

RESOLUTION NO. 2019-22

**RESOLUTION OF THE VILLAGE BOARD FOR THE VILLAGE OF CALEDONIA
APPROVING THE CRAWFORD PARCEL - UNNAMED SUBDIVISION CONCEPT
PLAN – 4 MILE ROAD, PARCEL ID 104-04-22-24-036-020;
TNG 23, LLC, OWNER**

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

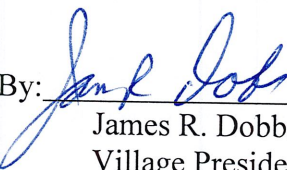
WHEREAS, TNG 23, LLC, owner, has submitted a concept plat in accordance with Chapter 3 of Title 14 of the Village’s Code of Ordinances for the Crawford Parcel – Unnamed Subdivision that creates 14 new lots for new single family residences from the existing parcel of land with Parcel ID -104-04-22-24-036-020 within the Sanitary Sewer Service Area as described on the Village Public Works Director’s Memo dated January 21, 2019 attached hereto as **Exhibit A**.


WHEREAS, on February 11, 2019, the Village Plan Commission recommended approval of the concept plan for the Crawford Parcel – Unnamed Subdivision by the Village Board in accordance with the Village Public Works Director’s Memo dated January 21, 2019 attached hereto as **Exhibit A** (including the drawing) subject to the conditions outlined therein and review and approval by the Village’s Engineering and Utility Departments and Police and Fire Chiefs.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the concept plan for Crawford Parcel - Unnamed Subdivision 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 compliance with all applicable Village ordinances, unless the applicant applies for an obtains waivers or modifications of such ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 8th day of February, 2019.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie L. Torkilsen
Village Clerk

MEMORANDUM



Date: January 21, 2019

To: Plan Commission
Village Board

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

Re: Crawford Parcel Concept Plan
Parcel ID's: 104-04-22-24-036-020

The Engineering Department has received a Concept Plan for an Unnamed Subdivision, known as the Crawford Parcel, from TNG 23, LLC.

The Crawford Parcel Subdivision is located on the north side of 4 Mile Road, approximately 640 feet east of Short Road, in the Village of Caledonia. This subdivision is located within the sanitary sewer service area and this Concept Plan is for the creation of a 14 Lot subdivision.

The property currently has an R-2 Zoning Classification on it. The Developer would change the Zoning to R-4. The R-4 Zoning requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, 19,000 square feet to 1.49 acres in size. The average area of the 14 Lots in the subdivision would be 21,391 square feet, which meet the land use plan.

The layout for the Crawford Parcel Subdivision is for 14 Lots at approximately 1.58 dwelling units per acre. This overall subdivision plan does have approximately 0.75 acres of open space for an overall open space percentage of 8.5%. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer will need to submit for rezoning.

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

1. Approving a subdivision with less than 40% Open Space.

In regards to Waiver/Modification request #1, the Concept Plan is proposing 8.5% open space. This does not meet the 40% requirement, but it is in the sanitary sewer service area and the Village is in the process of eliminating the open space requirement in the sanitary sewer service area.

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

Move to approve the Crawford Parcel Subdivision Concept Plan subject to the following:

- **The approval of Wavier/Modification Request #1.**

- **All comments from Racine County in regards to the Crawford Parcel Subdivision Concept Plan are addressed as necessary.**
- **The Crawford Parcel Subdivision must meet the R-4 zoning requirements.**
- **The Crawford Parcel Subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

January 16, 2019

Ms. Karie Torkilsen
Village Clerk
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

Re: Crawford Parcel – Concept Plan

Dear Ms. Torkilsen:

Raymond Leffler is the proposed developer of an 8.8 acre parcel currently owned by the Crawford Family. In December of 2018 we met with Tony Bunkelman to discuss the potential for development of this site.

Our intention is to develop it into a small residential subdivision as shown on the attached concept consisting of 14 lots with their own contained stormwater management served by sewer and water.

We are requesting a waiver to the subdivision ordinance requirement for a minimum of open space.

Our intent would be to re-zone the property to R-4. The existing buildings on the property are to be razed.

I have included

- 1) Pre-Development Agreement signed by Mr. Leffler.
- 2) Check in the amount of \$3,000.00 per that agreement has been requested
- 3) 11 copies of the new concept plan
- 4) Checklist #1
- 5) List of abutting property owners to follow

We are requesting consideration and possible action for the approval of this concept design & layout so that we may continue with the necessary steps to bring zoning, preliminary, final plat, final engineering and permits forward for your and the Village staff's consideration.

I appreciate your prompt attention to this matter. Please let me know what else you may need.

Respectfully Submitted,



Nancy Washburn
Land Development Administration – Agent

CC: Jarmen Czuta – Racine County Land Planning
Raymond C. Leffler – TNG23, LLC

TOTAL SITE AREA = 384420 SF (8.825 AC)

SINGLE FAMILY

LOT AREA = 299477 SF (6.87 AC) = 77.9%
RIGHT OF WAY AREA = 52116 SF (1.20 AC) = 13.6%
OPEN SPACE AREA = 32827 SF (0.75 AC) = 8.6%
AVERAGE LOT SIZE = 21390 SF (0.49 AC)
UNIT PER ACRE GROSS = .63
NUMBER OF LOTS = 14
LENGTH OF ROADWAY = .49
ZONING = R-4

SET BACKS
FRONT = 35 SF
BACK = 40 SF
SIDE = 9 SF

105 36,476 SF
106 27,899 SF
109 21,756 SF
110 19,598 SF
112 16,098 SF
14 20,272 SF

104 18,399 SF
107 18,467 SF
108 18,728 SF
111 25,403 SF
113 16,231 SF

101 21,012 SF
102 23,197 SF
103 19,598 SF



4 MILE ROAD

ROAD

ROAD

ROAD

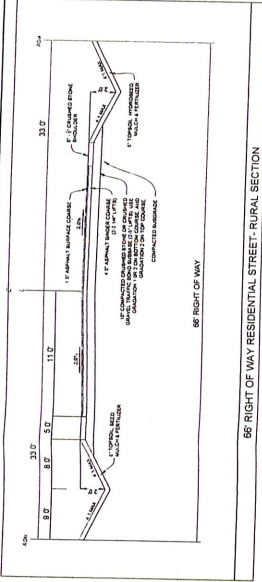
ROAD

ROAD

ROAD

ROAD

ROAD



66' RIGHT OF WAY RESIDENTIAL STREET - RURAL SECTION



CRAWFORD PARCEL - CONCEPT PLAN

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PI AN I DESIG N I RE I V E R

01/03/2019