

**RESOLUTION NO. 2018-13**

**RESOLUTION OF THE VILLAGE BOARD FOR THE VILLAGE OF CALEDONIA  
APPROVING THE AUDUBON ARBORETUM SUBDIVISION CONCEPT PLAN FOR  
PLAT REVISION – 5 ½ AND CHARLES ST., PARCEL ID'S 51-104-04-23-17-084-000,  
51-104-04-23-17-085-000 & 51-104-04-23-17-086-005;  
AUDUBON PARK RACINE, LLC, OWNER**

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

**WHEREAS**, Audubon Park Racine, LLC, owner, has submitted a concept plat in accordance with Chapter 3 of Title 14 of the Village's Code of Ordinances for the Audubon Arboretum Subdivision that modifies a previously approved preliminary plat and creates 99 new lots for new single family residences from three existing parcels of land with Parcel ID's 51-104-04-23-17-084-000, 51-104-04-23-17-085-000 & 51-104-04-23-17-086-005 within the Sanitary Sewer Service Area as described on the Village Public Works Director's Memo dated January 25, 2018 attached hereto as **Exhibit A**.

**WHEREAS**, on January 29, 2018, the Village Plan Commission recommended approval of the concept plan for Audubon Arboretum Subdivision by the Village Board in accordance with the Village Public Works Director's Memo dated January 25, 2018 attached hereto as **Exhibit A** (including the drawing) subject to the conditions outlined therein and review and approval of the proposed concept as to the proposed cul-de-sac by the Village's Police and Fire Chiefs.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the concept plan for Audubon Arboretum Subdivision 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 compliance with all applicable Village ordinances, unless the applicant applies for an obtains waivers or modifications of such ordinances.

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

**VILLAGE OF CALEDONIA**


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

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

# MEMORANDUM

Date: Thursday, January 25, 2018

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Audubon Arboretum Concept Plan Revision  
Parcels 104-04-23-17-084-000, 104-04-23-17-085-000 & 104-04-23-17-086-005

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The Engineering Department has received an updated Concept Plan for Audubon Arboretum Subdivision from Audubon Park Racine, LLC.

Audubon Arboretum Subdivision is located in the southwest corner of 5 ½ Mile Road and Charles Street in the Village of Caledonia. This subdivision is located within the sanitary sewer service area and this Concept Plan is for the creation of 99 lots, split in two phases.

As background for the Plan Commission, Audubon Arboretum has previously been through the Concept Plan and Preliminary Plat stage. The previous Concept Plan for Audubon Arboretum was for 101 lots at 1.44 dwelling units per acre and was approved by the Village Board on March 22, 2007. Since this is a minor change to the layout it was recommended that this plan come back to the Plan Commission for approval.

The property currently has a R-3 PUD Zoning Classification on it. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Planned Unit Development Overlay (PUD) allows flexibility in the overall development design. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, 19,000 square feet to 1.49 acres in size. See the Zoning Administrator's January 22<sup>nd</sup> Memo attached for additional Zoning and PUD information.

The new layout for Audubon Arboretum is for 99 units at approximately 1.42 dwelling units per acre. This plan does have approximately 23.53 acres of open space for an overall open space percentage of 36.5%. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer will need to submit for a Preliminary Plat and a PUD Amendment as necessary.

With this submittal and revised layout there are 2 Waiver/Modification requests that have to be considered/reviewed on behalf of the development. These are Waiver/Modifications for:

1. Approving a cul-de-sac roadway with a length greater than 800'
2. Approving a Subdivision with less than 40% Open Space.

In regards to Waiver/Modification request #1, the Concept Plan for Audubon Arboretum is proposing a cul-de-sac roadway approximately 1,100 feet in length. The cul-de-sac is only

slightly longer than the maximum length and will be combining two, one-way roadways into one roadway, reducing pavement area that the Village will need to maintain.

In regards to Waiver/Modification request #2, the Concept Plan for Audubon Arboretum is proposing 36.5% open space for a subdivision within the Sewer Service Area. The Ordinance for Open Space in Subdivisions is currently under review with the Legislative & Licensing Committee. The Committee is looking to propose an Ordinance that does not require open space for Subdivisions within the Sewer Service Area that will be served with both Sanitary Sewer and Water. For Subdivisions that are located outside of the Sewer Service Area, the open space requirements would remain at 60%. The proposed Concept Plan, if recommended by the Plan Commission and approved by the Village Board, would still have open space incorporated within the subdivision.

If the Plan Commission and Village Board **are willing** to support the Modification Waivers and the Concept Plan changes the following motion is recommended.

**Move to approve the Audubon Arboretum Concept Plan subject to the following:**

- **The approval of Waiver/Modification Requests #1 and #2 for Audubon Arboretum Subdivision at Preliminary Plat Stage.**
- **All comments from Racine County in regards to the Audubon Arboretum Concept Plan are addressed as necessary.**
- **The Audubon Arboretum Subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- **The property has a R-3 PUD Zoning classification on it that allows the developer and Village flexibility with the layout and design of the subdivision.**
- **The Village is currently reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regards to Subdivisions for Open Space and Conservation Easements.**

SITE DATA		
CATEGORY	CONCEPT	ORIGINAL
PROPERTY BOUNDARY AREA	3,045,468 SQ.FT (69.91 ACRES)	3,045,468 SQ.FT (69.91 ACRES)
OPEN SPACE AREA	1,025,149 SQ.FT (23.53 ACRES)	1,066,787 SQ.FT (24.50 ACRES)
PROPOSED LOTS	54	56
TOTAL LOTS	99	101
SETBACKS	10' = SIDES 35' = FRONT/BACK	10' = SIDES 35' = FRONT/BACK

