

RESOLUTION NO. 2019-116

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP; PARCEL ID 51-104-04-22-33-016-000 -
NE ¼ OF SECTION 33, T4N, R22E / TNG 19 LLC, OWNER / NANCY WASHBURN,
AGENT, VILLAGE OF CALEDONIA, RACINE COUNTY, WI**

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

WHEREAS, the applicant is requesting to extend the approval of the Certified Survey Map as the approved Certified Survey Map was not recorded within the required 12 month period of Village Board approval due to wetland issues.

WHEREAS, the applicant was approved to create 2 lots for single family residences and 2 outlots from the existing parcel, of which Outlot 1 is be designated as open space and Outlot 2 is to be sold to an abutting land owner, all as described in the Village Engineer's Memo dated September 19, 2017 attached hereto as **Exhibit A** incorporating a Memo from the Village Zoning Administrator and letters from Village Safety Personnel, and the Village Engineer recommended approval subject to the conditions as set forth in **Exhibit A**.

WHEREAS, the Village Board on October 2, 2017 previously approved the request in accordance with the Village Engineer'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 extension of the approval of 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.

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

James R. Dobbs
Village President

Attest: Karie Pope

Karie Pope
Village Clerk

MEMORANDUM

Date: Tuesday, September 19, 2017

To: Plan Commission
Caledonia Storm Water Utility District
Village Board

From: Anthony A. Bunkelman P.E.
Village Engineer



Massenza CSM – Parcel ID 51-104-04-22-33-016-000 NE ¼ of Section 33, T4N, R22E, Dunkelow Road Village of Caledonia, Racine County, WI – Owner TNG 19 LLC

At the August 28th Plan Commission meeting, the Plan Commission laid over the Massenza CSM to obtain information from Emergency Services for the connection of the roads within Karen Jean North and Prairie Pathways Subdivisions via this Certified Survey Map. The reason that this was laid over is that multiple owners from the Karen Jean North Subdivision attended the August 28th meeting and voiced their opposition to having the roads within the subdivisions connected.

The owners in Karen Jean North Subdivision are concerned that if the roads are connected together that there will be an increase in traffic through the subdivision, that the children that play within the subdivision will not be as safe, that their property values would go down, and that the street would be used as a race track. The owners would rather see either Dana Drive extended with a cul de sac or Scenic Drive extended with a cul de sac.

Emergency Services was contacted after the Plan Commission meeting to obtain their input on the connection of the roads between the subdivisions via this CSM.

The Police Department replied with an email that they have no concerns.

The Fire Department replied with a letter that the roads be connected. See the attached letter.

With the recommendation from the Fire Department that the roads be connected it is recommended that the Massenza CSM be approved subject to the recommendations below.

PRIOR BACKGROUND INFORMATION

The Engineering Department has received a Certified Survey Map (CSM) from Nancy Washburn on behalf of Newport Development and TNG 19 LLC, prepared by Pinnacle Engineering Group. The TNG 19 LLC property is located on the North side of Dunkelow Road between 9608 and 9720 Dunkelow Road. The property also falls between Prairie Pathways and Karen Jean North Subdivision. The existing property is approximately 6.93 acres in size.

The existing parcel is currently vacant. The CSM proposes to create 2 lots for single family residences and 2 Outlots. Outlot 1 is proposed for open space (wetlands, Storm Water Pond and other drainage facilities), and Outlot 2 is proposed to be sold to the abutting property owner.

The CSM is located within the boundaries of the Sanitary Sewer Service Area & Water Service Area. Ms. Washburn has been in discussion with the Caledonia Utility District on Sewer and Water mains and has been informed that sewer and water mains are already installed within the proposed Right of Way. The owner will need to provide sewer and water laterals for the lots.

The Zoning of the existing parcel is R-4. R-4 zoning requires 75' of frontage and a minimum of 10,000 square feet of area. The proposed lots appear to meet the minimum zoning requirements. Will need to provide the frontage at the front yard building setback line to confirm. The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. Requirements for Low Density Residential lots are 19,000 square feet to 1.49 acres per dwelling unit. The CSM meets the Land Use Plan requirements.

This CSM will require the installation and the construction of public utilities and roadway. The developer has not yet provided road construction plans. Prior to the Village executing the CSM, the necessary plans will need to be submitted, reviewed and approved. The developer will also need to execute a development agreement and submit any necessary security deposits. In order to create 2 buildable lots, Dana Drive will need to be extended approximately 125 feet to the Northeast, and then approximately 60 feet of Scenic Drive will need to be extended South to connect to Dana Drive. This would also provide a public road connection between Prairie Pathways and Karen Jean North Subdivisions. A minimum of 66' of Right of Way should be dedicated to the Village for the construction a public road.

When the Village reviewed the concept CSM, an issue that was discussed was the future development of the parcels to the East. There is limited connectivity to Dunkelow Road on these parcels. After some additional title work performed by the developer, it was discovered that there is a 66' perpetual road easement along the Eastern property line. This road easement will need to be submitted and once reviewed by the Village Attorney, appears to meet the concerns of how the properties to the East will obtain road access.

The drainage plans for the CSM has yet to be submitted. It is anticipated that a storm water pond will be placed on Outlot 1. A Storm Water Management Plan will need to be submitted, reviewed, and approved by the Storm Water Utility District. The Storm Water Requirements for the CSM are as follows: For Storm Water Quantity control, the 100 year post development peak runoff will need to be reduced below the 10 year pre development peak runoff and the 10 year post development peak runoff will need to be reduced below the 2 year pre development peak runoff. On the Storm Water Quality side, the site must reduce Total Suspended Solids (TSS) in the runoff by a minimum of 80%. A Site Grading and Drainage Plan for the Lots shall also be submitted, reviewed and approved. The Site Grading & Drainage Plan shall follow the intent of the Storm Water Management Plan. Separate documents for a Storm Water Easement, Liability & Maintenance Agreement, and a Financial Guarantee will need to be executed by the owner prior to the Village executing the CSM.

In looking at the Wisconsin DNR Surface Water Data Viewer there are significant wetland indicators shown on the property. It appears that Wetland delineation was done on the property and wetlands are shown on the CSM. The wetland report from an assured wetland delineator shall be supplied to the Village.

After reviewing the Massenza CSM, the following motions are provided for consideration by the Plan Commission, Storm Water Utility District and Village Board.

Move to conditionally approve the Massenza CSM on parcel 51-104-04-22-33-016-000 subject to the following

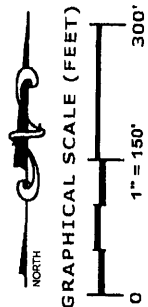
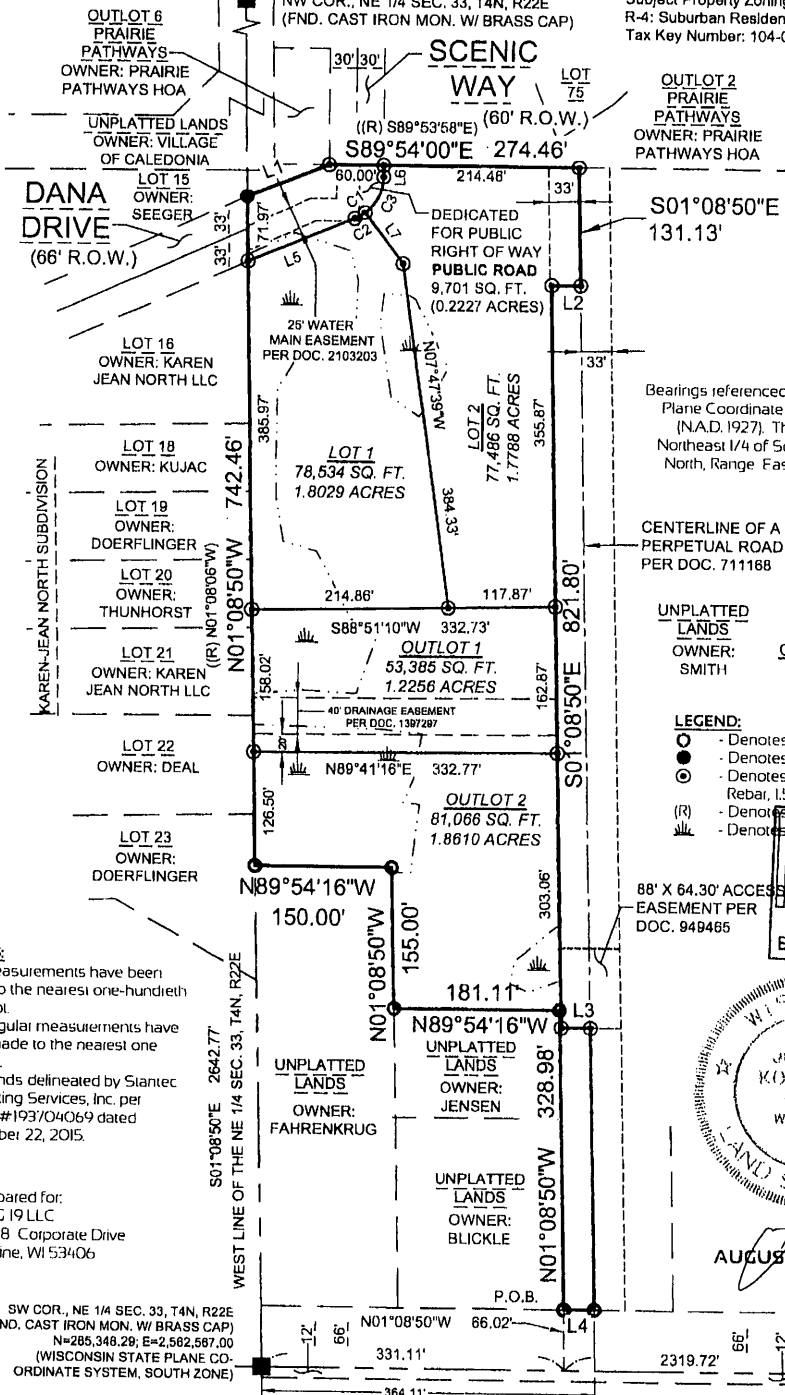
- 1. The property is located within the Sanitary Sewer and Water Service Areas. The Developer will need to coordinate with the Caledonia Utility District on the installation of sanitary sewer and water laterals.**

- 2. The Zoning setbacks for the R-4 Zoning District are to be listed on the CSM and the setback lines are to be shown on the lots. Include the measured frontage distance on Lot 2 to confirm it meets the minimum requirements.**
- 3. Wetlands shall be (have been) delineated and shown on the CSM. The wetland documents prepared by an assured delineator shall be provided to the Village.**
- 4. Will need to provide wetland buffers according to the Village Ordinance as necessary. Buffers and any required easements should be included in the setbacks as necessary.**
- 5. There shall be a minimum of 66' of Dedicated Right of Way (on this CSM) for the Dana Drive and Scenic Drive extensions.**
- 6. Road Construction Plans are to be submitted, reviewed, and approved by the Engineering Department and the Village Board.**
- 7. The Owner will need to execute a Developers Agreement and provide the appropriate Financial Securities to ensure construction.**
- 8. A Storm Water Management Plan shall be submitted, reviewed and approved by the Caledonia Storm Water Utility District.**
- 9. A Site Grading & Drainage Plan will be required to be submitted, reviewed and approved by the Caledonia Storm Water Utility District.**
- 10. A Storm Water Pond Easement, Liability and Maintenance, and Financial Guarantee Agreements shall be recorded by separate document for this CSM.**
- 11. The CSM is subject to the Land Division per Lot fee.**
- 12. Acceptable resolution of any Racine County Requirements.**
- 13. The owner agrees to execute any and all agreements as necessary for the CSM to be approved.**

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 Section 33,
Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

Subject Property Zoning:
R-4: Suburban Residential District
Tax Key Number: 104-04-22-33-016-000



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northeast 1/4 of Section 33, Township 4 North, Range East bears S89°54'16"E.

CENTERLINE OF A 66' PERPETUAL ROAD EASEMENT PER DOC. 711188

UNPLATTED LANDS OWNER: SMITH
SEE SHEET 2 FOR BOUNDARY CURVE & LINE TABLES

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 1-1/4" Iron Rebar
 - ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes Recorded As
 - ▭ - Denotes Wetlands

RECEIVED
AUG 16 2017
By _____



AUGUST 16, 2017

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Wetlands delineated by Siantec Consulting Services, Inc. per Project #1937/04069 dated December 22, 2015.

Prepared for:
TNC I9 LLC
8338 Corporate Drive
Racine, WI 53406

SW COR., NE 1/4 SEC. 33, T4N, R22E
(FND. CAST IRON MON. W/ BRASS CAP)
N=285,348.29; E=2,582,567.00
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

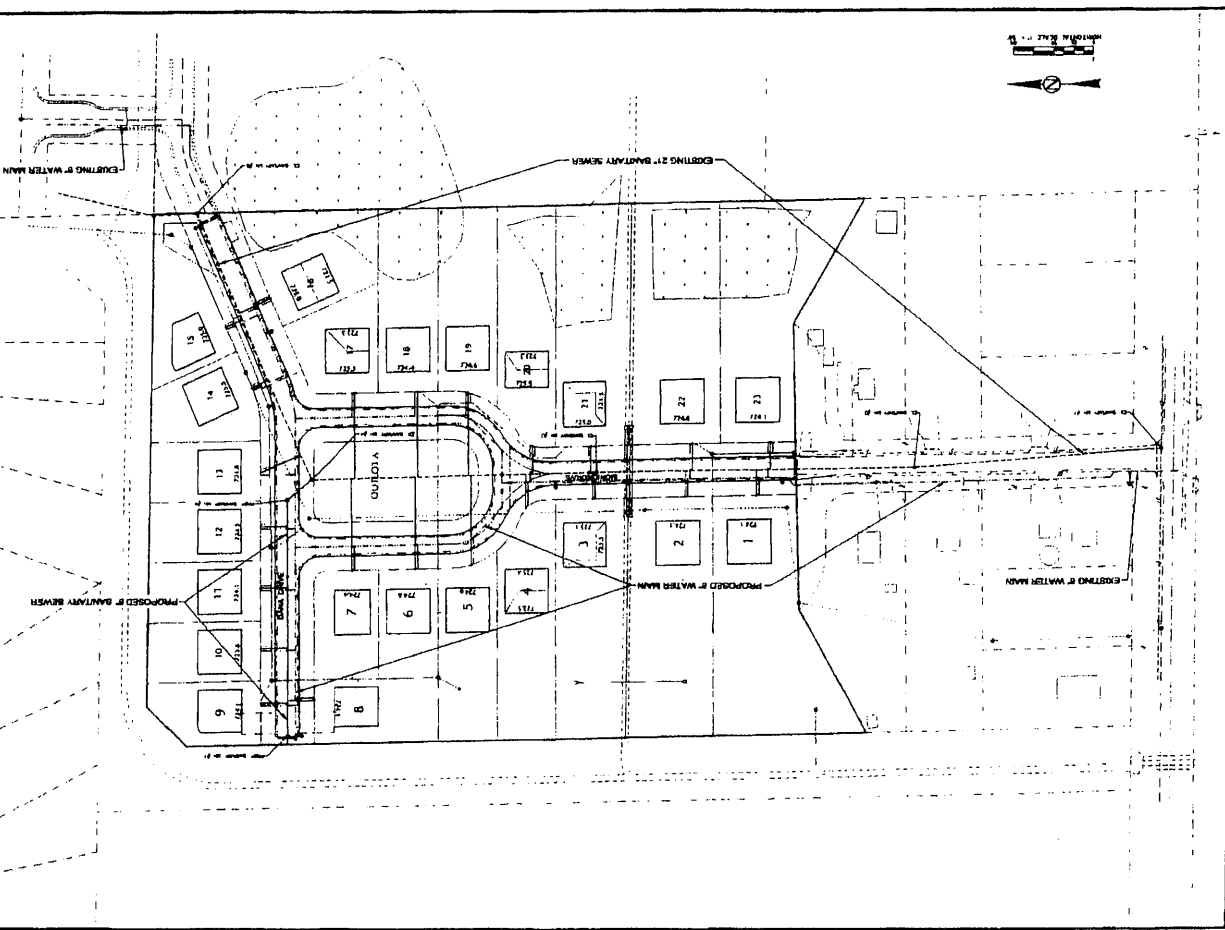
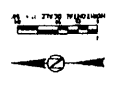
Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

DUNKELow ROAD
(78' R.O.W.)

SE CORNER, NE 1/4 SEC. 33, T4N, R22E
(FOUND CONG. MON. W/ BRASS CAP)
SOUTH LINE OF THE NE 1/4 SEC. 33, T4N, R22E
S89°54'16"E 2650.83'

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#952.00
SHEET 1 OF 3

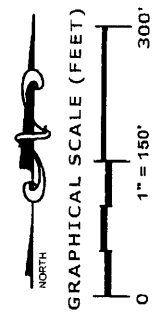
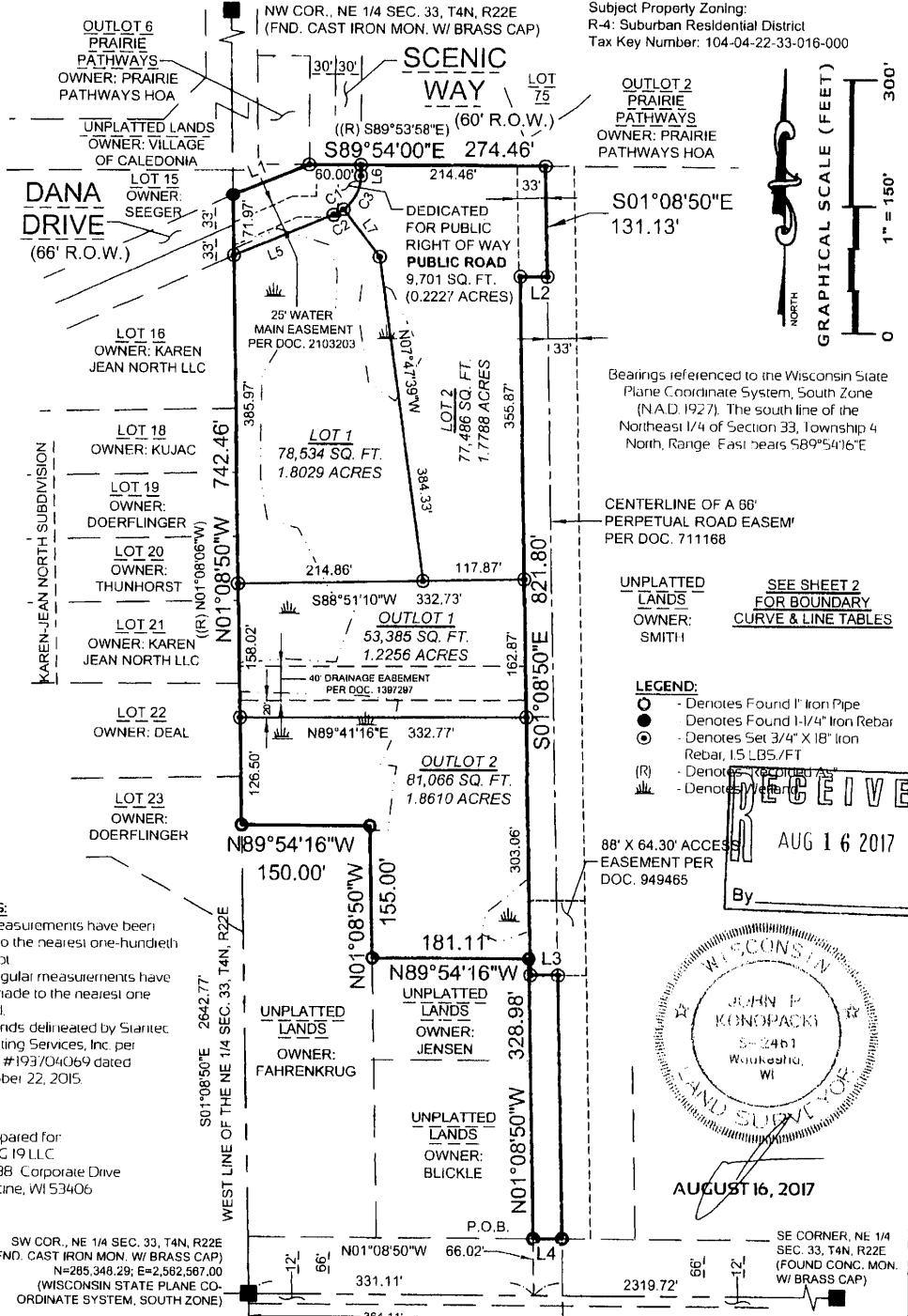


Sheet 17 of 21	
VILLAGE OF CALEDONIA	
PROJECT: SANITARY SEWER AND WATERMAIN SYSTEM PLAN	
PREPARED FOR: LEADCO DEVELOPMENT	
DRAWN BY: C.C. REVISIONS: DATE	CHECKED BY: M.A. DATE: 04/28/2006
PLANT: 1" = 30'	SCALE: 1" = 30'
JOB NO: 2005181	DWG. FILE: 2420330
CLIENT NO: 02154	
AMERICAN ENGINEERING & CONSTRUCTION COMPANY, INC.	
1000 S. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304	
Tel: (954) 524-0774 Fax: (954) 524-0775	
http://www.american-engineering.com	

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 Section 33, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

Subject Property Zoning:
R-4: Suburban Residential District
Tax Key Number: 104-04-22-33-016-000



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The south line of the Northeast 1/4 of Section 33, Township 4 North, Range East bears S89°54'16"E

CENTERLINE OF A 66' PERPETUAL ROAD EASEMENT PER DOC. 711168

UNPLATTED LANDS OWNER: SMITH
SEE SHEET 2 FOR BOUNDARY CURVE & LINE TABLES

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 1-1/4" Iron Rebar
 - ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 15 LB5/FT
 - (R) - Denotes Recorded As
 - ⊞ - Denotes Wetland

RECEIVED
AUG 16 2017
By _____



AUGUST 16, 2017

NOTES:
- All measurements have been made to the nearest one-hundredth of a foot
- All angular measurements have been made to the nearest one second.
- Wetlands delineated by Staritac Consulting Services, Inc. per Project #193704069 dated December 22, 2015.

Prepared for:
TNC I9.LLC
8338 Corporate Drive
Racine, WI 53406

SW COR., NE 1/4 SEC. 33, T4N, R22E
(FND. CAST IRON MON. W/ BRASS CAP)
N=285,348.29; E=2,562,567.00
(WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

Prepared by
PINNACLE ENGINEERING GROUP
15850 BL JEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

DUNKELOW ROAD
(78' R.O.W.)

SE CORNER, NE 1/4 SEC. 33, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)
S89°54'16"E 2650.83'

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

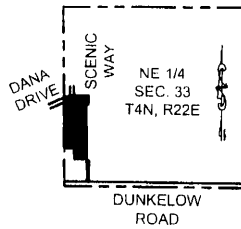
PEG JOB#952.00
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 Section 33,
Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	59.48'	50.00'	068°09'30"	N33°48'25"E	56.03'	N67°20'22"E	N00°16'20"W
C2	13.24'	50.00'	015°10'09"	N60°18'06"E	13.20'	N67°20'22"E	N52°43'01"E
C3	46.24'	50.00'	052°59'21"	N26°13'21"E	44.61'	N52°43'01"E	N00°16'20"W

**VICINITY SKETCH
SCALE 1" = 2,000'**



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N67°53'10"E	95.99'
L2	N89°54'16"W	31.30'
L3	S89°54'16"E	31.30'
L4	N89°54'16"W	33.00'
L5	N67°20'22"E	126.11'
L6	N00°16'20"W	12.84'
L7	N37°16'59"W	70.30'

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify,

That I have surveyed, mapped and divided that part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4, Section 33, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:

Commencing southwest corner of the Northeast 1/4 of said Section 33; thence South 89°54'16" East along the south line said Northeast 1/4, 331.11 feet; thence North 01°08'50" West, 66.02 feet to the north right of way line of Dunkelow Road and the Point of Beginning;

Thence continuing North 01°08'05" West, 328.98 feet; thence North 89°54'16" West, 181.11 feet; thence North 01°08'50" West, 155.00 feet; thence North 89°54'16" West, 150.00 feet to the west line of said Northeast 1/4; thence North 01°08'50" West along said west line, 742.46 feet to the north right right of way line of Dana Drive; thence North 67°53'10" East along the northeasterly projection of said north right of way line, 95.99 feet to the south line of Prairie Pathways (a recorded subdivision); thence South 89°54'00" East along said south line, 274.46 feet; thence South 01°08'50" East, 131.13 feet; thence North 89°54'16" West, 31.30 feet; thence South 01°08'50" East, 821.80 feet; thence South 89°54'16" East, 31.30 feet; thence South 01°08'50" East, 309.78 feet to the aforesaid north right of way line of Dunkelow Road; thence North 89°54'16" West along said north right of way line, 33.00 feet to the point of beginning.

Dedicating the northwesterly portion of subject property as graphically shown for public right of way purposes.

Containing 300,172 square feet (6.8910 acres) of land Gross and 290,471 square feet (6.6683 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of TNG 19, LLC owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: August 16, 2017




 John P. Konopacki
 Professional Land Surveyor S-2461

Prepared By
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD | SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#952.00
SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 Section 33,
Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE

TNG 19 LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

TNG 19 LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection: (city of Muskego must have the 2 names below listed):

1. Village of Caledonia

IN WITNESS WHEREOF, the said TNG 19 LLC has caused these presents to be signed by (name) _____, (title) _____, at _____
County, Wisconsin, on this _____ day of _____, 2017.

In the presence of: TNG 19 LLC

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2017, (name) _____, (title) _____, of the above named TNG 19 LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such (title) _____, of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2017.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2017, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public

Name: _____

State of Wisconsin

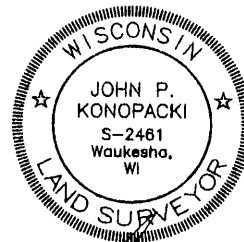
My Commission Expires: _____

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2017.

Date

Karie Torkilsen, Village Clerk



AUGUST 16, 2017

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. 5-2461

PEG JOB#952.00

SHEET 3 OF 34