

**RESOLUTION NO. 2019-113**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A CERTIFIED SURVEY MAP \_\_\_\_; PARCEL ID 104-04-22-23-025-000 –  
LOCATED IN THE NW ¼ AND NE ¼ OF THE NW ¼ OF SECTION 23, T4N, R22E,  
VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNERS, JOSEPH JR. &  
KIMBERLY BAUER**

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

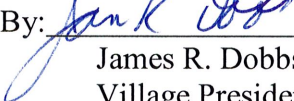
**WHEREAS**, the applicant is requesting to create 2 lots from the existing parcel, which is currently designated as A-2 zoning as described in the Public Works Director’s Memo dated October 24, 2019 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.


**WHEREAS**, the Village Plan Commission on October 28, 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 3rd day of December, 2019.

**VILLAGE OF CALEDONIA**


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

Attest:  \_\_\_\_\_  
Karie Pope  
Village Clerk

# MEMORANDUM

Date: October 24, 2019

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Bauer - Certified Survey Map  
Parcel ID's: 104-04-22-11-037-010

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The Engineering Department has received a Certified Survey Map (CSM) to divide the property located at 7216 Foley Road in the Village of Caledonia. The CSM was submitted by Kailey Bauer and was prepared by Metropolitan Survey.

This CSM is for the creation of two lots on the parcel. Lot 1 would be 18.83 acres and would remain as a single family home with outbuildings. Lot 2 will be 5 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. A soil percolation test is scheduled for October 24<sup>th</sup>.

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 flag lot.

This Waiver/Modification request #1, was presented as part of the Concept Plan and was approved by the Planning Commission at the September meeting.

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

**Move to approve the Certified Survey Map subject to the following:**

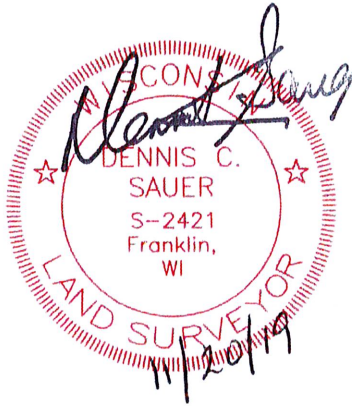
- **The Final CSM is subject to the Land Division per Lot fee.**
- **The approval of Wavier/Modification Request #1.**

- **An approved grading will be needed and the storm water management plan may need to be updated.**
- **Soil percolation test showing suitable location for a mound system.**
- **The wetland delineation information and report will need to be reviewed by the Village.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary and must be approved by the Village prior to final recording.**



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being a redivision of a part of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.



WETLAND AREA NO. 1 LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'50"W	185.51
L2	N86°23'46"W	15.19
L3	S58°33'34"W	17.68
L4	S25°12'51"W	19.72
L5	S12°50'28"W	30.66
L6	S01°45'21"E	33.14
L7	S07°37'48"E	56.32
L8	S15°07'52"E	42.56
L9	N88°54'06"E	27.25
WETLAND AREA NO. 2 LINE TABLE		
L10	N00°25'50"W	54.21
L11	S88°54'06"W	377.12
L12	N88°54'06"E	268.86
L13	N69°15'21"W	62.27
L14	N75°17'32"W	64.07
L15	N85°52'45"W	149.40
L16	S73°06'30"W	60.42
L17	S79°11'44"W	98.80
L18	S84°07'06"W	88.18
L19	N89°06'17"W	69.52
L20	S74°54'10"W	66.87
WETLAND AREA NO. 3 LINE TABLE		
L21	S00°19'09"E	615.13
L22	N17°35'36"E	23.80
L23	N04°16'34"W	37.25
L24	N04°43'58"E	36.41
L25	N01°51'34"E	57.91
L26	N85°06'09"E	28.27
L27	N59°19'52"E	39.04
L28	N14°27'13"E	42.94
L29	N06°39'58"E	103.53
L30	N15°00'59"W	49.90
L31	N28°00'06"W	47.00
L32	N05°33'58"W	28.61
L33	N27°29'02"E	30.32
L34	N42°07'50"W	23.33
L35	N70°40'42"W	17.93
L36	N14°48'25"W	47.74
L37	N19°47'01"W	35.35
L38	N05°36'18"W	47.11

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

Being a redivision of a part of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify that:

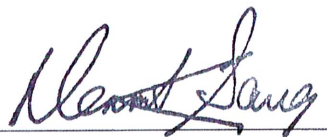
I have surveyed, divided and mapped a redivision of a part of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, bounded and described as follows: Commencing at the Southeast 1/4 of said Southwest 1/4; thence N 00°25'50" W along the East line of said southwest 1/4, 602.00 feet to a point; thence S 88°54'06" W, 33.00 feet to a point on the West line of Foley Road, said point being the point of beginning of the lands to be described; thence continuing S 88°54'06" W, 1302.18 feet to a point; thence N 00°19'09" W, 778.12 feet to a point; thence N 88°55'17" E, 1300.66 feet to a point on the West line of Foley Road; thence S 00°25'50" E along said West line, 777.65 feet to the point of beginning. Said lands containing 1,012,270 square feet. (23.24 acres.)

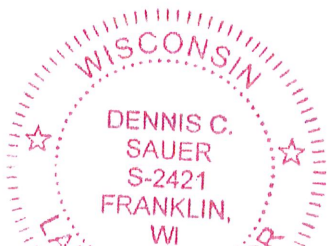
That I have made such survey, land division and map by the direction of Joseph F. Bauer Jr., and Kimberly A. Kind-Bauer, husband and wife, owners of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia in surveying, dividing and mapping the same.

November 20, 2019  
Date

  
\_\_\_\_\_  
Dennis C. Sauer  
Professional Land Surveyor P.L.S. 2421



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

Being a redivision of a part of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

Joseph F. Bauer, Jr. and Kimberly A. Kind-Bauer, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Joseph F. Bauer, Jr., Owner

\_\_\_\_\_  
Kimberly A. Kind-Bauer, Owner

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

PERSONALLY came before me this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_, Joseph F. Bauer, Jr. and Kimberly A. Kind-Bauer, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public-State of Wisconsin  
My Commission Expires \_\_\_\_\_

VILLAGE BOARD OF CALEDONIA APPROVAL

This land division is hereby approved by the Village Board of Caledonia, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Karie Pope, Clerk

