

RESOLUTION NO. 2018-117

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CERTIFIED SURVEY MAP \_\_\_\_; PARCEL ID 104-04-22-06-019-000 – LOCATED IN THE SE ¼ OF THE NE ¼ OF SECTION 6, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNERS - ROBERTA. AND THERESE A. PROCHASKA, AGENT- ERIC ROSS**

The Village Board for the Village of Caledonia resolves as follows:

**WHEREAS**, the applicant is requesting to create 4 lots from the existing parcel, which is currently designated as A-2 and B-3 zoning as described in the Public Works Director’s Memo dated October 23, 2018 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.

**WHEREAS**, the Village Plan Commission on October 29, 2018 recommended approval of the request in accordance with the Public Works Director’s Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

**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 same reasons and requirements set forth above, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A**, and the payment of the required land division fees and compliance with all applicable Village ordinances; and,

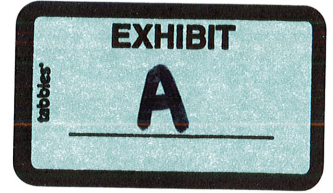
Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 5<sup>th</sup> day of November, 2018.

**VILLAGE OF CALEDONIA**

By: James R. Dobbs  
James R. Dobbs  
Village President

Attest: Karie L. Torkilsen  
Karie L. Torkilsen  
Village Clerk

# MEMORANDUM



Date: October 23, 2018

To: Plan Commission  
Village Board

From: Tom Lazcano P.E. *Tom Lazcano*  
Public Works Director

Re: Eric Ross – Certified Survey Map  
Parcel ID's: 104-04-22-06-019-000

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The Engineering Department has received a Certified Survey Map (CSM) from Eric Ross, prepared by J. Scott Henkel of Quam Engineering, LLC. The property is located on the southwest corner of the CTH V and 7 ½ Mile Road intersection in the Village of Caledonia. There are two separate parcels that share the same parcel ID number and the CSM would address this by creating a separate Lot for the western parcel. The eastern parcel is 11.87 acres in size and the western parcel is 7.43 acres in size.

The existing parcels are currently undeveloped. The eastern parcel contains farm fields and small area of wetlands. The western parcel contains farm fields, a pond and two large areas of wetlands.

This CSM is for the creation of 4 lots on parcel ID 104-04-22-06-019-000. Three lots will be created from the eastern parcel and the western parcel will become the fourth lot on the CSM. Lot 1 has a B-3 zoning and is 1.8982 acres. Lot 2 has a B-3 zoning and is 1.8410 acres. Lot 3 has A-2 zoning and is 8.2768 acres. Lot 4 has A-2 zoning and is 7.43 acres in size.

The Village's 2035 Land Use Plan shows that the property shall be Medium Density Residential and Commercial. The property currently has A-2 and B-3 Zoning Classifications on it, the A-2 zoning area will be used for a single family home and the B-3 zoning areas will be for two commercial lots on the eastern parcel. A-2 Zoning requires 150 feet of frontage and 40,000 square feet size, while B-3 Zoning requires 75 feet of frontage and 15,000 square feet size, however, since the parcel is outside of the sewer service area a 5 acre minimum is required by Ordinance. A concept plan to allow 2 commercial lots that are less than 5 acres in size has been approved by the Plan Commission and Village Board. The CSM will stay in line with the proposed uses and meets the zoning requirements.

After reviewing the Ross CSM, the following motion is recommended.

**Move to conditionally approve the Ross Certified Survey Map subject to the following:**

- **The CSM is subject to the Land Division per Lot fee.**

- **An Individual Site Grading & Drainage Plan will need to be provided for the eastern parcel. The Site Grading & Drainage Plan will need to be approved prior to any construction.**
- **The CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**
- **The final Certified Survey Map will need to follow Village of Caledonia standards as outlined in Title 14, Chapter 1 of the Ordinance and will require a review by Racine County prior to approval.**

**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

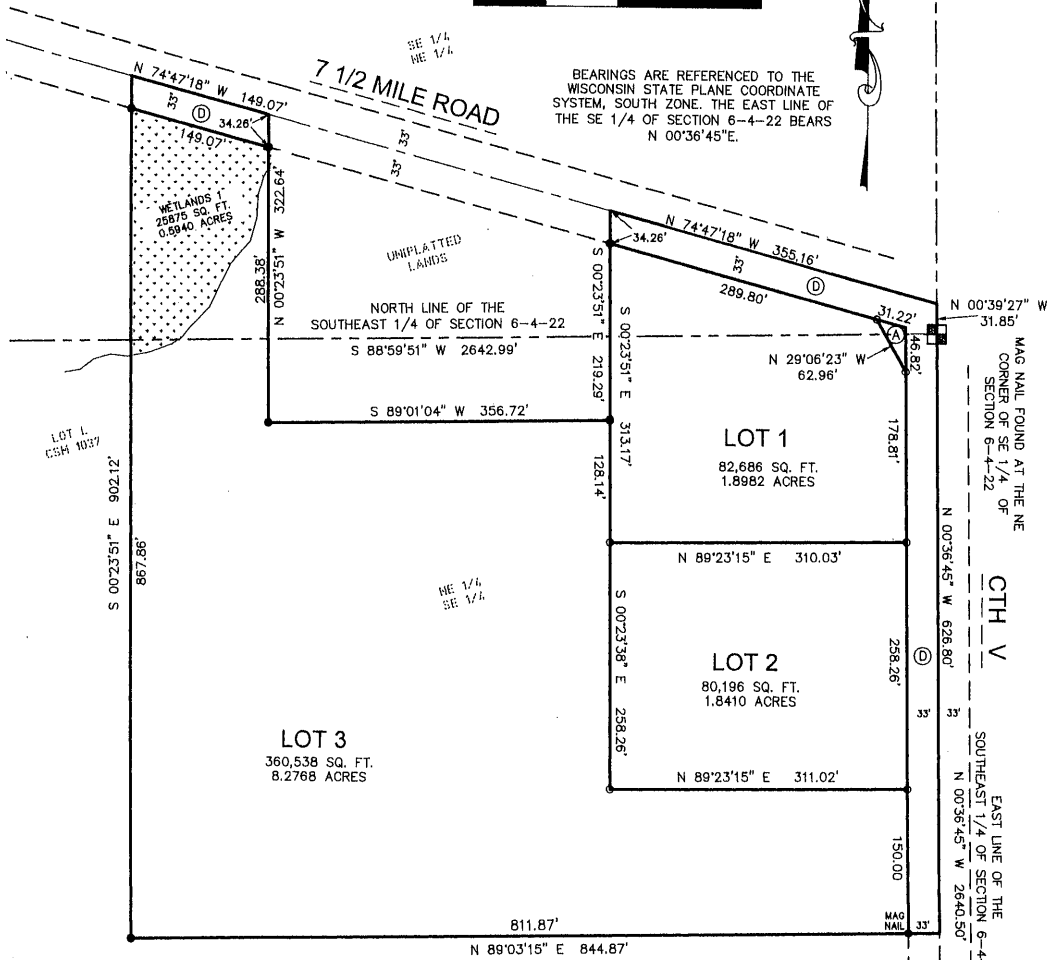
(A) PARCEL CONVEYED TO RACINE COUNTY IN TRUSTEE'S DEED RECORDED AS DOCUMENT 2444008.

OWNER: ROBERT A. and THERESE A. PROCHASKA  
TAX KEY No.: PART OF 104-04-22-06-019-000

(D) DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.  
37,395 SQ. FT.  
0.8585 ACRES



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE SE 1/4 OF SECTION 6-4-22 BEARS N 00°36'45"E.



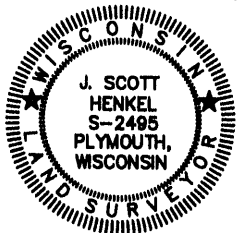
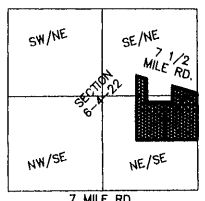
LOT 1  
CSM 1037

MAG NAIL FOUND AT THE NE CORNER OF SE 1/4 OF SECTION 6-4-22

CTH V

EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 6-4-22

VICINITY MAP  
1" = 2000 FEET



**LEGEND**

- CAPPED 3/4" IRON ROD FOUND
- 3/4" x 18" REBAR WEIGHING 1.13 LBS/FOOT SET.

MAG NAIL FOUND AT THE SE CORNER OF SE 1/4 OF SECTION 6-4-22

**QUAM ENGINEERING, LLC**

1519 E WASHINGTON ST., SUITE A, WEST BEND WI, 53095  
262-338-6641 www.quamengineering.com  
Project # RL-02-18 Date: 10/22/18

SURVEYED & MAPPED BY J. SCOTT HENKEL

1 OF 3

**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

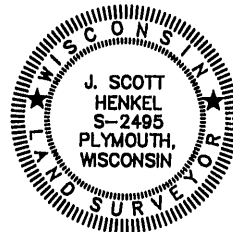
I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, ROBERT A. and THERESE A. PROCHASKA

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN DESCRIBED AS FOLLOWS

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION, AND THE POINT OF BEGINNING OF THIS DESCRIPTION,  
THENCE NORTH 00°39'27" WEST, 31.85 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6,  
THENCE NORTH 74°47'18" WEST, 355.16 FEET, ALONG THE CENTERLINE OF SEVEN AND 1/2 MILE ROAD,  
THENCE SOUTH 00°23'51" EAST, 219.29 FEET,  
THENCE SOUTH 89°01'04" WEST, 356.72 FEET,  
THENCE NORTH 00°23'51" WEST, 322.64 FEET,  
THENCE NORTH 74°47'18" WEST, 149.07 FEET, ALONG THE CENTERLINE OF SEVEN AND 1/2 MILE ROAD,  
THENCE SOUTH 00°23'51" EAST, 902.12 FEET, ALONG THE EAST LINE OF LOT L OF CSM 1037,  
THENCE NORTH 89°03'15" EAST, 844.87 FEET,  
THENCE NORTH 00°36'43" WEST, 626.73 FEET, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO THE POINT OF BEGINNING  
EXCEPTING THEREFROM THOSE LANDS CONVEYED TO RACINE COUNTY IN TRUSTEE'S DEED RECORDED SEPTEMBER 2, 2016 AS DOCUMENT NO. 2444008

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF CALEDONIA LAND DIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495



**OWNER'S CERTIFICATE**

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE VILLAGE OF CALEDONIA REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

\_\_\_\_\_  
ROBERT A. PROCHASKA

\_\_\_\_\_  
THERESE A. PROCHASKA

STATE OF WISCONSIN

SS

RACINE COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

\_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

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10/22/18  
3

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**PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

**VILLAGE OF CALEDONIA PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF CALEDONIA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 2018.

\_\_\_\_\_  
JIM DOBBS, CHAIRMAN

\_\_\_\_\_  
KARIE TORKILSEN, CLERK

**VILLAGE OF CALEDONIA VILLAGE BOARD APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 2018.

\_\_\_\_\_  
JIM DOBBS, VILLAGE PRESIDENT

\_\_\_\_\_  
KARIE TORKILSEN, VILLAGE CLERK

**CONSENT OF CORPORATE MORTGAGEE**

PNC BANK, NATIONAL ASSOCIATION, MORTGAGEE OF THE LAND DESCRIBED AND REPRESENTED ON THIS MAP, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF SAID LAND, AND DOES HEREBY CONSENT TO THE CERTIFICATE OF THE OWNER. IN WITNESS WHEREOF, THE SAID PNC BANK, NATIONAL ASSOCIATION, HAS CAUSED THE PRESENTS TO BE

SIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_

AND BY \_\_\_\_\_, ITS \_\_\_\_\_

AT \_\_\_\_\_, AND ITS CORPORATE SEAL TO

BE HEREUNTO AFFIXED, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

IN THE PRESENCE OF:

BY: \_\_\_\_\_ BY: \_\_\_\_\_

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

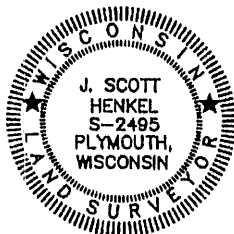
STATE OF WISCONSIN \_\_\_\_\_

\_\_\_\_\_ COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_, MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN



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**PART OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

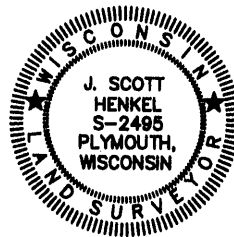
ID	BEARING	LENGTH
2A	N 89°41'50" E	22.09'
2B	N 72°40'14" E	17.19'
2C	S 80°53'35" E	13.09'
2D	S 63°40'55" E	25.83'
2E	S 54°08'56" E	20.72'
2F	N 85°35'03" E	15.16'
2G	S 63°45'16" E	25.18'
2H	S 23°45'39" E	30.52'
2I	S 08°31'57" E	30.61'
2J	S 08°39'03" E	28.60'
2K	S 01°30'06" E	29.23'
2L	S 01°47'27" W	27.93'
2M	S 04°12'16" E	25.64'
2N	S 40°00'19" W	18.45'
2O	S 47°33'01" W	18.40'
2P	N 72°04'18" W	12.41'
2Q	N 56°22'00" W	18.23'
2R	N 80°36'40" W	32.76'
2S	N 87°54'10" W	24.98'
2T	N 87°40'39" W	25.27'
2U	N 80°38'05" W	15.73'

ID	BEARING	LENGTH
1A	N 73°51'41" W	28.86'
1B	N 39°06'59" W	26.14'
1C	N 16°43'02" W	26.41'
1D	N 14°10'48" E	22.82'
1E	N 29°54'28" E	15.14'
1F	N 62°19'39" E	13.72'
1G	N 70°17'21" E	18.53'
1H	S 88°57'34" E	8.37'

ID	BEARING	LENGTH
3A	N 55°44'52" E	27.32'
3B	N 60°34'04" E	23.45'
3C	N 72°47'47" E	28.62'
3D	N 77°33'20" E	37.44'
3E	N 71°26'36" E	30.19'
3F	N 85°45'10" E	28.57'
3G	S 57°49'43" E	17.23'
3H	S 32°23'31" E	21.35'
3I	S 20°02'20" E	33.60'
3J	S 39°35'14" E	24.53'
3K	S 35°54'36" E	22.94'
3L	S 20°40'29" E	17.17'
3M	S 29°04'35" W	12.29'
3N	S 54°12'28" W	17.16'
3O	S 46°02'07" W	22.54'
3P	S 33°09'48" W	18.02'
3Q	S 23°26'16" E	13.37'
3R	S 31°30'12" E	16.99'
3S	S 44°48'51" E	15.71'
3T	N 82°40'24" E	16.42'
3U	N 83°24'53" E	26.41'
3V	N 55°59'04" E	14.31'
3W	S 69°10'09" E	16.71'
3X	S 76°05'07" E	19.91'

ID	BEARING	LENGTH
5A	N 65°14'11" W	14.57'
5B	N 61°10'14" W	27.66'
5C	N 65°44'20" W	20.94'
5D	N 32°57'02" W	22.39'
5E	N 88°29'40" W	14.39'
5F	S 50°18'26" W	21.66'
5G	S 34°08'21" W	26.00'
5H	S 61°28'55" W	20.35'
5I	S 66°11'58" W	14.69'
5J	S 47°30'43" W	16.41'
5K	S 43°00'45" W	18.72'
5L	S 76°04'30" W	21.74'
5M	S 66°48'42" W	22.98'
5N	S 58°14'24" W	24.70'
5O	S 70°46'19" W	16.98'
5P	N 61°10'08" W	22.43'
5Q	N 63°29'32" W	17.00'
5R	N 57°54'14" W	22.07'

ID	BEARING	LENGTH
4A	S 85°48'44" W	7.51'
4B	S 72°11'59" W	7.77'
4C	S 33°19'17" E	12.24'
4D	S 63°43'56" E	9.23'



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 Project # RL-02-18 Date: 10/22/18





**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**PART OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

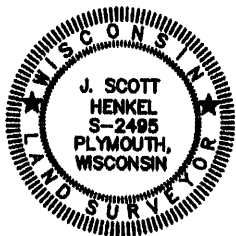
I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, ROBERT A. and THERESE A. PROCHASKA:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 THENCE NORTH 00°39'27" WEST, 31.85 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6;  
THENCE NORTH 74°47'18" WEST, 1336.55 FEET, ALONG THE CENTERLINE OF SEVEN AND 1/2 MILE ROAD;  
THENCE ALONG SAID CENTERLINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 159.89 FEET, WITH A RADIUS OF 3033.00 FEET, AND A CHORD AND BEARING LENGTH OF NORTH 76°18'32" WEST, 159.88 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 00°23'51" EAST, 1070.63 FEET, ALONG THE WEST LINE OF CSM 1037;  
THENCE SOUTH 89°03'15" WEST, 303.52 FEET;  
THENCE NORTH 00°25'43" WEST, 1125.32 FEET, ALONG THE EAST LINE OF CSM 18 TO SAID CENTERLINE;  
THENCE ALONG SAID CENTERLINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 308.36 FEET, WITH A RADIUS OF 3033.00 FEET, AND A CHORD AND BEARING LENGTH OF SOUTH 80°44'04" WEST, 308.49, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF CALEDONIA LAND DIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495



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