

**RESOLUTION NO. 2025-087
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING THE FINAL PLAT FOR THOMAS FARMS SUBDIVISION

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

WHEREAS, the applicant, Dan Szczap with Bear Development, has submitted a Final Plat for the Thomas Farms subdivision to the Village for consideration on behalf of the Owner – Thomas Tree Plantation, LLC. The Final Plat would create 62 lots and 2 Outlots from parcels 104-04-23-17-081-000 and 104-04-23-17-077-000; and

WHEREAS, the Village Board and Plan Commission approved the Concept Plan via Resolution 2024-100 on October 8, 2024. This Concept Plan and Resolution established the Base Development Yield of 3.64 units per acre and authorized waivers to the 40% Open Space and Conservation Easement requirements; and

WHEREAS, the Village Board and Plan Commission approved the Preliminary Plat via Resolution 2025-029 on April 8, 2025; and

WHEREAS, after Staff review of the Final Plat of Thomas Farms, the Village Engineer submitted a Memo to the Village Plan Commission. The Village Engineer's Memo dated October 20, 2025, attached hereto as **Exhibit A**, recommended conditional approval of the Final Plat subject to the 12 conditions listed therein; and

WHEREAS, the Village Plan Commission on October 27, 2025, recommended conditional approval of the Final Plat for Thomas Farms 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 Final Plat for Thomas Farms 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 11 day of November, 2025.

VILLAGE OF CALEDONIA

By: Thomas Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk

Plan Commission Staff Report

Date: October 20, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: Thomas Farms Subdivision – Final Plat

Recommended Motion

That the Plan Commission recommends to the Village Board to approve the Final Plat for the Thomas Farms subdivision subject to the 12 conditions listed in Exhibit A of this report.

Background Information

The Village Planning Department and Engineering Department has received a Final Plat for the Thomas Farms Subdivision located along 5 Mile Road. The proposed subdivision includes 62 lots on approximately 28.2582 acres (gross). All lots are proposed to be placed along new Village Roadways and includes the extension of 5 Mile Road west from Charles Street across the Klema Ditch. This subdivision is also within the newly created TID 6.

The Thomas Farms Subdivision Concept Plan was approved by the Village Board on October 8, 2024. This included waivers to the 40% Open Space and Conservation Easement requirements and established a Base Development Yield of 3.46 units per acre. A Comprehensive Plan Amendment was adopted by the Village Board on January 14, 2025 via Ordinance 2025-01 to change the parcels proposed for this subdivision from low density residential to medium density residential. In addition, a Zoning District and Map Amendment was approved on January 14, 2025 for the Rezoning of the proposed subdivision parcels to R-5. The Preliminary Plat was approved by the Village Board on April 8, 2025 via Resolution 2025-029.

Zoning & Planning

The proposed subdivision, as described above, is required to meet the R-5 Zoning District requirements. The minimum lot size of 10,890 sq. ft. and 75' of frontage is required. All the proposed lots for the Final Plat meet and exceed these values. The shoreland zoning district from the navigable waterway (Klema Ditch) needs to be shown. The 75' structural setback from the OHWM and the 300' shoreland zoning setback shall be placed on the Final Plat.

Engineering

The final Civil/Site Engineering Plans and Storm Water Management Plan are in the final stages of review and approval with Village Staff. Easements will need to be updated to reflect the most recent comments on those plans, including the removal of the public utility easement along lots abutting an Outlot, expanded or modified drainage easements, and further restriction on the corner lots along

5 Mile Road. The 12' Public Utility Easements can be removed from a majority of the Plat with the exception of the lots required for rear yard drainage. Utilities like We Energies utilize the front yards for installation and easements now compared with what was done in the past and are not needed on all lots, especially those that abut an Outlot.

There is a legal description gap along the south edge of 5 Mile Road which restricts the ROW from 40' down to 33'. This was not addressed in the Preliminary Plat but should be reviewed by the Developer with Staff. The Village Owned Land across the Klema Ditch needs to be dedicated as Public ROW. The Developer's surveyors shall draft the legal exhibits and provide the information necessary to dedicate this portion of land for the Village to execute and record.

Leawood Drive is incorrectly named and should be Leawood Lane. 5 Mile Road should not have "East" in front of it.

A Development Agreement is being presented for review and approval at the October 28th, 2025, Village Board meeting. A Draft set of HOA restrictive covenants should be presented to the Village Attorney and Staff for review.

Utility

The SWMP and Civil Plans will go before the Caledonia Utility District for review and approval in November. As mentioned above, these plans are in the final stages of review and approval. The developer shall submit and get approvals for the extension of Sanitary Sewer and Watermain to the Wisconsin DNR and Racine Wastewater Utility once approval from the Utility District is obtained.

Environmental

A wetland delineation was performed in 2022 and included both the Audubon Arboretum and the proposed subdivision. They are shown on the Final Plat as required and a copy is on file with the Village. The required buffers are shown and the new limits because of waivers.

Village Staff has reviewed the proposed Final Plat and recommends the motion listed at the top of the page subject to the 12 conditions attached in Exhibit A.

Exhibit A

Conditions of approval for the proposed Final Plat of Thomas Farms Subdivision:

1. The Developer submits DNR approval of the sewer and water extension plans.
2. Final Plat needs to have street names corrected. Leawood Lane and 5 Mile Road as listed in the staff report.
3. Final Plat should be updated to include revisions made to the Civil/Site Plan Set at the direction of Village Staff which includes modified drainage easements and more.
4. No Access Restrictions need to be extended for the entire 5 Mile frontage for Lots 3, 30, 31, 40, 45, 56.
5. Remove the 12' Public Utility Easement on all lots other than what is required for rear yard drainage.
6. The Developer continues to work with the Engineering and Utility Departments to finalize the set of Site Grading, Drainage, Utility, Engineering, and Storm Water Management Plans for the proposed subdivision that are approved by both the Utility District and Village Board.
7. The Developer executes the Development Agreement schedule for the Village Board on October 28, 2025.
8. The Developer provides and executes the necessary easements for the proposed storm water ponds, including area that is on abutting property.
9. Prior to any construction or earthmoving activities, the Developer or his/her Contractor shall obtain a Land Disturbance Permit with the Village and DNR.
10. The Developer submits a draft set of restrictive covenants for the HOA for Staff and the Village Attorney to review.
11. The Developer shall record the Final Plat within the deadlines outlined in Village Code 14-3-3(h)(7)c and Wisconsin State Statutes 236.
12. Developer's surveyor to provide the legal description and exhibits necessary to dedicate the land across the Klema Ditch as Public Road ROW. The Village will execute and record. This is separate from the Final Plat approval but shall be completed.