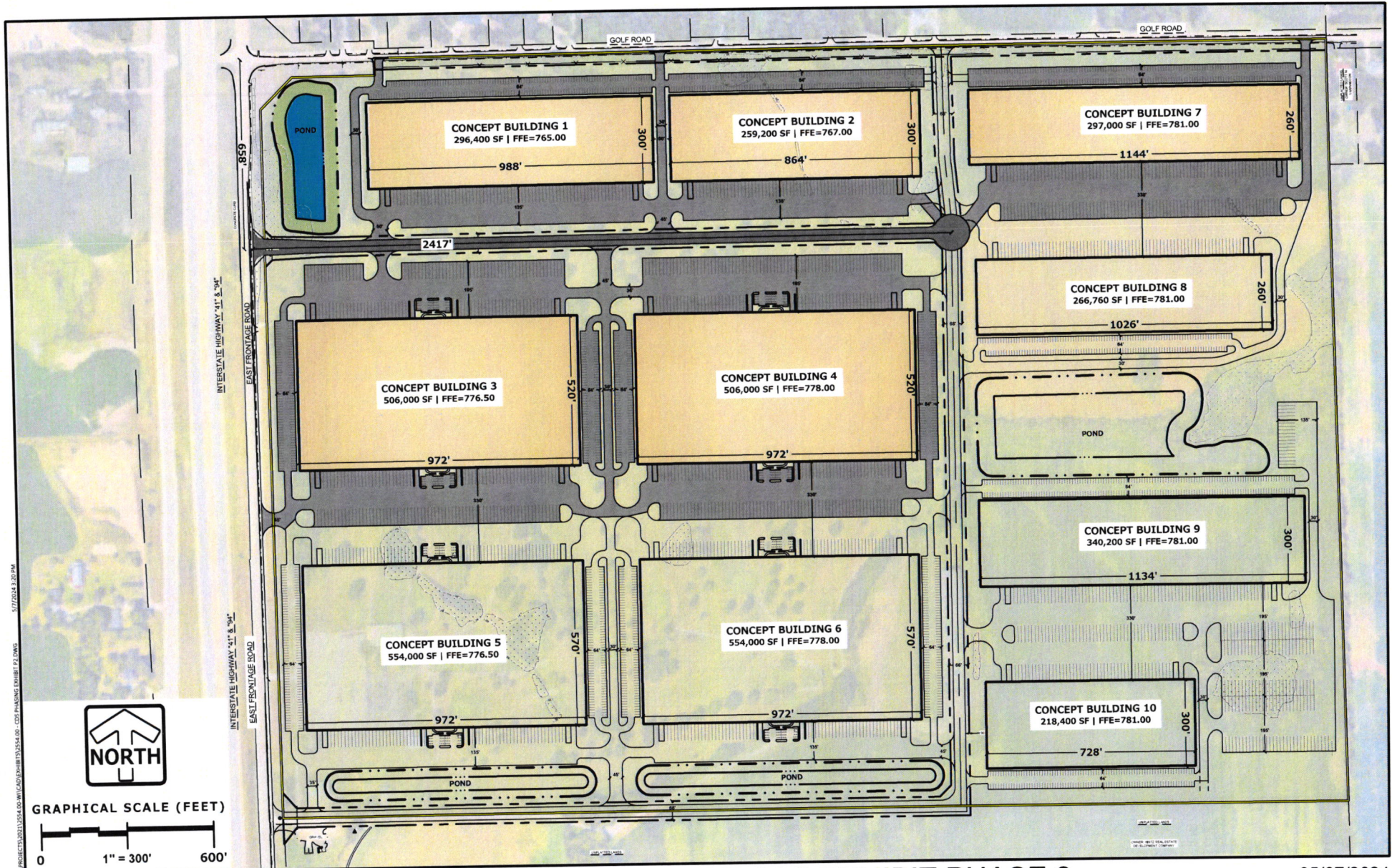
# SOUTH HILLS COMMERCE CENTER | CUL-DE-SAC EXHIBIT PHASE 1

05/07/2024

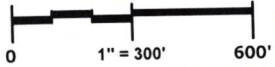
PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER    PEGJOB# 2554.00



GRAPHICAL SCALE (FEET)



# SOUTH HILLS COMMERCE CENTER | CUL-DE-SAC EXHIBIT PHASE 2

05/07/2024

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