

**RESOLUTION NO. 2018-25**

**RESOLUTION OF THE VILLAGE BOARD FOR THE VILLAGE OF CALEDONIA  
APPROVING THE CONCEPT PLAN FOR PHASE 1 OF HOMESTEAD ACRES  
SUBDIVISION - SE ¼ OF SECTION 34 AND SW ¼ OF SECTION 35, T4N, R22E,  
VILLAGE OF CALEDONIA, RACINE COUNTY, WI; RACINE LAND COMPANY  
LLC, OWNER; NANCY WASHBURN, AGENT;  
PARCEL NOS: 104-04-22-35-029-030 and 104-04-22-34-081-010**

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


**WHEREAS**, Racine Land Company, LLC, owner, has submitted a concept plat in accordance with Chapter 3 of Title 14 of the Village's Code of Ordinances for the Homestead Acres that modifies a previously approved preliminary plat that provided for 80 lots. The proposed concept plan is for Phase 1 of the subdivision to move forward with 21 lots and minor layout changes in the northeast section of the property within the Sanitary Sewer Service Area and located in the SE ¼ of Section 34 and SW ¼ of Section 35, T4N, R22E, Village of Caledonia, as described on the Village Public Works Director's Memo dated February 16, 2018 attached hereto as **Exhibit A**.


**WHEREAS**, on February 26, 2018, the Village Plan Commission recommended approval of the concept plan for Homestead Acres Subdivision by the Village Board in accordance with the Village Public Works Director's Memo dated February 16, 2018 attached hereto as **Exhibit A** (including the drawing) subject to the conditions outlined therein.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the concept plan for Phase 1 of Homestead Acres 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 March, 2018.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs  
Village President

Attest:   
Karie L. Torkilsen  
Village Clerk

# MEMORANDUM

Date: February 16, 2018

To: Plan Commission  
Village Board

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

Re: Homestead Acres Concept Plan Revision  
Parcel ID's: 104-04-22-35-029-030 & 104-04-22-34-081-010

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The Engineering Department has received an updated Concept Plan for Homestead Acres Subdivision from Racine Land Company, LLC.

Homestead Acres Subdivision is located in the southwest corner of Dunkelow Road and Long Furrow Road in the Village of Caledonia. This subdivision is located within the sanitary sewer service area and this Concept Plan is for the creation of Phase 1 of the subdivision which will contain 21 lots.

As background for the Plan Commission, Homestead Acres has previously been through the Concept Plan and Preliminary Plat stage. The previous Concept Plan for Homestead Acres was for 80 lots at 1.42 dwelling units per acre and was approved by the Village Board in 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 February 26th Memo attached for additional Zoning and PUD information.

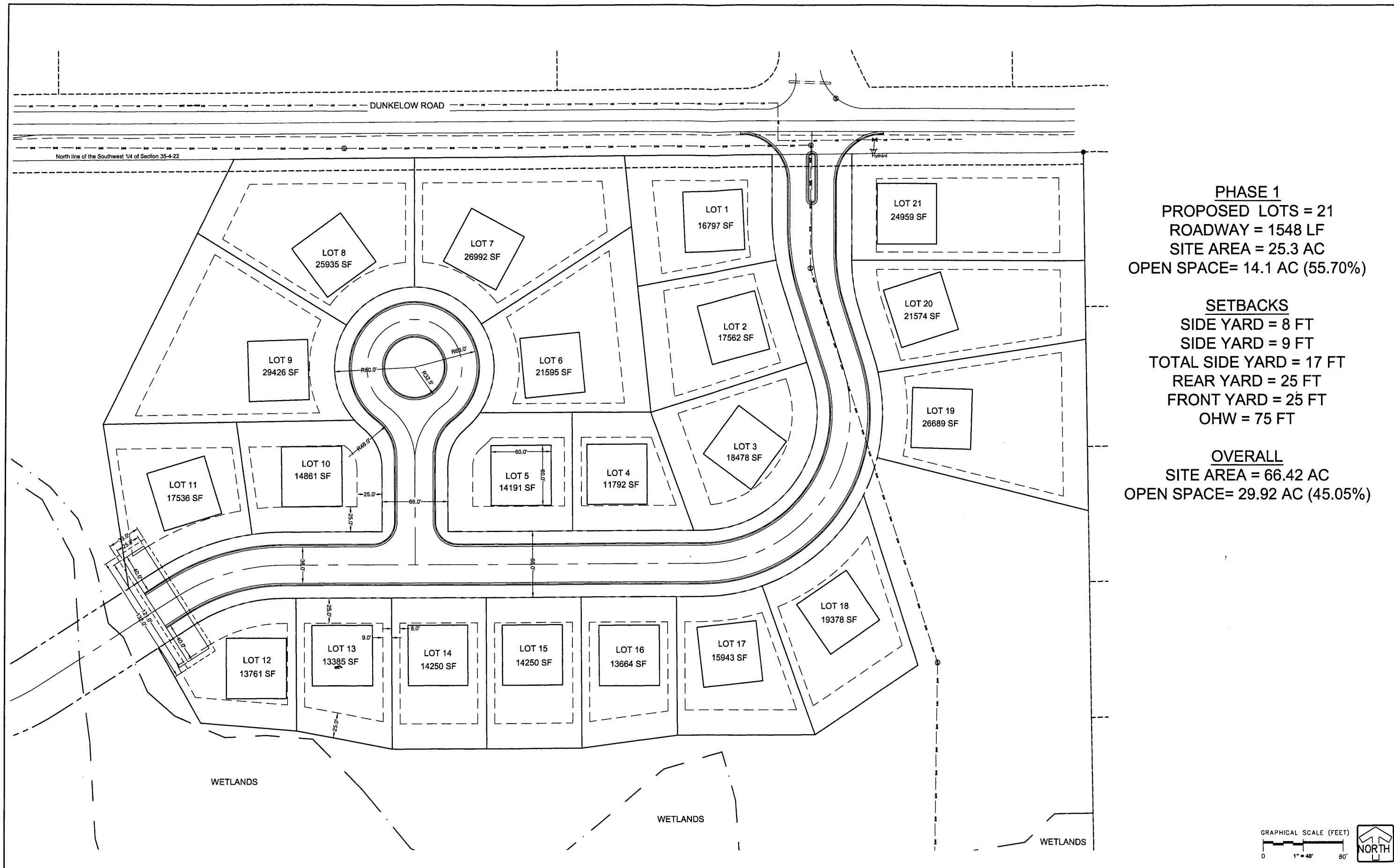
The new layout for Homestead Acres Phase 1 is for 21 units at approximately 1.22 dwelling units per acre. This overall subdivision plan does have approximately 29.92 acres of open space for an overall open space percentage of 45.05%. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer will need to submit for a Preliminary Plat and a PUD Amendment as necessary.

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

**Move to approve the Homestead Acres Concept Plan subject to the following:**

- **The stormwater overflow storage that was planned for Outlot 2 in the original concept plan is not impacted by enlarging Lots 8, 9 and 11.**

- **All comments from Racine County in regards to the Homestead Acres Concept Plan are addressed as necessary.**
- **The Homestead Acres 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.**



# HOMESTEAD CONCEPT PLAN - PHASE 1

**PINNACLE ENGINEERING GROUP**

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

**PLAN | DESIGN | DELIVER**

02/08/2018  
**PEGJOB# 953.00**