

**RESOLUTION NO. 2024-082
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING 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 A**, 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 subject to the 6 conditions outlined therein; and

WHEREAS, on May 14, 2024 the Village Board approved the CSM via Resolution 2024-057 included hereto as **Exhibit A**; and

WHEREAS, after approval of Resolution 2024-057, Ashley Ventures, LLC requested that the Village reconsider Condition 6 regarding the 45’ dedicated road right-of-way for Golf Road.

WHEREAS, after discussion with Ashley Ventures, LLC, the Village determined that a 33’ dedicated right-of-way along with a 12’ Slope Easement would be considered; and

WHEREAS, on June 24, 2024, the Village Plan Commission revisited the CSM to modify condition 6 of the Village Engineer’s Memo to approve the CSM with 33’ of dedicated road right-of-way and a 12’ Slope Easement instead of 45’ of dedicated road right-of-way.

WHEREAS, the Village Plan Commission recommended approval of the CSM subject to conditions 1-5 and the modified Condition 6 as outlined on the Village Engineer’s Memo (included hereto as **Exhibit B**) dated June 18, 2024; 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 A and 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 July 2024.

VILLAGE OF CALEDONIA

By: _____

Thomas Weatherston
Village President

Attest: _____

Jennifer Olsen
Village Clerk

MEMORANDUM

Date: June 18, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Certified Survey Map – Golf Road & USH 41 E. Frontage Road – Modified Conditions of Approval**
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 Motions:

- 1. 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 Conditions 1-5 listed in the Village Engineers Memo dated 4-17-2024 and amending Condition 6 to be as follows:**
 - a. A 12' Slope Easement is to be provided along the 33' Right-of-Way Dedication along Golf Road. A separate exhibit with legal description shall be provided prior to the recording of the CSM.**

BACKGROUND INFORMATION

Ashley Ventures LLC proposed a CSM to combine the 4 lots around and including the South Hills Golf Course as described in the Village Engineer's Memo dated 4-17-2024. This CSM was approved at both the Plan Commission meeting on April 29, 2024 and the Village Board Meeting on May 14, 2024. After additional discussions with the developer, it was determined that Condition 6 of the memo could be modified to include a 12' Slope Easement rather than additional Right-of-Way. Resolution 2024-057 and supporting documents (CSM and Village Engineer Memo) has been included as **Exhibit A**.

Staff has reviewed this request and believe this to be an acceptable modification to have an area dedicated to the Village to ensure appropriate slopes can be maintained adjacent to its ROW along Golf Road. Any future reconstruction or modification to Golf Road can then utilize the 33' of Right-of-Way and the Slope Easement as necessary. The Developer shall include a 12' slope easement on the CSM in addition to the 33' ROW dedication and provide a dedicated legal description and exhibit prior to recording the CSM.