

RESOLUTION NO. 2019-86

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ___; PARCEL ID 151-03-22-03-021-030
LOCATED IN THE NW ¼ OF SECTION 3, T3N, R22E, VILLAGE OF CALEDONIA,
RACINE COUNTY, WI – OWNERS, HARLEY AND EVELYN DELL**

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

WHEREAS, the applicant is requesting to create 4 lots from the existing parcel via a certified survey map as set forth in the Development Director’s Report dated September 30, 2019 attached hereto as **Exhibit A** and the Development Director’s recommended approval subject to the conditions as set forth in **Exhibit A**; and

WHEREAS, the Village Plan Commission on September 30, 2019 recommended approval of the request in accordance with the Development Director’s Report 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.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 7th day of October, 2019.

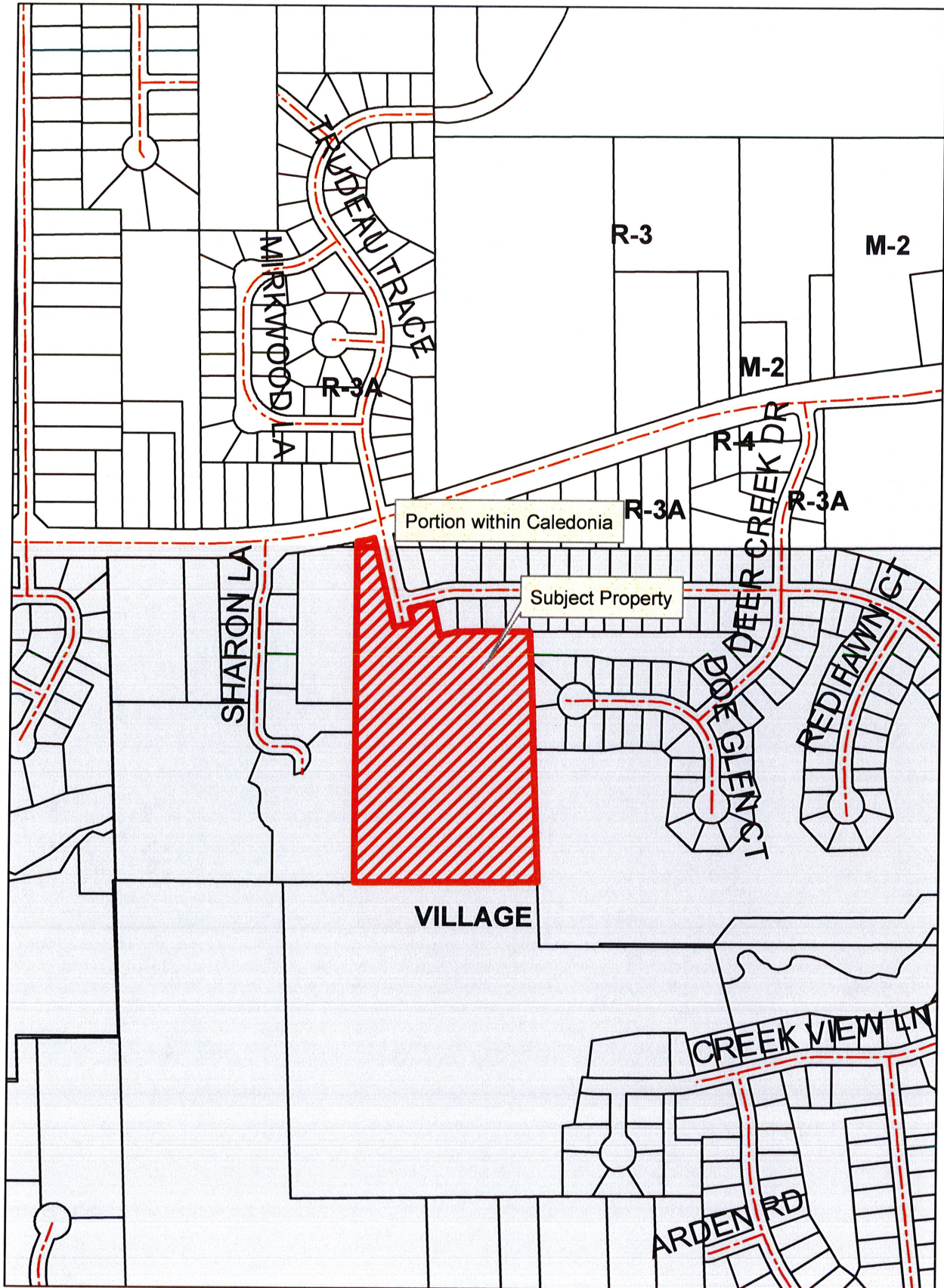
VILLAGE OF CALEDONIA

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

Attest: Karie Pope
Karie Pope
Village Clerk

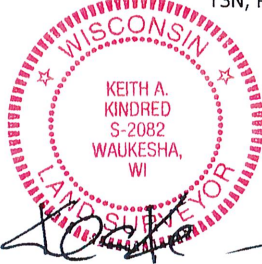
Location Map

8115 Northwestern Avenue



CERTIFIED SURVEY MAP NO.

A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2446, LOCATED IN THE SE. 1/4 OF THE SW 1/4 SECTION 34, T4N, R22E, VILLAGE OF CALEDONIA AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T3N, R22E, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

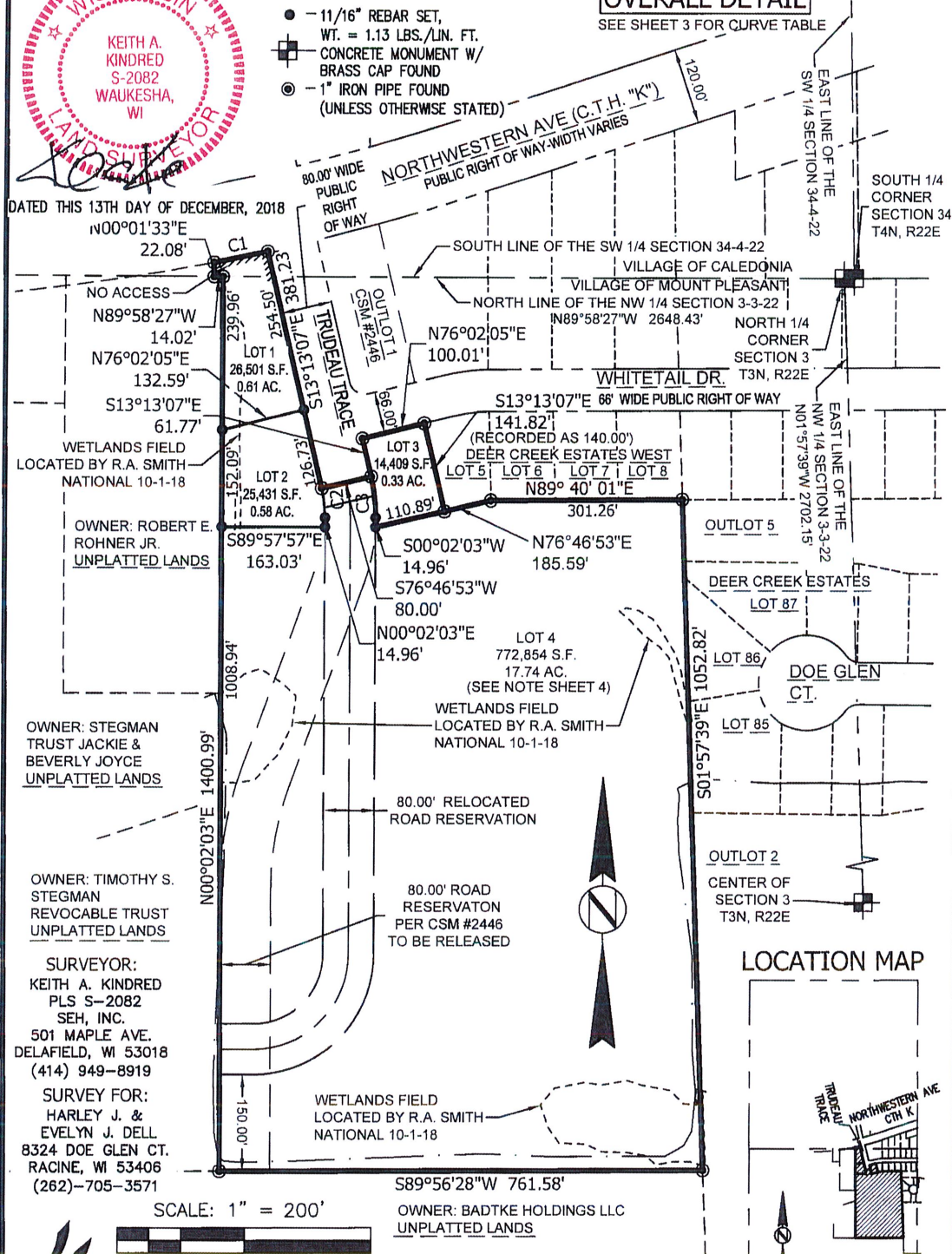


LEGEND

- - 11/16" REBAR SET, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

OVERALL DETAIL

SEE SHEET 3 FOR CURVE TABLE



DATED THIS 13TH DAY OF DECEMBER, 2018

N00°01'33\"E

22.08'

NO ACCESS

N89°58'27\"W

14.02'

N76°02'05\"E

132.59'

S13°13'07\"E

61.77'

WETLANDS FIELD
LOCATED BY R.A. SMITH
NATIONAL 10-1-18

OWNER: ROBERT E.
ROHNER JR.
UNPLATTED LANDS

OWNER: STEGMAN
TRUST JACKIE &
BEVERLY JOYCE
UNPLATTED LANDS

OWNER: TIMOTHY S.
STEGMAN
REVOCABLE TRUST
UNPLATTED LANDS

SURVEYOR:
KEITH A. KINDRED
PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
HARLEY J. &
EVELYN J. DELL
8324 DOE GLEN CT.
RACINE, WI 53406
(262)-705-3571

SCALE: 1" = 200'

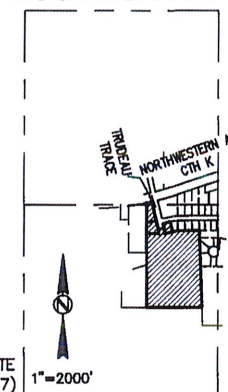


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BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF
SECTION 3-3-22 AS N89°58'27\"W.

OWNER: BADTKE HOLDINGS LLC
UNPLATTED LANDS

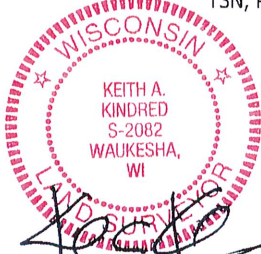
LOCATION MAP



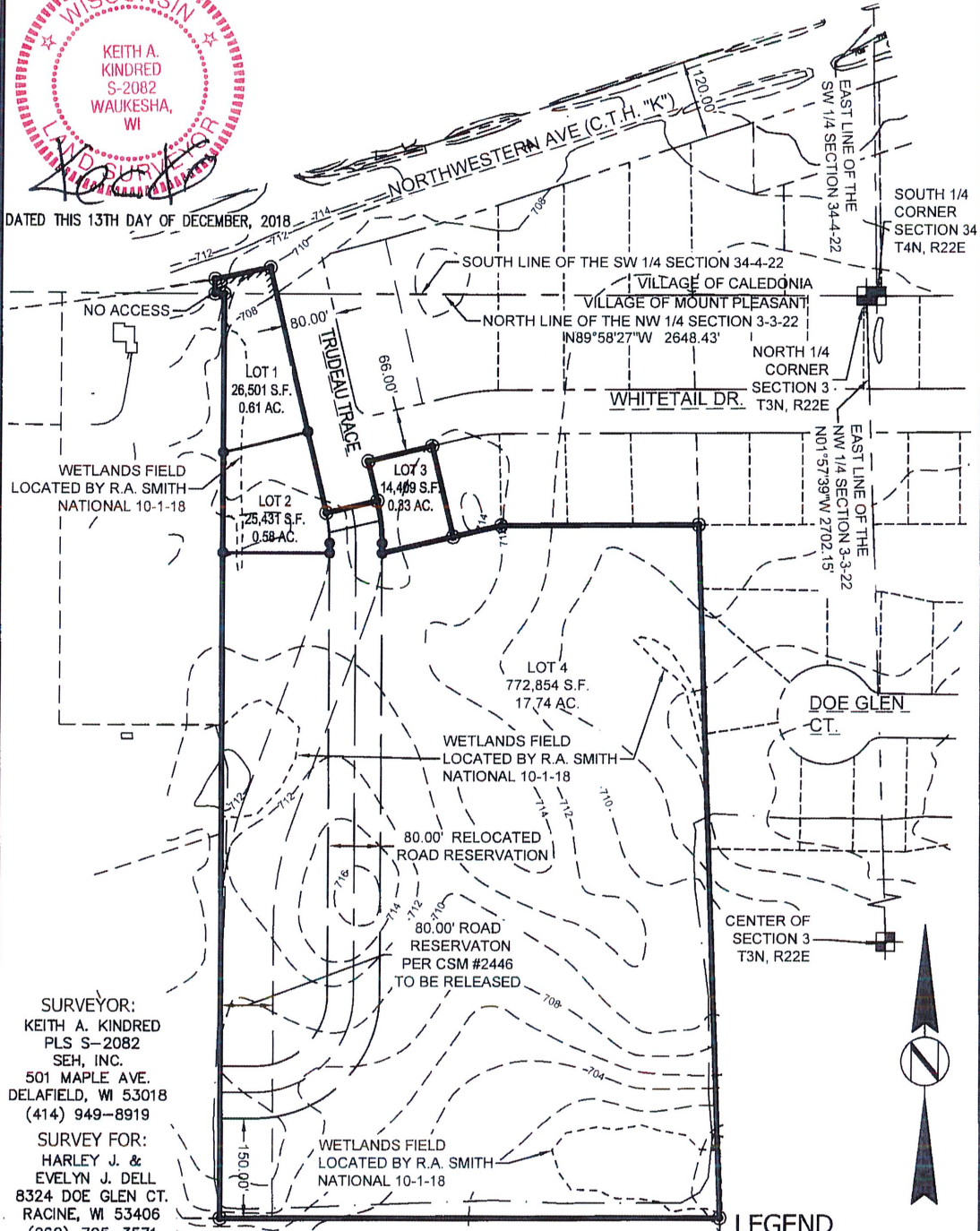
NW 1/4 SEC. 3-T3N-R22E &
SW. 34-T4N-R22E

CERTIFIED SURVEY MAP NO.

A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2446, LOCATED IN THE SE. 1/4 OF THE SW 1/4 SECTION 34, T4N, R22E, VILLAGE OF CALEDONIA AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T3N, R22E, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.



DATED THIS 13TH DAY OF DECEMBER, 2018



SURVEYOR:
 KEITH A. KINDRED
 PLS S-2082
 SEH, INC.
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SCALE: 1" = 200'



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LEGEND

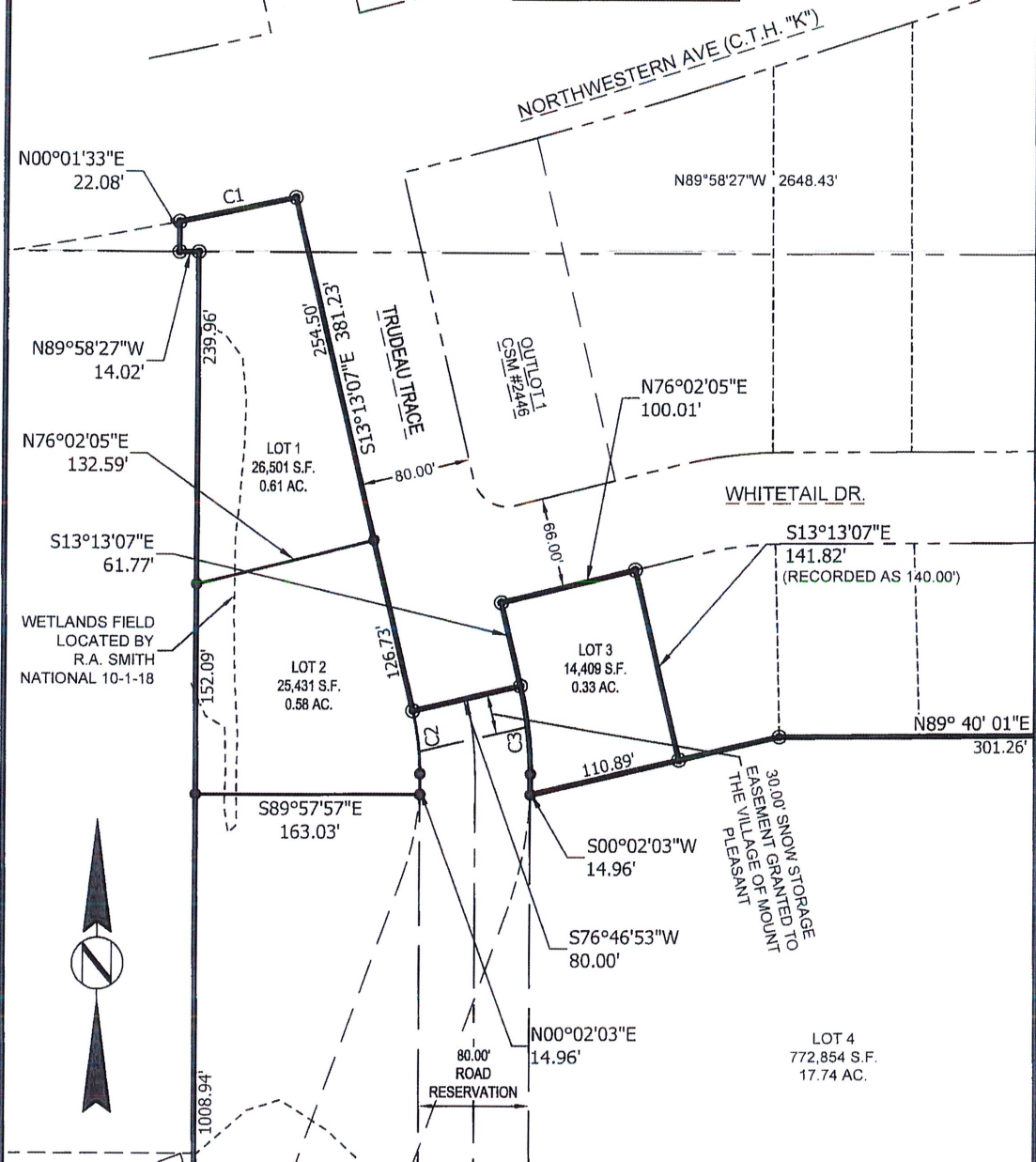
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- CONCRETE MONUMENT W/ BRASS CAP FOUND
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LOT DETAIL



SURVEYOR:
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PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

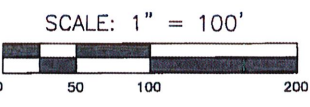
SURVEY FOR:
HARLEY J. &
EVELYN J. DELL
8324 DOE GLEN CT.
RACINE, WI 53406
(262)-705-3571



NOTE:
THE OWNER OF LOT 4 WILL BE RESPONSIBLE FOR THE EXTENSION OF TRUDEAU TRACE TO THE SOUTH, IF AND WHEN LOT 4 IS DEVELOPED IN THE FUTURE INCLUDING BUT NOT LIMITED TO THE EXTENSION OF PUBLIC UTILITIES AND PAVEMENT.

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com
PROJECT NO. DELLH 144711

DATED THIS 13TH DAY OF DECEMBER, 2018
THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



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SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 2446 located in the Southeast 1/4 of the Southwest 1/4 Section 34, T4N, R22E, Village of Caledonia and in the Northeast 1/4 of the Northwest 1/4 of Section 3, T3N, R22E, Village of Mount Pleasant, Racine County, Wisconsin more particularly described as follows:

All of Lot 3 of Certified Survey Map No. 2446.

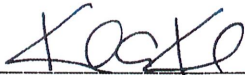
Said Lands Contain 844,412 square feet or 19.38 acres.

That I have made such survey, land division and Certified Survey Map by the direction of Harley J. and Evelyn J. Dell, owners of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Mount Pleasant and the Village of Caledonia in surveying, dividing and mapping the same.

Dated this 13th day of December, 2018.



Keith A. Kindred, PLS S-2082



Curve Table							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C1	3497.75	1°24'42"	86.18	86.18	N78°08'33"E	N78°50'54"E	N77°26'12"E
C2	200.00	13°15'10"	46.26	46.16	N06°35'32"W	N00°02'03"E	N13°13'07"W
C3	280.00	13°15'10"	64.77	64.62	S06°35'32"E	S13°13'07"E	S00°02'03"W

NOTE:
THE OWNER OF LOT 4 WILL BE RESPONSIBLE FOR THE EXTENSION OF TRUDEAU TRACE TO THE SOUTH, IF AND WHEN LOT 4 IS DEVELOPED IN THE FUTURE INCLUDING BUT NOT LIMITED TO THE EXTENSION OF PUBLIC UTILITIES AND PAVEMENT.

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OWNER'S CERTIFICATE OF DEDICATION:

As owners, Harley J. and Evelyn J. Dell do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

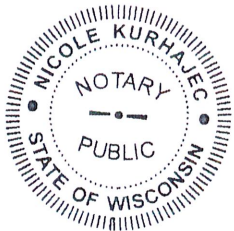
- 1) VILLAGE OF MOUNT PLEASANT
- 2) VILLAGE OF CALEDONIA
- 3) RACINE COUNTY

Date: 8/23/2019 Signed: *Harley J. Dell*
Harley J. Dell

Date: 8/23/2019 Signed: *Evelyn J. Dell*
Evelyn J. Dell

STATE OF Wisconsin
Racine COUNTY) SS

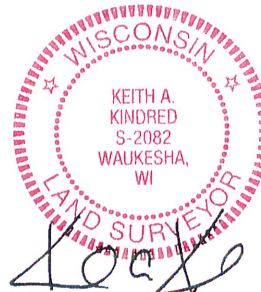
Personally came before me this 23rd day of August, 2019, the above named Harley J. and Evelyn J. Harley, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.



Nicole Kurhajec
Notary Public

Racine County, Wisconsin

My Commission Expires 01/02/2021



DATED THIS 13TH DAY OF DECEMBER, 2018

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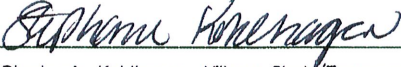
VILLAGE BOARD APPROVAL CERTIFICATE:

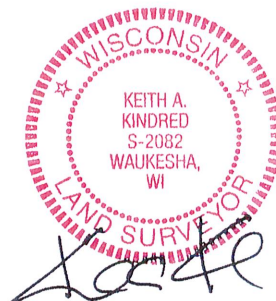
APPROVED by the Village Board of the Village of Mount Pleasant on this 23 day of August, 2019.

Date: 8/23/19

Signed 
Dave DeGroot, President

Date: 8/23/19

Signed 
Stephanie Kohlhagen, Village Clerk/Treasurer



DATED THIS 13TH DAY OF DECEMBER, 2018



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VILLAGE BOARD APPROVAL CERTIFICATE:

APPROVED by the Village Board of the Village of Caledonia on this _____ day of _____, 20_____.

Date: _____ Signed _____
Jim Dobbs, President

Date: _____ Signed _____
Karie Pope, Village Clerk

PLANNING COMMISSION APPROVAL CERTIFICATE:

APPROVED, by the Village of Caledonia Planning Commission on this _____ day of _____, 20_____.

Date: _____ Signed _____
Jim Dobbs, Chairman

Date: _____ Signed _____
Karie Pope, Village Clerk



DATED THIS 13TH DAY OF DECEMBER, 2018



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