

**RESOLUTION NO. 2019-37**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A CERTIFIED SURVEY MAP \_\_\_\_; PARCEL ID 104-04-23-20-056-000 –  
LOCATED IN THE NW ¼ AND THE NE ¼ OF THE NW ¼ OF SECTION 20, T4N,  
R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNERS, DENNIS AND  
TAMMI COFFEY**

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

**WHEREAS**, the applicant is requesting to create 2 lots and an outlot from the existing parcel, which is currently designated as R-4 zoning as described in the Public Works Director’s Memo dated March 21, 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 March 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.

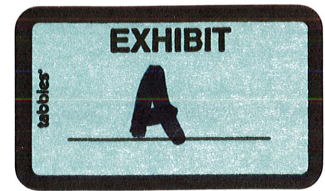
**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is hereby approved for the same reasons and requirements set forth above, and subject to the same conditions imposed by the Village Plan Commission, and as described 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 18<sup>th</sup> day of April, 2019.

**VILLAGE OF CALEDONIA**

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

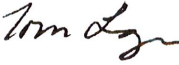
Attest: Karie Torkilsen  
Karie Torkilsen  
Village Clerk



## MEMORANDUM

Date: March 21, 2019

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Dennis Coffey – Certified Survey Map  
Parcel ID's: 104-04-23-20-056-000

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The Engineering Department has received a Certified Survey Map (CSM) from Dennis Coffey, prepared by Mark R. Madsen of Nielsen Madsen and Barber. The property is located on the east side of Middle Road, just south of Cardinal Drive in the Village of Caledonia. The existing property is approximately 4.854 acres in size and has 166 feet of frontage on Middle Road.

The existing property is currently made up of a vacant field, a wooded section and wetlands on the far-east end. Approximately 25 percent of the parcel would not be buildable because of the wetlands.

This CSM is for the creation of two long slender lots and an outlot on the property with Parcel ID 104-04-23-20-056-000. Lot 1 and 2 are one acre lots with 83.88 feet of frontage. Mr. Coffey is proposing to build single family homes on each of the two lots. There will be an Outlot that is 2.854 acres in size in the rear of the parcel. Mr. Coffey knows that the Outlot cannot be developed unless Finch Lane and utilities are extend to allow for proper street frontage as required by zoning. A 66' Road Reservation for Finch Lane is shown on the CSM. This would get recorded at the time of development.

The CSM is located within the Sanitary Sewer & Water Service Area. Mr. Coffey would connect to the existing sewer and water.

The property currently has an R-4 Classification on it. R-4 Zoning requires 75 feet of frontage and 10,000 square feet minimum size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential and the CSM will stay in line with the proposed use.

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

1. Approving a lots 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 2 long and slender lots that will be ~ 83' by 519'. The existing property already exceeds the 2.5 to 1 length to width ratio and dividing it in half will create 2 non-conforming lots. This Waiver/Modification was approved at the Concept Plan meeting in September of 2018.

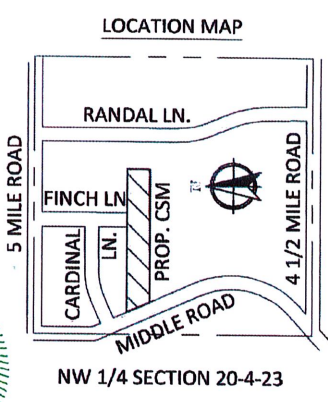
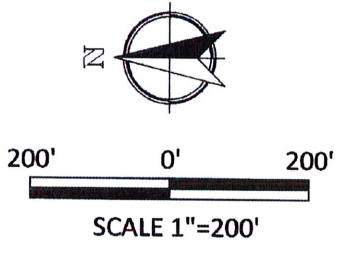
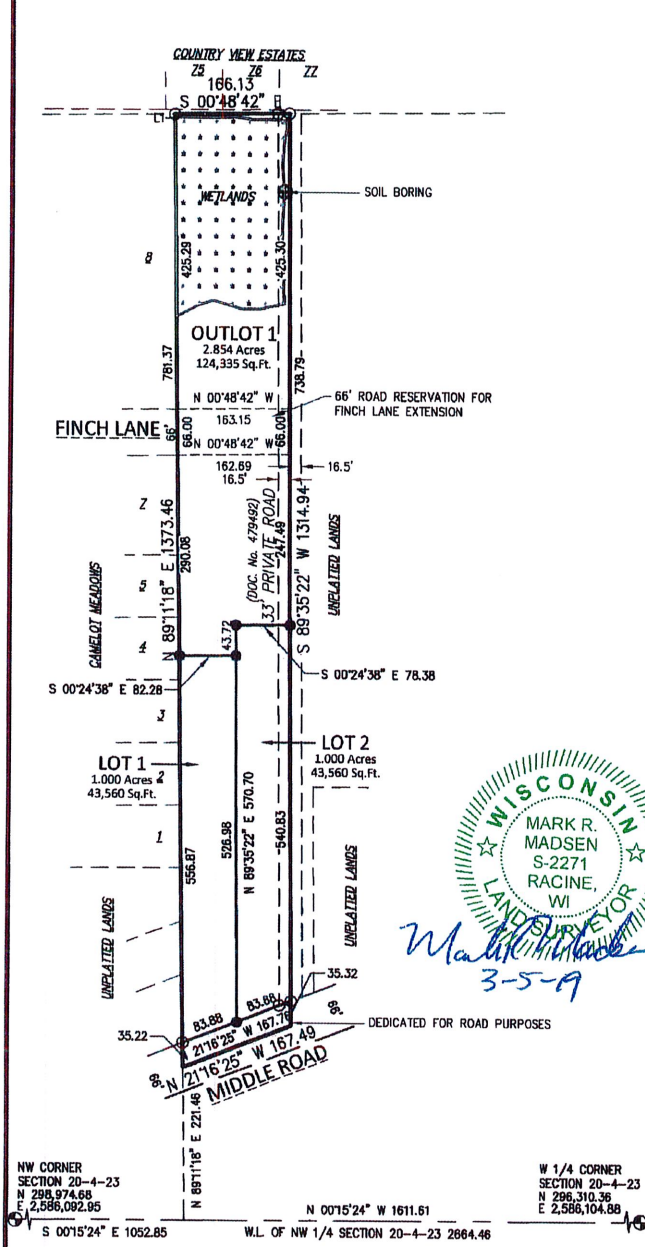
If the Plan Commission and Village Board **is willing** to support the Modification Waiver and the Concept Plan the following motion is recommended.

**Move to approve the Concept Plan subject to the following:**

- **The approval of Waiver/Modification Requests #1.**
- **The CSM is subject to the Land Division per Lot fee.**
- **Determination of who will own/control/pay taxes on the Outlot until it is developed and how it will be split in the future.**
- **A site grading and drainage plan will need to be submitted to the Engineering Department for review.**
- **The final Certified Survey Map will need to follow Village of Caledonia standards as outlined in Title 14, Chapter 1 of the Ordinance.**

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

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



WISCONSIN LAND SURVEYOR  
 MARK R. MADSEN  
 S-2271  
 RACINE, WI  
*Mark R. Madsen*  
 3-5-19

**NOTES:**  
 OUTLOT 1 CANNOT BE DEVELOPED UNTIL FINCH LANE IS EXTENDED. TAXES FOR OUTLOT 1 WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT \_\_\_\_  
 ZONING OF PARCELS IS R-4  
 SETBACKS: STREET 25'  
 REAR YARD 25'  
 SIDE YARD 10'

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. ON OCTOBER 15, 2018  
 OWNER/LAND SPLITTER: DENNIS & TAMMI COFFEY  
 ADDRESS: 5380 W. ABBOTT AVENUE GREENFIELD, WI. 53220

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927. THE WEST LINE OF NW 1/4 OF SECTION 20-4-23 IS ASSUMED TO BEAR N 00°15'24" W.

**LEGEND:**  
 ○ 1" O.D. IRON PIPE FOUND  
 ● 5/8" O.D. x 18" REBAR - 1.13 LBS/LIN FT. SET  
 ⊙ 6" CONC. MON. W / BRASS CAP FOUND

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



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


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SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the Dennis and Tammi Coffey, the owners; THAT such Map is a correct representation of the exterior boundary of the land surveyed and is described as: That part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 20, Township 4 North, Range 23 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of said Section 20; run thence S00°15'24"E, 1052.85 feet along the West line of the Northwest 1/4 of said Section 20; thence N89°11'18"E, 221.46 feet to the center line of Middle Road and the point of beginning of this description; continue thence N89°11'18"E, 1373.46 feet and along the South line of Camelot Meadows, a subdivision plat recorded in the Register of Deeds office for Racine County, Wisconsin on November 17, 1992, in Volume 34, at Page 28 as Document No. 1397723; thence S00°48'42"E, 166.13 feet; thence S89°35'22"W, 1314.94 feet to the center line of said Middle Road; thence N21°16'25"W, 167.49 feet along the center line of said Middle 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 4.981 acres.

THAT I have fully complied with the provisions of Chapter 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;

January 15, 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



OWNERS' CERTIFICATE

We, Dennis and Tammi Coffey, as owners, hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Dennis and Tammi Coffey have caused these presents to be signed as owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Dennis Coffey  
5380 West Abbott Avenue  
Greenfield, WI 53220

\_\_\_\_\_  
Tammi Coffey

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, Dennis and Tammi Coffey, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

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



**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 January 15, 2019 Revised March 05, 2019

2018.0340.01.DWG  
SHEET 2 OF 3 SHEETS

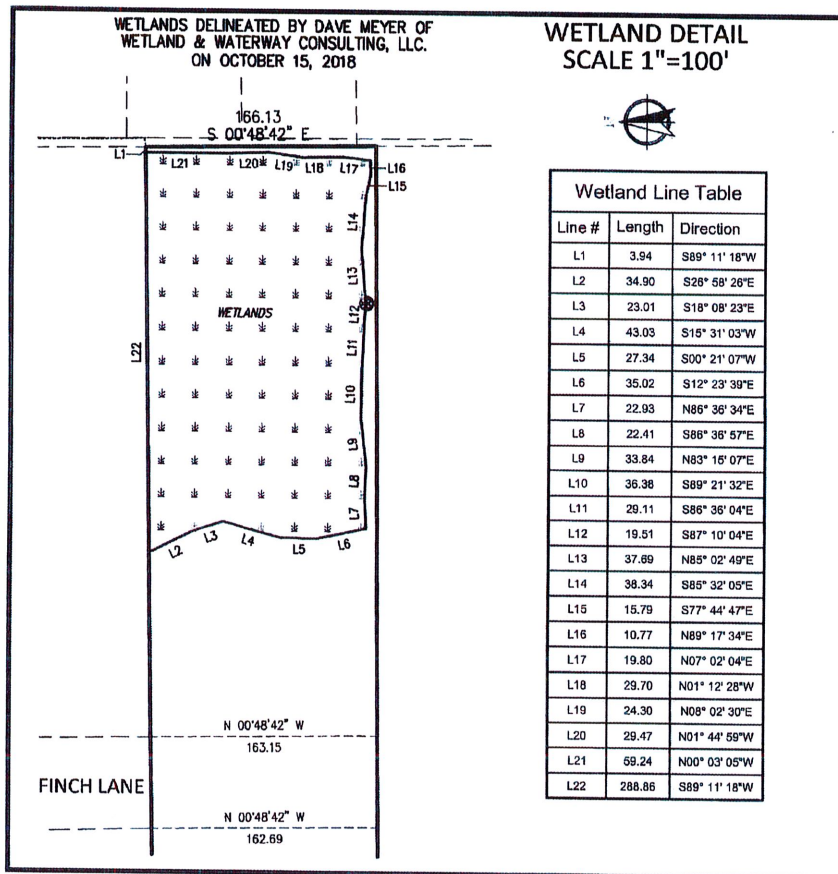
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**VILLAGE CERTIFICATE**

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

Karie Torkilsen, Clerk  
VILLAGE OF CALEDONIA



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