

**RESOLUTION NO. 2018-53**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A CERTIFIED SURVEY MAP – WISPARK LLC / DEBACK FARMS BUSINESS  
PARK CSM – NE ¼ & NW ¼ OF SECTION 30, T4N, R22E, VILLAGE OF CALEDONIA,  
RACINE COUNTY, WI – OWNER WISPARK LLC**

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

**WHEREAS**, the Village Board has previously approved the rezoning of the parcel for WisPark LLC / DeBack Farms Business Park– NE ¼ & NW ¼ of Section 30, T4N, R22E located in TID #4 for the development of a new business park in the Village.

**WHEREAS**, the applicant is requesting to create 2 parcels as described on the Village Engineer’s Memo attached hereto as **Exhibit A** and the Village Engineer recommended approval subject to the conditions set forth in **Exhibit A**.

WHEREAS, it is the intent of the developer that Lot 2 will be developed this year for the second end user in the business park.

**WHEREAS**, the Village Plan Commission has recommended approval of the request subject to the approval by the Village Board in accordance with the Village’s Engineer’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 the payment of the required land division fees and compliance with all applicable Village ordinances.

2<sup>nd</sup> Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of July, 2018.

**VILLAGE OF CALEDONIA**


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

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

# MEMORANDUM

Date: Monday, June 18, 2018

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: DeBack Farms Business Park Certified Survey Map  
Parcel ID 104-04-22-30-015-200

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The Engineering Department has received a Certified Survey Map (CSM) from Erica-Nicole Harris of Wispark, LLC, prepared by John Konopacki of the Pinnacle Engineering Group.

This is the second CSM for the DeBack Farms Business Park located in TID #4. The property is located between Four Mile Road and Adams Road and also East of the East Frontage Road. The existing parcel is 156.981 acres. The proposed land split is located in the northeast corner of the overall parcel.

This CSM is for dedicating the Right of Way for a public road off of 4 Mile Road and for creating Lot 2, which is approximately 8.6 acres for the Central Storage Development. This CSM is in conformance with the DeBack Farms Business Park Development Plan that has been submitted and used for the proposed Business Park.

The existing parcel is currently vacant.

The CSM is located within the Sanitary Sewer & Water Service Area. Sanitary sewer and water plans are currently being developed for the parcel. It is anticipated that the sanitary sewer and water services will be ready in late 2018. See provisions in the Development Agreement between WisPark LLC and the Village of Caledonia.

The Central Storage conditional use permit is on the June 25<sup>th</sup> Plan Commission and July 2<sup>nd</sup> Village Board agendas. Staff has reviewed the plans and will recommend approval.

The parcel has Right of Way frontage along Four Mile Road. As part of this CSM, WisPark, LLC has dedicated Right of Way for a future public road that will service Lot 2 and a future Lot within the Business Park.

Public Road improvements are required on Four Mile Road from the west lot line to the east lot line. The Village (engineering consultant) is working on plans and the Village will be working toward beginning construction in the summer or fall of 2018. The improvements for Four Mile Road must be publicly bid (requirement of Bond Counsel for TID #4 borrowing).

The Village Board has approved a Development Agreement with WisPark LLC for the development of the DeBack Farms Business Park. Any and all requirements of that Development Agreement shall be followed with the review and approval of this CSM.

After reviewing the WisPark LLC / DeBack Farms Business Park CSM, the following motion is recommended.

**Move to conditionally approve the WisPark LLC / DeBack Farms Business Park CSM subject to the following:**

- 1. There shall be minimum 50' No Access Restrictions placed at the corners of the intersection of the future public road and Four Mile Road.**
- 2. There shall be a minimum 25' x 25' Vision Triangle placed at the corners of the intersection of the future public road and Four Mile Road.**
- 3. All conditions of the Development Agreement and Addenda between WisPark LLC and the Village of Caledonia for the development of the DeBack Farms Business Park shall be incorporated as necessary.**
- 4. All conditions of the Conditional Use Permit (Central Storage) approved with Resolution are incorporated as necessary.**
- 5. There shall be a Building Design Standards Review in which the (Central Storage) Building on Lot 2 shall conform to Title 16 Chapters 3 & 4.**
- 6. A Development Agreement with the Caledonia Sewer & Water Utility District for the installation of Sanitary Sewer and Watermain.**
- 7. There shall be a note placed on the CSM that states: There will be Storm Water, Sanitary Sewer and Watermain Easements recorded by separate document.**
- 8. The CSM is subject to the Land Division per Lot fee.**
- 9. The granting of necessary permanent and temporary construction easements for the extension of sanitary sewer and water and Four Mile Road reconstruction.**
- 10. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**