

**RESOLUTION NO. 2024-127  
VILLAGE OF CALEDONIA**

**A RESOLUTION ESTABLISHING THE NAME OF THE VILLAGE OWNED PARK  
LOCATED AT 5 MILE ROAD AND WATERS EDGE DRIVE**

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

**WHEREAS**, the Village of Caledonia was dedicated Outlot 4 for park purposes as part of the Final Plat of The Glen at Waters Edge subdivision included hereto as **Exhibit A**; and

**WHEREAS**, Outlot 4 contains 145,778 Square Feet of land containing mostly of Wetlands, Primary Environment Corridor, slopes steeper than 12%, and a 6' wide asphalt pedestrian trail along the backside of Lots 15-19; and

**WHEREAS**, the Parks Recreation and Advisory Committee discussed the naming possibilities for this park at multiple meetings and at the November 12, 2024 meeting determined that "Waters Edge Park" to be the most suitable name; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia, that the portion of land platted as Outlot 4 in The Glen at Waters Edge subdivision and owned by the Village Caledonia is hereby named Waters Edge Park.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 10 day of December, 2024.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Bass  
Jennifer Bass  
Village Clerk



# THE GLEN AT WATERS EDGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

CURVE TABLE:								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	800.00	4°32'06"	63.32	63.30	S88°22'37"E	N89°21'20"E	S86°06'34"E
	30	835.00	4°32'06"	66.09	66.07	S88°22'37"E	N89°21'20"E	S86°06'34"E
	SOUTH	785.00	4°32'06"	60.55	60.53	S88°22'37"E	N89°21'20"E	S86°06'34"E
	1	765.00	2°42'26"	36.14	36.14	S89°17'27"E	N89°21'20"E	S87°56'14"E
	2	765.00	1°49'40"	24.41	24.40	S87°01'24"E	S87°56'14"E	S86°06'34"E
2	30	35.00	53°45'01"	32.83	31.64	N22°59'05"W	N03°53'28"E	N49°51'35"W
3	CUL-DE-SAC	80.00	287°30'02"	401.43	94.61	S86°06'34"E	N49°51'35"W	S57°38'27"W
	30	80.00	56°23'52"	78.75	75.61	S21°39'39"E	S06°32'17"W	S49°51'35"E
	29	80.00	42°06'11"	58.79	57.47	S27°35'22.5"W	S48°38'28"W	S06°32'17"W
	28	80.00	44°05'05"	61.55	60.05	S70°41'00.5"W	N87°16'27"W	S48°38'28"W
	27	80.00	44°05'21"	61.56	60.05	N85°13'46.5"W	N43°11'06"W	N87°16'27"W
	26	80.00	45°11'23"	63.10	61.47	N20°35'24.5"W	N02°00'17"E	N43°11'06"W
	25	80.00	55°38'10"	77.68	74.67	N28°49'22"E	N57°38'27"E	N02°00'17"E
4	25	35.00	53°45'01"	32.83	31.64	N30°45'56.5"E	N03°53'28"E	N57°38'27"E
5	C/L	1000.00	4°32'08"	79.16	79.14	S88°22'38"E	S86°06'34"E	N89°21'18"E
	25	965.00	4°16'42"	72.05	72.04	S88°30'21"E	S88°22'00"E	N89°21'18"E
	SOUTH	1035.00	4°32'08"	81.93	81.91	S88°22'38"E	S86°06'34"E	N89°21'18"E
	3	1035.00	2°47'30"	50.43	50.42	S87°30'19"E	S86°06'34"E	S88°54'04"E
	4	1035.00	1°44'38"	31.50	31.50	S89°46'23"E	S88°54'04"E	N89°21'18"E

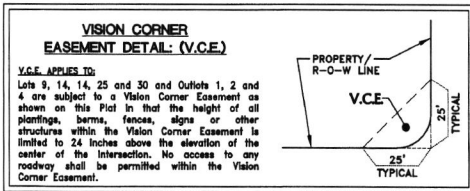
**PRESERVATION RESTRICTIONS:**

Those areas identified as Wetland and Primary Environmental Corridor (PEC) as shown on Outlet 4 of this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlet or Open Space Area. Vegetative debris is also "solid waste".

**BASEMENT RESTRICTION FOR GROUNDWATER NOTE:**

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.



4100 N. Calhoun Road  
Suite 500  
Brookfield, WI 53005  
Phone (262) 790-1480  
Fax (262) 790-5481

There are no objections to this plat with respect to a. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by a 236.12, Wis. Stats.  
Certified November 13, 2023  
*Renee M. Donkey*  
Department of Administration

CURVE TABLE:								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
6	C/L	625.00	32°03'37"	349.72	345.18	S74°36'53.5"E	N89°21'18"E	S58°35'05"E
	C/L-WEST	625.00	5°11'19"	56.60	56.58	S88°03'02.5"E	N89°21'18"E	S85°27'23"E
	C/L-CENTER	625.00	26°16'19"	286.58	284.08	S72°19'13.5"E	S82°27'23"E	S59°11'04"E
	C/L-EAST	625.00	0°35'59"	6.54	6.54	S88°53'04.5"E	S59°11'04"E	S58°35'05"E
	24	660.00	2°19'23"	26.76	26.76	S89°29'00.5"E	N89°21'18"E	S88°19'19"E
	NORTH	660.00	24°00'19"	276.52	274.50	S70°35'14.5"E	S82°35'24"E	S58°35'05"E
	D.L. 4	660.00	10°39'39"	122.81	122.63	S77°15'34.5"E	S82°35'24"E	S71°55'45"E
	18	660.00	10°21'28"	119.31	119.15	S66°45'01"E	S71°55'45"E	S61°34'17"E
	18	660.00	2°59'12"	34.40	34.40	S80°04'41"E	S61°34'17"E	S58°35'05"E
	SOUTH	590.00	28°27'01"	292.97	289.97	S76°25'11.5"E	N89°21'18"E	S62°11'41"E
	6	590.00	1°07'53"	11.65	11.65	N89°55'14.5"E	N89°21'18"E	S89°30'49"E
	7	590.00	10°21'47"	106.71	106.57	S84°19'55.5"E	S89°30'49"E	S79°09'02"E
	8	590.00	11°02'56"	113.78	113.80	S73°37'34"E	S79°09'02"E	S68°06'08"E
	D.L. 1	590.00	5°54'25"	60.83	60.80	S65°08'53.5"E	S68°06'08"E	S62°11'41"E
7	C/L	300.00	15°01'16"	78.65	78.43	N12°03'15"E	N04°32'37"E	N19°33'53"E
	24	333.00	5°58'51"	34.86	34.84	N07°50'06.5"E	N04°50'11"E	N10°50'02"E
	D.L. 4	267.00	2°30'17"	11.67	11.67	N06°09'40.5"E	N04°54'32"E	N07°24'49"E
8	24	35.00	47°36'42"	29.08	28.25	N12°58'19"W	N10°50'02"E	N36°46'40"W
9	CUL-DE-SAC	80.00	286°48'40"	400.48	95.38	S73°22'20"E	N36°46'40"W	S70°02'00"W
	24	80.00	33°29'10"	46.76	46.09	N20°02'05"W	N36°46'40"W	N05°17'30"W
	23	80.00	45°04'23"	62.93	61.32	N19°14'41.5"E	N03°17'30"W	N41°46'53"E
	22	80.00	44°20'50"	61.92	60.39	N63°57'18"E	N41°46'53"E	N88°07'43"E
	21	80.00	44°18'30"	61.87	60.34	S71°43'02"E	N86°07'43"E	S49°33'47"E
	20	80.00	62°50'27"	87.74	83.41	S18°08'33.5"E	S49°33'47"E	S13°16'40"W
	D.L. 4	80.00	56°45'20"	79.24	76.05	S41°39'20"W	S13°16'40"W	S70°02'00"W
10	D.L. 4	35.00	62°37'11"	38.25	36.38	N38°43'24.5"E	N07°24'49"E	N70°02'00"E
11	C/L	236.24	2°14'37"	9.25	9.25	N31°14'59.5"E	N30°07'41"E	N32°22'18"E
	D.L. 1	266.24	6°01'00"	27.96	27.95	N29°21'48"E	N26°21'18"E	N32°22'18"E
12	C/L	300.00	32°03'35"	167.86	165.68	S74°36'52.5"E	S58°35'05"E	N89°21'20"E
	NORTH	265.00	32°03'35"	148.28	146.35	S74°36'52.5"E	S58°35'05"E	N89°21'20"E
	17	265.00	19°33'20"	90.45	90.01	S68°21'45"E	S58°35'05"E	S78°08'25"E
	16	265.00	12°30'15"	57.83	57.72	S84°23'32.5"E	S78°08'25"E	N89°21'20"E
	D.L. 2	335.00	5°38'07"	32.95	32.93	S61°24'08.5"E	S58°35'05"E	S64°13'12"E
	9	335.00	22°33'27"	131.89	131.04	S79°21'56.5"E	S68°05'13"E	N89°21'20"E
13	9	25.00	115°00'00"	50.18	42.17	S33°08'40"E	N89°21'20"E	S24°21'20"W
14	CUL-DE-SAC	80.00	230°00'00"	321.14	145.01	N89°21'20"E	S24°21'20"W	N25°38'40"W
	9	80.00	33°14'40"	46.42	45.77	S07°44'00"W	S24°21'20"W	S08°53'20"E
	10	80.00	39°31'26"	55.18	54.10	S28°39'03"E	S08°53'20"E	S48°24'46"E
	11	80.00	42°13'54"	58.97	57.64	S69°31'43"E	S48°24'46"E	N89°21'20"E
	12	80.00	41°58'20"	58.60	57.30	N88°22'10"E	N89°21'20"E	N47°23'00"E
	13	80.00	39°46'59"	55.55	54.44	N27°29'30.5"E	N47°23'00"E	N07°36'01"E
	14	80.00	33°14'41"	46.42	45.77	N09°01'19.5"W	N07°36'01"E	N25°38'40"W
15	14	25.00	115°00'00"	50.18	42.17	N31°51'20"E	N25°38'40"W	N89°21'20"E



# THE GLEN AT WATERS EDGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a subdivision of a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16 and the Northeast 1/4 of the Northwest 1/4 of Section 21, all in Town 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 16, said point being the place of beginning of lands hereinafter described;

Thence South 89°21'20" West and along the South line of the said Southwest 1/4 of said Section 16, 33.00 feet to a point on the West Right-of-Way line of "Erle Street"; Thence South 00°27'09" East and along the said West Right-of-Way line, 328.53 feet to a point; Thence South 89°21'20" West and along the North line of "Arlington Heights No. 4" (A Subdivision Plat of Record), 444.96 feet to a point; Thence North 00°27'09" East and along the East line of "Arlington Heights No. 5" (A Subdivision Plat of Record), 328.53 feet to a point on the said South line of the said Southwest 1/4 of said Section 16; Thence South 89°21'20" West and along the said South line of the said Southwest 1/4 of said Section 16, 953.93 feet to a point; Thence North 00°24'34" West and along the East line of "Lake Charles Estates" (A Subdivision Plat of Record), 528.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 3089; Thence North 89°21'20" East and along the said South line and the Easterly extension thereof, 975.73 feet to a point; Thence South 00°28'13" East, 200.00 feet to a point; Thence North 89°21'20" East, 435.60 feet to a point on the East line of the said Southwest 1/4 of said Section 16; Thence South 00°28'13" East and along the said East line, 328.00 feet to the point of beginning of this description.

Said Parcel contains 804,389 Square Feet (or 18.4662 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of THE GLEN AT WATERS EDGE LLC, owner of said lands.

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 Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Caledonia, Racine County, Wisconsin in surveying, dividing and mapping the same.

Dated this 14<sup>th</sup> Day of AUGUST, 20 23.

REVISED: 9-25-23



Grady L. Gosser  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
TRIO ENGINEERING, LLC  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

### UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by THE GLEN AT WATERS EDGE LLC, Grantor, to CORNERSTONE DEVELOPMENT OF S.E. WI, LLC, Grantee, and

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T WISCONSIN, a Wisconsin corporation, Grantee, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all to, over, under, across, along and upon the property shown within these areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

THE GLEN AT WATERS EDGE LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

#### APPROVING AGENCIES:

- 1. Village of Caledonia

#### AGENCIES WHO MAY OBJECT:

- 1. State of Wisconsin, Department of Administration
- 2. Racine County Planning and Development

Witness the hand and seal of said Owner this 16<sup>th</sup> day of November, 20 23.

John J. Wahlen  
John Wahlen, Member  
THE GLEN AT WATERS EDGE LLC  
CORNERSTONE DEVELOPMENT OF S.E. WI, LLC

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

Personally came before me this 16<sup>th</sup> day of November, 20 23, the above named John Wahlen, Member of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.



Jennifer A. Peterson  
Print Name: Jennifer A. Peterson  
Public, Waukesha County, WI  
My Commission Expires: 10-16-25

### CONSENT OF CORPORATE MORTGAGEE:

SPRING BANK, a Corporation duly organized and existing 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 dedicating of the land described on this Plat, and does hereby consent to the above certificate of CORNERSTONE DEVELOPMENT OF S.E. WI, LLC, owner, this 16<sup>th</sup> day of November, 20 23. THE GLEN AT WATERS EDGE LLC

SPRING BANK  
Glenn M. Michaelson  
Glenn Michaelson, Vice President

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

Personally came before me this 16 day of November, 20 23, the above named Glenn Michaelson, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

MINDY M LAVALLE  
Notary Public  
State of Wisconsin

Mindy M. Lavelle  
Print Name: Mindy M. Lavelle  
Public, Waukesha County, WI  
My Commission Expires: 01-23-25

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified November 13, 2023  
Renee M. Donaghy  
Department of Administration



### CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

I, Jeff LaFuz, being duly elected, qualified and acting Treasurer of the County of Racine, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 15<sup>th</sup> Day of December, 20 23 on any of the land included in the Plat of "THE GLEN AT WATERS EDGE".

Jeff LaFuz  
Jeff LaFuz, County Treasurer

### CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

I, Wayne Krueger, being duly appointed, qualified and acting Finance Director of the Village of Caledonia, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 16<sup>th</sup> Day of November, 20 23 on any of the land included in the Plat of "THE GLEN AT WATERS EDGE".

Wayne Krueger  
Wayne Krueger, Village Finance Director

### VILLAGE BOARD APPROVAL:

Resolved that this Plat known as "THE GLEN AT WATERS EDGE", in the Village of Caledonia, Racine County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of Trustees of the Village of Caledonia on the 11<sup>th</sup> Day of July, 20 23.

Tom Weatherston  
Tom Weatherston, Village President  
Megan O'Brien  
Megan O'Brien - Deputy Clerk

NAME:	THE GLEN AT WATERS EDGE
FROM:	ALL OF
	104-04-23-16-021-000
	104-04-23-16-021-000
	104-04-23-16-021-010
	104-04-23-16-021-000

LOT:	PARCEL #
1	104-04-23-16-021-010
2	104-04-23-16-021-020
3	104-04-23-16-021-030
4	104-04-23-16-021-040
5	104-04-23-16-021-050
6	104-04-23-16-021-060
7	104-04-23-16-021-070
8	104-04-23-16-021-080
9	104-04-23-16-021-090
10	104-04-23-16-021-100
11	104-04-23-16-021-110
12	104-04-23-16-021-120
13	104-04-23-16-021-130
14	104-04-23-16-021-140
15	104-04-23-16-021-150
16	104-04-23-16-021-160
17	104-04-23-16-021-170
18	104-04-23-16-021-180
19	104-04-23-16-021-190
20	104-04-23-16-021-200
21	104-04-23-16-021-210
22	104-04-23-16-021-220
23	104-04-23-16-021-230
24	104-04-23-16-021-240
25	104-04-23-16-021-250
26	104-04-23-16-021-260
27	104-04-23-16-021-270
28	104-04-23-16-021-280
29	104-04-23-16-021-290
30	104-04-23-16-021-300
OUTLOT 4	104-04-23-16-021-001