

RESOLUTION NO. 2019-66

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL ID 104-04-22-26-006-000 –
LOCATED IN THE SW ¼ AND THE SE ¼ OF THE NE ¼ OF SECTION 26, T4N, R22E,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNERS, TODD AND JULIE
HENDRICKS**

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

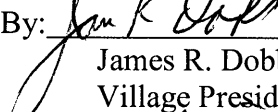
WHEREAS, the applicant is requesting to create 2 lots from the existing parcel, which is currently designated as R-3 and C-1 zoning as described in the Public Works Director's Memo dated June 19, 2019 attached hereto as **Exhibit A** and the Public Works Director's recommended approval subject to the conditions as set forth in **Exhibit A**.

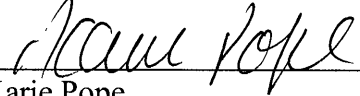
WHEREAS, the Village Plan Commission on June 24, 2019 recommended approval of the request in accordance with the Public Works Director's Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

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 15th day of July, 2019.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk



MEMORANDUM

Date: June 19, 2019

To: Plan Commission
Village Board

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

Re: Hendricks Certified Survey Map – 4644 Short Road
Parcel ID's: 104-04-22-26-006-000

The Engineering Department has received a Certified Survey Map (CSM) from Todd and Julie Hendricks to divide the property at 4644 Short Road with Parcel ID 104-04-22-26-006-000. The Certified Survey Map was prepared by Dean C. Sauer of Metropolitan Survey Services, Inc. The existing property is 9.736 acres in size. There are 315.01 feet of frontage on Short Road.

The property is located on the west side of Short Road, south of 4 Mile Road, in the Village of Caledonia. The property is located in the sanitary sewer service area and this Certified Survey Map is for the creation of 2 Lots.

The property currently has R-2, R-3, and C-1 Zoning Classifications. R-2 Zoning requires 150 feet of frontage and 40,000 square feet size. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. The CSM will stay in line with the proposed use.

The new layout for the parcel would create 2 Lots, Lot 1 which contains an existing home and out buildings would have a minimum of 100' of roadway frontage and minimum areas of 20,000 SF as required by R-3 Zoning and Village Ordinance. Lot 2, would be rezoned from R-2 to R-3 to eliminate dual zonings and to allow the vacant area of the parcel the ability to hook up to sanitary sewer. Lot 2 is vacant and would have a minimum of 150' of roadway frontage and a 9.26 acres as required by R-3 Zoning and Village Ordinance.

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

1. Approving a Flag lot that also exceeds the 2.5 to 1 length to width ratio.

In regards to Waiver/Modification request #1, the CSM is proposing the creation of 1 flag lot that also exceeds the 2.5 to 1 length to width ratio. The existing property 1,360' deep and does not meet the 2.5 to 1 length to width ratio requirement currently. This was previously approved as a Concept Plan at the January 2019 Plan Commission meeting.

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

Move to approve the Certifies Survey Map subject to the following:

- **The requested Rezoning of R-2 are to R-3 is approved.**
- **The approval of Wavier/Modification Request #1.**
- **The CSM is subject to a Land Division per Lot fee.**
- **Any final CSM comments are addressed prior to recording.**
- **The Certified Survey Map must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

Certified Survey Map No.

Being a redimension of a part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin

Prepared for:
 Todd & Julie Hendricks
 4644 Short Rd.
 Racine, WI 53402

Prepared by:
 Dennis C. Sauer PLS-2421
 Metropolitan Survey Service, Inc.
 9415 W. Forest Home Ave.
 Hales Corners, WI 53150

Existing Zoning:
 R-2, R-3, C-1
 and City

NE Cor.
 NE 1/4
 Sec. 26-4-22
 (conc. mon.
 w/brass cap)
 N= 290,356.21
 E=2,575,578.55

SE Cor.
 NE 1/4
 Sec. 26-4-22
 (conc. mon.
 w/brass cap)
 N= 290,706.85
 E=2,575,626.10

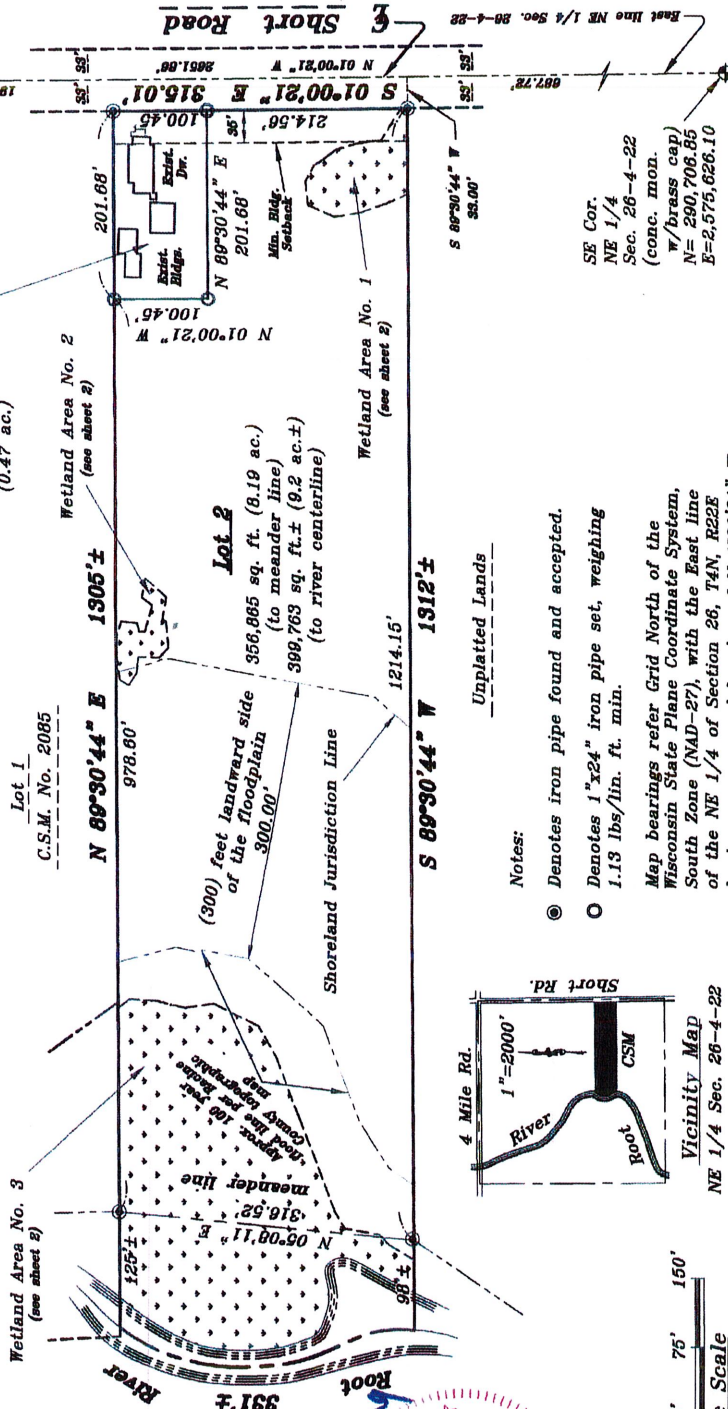


Scale:
 1"=150'



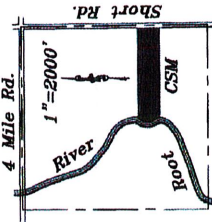
May 16, 2019
 Revised May 28, 2019

150' 0' 75' 150'
 Graphic Scale
 Scale: 1"=150'



Notes:

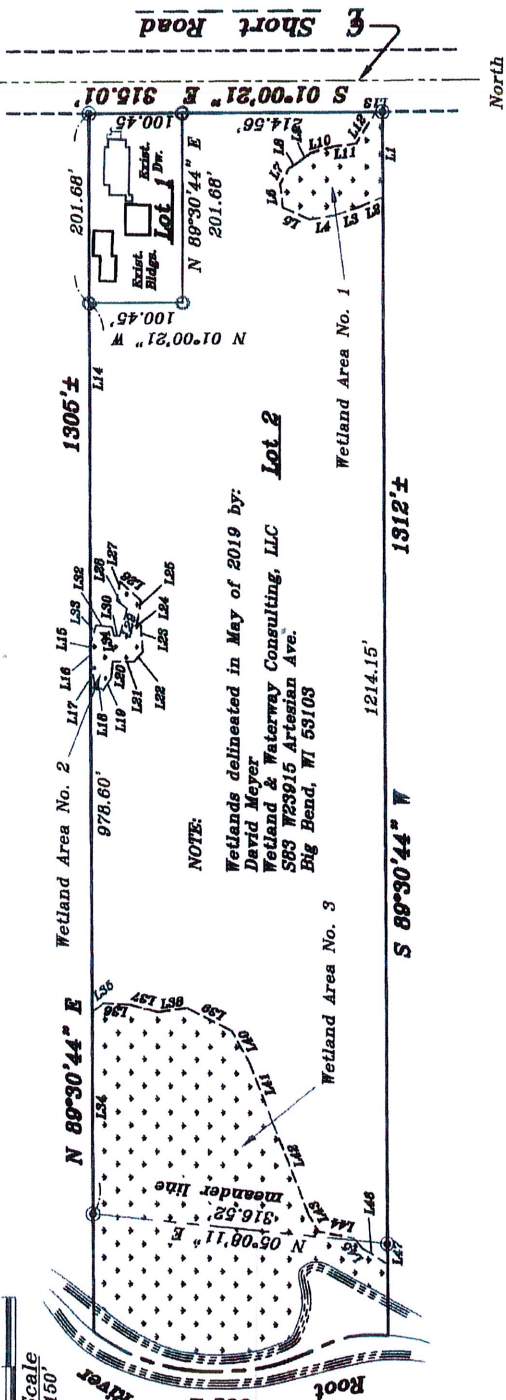
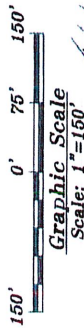
- Denotes iron pipe found and accepted.
 - Denotes 1"x24" iron pipe set, weighing 1.13 lbs/lin. ft. min.
- Map bearings refer Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), with the East line of the NE 1/4 of Section 26, T4N, R22E having an assumed bearing of N 1°00'21" W.



Vicinity Map
 NE 1/4 Sec. 26-4-22

Certified Survey Map No. _____

Being a redivision of a part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin



May 16, 2019
Revised May 28, 2019

NOTE:
Wetlands delineated in May of 2019 by:
David Meyer
Wetland & Waterway Consulting, LLC
585 W23915 Artesian Ave.
Big Bend, WI 53103

WETLAND AREA NO. 1		
LINE	BEARING	LENGTH
L1	S89°30'44"W	90.26
L2	N24°24'23"W	24.77
L3	N19°11'53"W	29.32
L4	N09°58'38"W	28.31
L5	N23°27'23"E	30.92
L6	N83°21'48"E	24.95
L7	S61°49'01"E	19.29
L8	S37°20'49"E	11.82
L9	S37°30'10"E	16.85
L10	S16°15'24"E	23.86
L11	S07°42'20"E	26.10
L12	S59°13'07"E	39.64
L13	S01°00'21"E	7.09

WETLAND AREA NO. 2		
LINE	BEARING	LENGTH
L14	S89°30'44"W	568.88
L15	S89°30'44"W	5.62
L16	S86°16'25"W	9.46
L17	S81°46'17"W	27.96
L18	S30°21'32"W	10.97
L19	S57°50'46"E	16.25
L20	S85°48'10"E	17.23
L21	S01°02'01"W	22.62
L22	S47°17'18"E	14.64
L23	N88°44'58"E	28.79
L24	N37°07'34"E	4.86
L25	S79°59'00"E	23.65
L26	N41°27'49"E	30.41
L27	N60°22'25"W	20.92
L28	S36°44'36"W	13.73
L29	N75°03'13"W	29.74
L30	N01°42'55"W	5.98
L31	N76°19'41"E	9.51
L32	N05°53'35"E	17.20
L33	N74°33'16"W	22.11

WETLAND AREA NO. 3		
LINE	BEARING	LENGTH
L34	N89°30'44"E	216.81
L35	S38°53'31"E	15.86
L36	S02°53'19"W	27.70
L37	S13°39'50"W	32.26
L38	S08°39'39"E	31.23
L39	S26°30'31"W	53.44
L40	S60°41'57"W	39.05
L41	S68°38'02"W	67.76
L42	S68°40'45"W	108.10
L43	S58°27'27"W	19.89
L44	S10°04'32"W	37.91
L45	S47°15'55"W	15.12
L46	S31°34'13"W	30.69
L47	N89°30'44"E	21.69