

RESOLUTION NO. 2019-115

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL ID 104-04-22-12-070-000 –
LOCATED IN THE SW ¼ OF THE NW ¼ AND NW ¼ OF THE SW ¼ OF SECTION 12,
T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNERS,
RANDALL AND JOANN KROES**

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

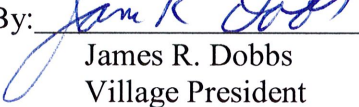
WHEREAS, the applicant is requesting to create 2 lots from the existing parcel, which is currently designated as A-2 zoning as described in the Public Works Director’s Memo dated November 12, 2019 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.

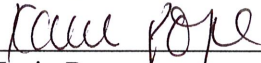
WHEREAS, the Village Plan Commission on November 25, 2019 recommended approval of the request in accordance with the Public Works Director’s Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

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 3rd day of December, 2019.

VILLAGE OF CALEDONIA


By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk

MEMORANDUM

Date: November 12, 2019

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Randall Kroes – Certified Survey Map
7502 Botting Rd
Parcel ID 104-04-22-12-070-000

The Engineering Department has received a Certified Survey Map (CSM) from Randall Kroes, prepared by Dennis Sauer of Metropolitan Survey Services. The CSM is to divide his property located at 7502 Botting Road into two lots. The existing property is approximately 26.67 acres in size. There is approximately 420 feet of frontage on Botting Road.

The existing parcel currently contains a farm house, several barns, a mound system, farm fields and areas of wetland throughout the property.

This CSM is for the creation of two lots on parcel ID 104-04-22-12-070-000. Lot 1 is proposed to have the existing farm house and structures and will be 5 acres in size. Lot 2 has farm fields, a wooded area and a small section of wetlands and will be 21.67 acres in size.

The CSM is located outside of the Sanitary Sewer & Water Service Area. A mound system will be necessary for Lot 2. Soil Evaluation tests will need to be performed to see if soils are suitable for a mound system.

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 and Ordinance 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 and conforms to the Comprehensive Land Use Plan.

With this submittal there are 2 Waiver/Modification requests need to be approved on behalf of the CSM. These are Wavier/Modifications were discussed and approved at the Concept Plan meeting and the CSM follows what was approved for the Concept Plan:

1. Approving the creation of a flag lot.
2. 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 a flag lot (Lot 2). The existing property is a currently a flag lot and in order to divide the parcel flag lot will remain.

In regards to Waiver/Modification request #2, the CSM is proposing the creation of a lot (Lot 1) that has a length to width ratio greater than the 2.5 to 1 maximum ratio allowed.

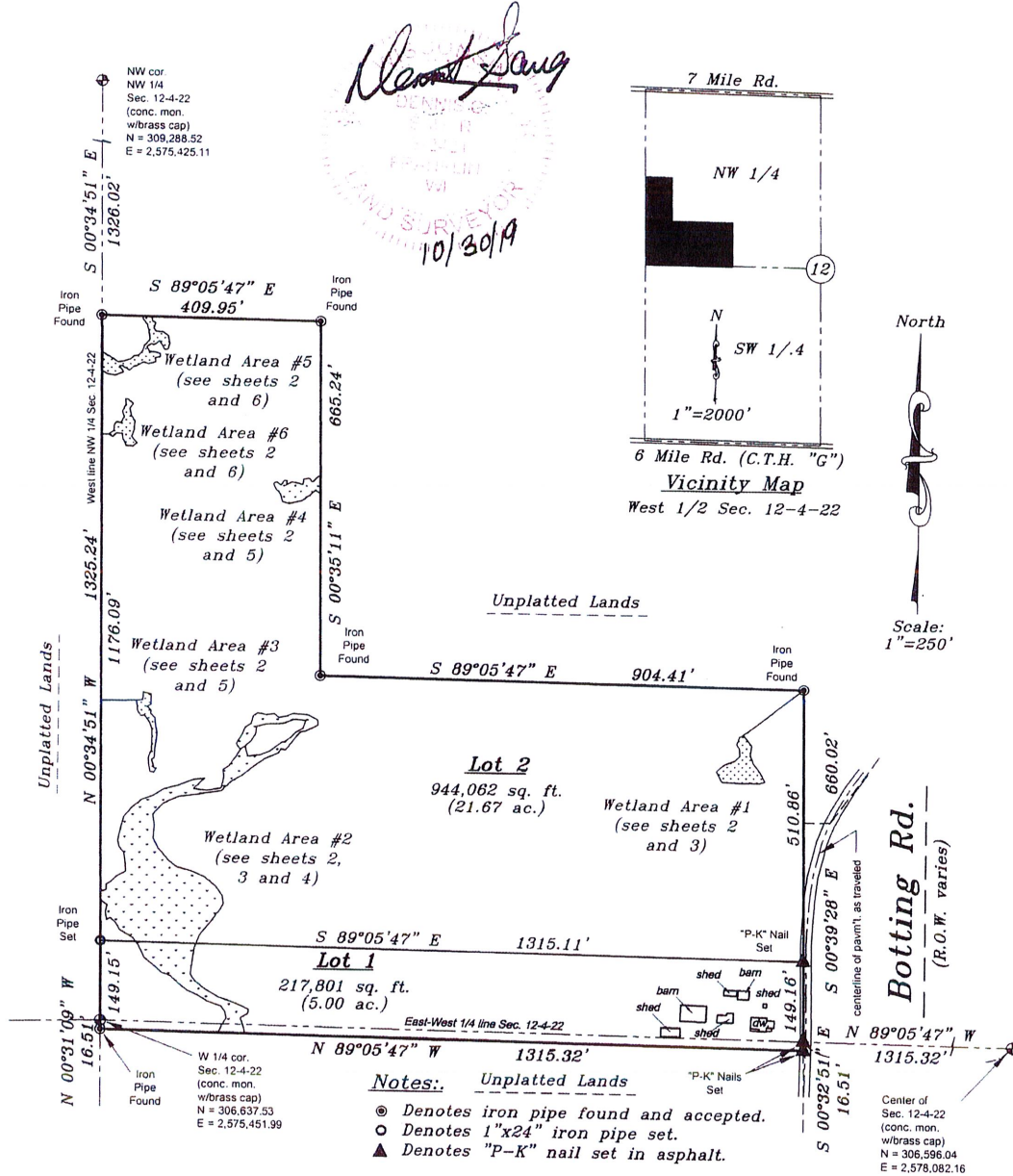
If the Plan Commission and Village Board **are willing** to support the Modification Waivers and the CSM the following motion is recommended.

Move to approve the CSM subject to the following:

- **The approval of Waiver/Modification Requests #1 and #2.**
- **The CSM is subject to the Land Division per Lot fee.**
- **An Individual Site Grading & Drainage Plan will need to be provided prior to building on Lot 2. A storm water management plan may be needed if minimum disturbance thresholds are exceeded.**
- **The final Certified Survey Map will need to follow Village of Caledonia standards as outlined in Title 14, Chapter 1 of the Ordinance.**
- **The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

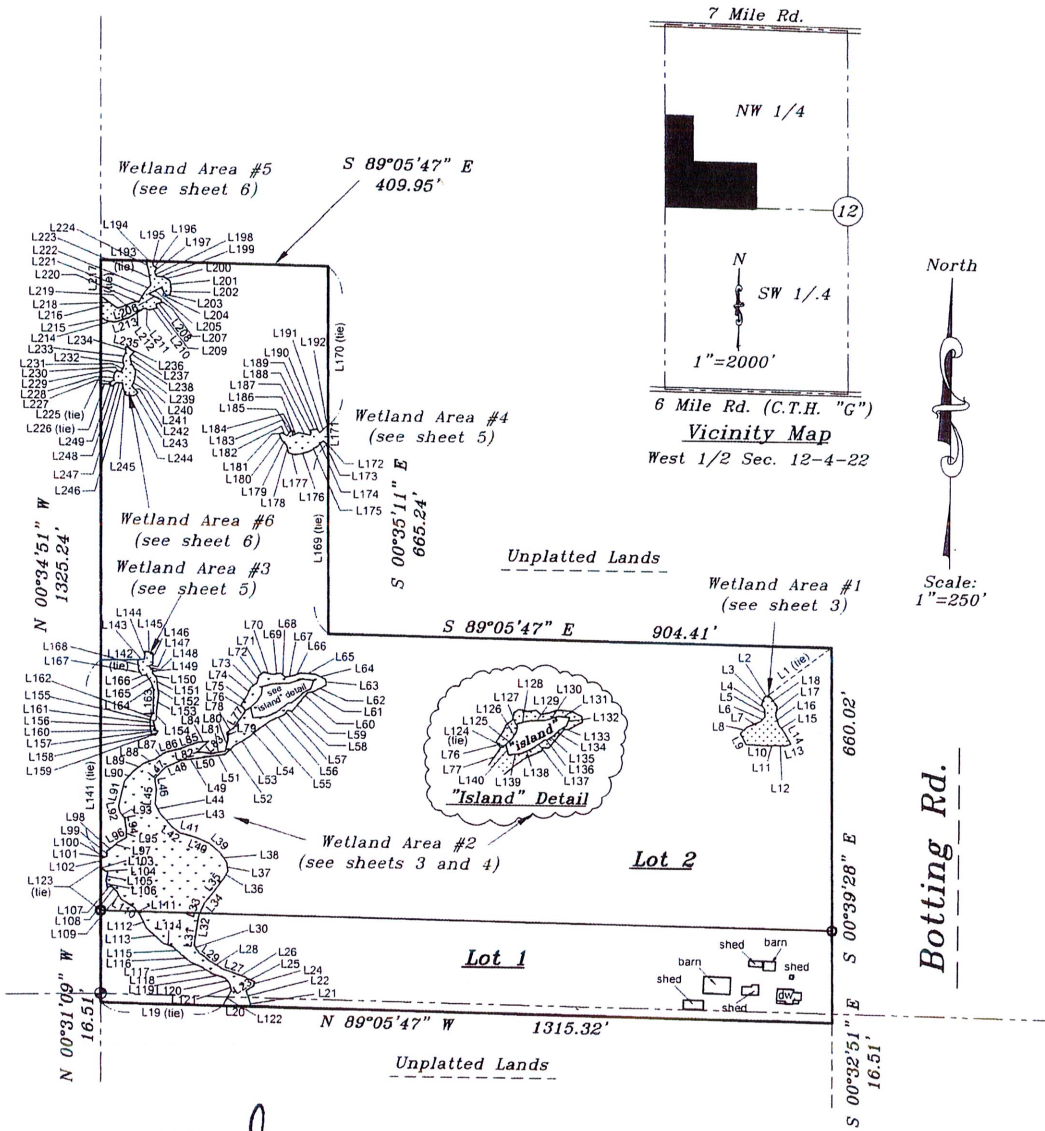


Prepared for:
Randall and Joann Kroes
7626 Botting Rd.
Racine, WI 53402

Prepared by:
Dennis C. Sauer, P.L.S. 2421
Metropolitan Survey Service, Inc.
9415 W. Forest Home Ave.
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.



Robert Sang
 LAND SURVEYOR
 10/30/19

Notes:
 Wetlands delineated by SEWRPC on May 23, 2019 and June 3, 2019 and field verified by Metropolitan Survey Service, Inc. on June 10, 2019.



CERTIFIED SURVEY MAP NO. _____

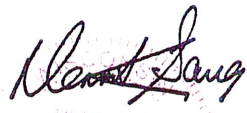
Being a redivision of a part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

WETLAND AREA NO. 1		
LINE	BEARING	LENGTH
L1 (tie)	N52°25'48"E	141.91
L2	S62°25'02"W	8.71
L3	S20°55'24"W	14.23
L4	S35°02'14"E	9.57
L5	S04°56'03"E	14.29
L6	S45°00'37"W	11.73
L7	S67°39'16"W	23.35
L8	S46°59'59"W	18.50
L9	S28°23'07"E	22.50
L10	S87°18'41"E	39.22
L11	N85°28'57"E	13.83
L12	S86°29'04"E	16.72
L13	N73°06'28"E	11.35
L14	S29°49'30"E	24.74
L15	N38°17'05"W	17.25
L16	N19°00'03"W	16.24
L17	N07°25'02"E	17.54
L18	S38°32'06"E	25.18

WETLAND AREA NO. 2 (Cont.)		
LINE	BEARING	LENGTH
L46	N10°29'01"W	19.15
L47	N41°10'29"E	29.47
L48	N65°34'05"E	31.70
L49	N82°12'28"E	31.43
L50	N80°45'15"E	22.49
L51	N81°03'49"E	25.65
L52	N46°51'02"E	24.02
L53	N58°54'03"E	27.60
L54	N49°11'55"E	24.86
L55	N55°01'02"E	26.26
L56	N66°13'02"E	26.89
L57	N36°42'46"E	9.41
L58	S80°09'29"E	8.78
L59	N37°36'55"E	27.70
L60	N41°43'34"E	16.70
L61	N82°10'31"E	9.13
L62	N62°18'16"E	26.30
L63	N09°38'44"W	10.55
L64	N63°40'12"W	19.73
L65	N86°00'50"W	27.88
L66	S67°29'50"W	12.21
L67	S78°31'53"W	16.07
L68	N50°55'54"W	11.30
L69	S81°30'11"W	15.20
L70	N77°50'21"W	16.36
L71	S54°35'55"W	10.50
L72	S13°22'11"W	13.80
L73	S53°17'47"W	14.05
L74	S23°24'29"W	15.27
L75	S31°36'01"W	19.99
L76	S36°06'46"E	13.42
L77	S33°45'31"W	37.86
L78	S56°53'49"W	14.18
L79	S13°04'01"E	12.06
L80	S11°51'09"W	22.53

(Continued on Sheet 4)

WETLAND AREA NO. 2		
LINE	BEARING	LENGTH
L19 (tie)	S89°05'47"E	219.81
L20	S89°05'47"E	49.93
L21	N11°21'10"W	9.69
L22	N18°51'12"W	20.49
L23	N57°39'37"E	15.70
L24	N12°16'20"E	8.19
L25	N63°39'11"W	16.91
L26	N69°08'32"W	20.53
L27	N71°41'54"W	23.54
L28	N59°30'56"W	28.53
L29	N53°03'24"W	24.38
L30	N32°22'57"W	15.79
L31	N07°35'29"E	18.82
L32	N08°09'55"E	31.75
L33	N21°41'56"E	24.73
L34	N39°14'02"E	27.70
L35	N37°32'40"E	32.38
L36	N27°37'34"E	13.23
L37	N08°10'49"W	16.28
L38	N34°09'29"W	20.71
L39	N49°51'17"W	28.08
L40	N66°24'19"W	27.93
L41	N75°16'47"W	26.90
L42	N53°14'30"W	17.96
L43	N42°40'20"W	30.92
L44	N27°06'33"W	21.28
L45	N04°45'20"E	25.72

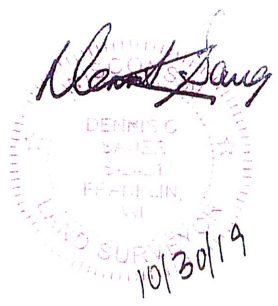

 DENNIS C. SANG
 SURVEYOR
 WISCONSIN
 10/30/19

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

WETLAND AREA NO. 2 (Cont.)		
LINE	BEARING	LENGTH
L81	N79°29'37"E	25.94
L82	S82°56'56"E	25.32
L83	N47°01'07"E	27.72
L84	S84°08'45"W	19.77
L85	S69°21'19"W	32.32
L86	N74°04'50"E	28.70
L87	N56°57'02"E	21.80
L88	N70°19'26"E	21.75
L89	N50°40'38"E	24.27
L90	N39°34'36"E	24.82
L91	N13°12'28"E	45.75
L92	N14°11'44"W	11.43
L93	N37°35'52"W	13.68
L94	N09°22'15"W	20.52
L95	N01°25'57"W	15.56
L96	N61°19'59"E	18.18
L97	N43°39'28"E	11.77
L98	N56°39'44"E	13.54
L99	N00°26'36"W	10.08
L100	N68°38'36"E	6.65
L101	S47°19'09"E	6.16
L102	N00°34'51"W	18.79
L103	N38°09'40"W	8.51
L104	N55°12'32"W	8.76
L105	N10°45'56"E	14.10
L106	N08°49'29"W	13.74
L107	S64°00'11"W	7.80
L108	N48°21'55"W	12.66
L109	N31°04'01"W	17.22
L110	N59°12'37"W	27.99
L111	N35°06'34"W	18.20
L112	N27°19'48"W	25.09
L113	N49°43'13"W	40.31
L114	N71°55'49"W	17.75
L115	N46°27'01"W	22.21
L116	N54°02'27"W	19.92
L117	N65°10'37"W	21.01
L118	N58°54'43"W	22.21
L119	N71°17'49"W	26.35
L120	N35°18'22"W	13.12
L121	N15°29'04"W	12.40
L122	N28°08'35"E	31.52
L123	N00°34'51"W	79.02
L124	N54°31'07"E	10.51
L125	S47°05'07"W	15.06

WETLAND AREA NO. 2 (Cont.)		
LINE	BEARING	LENGTH
L126	S31°56'50"W	16.05
L127	S04°28'16"W	14.39
L128	S75°31'05"W	20.20
L129	S87°09'36"W	30.11
L130	S71°53'56"W	24.37
L131	N84°30'43"W	20.81
L132	N20°52'24"E	16.46
L133	N59°32'56"E	14.13
L134	S45°29'56"W	12.99
L135	N53°34'50"E	14.91
L136	N83°52'41"E	5.07
L137	N53°01'52"E	27.06
L138	N65°58'19"E	21.02
L139	N82°51'21"E	23.71
L140	S16°25'53"E	19.27



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WETLAND AREA NO. 3		
LINE	BEARING	LENGTH
L141(tie)	S00°34'51"E	354.64
L142	S89°25'09"W	66.12
L143	S83°29'29"W	12.10
L144	S03°38'25"W	14.03
L145	N78°04'39"W	14.77
L146	N00°34'20"E	19.73
L147	N59°46'18"E	8.04
L148	N49°52'14"W	9.09
L149	N03°44'40"E	6.46
L150	N44°01'36"W	11.95
L151	S03°53'31"E	12.82
L152	S11°31'07"E	15.12
L153	S06°23'50"W	31.92
L154	S01°38'30"W	15.39
L155	S45°47'25"W	7.02
L156	S16°35'11"E	15.03
L157	N80°17'35"W	4.39
L158	N25°19'26"E	9.06
L159	N74°24'52"W	7.79
L160	N12°06'47"W	15.21
L161	N02°47'39"W	11.10
L162	N20°52'55"E	15.68
L163	N00°43'12"E	39.00
L164	N17°37'28"W	12.54
L165	S33°11'42"E	17.14
L166	N87°14'31"E	8.11
L167	S34°28'57"E	10.79
L168	S06°23'45"E	18.91

WETLAND AREA NO. 4		
LINE	BEARING	LENGTH
L169(tie)	S00°35'11"E	343.61
L170(tie)	N00°35'11"W	289.18
L171	S00°35'11"E	32.46
L172	N55°52'42"E	2.60
L173	S47°49'32"E	9.04
L174	N46°14'55"E	14.96
L175	N56°04'13"E	17.24
L176	N75°59'21"E	25.62
L177	S72°38'25"E	13.11
L178	S17°09'29"E	14.76
L179	S43°33'32"E	12.29
L180	S24°43'49"E	10.63
L181	S49°12'59"W	6.47
L182	N57°34'32"W	11.64
L183	S36°40'38"W	11.12
L184	N84°45'59"W	4.65
L185	N11°51'10"E	8.38
L186	S61°46'22"W	12.91
L187	N76°08'29"W	21.05
L188	S03°17'37"W	10.25
L189	S79°36'23"W	11.27
L190	N38°16'09"W	9.00
L191	S46°19'41"W	16.38
L192	S62°40'27"W	3.47

Robert Sang

10/30/19

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WETLAND AREA NO. 5		
LINE	BEARING	LENGTH
L193	N89°05'47"W	80.86
L194	S89°05'47"E	12.33
L195	S09°44'39"E	8.99
L196	S64°57'44"E	6.95
L197	S20°42'51"W	10.35
L198	S32°41'40"E	7.68
L199	N87°15'04"W	12.45
L200	N59°08'57"W	12.43
L201	N12°26'15"W	14.30
L202	N13°13'22"E	11.38
L203	N74°43'36"E	7.16
L204	S28°59'38"E	16.97
L205	N63°06'31"E	26.17
L206	N66°00'13"W	24.69
L207	N11°57'38"W	5.87
L208	N75°23'53"E	10.37
L209	N09°25'16"W	7.52
L210	N74°56'32"E	13.67
L211	S70°12'46"E	9.74
L212	N57°49'45"E	31.25
L213	N70°53'31"E	27.99
L214	S80°39'32"E	14.68
L215	S61°55'50"E	12.20
L216	S00°34'51"E	38.15
L217	S00°34'51"E	65.91
L218	S54°42'17"E	37.38
L219	N67°45'59"E	31.49
L220	N79°58'20"E	9.95
L221	N29°58'23"E	20.87
L222	N42°31'04"E	14.76
L223	N10°28'36"W	27.97
L224	N15°52'38"W	16.76

WETLAND AREA NO. 6		
LINE	BEARING	LENGTH
L225 (tie)	N00°34'51"W	120.04
L226 (tie)	S89°25'09"W	13.04
L227	N55°26'15"E	11.73
L228	N02°59'41"E	9.30
L229	N27°08'55"E	8.69
L230	S79°38'03"E	9.14
L231	N28°55'13"E	11.94
L232	N18°19'26"W	11.26
L233	N23°36'42"E	14.68
L234	N02°13'58"W	10.93
L235	S78°29'48"E	5.00
L236	S49°19'10"E	13.46
L237	S40°13'56"W	10.68
L238	S11°03'16"E	14.16
L239	S35°41'41"E	11.91
L240	S03°15'43"W	17.45
L241	S21°50'22"W	13.41
L242	S41°52'49"E	16.38
L243	S52°02'34"W	9.41
L244	N85°32'59"W	13.52
L245	N25°45'27"W	13.14
L246	N07°47'04"W	11.07
L247	N86°46'04"W	10.09
L248	S46°28'58"W	10.63
L249	N58°39'42"W	9.05

Handwritten signature: Robert Sang

10/30/19

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, 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 Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, bounded and described as follows: Beginning at the West 1/4 corner of said Section 12; thence N 00°34'51" W along the West line of the Northwest 1/4 of said Section 12, 1325.24 feet to a point; thence S 89°05'47" E, 409.95 feet to a point; thence S 00°35'11" E, 665.24 feet to a point; thence S 89°05'47" E, 904.41 feet to a point; thence S 00°39'28" E, 660.02 feet to a point on the East-West 1/4 line of said Section 12; thence S 00°32'51" E, 16.51 feet to a point; thence N 89°05'47" W, 1315.32 feet to a point on the West line of the Southwest 1/4 of said Section 12; thence N 00°31'09" W along said West line, 16.51 feet to the point of beginning. Said lands containing 1,161,863 square feet. (26.67acres.)

That I have made such survey, land division and map by the direction of Randall G. Kroes, and Joann Kroes, husband and wife, owners of said land.

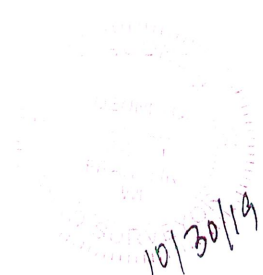
That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

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.



Date

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



PREPARED FOR:
Randall & Joann Kroes
7626 Botting Road
Caledonia, WI 53402

PREPARED BY: Dennis C. Sauer
Metropolitan Survey Service, Inc.
9415 W Forest Home Avenue, #202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

Randall G. Kroes and Joann Kroes, 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__.

Randall G. Kroes, Owner

Joann Kroes, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day _____, 20__, Randall G. Kroes and Joann Kroes, 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
Village of Caledonia

Alvin Sang
10/30/19

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. 2421