

RESOLUTION NO. 2019-05

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL ID 104-04-22-11-040-000 – LOCATED IN THE SE ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 11, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNERS, MICHAEL & GERI MAINLAND; AGENTS, JONATHAN AND MELISSA WIESE

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 December 21, 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 January 7, 2019 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.

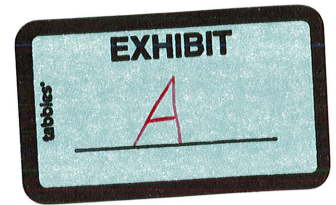
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is hereby approved for the same reasons and requirements set forth above, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit 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 21st day of January, 2019.

VILLAGE OF CALEDONIA

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

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



MEMORANDUM

Date: December 21, 2018

To: Plan Commission
Village Board

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

Re: Wiese – Certified Survey Map
Parcel ID's: 104-04-22-11-040-000

The Engineering Department has received a Certified Survey Map (CSM) from Jonathan Wiese, prepared by Mark R. Madsen of Nielsen, Madsen & Barber. The CSM is for a property located on the north side of 6 Mile Road, just east of Foley Road, in the Village of Caledonia. The existing property is approximately 32.67 acres in size. There is approximately 866.93 feet of frontage along 6 Mile Road.

The existing parcel currently contains farm fields, a small area of wetlands and an access easement.

This CSM is for the creation of two lots on the parcel. Lot 1 would remain as farm fields and is where the wetlands are located and is 26.043 acres in size. Lot 2 will be 6.628 acres in size and the owners plan to build a single family home in the near future.

The property is located outside of the Sanitary Sewer & Water Service Area. Lot 2 will need a mound system and well for services.

The property currently has an A-2 Zoning Classification. A-2 Zoning requires 150 feet of frontage and 40,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Agricultural, Rural Residential and Open Land. Both of the Lots on the CSM will stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a lot that exceeds the 2.5 to 1 length to width ratio.

In regards to Waiver/Modification request #1, the CSM is proposing the creation of 1 long trapezoid lot that will be 150' in the front by 300' in the rear by 1,280' long. The existing property 1,280' deep so this makes the 2.5 to 1 requirement difficult to meet.

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

Move to approve the CSM subject to the following:

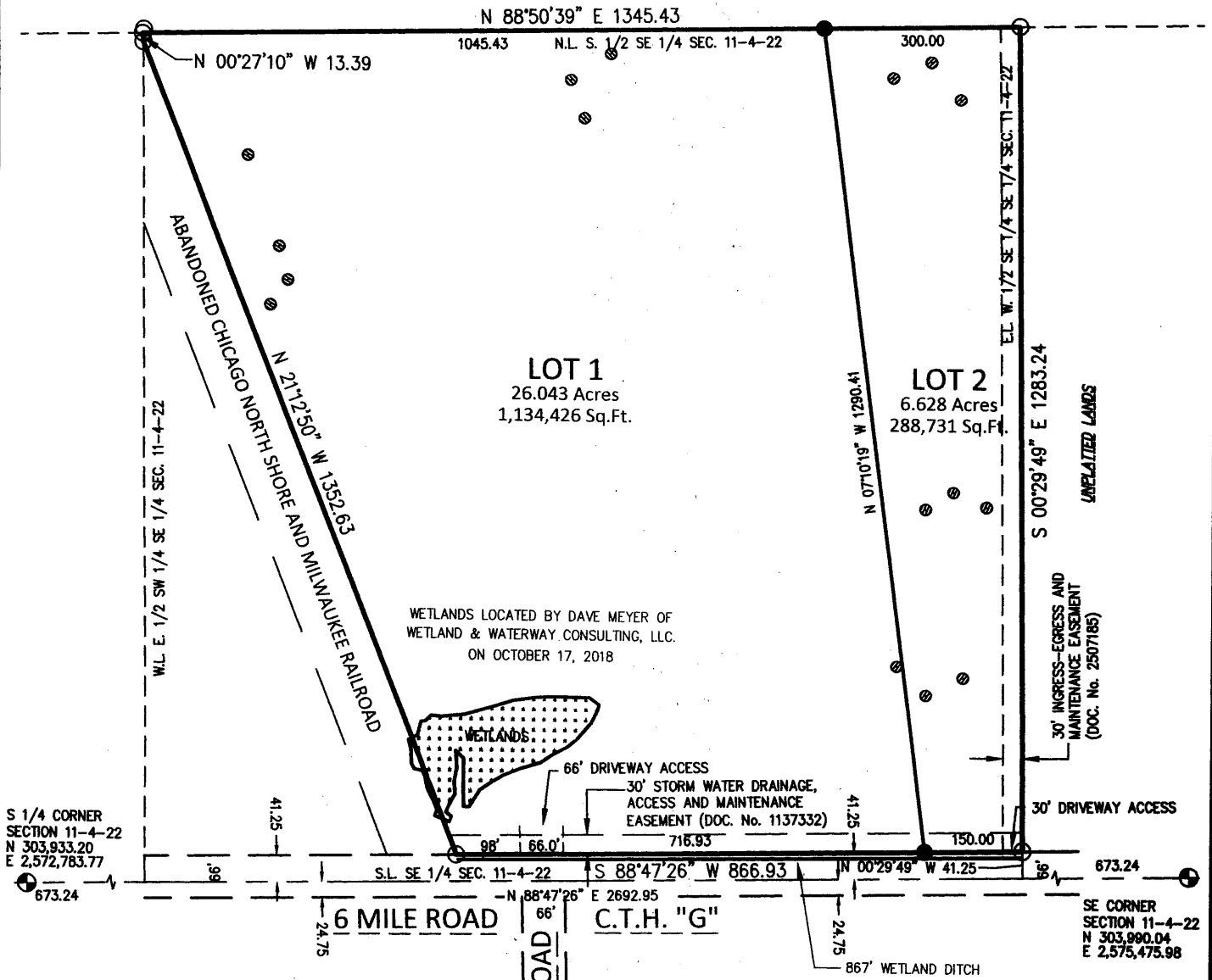
- **The CSM is subject to the Land Division per Lot fee.**
- **The approval of Wavier/Modification Request #1.**
- **The final Certified Survey Map will require a review by Racine County prior to approval.**
- **The Concept Plan must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

CERTIFIED SURVEY MAP NO. _____

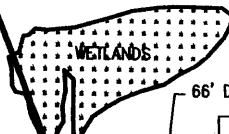
PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



UNPLATTED LANDS



WETLANDS LOCATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. ON OCTOBER 17, 2018



66' DRIVEWAY ACCESS
30' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT (DOC. No. 1137332)

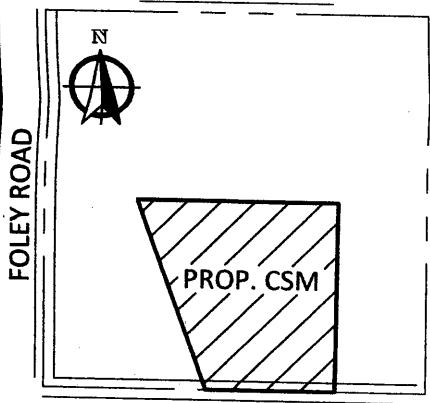
30' INGRESS-EGRESS AND MAINTENANCE EASEMENT (DOC. No. 2507185)

30' DRIVEWAY ACCESS

S 1/4 CORNER SECTION 11-4-22
N 303,933.20
E 2,572,783.77

SE CORNER SECTION 11-4-22
N 303,990.04
E 2,575,475.98

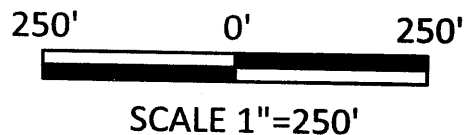
LOCATION MAP



6 MILE ROAD
SE 1/4 SECTION 11-4-22



Mark R. Madsen
2-7-19



NOTES:

- ZONING OF PARCELS IS A-2
- OWNER/LAND SPLITTER: MICHAEL & GERI MAINLAND
ADDRESS: 7520 BOTTING ROAD
RACINE, WI. 53402
- BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927. THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-4-22 IS ASSUMED TO BEAR N88°47'26\"/>

LEGEND:

- 1" O.D. IRON PIPE FOUND
- 5/8" O.D.x18" REBAR - 1.68LBS/LIN FT. SET
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND
- ⊗ SOIL BORING



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbosc.net

This Instrument was drafted by Mark R. Madsen February 7, 2019

2018.0326.01.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 4 North, Range 22 East in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at a point on the South line of the Southeast 1/4 of said Section 11 located S88°47'29"W 673.24 feet from the Southeast 1/4 corner of said Section 11; thence N00°29'49"E 41.25 feet to the North right-of-way of Six Mile Road and the point of beginning of this description; run thence S88°47'26"W 866.93 feet along the North right-of-way of Six Mile Road to the Easterly line of the abandoned Chicago North Shore and Milwaukee Railroad; thence N21°12'50"W 1352.62 feet along the Easterly line of the abandoned Chicago North Shore and Milwaukee Railroad to the West line of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11; thence N00°27'10"W 13.40 feet along the West line of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11 to the North line of the South 1/2 of the Southeast 1/4 of Section 11; thence N88°50'39"E 1345.43 feet along the North line of the South 1/2 of the Southeast 1/4 of Section 11 to the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11; thence S00°29'49"E 1283.25 feet along the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11 to the North right-of-way of Six Mile Road and the point of beginning. Containing 32.671 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

February 7, 2019



Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588

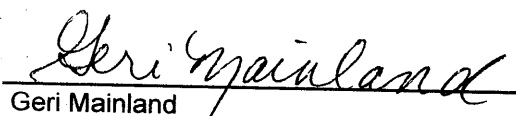


OWNERS' CERTIFICATE

We Michael and Geri Mainland hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Michael and Geri Mainland have caused these presents to be signed as Trustees at Caledonia Wisconsin on this 20th day of February 2019.


Michael Mainland


Geri Mainland



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

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STATE OF WISCONSIN)
 COUNTY OF Racine)

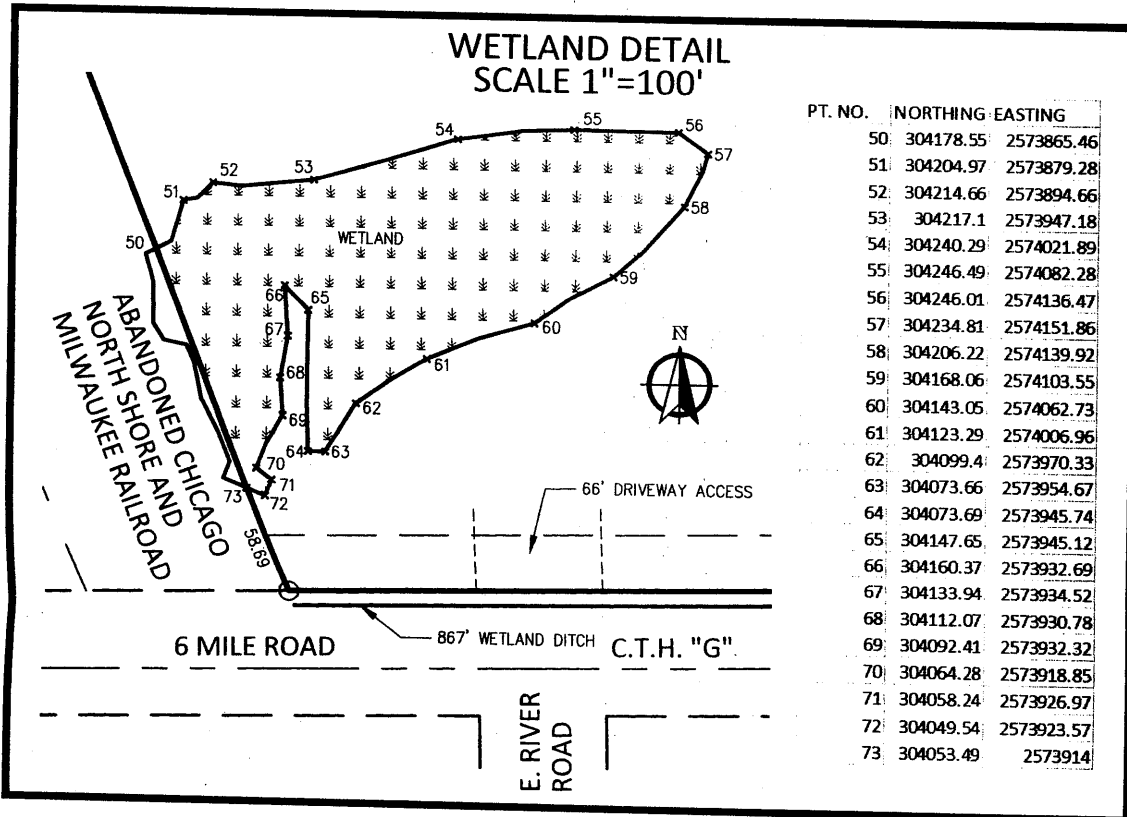
Personally came before me this 20th day of February, 2019, Michael and Geri Mainland, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, [Signature]
 My commission expires: 2-12-2021

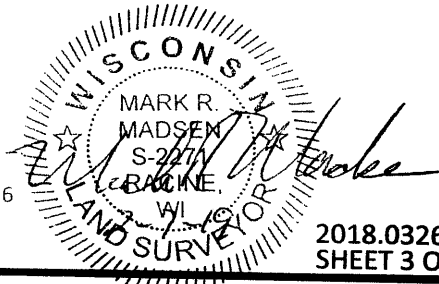
VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this 21st day of January, 2019.

[Signature]
 Karie Torkilsen, Clerk
 VILLAGE OF CALEDONIA



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This Instrument was drafted by Mark R. Madsen February 7, 2019

2018.0326.01.DWG
 SHEET 3 OF 3 SHEETS

VILLAGE OF CALEDONIA

5043 CHESTER LANE
RACINE, WI 53402

Receipt

Date	Receipt No.
2/20/2019	31610

Received From
MAINLAND, MICHAEL & GERI 7250 BOTTING ROAD RACINE, WI 53402

Check No.	Payment Method	Receipt By
3305	CHECK	DMP

Description	Amount
LAND DIVISION FEES - PARCEL #51-104-04-22-11-040-000	200.00
Thank you for your payment.	Total \$200.00