

RESOLUTION NO. 2018-118

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL ID 104-04-23-17-078-010 –
LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 17, T4N, R23E, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI – OWNER JANET WEBER-MRAZEK TRUST**

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

WHEREAS, the applicant is requesting to create 2 lots from the existing parcel, which is currently designated as R-3A zoning as described in the Public Works Director’s Memo dated October 18, 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 5th 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 18, 2018
To: Plan Commission
Village Board
From: Tom Lazcano P.E. *Tom Lazcano*
Public Works Director
Re: Janet K Weber-Mrazek Trust - Certified Survey Map
Parcel ID 104-04-23-17-078-010

The Engineering Department has received a Certified Survey Map (CSM) from Janet K. Weber-Mrazek, prepared by Mark R. Madsen of Nielsen, Madsen & Barber. The property is located at the northwest corner of the 5 Mile Road and Charles Street intersection, in the Village of Caledonia. The existing property is approximately 0.739 acres in size. There is approximately 158.80 feet of frontage along 5 Mile Road and 202.72 feet of frontage along Charles Street.

The existing parcel currently contains a single family home, a detached garage and a concrete driveway.

This CSM is for the creation of two lots on parcel ID 104-04-23-17-078-010. Lot 1 has the existing single family home and detached garage and is 0.394 acres in size. Lot 2 has no improvements on it and will be 0.345 acres in size.

The CSM is located within the Sanitary Sewer & Water Service Area. Lot 2 will need to be connected to the sanitary sewer and water mains. These connections will be a requirement of a building permit for Lot 2.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. This property does not meet the Land Use Plan but it would meet the Land Use Plan if it were on any of the other three corners of the intersection, as these three corners call for Medium Density Residential. The zoning of the existing parcel is R-3A. R-3A zoning requires 90' of frontage and a minimum of 13,500 square feet of area. The proposed lots exceed the minimum zoning requirements.

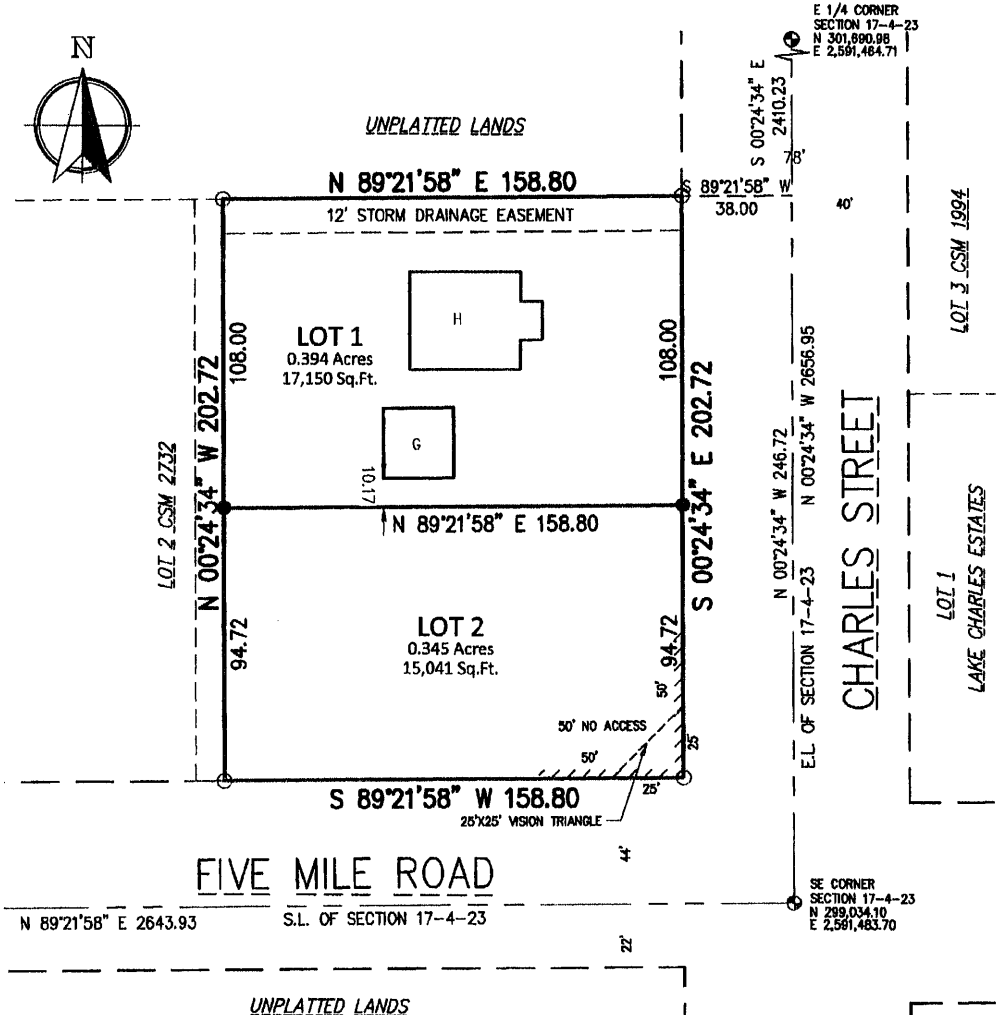
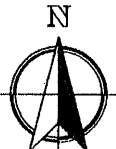
After reviewing the Weber-Mrazek CSM, the following motion is recommended.

Move to conditionally approve the Weber-Mrazek CSM subject to the following:

- 1. The CSM is subject to the Land Division per Lot fee.**
- 2. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

CERTIFIED SURVEY MAP NO. _____

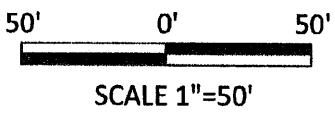
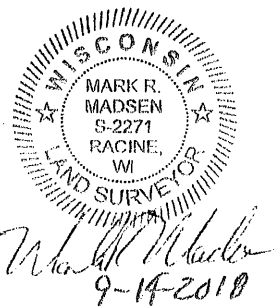
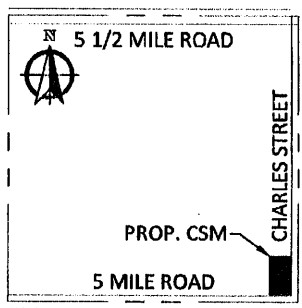
RE-DIVISION OF PART OF LOT 1, CERTIFIED SURVEY MAP No. 2732 BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



FIVE MILE ROAD

N 89°21'58" E 2643.93 S.L. OF SECTION 17-4-23

LOCATION MAP



NOTES:
 ZONING OF PARCEL IS R-3A
 OWNER/LAND SPLITTER: JANET K. WEBER-MRAZEK TRUST
 ADDRESS: 2520 W. HIGH STREET
 RACINE, WI. 53404

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927. THE EAST LINE SE 1/4 OF SECTION 17-4-23 IS ASSUMED TO BEAR N 00°24'34" W.

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - 5/8" O.D.x18" REBAR - 1.68LBS/LIN FT. SET
 - ⊙ 6" CONC. MON. W / BRASS CAP FOUND



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbc.net

This Instrument was drafted by Mark R. Madsen September 14, 2018

2005.0167.02.DWG
 SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP NO. _____


RE-DIVISION OF PART OF LOT 1, CERTIFIED SURVEY MAP No. 2732 BEING PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE
23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: A re-division of Lot 1 of Certified Survey Map No. 2732, recorded in the office of the Register of Deeds for Racine County, Wisconsin on September 2, 2005 as Document No. 2047224, being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East in the Town of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at a point on the East line of said Southeast 1/4 located N00°24'34"W 246.72 feet from the Southeast corner of said Section; thence S89°21'58"W 38.00 feet to the West line of Charles Street right of way and the point of beginning of this description; run thence S00°24'34"E 202.72 feet along said West line to the North line of Five Mile Road; thence S89°21'58"W 158.80 feet along said North line; thence N00°24'34"W 202.72 feet; thence N89°21'58"E 158.80 feet to the point of beginning. Containing 32,191 square feet or 0.739 acres.

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. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

September 14, 2018


Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



OWNERS' CERTIFICATE

I, Janet K. Weber-Mrazek, Trustee of the Janet K. Weber-Mrazek Trust, as Owner, 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 owner has caused these presents to be signed as Owner at _____
Wisconsin on this _____ day of _____, 2018.

Janet K. Weber-Mrazek, as Trustee of
the Janet K. Weber-Mrazek Trust

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2018, Janet K. Weber-Mrazek, Trustee of the Janet K. Weber-Mrazek Trust, to me known to be the person who executed the foregoing instrument, and acknowledged that she executed the foregoing.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2018.



Nielsen Madsen + Barber
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Karle Torklisen, Clerk
VILLAGE OF CALEDONIA