

RESOLUTION NO. 2019-58

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL ID 104-04-23-17-041-000-
LOCATED IN THE SW ¼ OF THE NE ¼ OF SECTION 17, T4N, R23E, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI – OWNER NGUYEN ENTERPRISES, LLC**

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

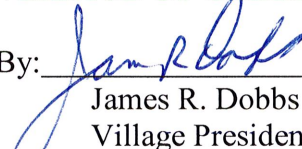
WHEREAS, the applicant is requesting to create 2 lots from the existing parcel, which is currently designated as R-5A zoning as described in the Public Works Director’s Memo dated May 20, 2019 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.

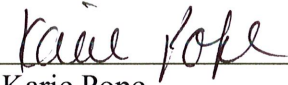
WHEREAS, the Village Plan Commission on May 28, 2019 recommended approval of the request in accordance with the Public Works Director’s Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

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 June, 2019.

VILLAGE OF CALEDONIA


By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk

MEMORANDUM

Date: May 20, 2019

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Nguyen Enterprises, LLC – Certified Survey Map
Parcel ID's: 104-04-23-17-041-000

The Engineering Department has received a Certified Survey Map (CSM) from Nguyen Enterprises, LLC, prepared by Gary R. Splinter of Kapur. The CSM is for a property located at 6604 Novak Road, in the Village of Caledonia. The existing property is 2.856 acres in size. There is approximately 434.17 feet of frontage along Novak Road.

The existing parcel currently contains a house, a pole barn and several out buildings, two driveways and drainage and utility easements.

This CSM is for the creation of two lots on the parcel. Lot 1 would be for a future single family home and is 1.579 acres in size. Lot 2 contains the existing house, pole barn and out buildings and will be 1.241 acres in size.

The property is located within the Sanitary Sewer & Water Service Area. Lot 1 will need to connect to the sewer and water facilities services as part of the building permitting process and these connections will be at the owners expense.

The property currently has an R-5A Zoning Classification. R-5A Zoning requires 60 feet of frontage and 7,200 square feet size. The Village's 2035 Land Use Plan shows that the recommended use for the land as Low Density Residential. Both of the Lots on the CSM will stay in line with the Zoning and Comprehensive Land Use Plan.

There are no waiver modifications for this CSM.

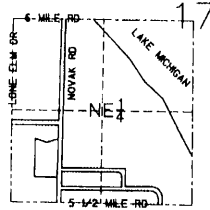
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

Move to approve the CSM subject to the following:

- **The Village CSM comments will need to be addressed prior to final approval.**
- **The CSM is subject to the Land Division per Lot fee.**
- **The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

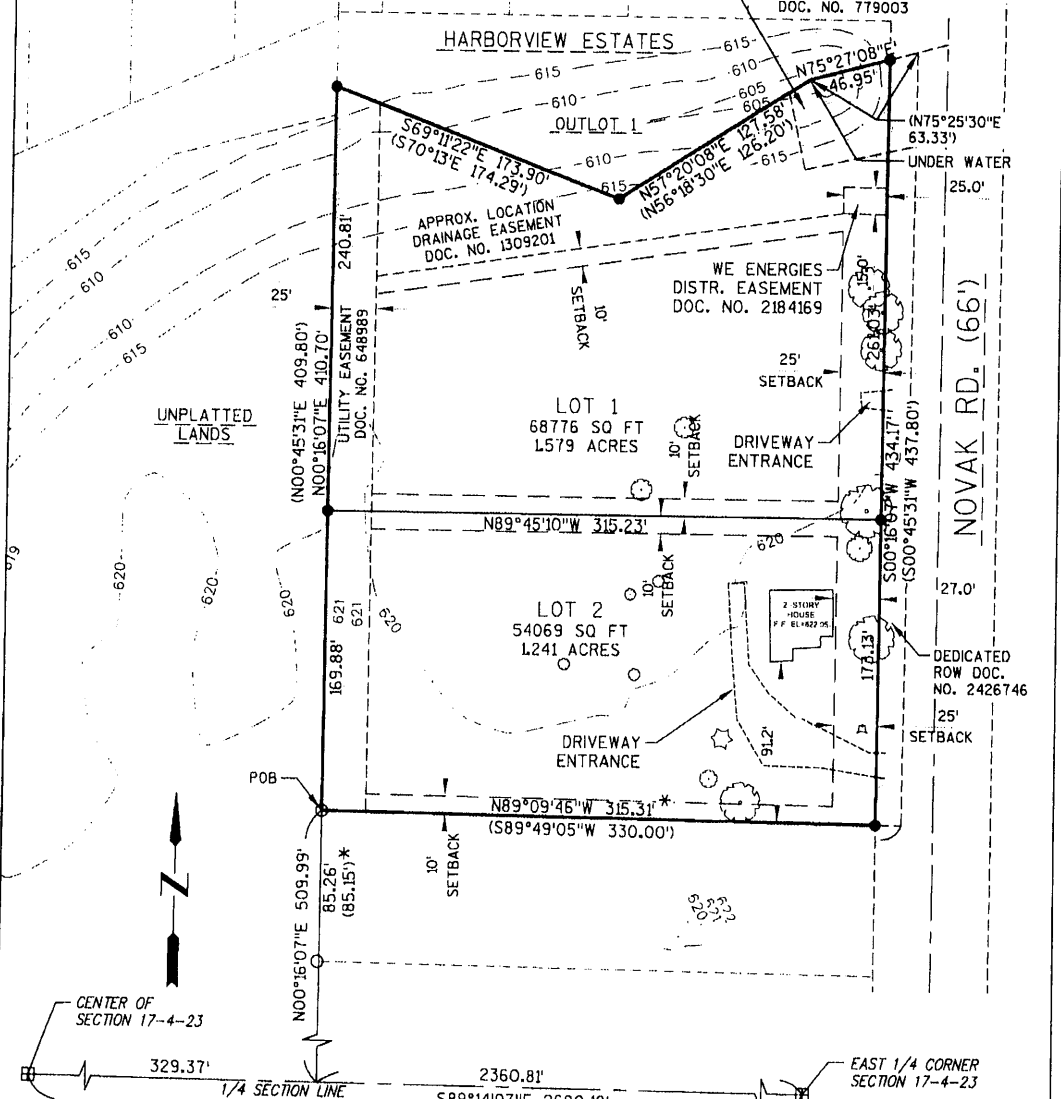
CERTIFIED SURVEY MAP NO. _____

Part of the SW 1/4 of the NE 1/4 of Section 17, Township 4 North, Range 23 East, City of Caledonia, Racine County, Wisconsin.



LOCATION SKETCH
NOT TO SCALE

APPROX. LOCATION
DRAINAGE EASEMENT
DOC. NO. 779003



D:\VAGNE_CO\CALEDONIA_VILLAGE\PRV\190232_6604_NOVAK_ROAD_CSM\SVR\YDMS\190232_CSM.DWG

Scale: 1"=80'

NORTH REFERENCED TO THE WISCONSIN
RACINE MAG 83 WEST LINE
OF NE 1/4 17-4-23
ASSUMED TO BEAR N00°45'31"W

- LEGEND**
- O.D. Outside Diameter
 - 1 5/16" O.D. FOUND IRON PIPE
 - 1 5/16" X 18" IRON PIPE SET WEIGHING 1.13 LBS./FT.
 - ⊞ EXISTING CONC. MON. W/ BRASS CAP
 - (R) RECORD DISTANCE BEARING FROM LEGAL DESCRIPTION
 - (*) RECORD DISTANCE BEARING FROM SURVEY DATED 04/27/1994
 - POB POINT OF BEGINNING

Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI, 53105
(262)767-2747

Owner/Subdivider:
Nguyen Enterprises, LLC
6517 Fieldstone Court
Racine, WI 53402

Date: April 16, 2019
Sheet 1 of 3

Kapur
all in
BURLINGTON, WISCONSIN
262.767.2747