

**RESOLUTION NO. 2018-70**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A CERTIFIED SURVEY MAP 2259; PARCEL ID 104-04-22-02-054-010 –  
LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 2, T4N, R22E, VILLAGE OF  
CALEDONIA, RACINE COUNTY, WI – OWNER MARK AND MICHELLE STABBE**

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 A-2 zoning as described in the Public Works Director’s Memo dated July 24, 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 July 30, 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 6<sup>th</sup> day of July, 2018.

**VILLAGE OF CALEDONIA**

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

Attest: Karie Torkilsen  
Karie Torkilsen  
Village Clerk



# MEMORANDUM

Date: July 24, 2018

To: Plan Commission  
Village Board

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

Re: Mark Stabbe - Certified Survey Map  
Parcel ID 104-04-22-02-054-010

The Engineering Department has received a Certified Survey Map (CSM) from Mark Stabbe, prepared by Keith A. Kindred of SEH. The property is located at the west side of Foley Road, just north of 7 Mile Road, in the Village of Caledonia. The existing property is approximately 24.66 acres in size. There is approximately 730 feet of frontage on Foley Road.

The existing parcel currently contains a single family home, mound system, farm fields and an area of wetland in the rear of the property.

This CSM is for the creation of two lots on parcel ID 104-04-22-02-054-010. Lot 1 is proposed to have a new single family home and is 9.84 acres in size. Lot 2 has the existing single family home on it and will be 14.82 acres in size.

The CSM is located outside of the Sanitary Sewer & Water Service Area. A mound system will be necessary for Lot 1. Soil Evaluation tests were performed in April of 2018 and the report reveals that the soils are suitable for a mound system. The CSM shows the location of suitable site areas for an onsite sewerage system. A well will need to be placed on the site when a single family home is proposed.

The zoning of the existing parcel is A-2. A-2 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Agriculture, Rural Residential, and Open Land for this property. Since this parcel is located outside of the sewer service area a density of .2 dwelling units per acre or a 5 acre minimum is required by Ordinance. The proposed CSM meets these requirements.

Mr. Stabbe was not able to get the wetlands delineated by the Plan Commission meeting due to a backlog. The CSM notes that wetland locations will be updated. Mr. Stabbe has scheduled a wetland delineation with SEWRPC and has prepaid his surveyor to map the wetlands and amend the CSM once the wetlands are delineated.

A waiver modification will be needed to allow for lots that are greater than 2.5:1

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

**Move to conditionally approve the Stabbe CSM subject to the following:**

- 1. Mr. Stabbe must amend the CSM once the wetlands are delineated to show the updated wetland boundary.**
- 2. The CSM is located outside of the Sewer Service Area. Proposed Private Onsite Wastewater Treatment Systems area for Lot 1 shall be approved by Racine County.**
- 3. Due to the proposed size of the lots, Individual Site Grading & Drainage Plans will be required at the time of development of Lot 1. A note shall be placed on the amended CSM indicating "An Individual Site Grading & Drainage Plan will be required to be submitted at the time of development of the lot. This Individual Site Grading & Drainage Plan shall follow the intent of the Storm Water Management Plan."**
- 4. The CSM is subject to the Land Division per Lot fee.**
- 5. Acceptable resolution of any Racine County Requirements.**
- 6. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

**Move to recommend that the Village Board approve a Waiver Modification for the Stabbe CSM to allow lots to be created greater than the 2.5:1 ratio required by Section 14-1-5 (g)**

**(3) b.**

- 1. Lot 1 and Lot 2 will both require a Waiver Modification.**

# CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2259,  
 LOCATED IN THE NE 1/4 OF THE SW 1/4 OF  
 SEC. 2, T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WI

**SURVEYOR:**  
 KEITH A. KINDRED, RLS S-2082  
 SEH  
 501 MAPLE AVE  
 DELAFIELD, WI 53018  
 (414) 949-8919  
 KKindred@SEHINC.COM

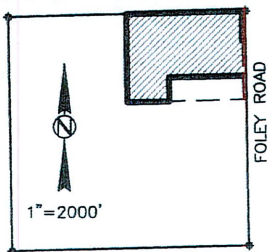
**SURVEY FOR:**  
 MARK AND MICHELLE STABBE  
 8324 FOLEY ROAD  
 RACINE, WI 53402



Dated this 5th day of July, 2018  
 Revised this 2th day of August, 2018

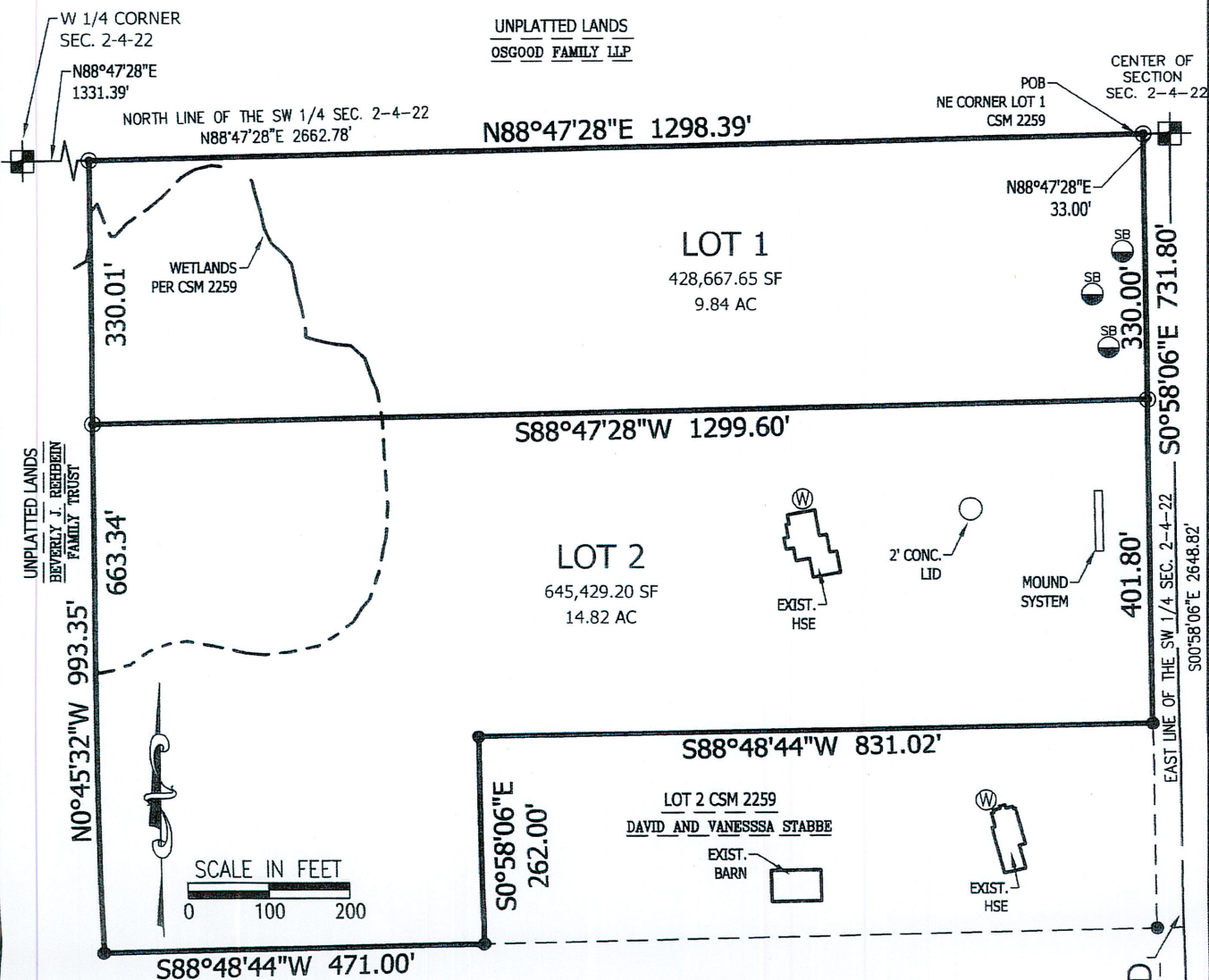
- LEGEND**
- CONC. MON. W/ BRASS CAP FND. (UNLESS OTHERWISE STATED)
  - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
  - 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.
  - SOIL BORINGS
  - WELL

## LOCATION MAP



SW. 1/4 SEC. 2-T4N-R22E

UNPLATTED LANDS  
OSGOOD FAMILY LLP



**NOTE:**  
 - THE LOCATION OF THE WETLANDS ARE SHOWN AS MAPPED ON PRIOR CSM. SEWRPC WILL MARK WETLANDS AND THEY WILL BE ADDED TO THE CSM VIA AMENDMENT



BEARINGS ARE REFERENCED TO CERTIFIED SURVEY  
 MAP No. 2259 AS THE EAST LINE OF THE SW 1/4  
 OF SECTION 2-4-22 AS N00°58'06"W

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2259,  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF  
SEC. 2, T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WI

## SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify:

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map 2259, Located in part of the NE 1/4 of the SW 1/4 of Section 2, T.4N. R.22E. Village of Caledonia, Racine County, Wisconsin, more fully described as:

Lot 1 of Certified Survey Map 2259.

Said lands contain 1,074,096.8 Square Feet (24.658 AC)

That I have made such survey, land division and plat by the direction of Mark and Michelle Stabbe.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236, of the Wisconsin State Statutes and the subdivision regulations of the Town of Caledonia in surveying, dividing and mapping the same.

Dated this 5th day of July, 2018.

Revised this 2th day of August, 2018.



Keith A Kindred, PLS 2082



### Note:

An Individual Site Grading and Drainage Plans will be required to be submitted at the time of development of the lot. This Individual Site Grading and Drainage Plan shall follow the intent of the Storm Water Management Plan.



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2259,  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF  
SEC. 2, T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WI

## OWNER'S CERTIFICATE:

As owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

As owner, does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) The Village of Caledonia

\_\_\_\_\_  
Mark Stabbe, Owner

\_\_\_\_\_  
Michelle Stabbe, Owner

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Mark and Michelle Stabbe to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

Racine County, Wisconsin

My Commission Expires \_\_\_\_\_



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com



*Keith A. Kindred*

Dated this 5th day of July, 2018  
Revised this 2th day of August, 2018

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2259,  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF  
SEC. 2, T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WI

## PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Caledonia on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jim Dobbs, Chair

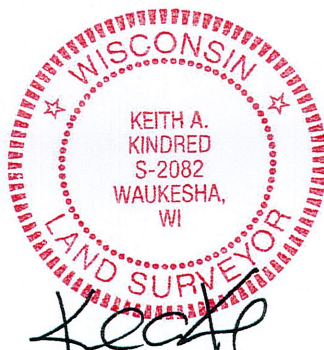
\_\_\_\_\_  
Karie Torkilsen, Village Clerk

## VILLAGE BOARD APPROVAL:

Approved by the Village Board of the Village of Caledonia on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jim Dobbs, President

\_\_\_\_\_  
Karie Torkilsen, Village Clerk



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

Dated this 5th day of July, 2018  
Revised this 2th day of August, 2018

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2259,  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF  
SEC. 2, T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WI

## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Mark and Michelle Stabbe, Owners.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

STATE OF \_\_\_\_\_)  
\_\_\_\_\_ COUNTY) SS)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the above named \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

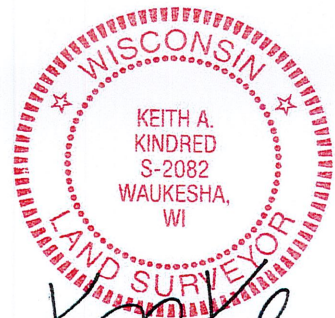
(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_

My commission expires \_\_\_\_\_.



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com



*Keith A. Kindred*

Dated this 5th day of July, 2018  
Revised this 2th day of August, 2018