

RESOLUTION NO. 2018-76

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP; PARCEL ID 104-04-22-30-035-000 – NE ¼ OF
THE SW ¼ OF SECTION 30, T4N, R22E, VILLAGE OF CALEDONIA, RACINE
COUNTY, WI – OWNER BLUE BEACON INTERNATIONAL, INC.**

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 B-3, all as described in the Public Works Director's Memo attached hereto as **Exhibit A**, and the Public Works Director recommended approval subject to the conditions as set forth in **Exhibit A**.

WHEREAS, the Village Plan Commission on August 27, 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.

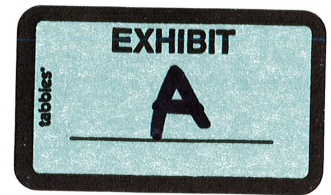
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is hereby approved for the same reasons and requirements set forth above and subject to the same conditions imposed by the Village Plan Commission and the payment of the 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 4th day of September, 2018.

VILLAGE OF CALEDONIA

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


Attest: Karie Torkilsen
Karie Torkilsen
Village Clerk



MEMORANDUM

Date: Wednesday, August 8, 2018

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Blue Beacon International, Inc Certified Survey Map
Parcel ID 104-04-22-30-035-000

The Engineering Department has received a Certified Survey Map (CSM) from Blue Beacon International, Inc., prepared by Bruce D. Kaczor of Atlas Survey.

This CSM is for the creation of two lots on parcel ID 104-04-22-30-035-000. The property is located at the southwest corner of the Northwestern Avenue (CTH K) and East Frontage Road intersection. The total parcel size is 8.08 acres. This CSM will create two lots at a size of 4.96 acres for Lot 1 and 3.12 acres for Lot 2.

The existing parcel currently has a vacant building and a stockpile of fill and topsoil.

The CSM is located within the Sanitary Sewer & Water Service Area. Sanitary sewer and water will be connected to Lot 1 as part of the Blue Beacon International, Inc truck wash facility development. There are no immediate plans for Lot 2 at this time.

The Blue Beacon International, Inc conditional use permit was approved at the March 29th Plan Commission and April 2nd Village Board meeting. Staff is in the process of reviewing storm water and site grading plans for the parcel.

After reviewing the Blue Beacon International, Inc CSM, the following motion is recommended.

Move to conditionally approve the Blue Beacon International, Inc CSM subject to the following:

- 1. There shall be a minimum 25' x 25' Vision Triangle placed at the corners of the intersections I-94 exit ramp and CTH K, the East Frontage Road and CTH K, and the East frontage Road and Michel Court.**
- 2. An Individual Site Grading & Drainage Plan will need to be provided for Lot 2 at the time of development. The Site Grading & Drainage Plan shall be in conformance with the overall requirements of the entire parcel.**
- 3. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**
- 4. The property will be subject to drainage easements to be executed by separate document.**

- 5. Remove Plan Commission signature block and Village President block from CSM document.**