

**RESOLUTION NO. 2025-076
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING CERTIFIED SURVEY MAP # _____; & A WAIVER
TO 14-1-5(g)(3)(b) FOR LOT SIZE RATIO EXCEEDING 2.5:1 FOR PARCEL ID 104-04-
22-21-042-000 LOCATED IN THE SE ¼ OF SECTION 21, T4N, R22E, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI**

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

WHEREAS, the Applicant & Owner – Holding & Kolb, Inc. has submitted a Certified Survey Map (CSM) to the Village for consideration included hereto as **Exhibit A**. The proposed CSM would divide the parcel into three (3) lots and has also requested a waiver to the 2.5:1 lot size ratio required by Village Ordinance 14-1-5(g)(3)(b); and

WHEREAS, the Applicant & Owner also requested the ±42.5 acre property to be rezoned from A-3 General Farming III District to A-2 Agricultural District which was recommended for approval by the Development Director at the September 29, 2025 Plan Commission Meeting; and

WHEREAS, the Village Engineers Staff Report for the Plan Commission, **Exhibit B**, dated August 12, 2025, recommended approval subject to the 15 conditions listed therein; and

WHEREAS, the CSM and Rezone was brought to the Village Plan Commission on September 29, 2025, and the Plan Commission recommended approval of the CSM and approval of the waiver to Village Ordinance 14-1-5(g)(3)(b) subject to the 15 conditions outlined in the Village Engineer's Memo and the Rezone Request was also recommend for approval; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map and waiver to Village Ordinance 14-1-5(g)(3)(b) 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, 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 October, 2025.

VILLAGE OF CALEDONIA

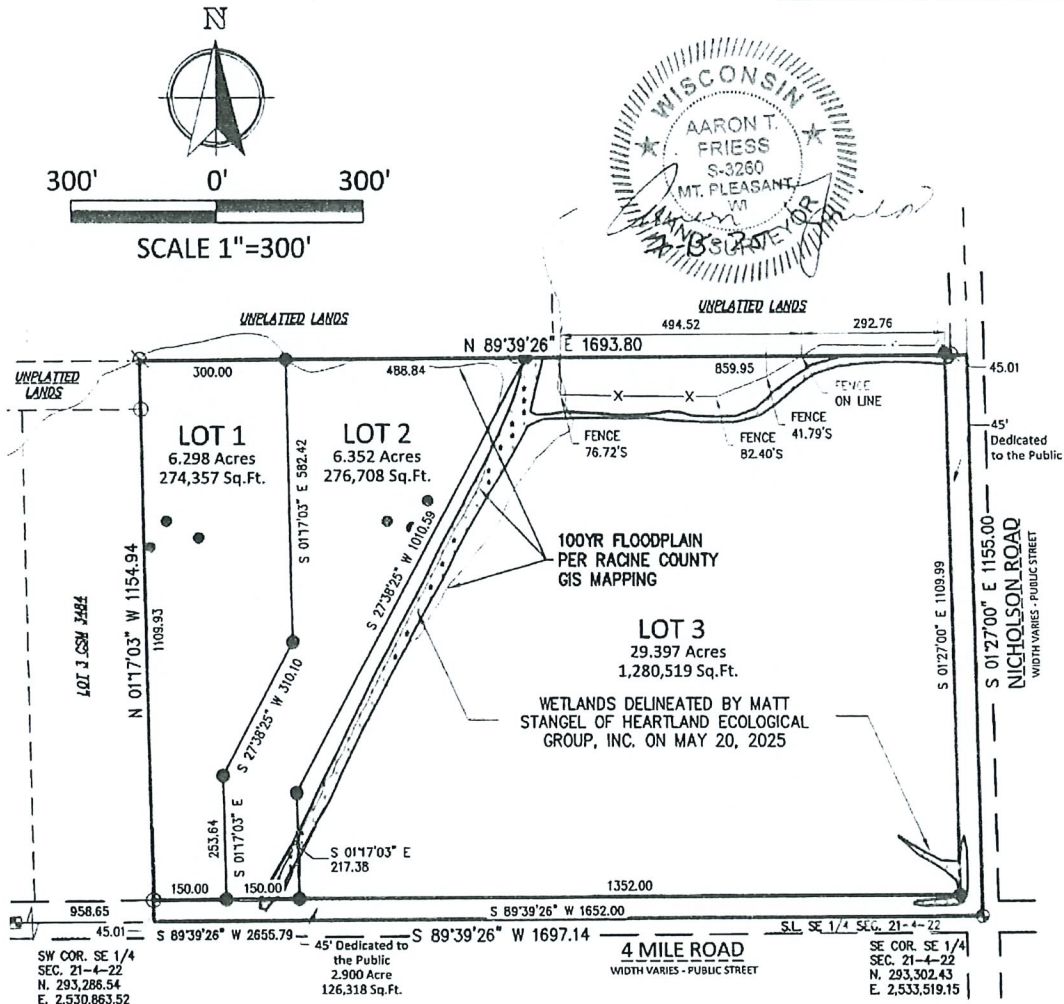
By: Thomas Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH,
RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN
THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE
OF WISCONSIN.

RECORDING DATA



NOTES:

ZONING OF PARCEL IS: A-3.

SETBACKS: 75 FEET STREET, 25 FEET SIDEYARD AND
25 FEET REAR YARD

OWNER / LAND SPLITTER: HELDING & KOLB, INC
4638 NICHOLSON ROAD, FRANKSVILLE, WISCONSIN 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE
SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE
SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-4-22 IS
ASSUMED TO BEAR S 89°39'26\" W.

SEE PAGE 3 FOR LEGEND



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025

LOCATION MAP



N.T.S.

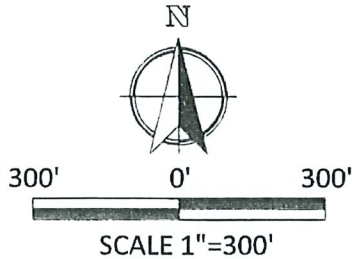


4 MILE ROAD
SE 1/4 SEC. 21-4-22

2025.0026.01 CSM.DWG
SHEET 1 OF 5 SHEETS

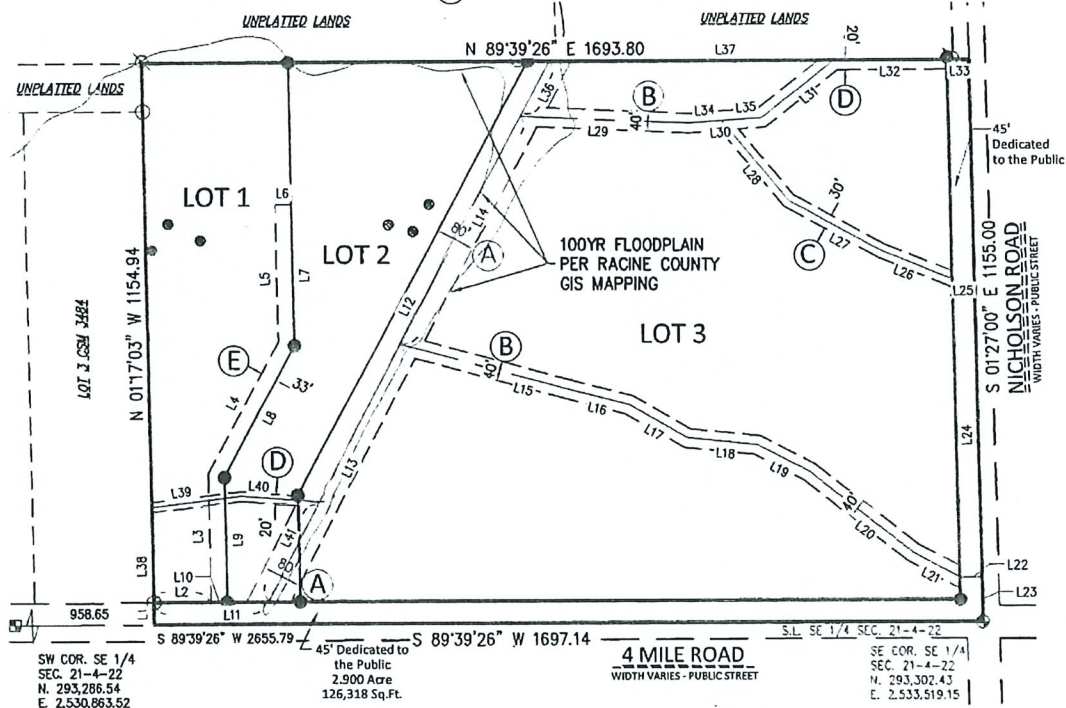
CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



PROPOSED EASEMENTS

- (A) 80' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (B) 40' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (C) 30' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (D) 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (E) 33' CROSS ACCESS EASEMENT



Easement Line Table		
Line #	Length	Direction
L1	45.01	N01° 17' 03"W
L2	117.00	N89° 39' 26"E
L3	261.61	N01° 17' 03"W
L4	310.10	N27° 38' 25"E
L5	282.70	N01° 17' 03"W
L6	33.00	N88° 42' 57"E
L7	291.21	S01° 17' 03"E
L8	310.10	S27° 38' 25"W
L9	253.64	S01° 17' 03"E
L10	33.00	S89° 39' 26"W
L11	235.25	N89° 39' 26"E

Easement Line Table		
Line #	Length	Direction
L12	528.63	S27° 38' 25"W
L13	595.71	N26° 52' 30"E
L14	528.63	N27° 38' 25"E
L15	357.60	N74° 59' 17"W
L16	125.25	N75° 38' 58"W
L17	140.16	N60° 21' 00"W
L18	144.21	N84° 27' 36"W
L19	121.08	N62° 17' 40"W
L20	266.09	N52° 21' 58"W
L21	109.06	N61° 58' 42"W
L22	45.00	S88° 33' 00"W

Easement Line Table		
Line #	Length	Direction
L23	91.85	N01° 27' 00"W
L24	705.93	N01° 27' 00"W
L25	45.00	S88° 33' 00"W
L26	155.79	N68° 14' 08"W
L27	214.90	N61° 32' 16"W
L28	213.92	N40° 12' 37"W
L29	346.93	N87° 49' 36"W
L30	67.32	S85° 26' 08"W
L31	189.72	S51° 26' 22"W
L32	229.19	S89° 39' 26"W
L33	45.01	S89° 39' 26"W

Easement Line Table		
Line #	Length	Direction
L34	67.32	N85° 26' 08"E
L35	83.08	N85° 26' 08"E
L36	128.20	N27° 38' 25"E
L37	859.66	N89° 39' 26"E
L38	238.94	N01° 17' 03"W
L39	184.40	N82° 41' 28"E
L40	160.77	S85° 57' 08"E
L41	229.36	N26° 52' 30"E



Nielsen Madsen + Barber
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This Instrument was drafted by Aaron T. Friess July 15, 2025

2025.0026.01 CSM.DWG
SHEET 2 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL
MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Holding & Kolb, Inc;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the
code of General Ordinances for the Village of Caledonia Code in surveying, dividing, and mapping the land;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division
thereof made, described as:

That part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North,
Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning
at the Southeast corner of the Southeast 1/4 of said Section 21; run thence S89°39'26"W, 1697.14 feet along the
South line of the Southeast 1/4 of said Section 21 to the East line of Lot 3 of Certified Survey Map No. 3484;
thence N01°17'03"W, 1154.94 feet along the East line of said Lot 3; thence N89°39'26"E, 1693.80 feet parallel
with the South line of the Southeast 1/4 of said Section 21 to the East line of the Southeast 1/4 of said Section
21; thence S01°27'00"E, 1155.00 feet along the East line of the Southeast 1/4 of said Section 21 to the point of
beginning. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin.
Containing 1,957.902 square feet or 44.947 acres. 1,831,584 square feet or 42.047 acres after road dedications.

July 15, 2025

Aaron T. Friess, P.L.S. (S-3260)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



LEGEND:

- 1" O.D. IRON PIPE FOUND
- ⊗ 5/8" REBAR FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
- ⊠ CONC. MON. W / BRASS SEWRPC CAP FOUND
- ⊕ CAST IRON MON. W / BRASS CAP FOUND
- ⊗ SOIL BORINGS
- (A) INDICATES EASEMENT TYPE



Nielsen Madsen & Barber

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2025.0026.01 CSM.DWG
SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

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SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL
MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

I, Gary Kolb, on behalf of Holding & Kolb, Inc. hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Gary Kolb has caused these presents to be signed as Owner at
_____ Wisconsin on this _____ day of _____ 2025.

Gary Kolb, on behalf of Holding & Kolb, Inc.
Vice President

STATE OF _____)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, Gary Kolb on behalf of Holding & Kolb, Inc., to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing .

Notary Public, _____
My commission expires: _____



Nielsen Madsen Barber
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SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL
MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

Community State Bank, a corporation duly organized and existing under and by virtue of the laws of the State
of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing,
mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the
above certificate of Holding & Kolb, Inc., owner.

IN WITNESS WHEREOF, the said Community State Bank, Inc. has caused these presents to be signed by
_____, its _____, at _____,
_____, and its corporate seal to be hereunto affixed this _____ day of _____,
_____, 2025.

Community State Bank

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, _____ of
the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me
known to be such _____ of said corporation, and acknowledged that he executed the
foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2025.

Jennifer Olsen, Village Clerk
Village of Caledonia



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
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Plan Commission Staff Report



Date: August 12, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer

A handwritten signature in blue ink, appearing to read "Ryan Schmidt", is placed next to the printed name and title.

Re: **Kolb & Holding Certified Survey Map**
Nicholson Road - Parcel ID 104-04-22-21-042-000
Applicant & Owner – Holding & Kolb, Inc.

Recommended Motions:

That the Plan Commission recommends to the Village Board to approve

- 1. A waiver to 14-1-5-(g)(3)(b) for exceeding the lot size ratio of 2.5:1**
- 2. The Certified Survey Map (CSM) for Parcel ID 104-04-22-21-042-000 subject the 15 conditions listed in Exhibit A of the Village Engineers Staff Report.**

BACKGROUND

The Planning and Engineering Department have received a Certified Survey Map (CSM) for the northwest corner of Nicholson Road & 4 Mile Road (Parcel ID 104-04-22-21-042-000). The owner and applicant is Holding & Kolb, Inc. The subject parcel is 44.95 acres in size primarily consisting of agricultural land and a primary drainage channel. The proposed CSM is for the creation of 3 lots, two along the west side of the channel for the purpose of future home development and the third along the east side of the channel to remain agricultural.

ZONING & LAND USE

The subject property is currently designated agricultural, rural residential, and open land per the Village's 2035 Comprehensive Land Use Plan, and zoned A-3 Legacy Agricultural. As part of the CSM request, a Rezone Request from A-3 Legacy Agricultural to A-2 Agricultural is also taking place. The A-2 zoning still requires the proposed lots to be a minimum of 5 acres in size and requires 150' of frontage on a public road. However, building setbacks are less restrictive, being 75' for street yard, and 25' for side and rear yard setbacks. The proposed CSM is consistent with the Land Use Plan and meets/exceeds the A-2 Zoning Requirements. A-2 Zoning setbacks have not been shown graphically but are listed on the CSM cover page. It is recommended to show them graphically as well on the cover page. The lots do not conform to the length-to-width ratio required by Village Ordinance and will require a waiver to allow them to exceed the 2.5:1 ratio. The current lots are approximately 7.7:1. Staff recommends approval as it is consistent with other lots in the area and due to the limited space available because of the wetlands and storm water channels on this

property. Shoreland setbacks will be required for the newly created lots as there is an intermittent stream (unnamed) tributary to the Husher Creek that is considered navigable per the Wisconsin DNR Surface Water Data Viewer. A minimum 75' setback from the Ordinary High-Water Mark shall be identified and noted with the final recorded version of the CSM. If this is not considered navigable, evidence shall be provided in writing to the Village to ensure the shoreland zoning is removed.

ENGINEERING, UTILITIES, & STORM WATER MANAGEMENT

The property is outside of the sewer and water service area. The new lots will require private on-site septic systems and a well. Boring locations have been shown but evidence of passing a "perk" test shall be provided to the Village. Working with Racine County for a Sanitary Permit will be required. Racine County controls all private on-site septic systems and the Owner shall get approval through them for their installation upon development of this lot. The limits of the septic system will need to be shown on any future building permit reviewed by the Village.

Storm water management requirements are not met by the creation of these parcels. If the thresholds are met during the development of Lot 1 and 2, a Storm Water Management plan and Civil Engineering Drawings shall be submitted, reviewed and approved by the Village. There are multiple drainage channels on the property called out on the Village's Master Drainage Plan and on the proposed CSM. The easements as shown are acceptable to staff and an Easement Agreement shall be entered into and recorded against the property for these easements. The Owner has expressed to the Village that a drain tile installation project is proposed within the primary channel bisecting this property and will be done upon completion of the CSM. The owner shall provide plans and apply for the necessary permits with the Village to improve this channel and provide any other information as necessary.

The 100-year floodplain is shown on the CSM and is listed in the FEMA Firm Panels as Zone A Special Flood Hazard Area. There is no Base Flood Elevations determined for this area but a minimum of 2' of freeboard will be required above the OHWM for any future homes. As described above, the drainage channel is also considered a navigable unnamed intermittent stream per the DNR (tributary to Husher Creek). Confirmation of this navigability shall be provided, and if so, the OHWM shall be identified and a 75' setback from this OHWM shall be established, primarily for the development of Lot 2. A minimum 75' setback will be required from the 100-year floodplain as well.

Nicholson Road and 4 Mile Road are considered Principal Thoroughfares and a 45' Road Right-of-Way shall be dedicated to the Village along the newly created lots. This is shown and is acceptable. Only one driveway access is authorized onto 4 Mile Road per Village Ordinance. This is shown via a shared 33' cross access easement. It is recommended that a maintenance aspect of the easement is included in any documentation and that the recorded agreements are shared with the Village upon recording and prior to the issuance of any building permits.

A minor roadside ditch exists along Lot 1 and Lot 2 but only at 6-7' offset from the edge of the road. When these lots are developed, a roadside ditch shall be modified and improved along the frontage of Lots 1 & 2 and daylighted to drain to the primary N-S channel and placed approximately 13' from the edge of pavement. There are also 2 large mature trees that will need to be removed as part of the newly dedicated ROW in the property and to allow for the installation of the modified roadside ditch. These shall be removed in conjunction with the building permits and development of each lot. A note shall be provided on the CSM.

ENVIRONMENTAL

The subject property has had a wetland delineation performed and has shown the wetlands on the CSM. A copy of the report shall be provided to the Village digitally.

Village Staff has reviewed the proposed CSM and recommends approval of the CSM subject to the conditions listed in Exhibit A of this Report. The suggested motion for the Plan Commission is listed and highlighted at the beginning of the report.

Exhibit A

Conditions of approval for the proposed Certified Survey Map:

1. The Property is rezoned to A-2 by the Plan Commission and Village Board.
2. The wetland delineation report and evidence of a passing perk test are submitted to the Village.
3. The 2.5:1 ratio waiver to 14-1-5-(g)(3)(b) is approved.
4. The Owner enters into a Storm Water Drainage Easement Agreement with the Village and records it against the property for the drainage channels shown on the proposed CSM.
5. Place a Note on the CSM that Storm Water Management will be required at the time of Building Permits if Storm Water thresholds for the Village of Caledonia are met.
6. Upon development of Lot 1 and 2, the roadside ditch within the newly acquired Right-of-Way shall be improved to Village Standards. This includes installing a standard roadside ditch cross section along the entire frontage of Lot 1 & 2 and any approximately 13' from the edge of pavement and removing the existing trees. A note shall be provided on the CSM as well.
7. The cross-access easement is recorded, and a copy is provided to the Village. It is recommended to include maintenance language in this easement agreement.
8. Identify the OHWM as required by the DNR for the navigable waterway (intermittent stream). If not navigable, provide written evidence to the Village.
9. Add a graphical representation of the setback requirements to the CSM and identify the 75' setback from the OHWM.
10. Only one driveway access is allowed for both Lot 1 and Lot 2 onto 4 Mile Road (principal thoroughfare). A note shall be provided on the CSM. This is being addressed via the cross-access easement.
11. Property Owner submits a permit and plans for the drainage channel improvements prior to work commencing.
12. Owner to provide a statement to the Village on how the abutting properties fence is being handled.
13. Owner Executes a Predevelopment Agreement.
14. The Owner records the CSM within 1 year of approval.
15. The CSM follows all applicable Village Ordinances from Title 9, 14, 16, and 18.



NICHOLSON RD
104-04-22-21-042-000

0 180 360 720
US Feet

