

**RESOLUTION NO. 2019-114**

**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 – OWNER JUSTIN BROWN**

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

**WHEREAS**, the applicant is requesting to create 3 lots from the existing parcel, which is currently designated as A-2 and C-1 zoning as described in the Public Works Director’s Memo dated November 20, 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 November 25, 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 30<sup>th</sup> day of December, 2019.

**VILLAGE OF CALEDONIA**


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

Attest: Karie Pope  
Karie Pope  
Village Clerk

# MEMORANDUM

Date: November 20, 2019

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Brown – Certified Survey Map  
Parcel ID's: 104-04-22-23-025-000

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The Engineering Department has received a Certified Survey Map (CSM) to divide the property located at the southeast corner of STH 38 and 5 Mile Road, in the Village of Caledonia. The CSM was submitted by Justin Brown and was prepared by Nielsen Madsen and Barber.

This CSM is for the creation of three lots on the parcel. Lots 1 and 2 would be 5 acres and would be for future single family homes. Lot 3 will be 15.633 acres in size and the owner plans to build his own single family home on this lot.

The property is located outside of the Sanitary Sewer & Water Service Area. All 3 lots will need a mound system and well for services. Suitable locations for mound systems were found and are shown on the CSM.

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. All of the Lots on the CSM will stay in line with the Zoning and Comprehensive Land Use Plan.

There are no Waiver/Modification Requests needed for this CSM.

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:**

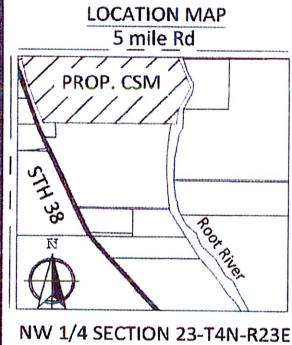
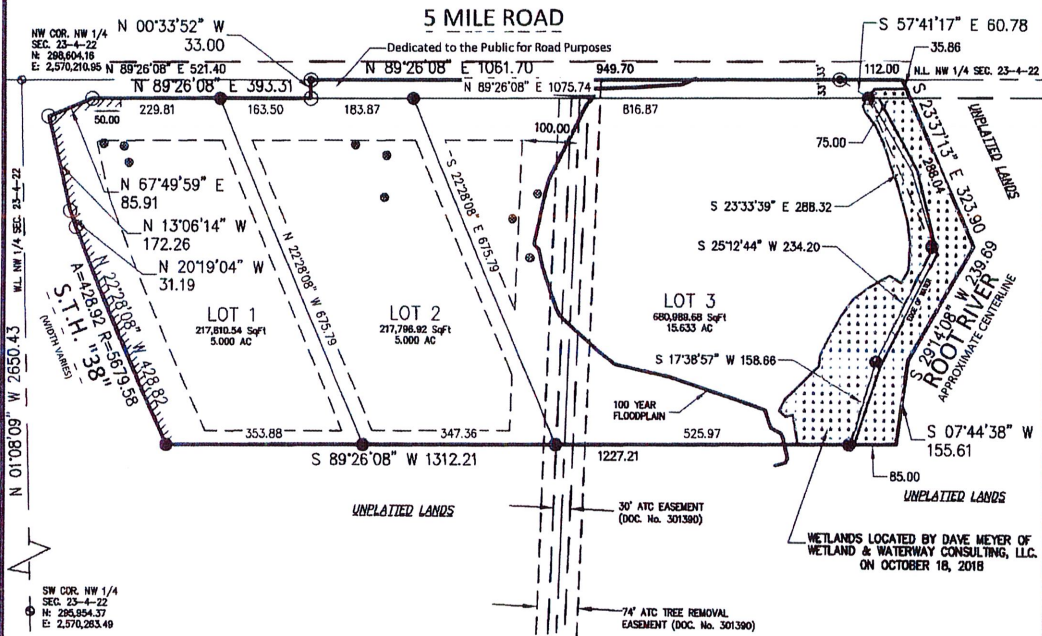
- **The Final CSM is subject to the Land Division per Lot fee.**
- **An approved grading and storm water management plan will be needed in order to receive building permits.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary and must be approved by the Village prior to final recording.**

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

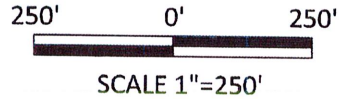
PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH,  
RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE  
COUNTY, WISCONSIN.



RECORDING DATA



*Mark R. Madsen*  
9-30-2019



- NOTES:**  
ZONING OF PARCELS IS : A-2, B-4, C-1  
OWNER/LAND SPLITTER: JUSTIN BROWN  
ADDRESS: 4215 ERIE STREET, RACINE, WI. 53402  
ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.  
BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927. THE NORTH LINE OF SECTION 23-T4N-R23E IS ASSUMED TO BEAR N 89°26'08" E.  
**LEGEND:**  
○ 1" O.D. IRON PIPE FOUND  
● 5/8" O.D. REBAR - 1.68LBS/LIN FT. SET  
⊕ 6" CONC. MON. W / SEWRPC BRASS CAP FOUND  
⊗ SOIL BORING  
▨ NO VEHICULAR ACCESS

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

This Instrument was drafted by Mark R. Madsen September 30, 2019

2018.0256.02.DWG  
SHEET 1 OF 4 SHEETS

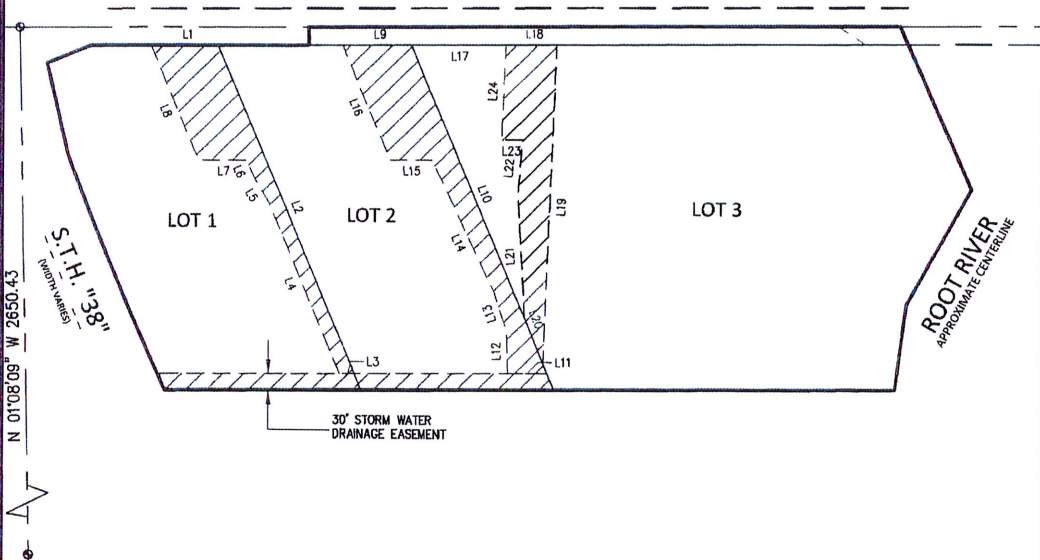
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

**STORM WATER DRAINAGE EASEMENTS**



5 MILE ROAD



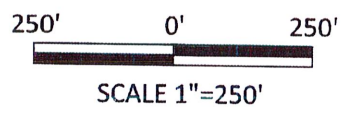
LOT 1 EASEMENT TABLE		
Line #	Length	Direction
L1	121.63	N89° 28' 08"E
L2	643.45	S22° 28' 08"E
L3	21.56	S89° 28' 08"W
L4	332.54	N22° 28' 08"W
L5	54.72	N30° 08' 37"W
L6	33.60	N24° 08' 44"W
L7	85.78	S89° 27' 24"W
L8	226.38	N22° 28' 08"W

LOT 2 EASEMENT TABLE		
Line #	Length	Direction
L9	124.02	N89° 28' 08"E
L10	643.45	S22° 28' 08"E
L11	70.58	S89° 28' 08"W
L12	75.37	N01° 28' 44"W
L13	72.39	N18° 10' 14"W
L14	266.60	N25° 04' 38"W
L15	75.31	S89° 26' 08"W
L16	226.42	N22° 28' 08"W

LOT 3 EASEMENT TABLE		
Line #	Length	Direction
L17	170.64	N89° 28' 08"E
L18	92.06	N89° 28' 08"E
L19	581.94	S02° 17' 35"W
L20	89.40	N22° 28' 08"W
L21	224.30	N03° 07' 28"W
L22	100.66	N04° 17' 21"E
L23	36.90	S89° 26' 08"W
L24	174.11	N02° 17' 48"E



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


**PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, 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 Justin Brown, Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4 & Northeast 1/4 of the Northwest 1/4, Section 23, Township 4 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; run thence N89°26'08"E, 521.40 feet along the North line of the Northwest 1/4 of said Section 23 to the point of beginning of this description; continue thence N89°26'08"E, 949.70 feet along the North line of the Northwest 1/4 of said Section 23 to a meander corner located S89°26'08"W, 112.00 feet from the approximate centerline of the Root River; thence S57°41'17"E, 60.78 feet along said meander line to a point on the Southerly right-of-way line of 5 Mile Road; thence S23°33'39"E, 288.32 feet along said meander line; thence S25°12'44"W 234.20 feet along said meander line; thence S17°38'57"W, 158.66 feet along said meander line to a meander corner located S89°26'08"W, 85.00 feet from the approximate centerline of the Root River; thence S89°26'08"W, 1227.21 feet parallel with the North line of the Northwest 1/4 of said Section 23 to a point on the Easterly right-of-way line of State Trunk Highway "38" (S.T.H. "38") and a point on a curve to the right having a Westerly convexity, a radius of 5679.58 feet and a chord bearing and distance of N22°28'08"W, 428.82 feet; thence Northwesterly 428.92 feet along the arc of said curve and along the Easterly right-of-way line of said S.T.H. "38"; thence N20°19'04"W, 31.19 feet along the Easterly right-of-way line of said S.T.H. "38"; thence N13°06'14"W, 172.26 feet along the Easterly right-of-way line of said S.T.H. "38" to a point on the Southerly right-of-way line of said 5 Mile Road; thence N67°49'59"E, 85.91 feet along the Southerly right-of-way line of said 5 Mile Road; thence N89°26'08"E, 393.31 feet parallel with the North line of the Northwest 1/4 of said Section 23 and along the Southerly right-of-way line of said 5 Mile Road; thence N00°33'52"W, 33.00 feet along the Southerly right-of-way line of said 5 Mile Road to the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 974,365 square feet or 22.368 acres more or less to the Centerline of the Root River. (Containing 905,046 square feet or 20.777 acres more or less to the edge of water of the Root River and excluding the road right-of-way.).

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;

September 30, 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



**Nielsen Madsen + Barber**

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SHEET 3 OF 4 SHEETS

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

PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
23, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE  
COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

I Justin Brown as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I 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 Justin Brown has caused these presents to be signed as  
Owner at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Justin Brown  
2639 89th Street  
Kenosha, WI 53143

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, Justin Brown, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Karie Torkilsen, Clerk  
VILLAGE OF CALEDONIA



*Mark R. Madsen*  
9-30-2019



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