

**RESOLUTION NO. 2025-028
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE FINAL PLAT OF
HOMESTEAD ACRES SUBDIVISION**

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

WHEREAS, the applicant, Nancy Washburn with Newport Development, has submitted a Final Plat for the Homestead Acres Subdivision to the Village for consideration on behalf of the Owner – Newport Group, LTD. The first phase of the Final Plat would create 21 lots and 2 Outlots from parcel 104-04-23-35-029-030; and

WHEREAS, the Village Board and Plan Commission approved the initial Preliminary Plat back in 2005. The Preliminary Plat was extended until 2018 and 2024 when amendments and modifications were made to the concept plan and plat; and

WHEREAS, the Village Board and Plan Commission approved the Amended Preliminary Plat via Resolution 2024-019 on February 13, 2024. This Preliminary Plat included at total of 21 – 2 Family Residential Lots and 54 Single Family Residential Lots with a total of 4 Outlots; and

WHEREAS, after Staff review of the Final Plat of Homestead Acres the Village Engineer submitted a Memo for the Village Plan Commission. The Village Engineer's Memo dated March 19, 2025, attached hereto as **Exhibit A**, recommended conditional approval of the Final Plat subject to the 7 conditions listed therein; and

WHEREAS, the Village Plan Commission on March 31, 2025, recommended conditional approval of the first phase Final Plat for Homestead Acres Subdivision in accordance with the Village Engineers Memo (**Exhibit A**); and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the first phase Final Plat for Homestead Acres Subdivision is hereby approved for the reasons and requirements set forth in **Exhibit A**, and subject to the same conditions imposed by the Village Plan Commission, and as described 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 8 day of April, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk