

RESOLUTION NO. 2019-97

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL ID 104-04-23-29-167-000 –
LOCATED IN THE SE ¼ OF THE NW ¼ AND PART OF THE SW ¼ OF THE NE ¼
OF SECTION 29, T4N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI –
OWNERS, JL STORAGE, LLC**

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

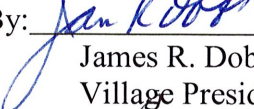
WHEREAS, the applicant is requesting to create 2 lots from the existing parcel, which is currently designated as B-2 and B-3 zoning as described in the Public Works Director’s Memo dated November 20, 2018 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.

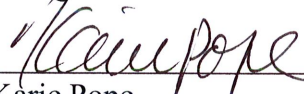
WHEREAS, the Village Plan Commission on November 26, 2018 recommended approval of the request in accordance with the Public Works Director’s Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

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 21st day of October, 2019.

VILLAGE OF CALEDONIA

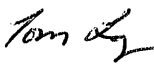
By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk

MEMORANDUM

Date: Tuesday, November 20, 2018

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Longo Property - Certified Survey Map
Parcel ID 104-04-23-29-167-000

The Engineering Department has received a Certified Survey Map (CSM) to split the property located at 4534 Douglas Avenue from Troy Longo, prepared by Mark R. Madsen of Nielsen, Madsen and Barber.

This CSM is for the creation of two lots on parcel ID 104-04-23-29-167-000. The property is located on the west side of Douglas Avenue, between St. Rita Road and Kremer Avenue, in the Village of Caledonia. The total parcel size is 6.702 acres. This CSM will create two lots at a size of 5.976 acres for Lot 1 and 0.726 acres for Lot 2.

The property currently has a B-2 and B-3 Zoning Classification. B-2 and B-3 Zoning require 75' of frontage and 15,000 square feet of area. The Villages 2035 Land Use Plan shows the property as commercial and Industrial. The CSM exceeds zoning requirements and stays in line with the land use plan.

The existing parcel currently contains 8 storage buildings and 2 cell towers on Lot 1 and a carwash business on Lot 2.

The CSM is located within the Sanitary Sewer & Water Service Area. Sanitary sewer and water are already connected to the existing parcel. Both Lots are already developed and connected to utilities.

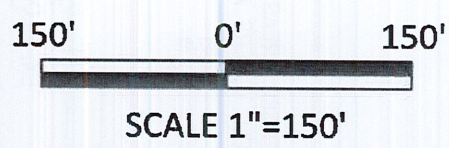
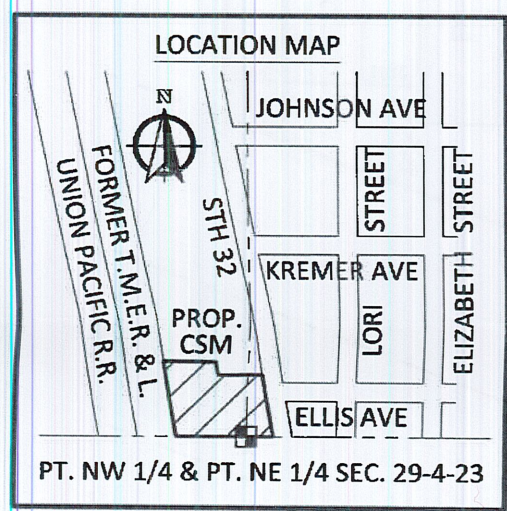
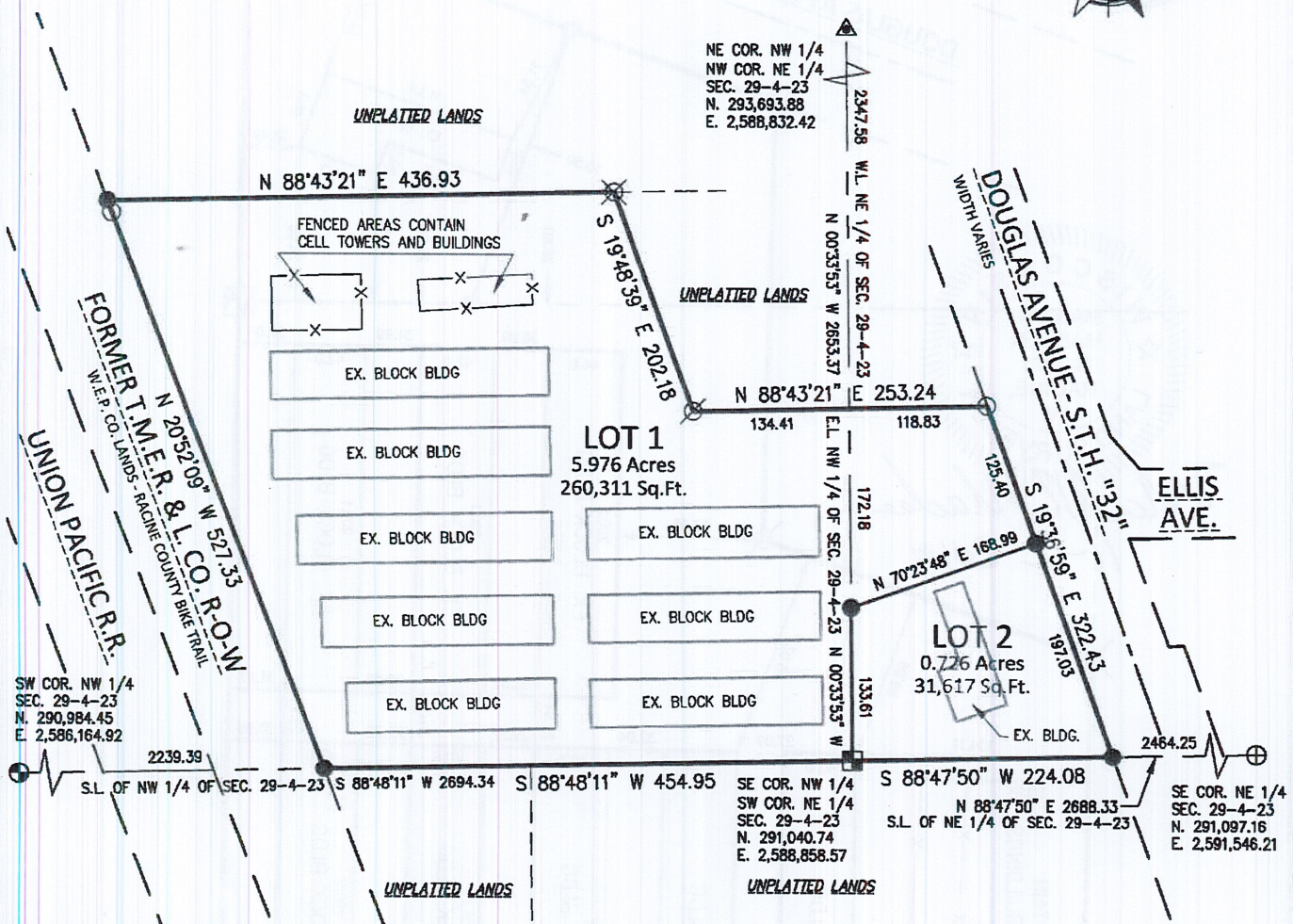
After reviewing the Longo Property CSM, the following motion is recommended.

Move to conditionally approve the Longo Property CSM subject to the following:

- 1. A cross access agreement will need to be created, reviewed and executed to establish ingress and egress for both Lots from the existing driveway off of the north property line. This agreement will need to be approved by the Village Attorney.**
- 2. The CSM is subject to the Land Division per Lot fee.**
- 3. All development on this CSM must conform to all Ordinances in Titles 9, 14, and 18.**

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE AND STATE OF WISCONSIN.



NOTES:
 ZONING OF PARCELS IS B-2, B-3
 OWNER/LAND SPLITTER: JI STORAGE, LLC
 ADDRESS: 3112 FOUR MILE ROAD
 RACINE, WI. 53404
 BEARINGS BASE: GRID NORTH, WISCONSIN
 COORDINATE SYSTEM, SOUTH ZONE.
 BASED UPON NAD 1927. THE SOUTH LINE OF
 THE NE 1/4 OF SECTION 29-4-23 IS ASSUMED
 TO BEAR S 88°47'50" W.

- LEGEND:**
- ⊗ 1" O.D. IRON PIPE FOUND
 - 1.25" O.D. IRON PIPE FOUND
 - ⊗ 5/8" O.D. REBAR FOUND
 - 5/8" O.D. x 18" REBAR - 1.13 LBS/LIN FT. SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND
 - ⊕ 6" CONC. MON. W / ALUMINUM CAP FOUND
 - ⊕ CAST IRON MON. W / BRASS CAP FOUND
 - ▲ P.K. NAIL FOUND



Mark R. Madsen
 11-12-2018

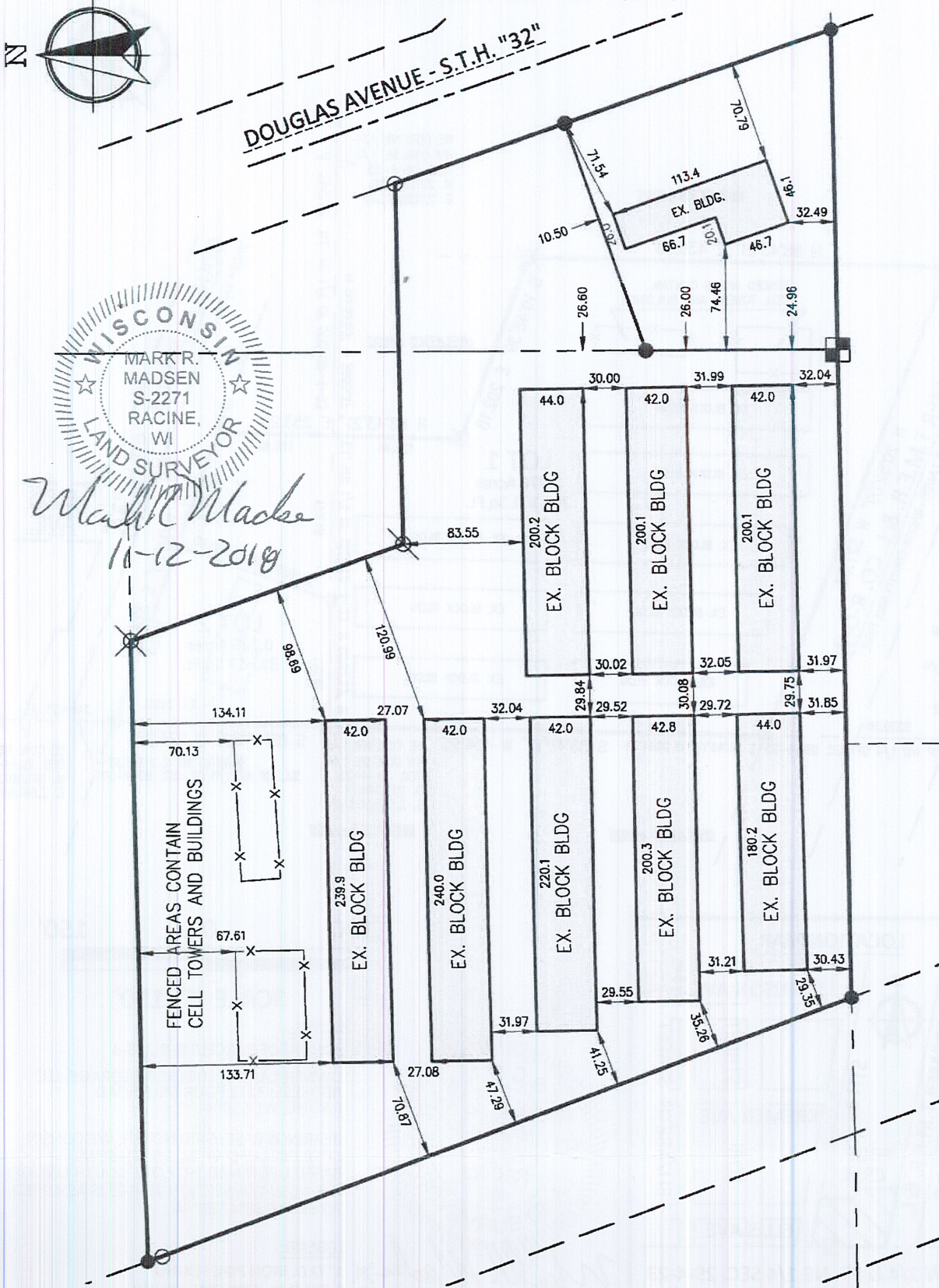


Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbasc.net

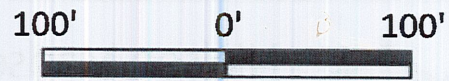
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EXISTING BUILDING LOCATIONS



Mark Madsen
11-12-2018



SCALE 1"=100'



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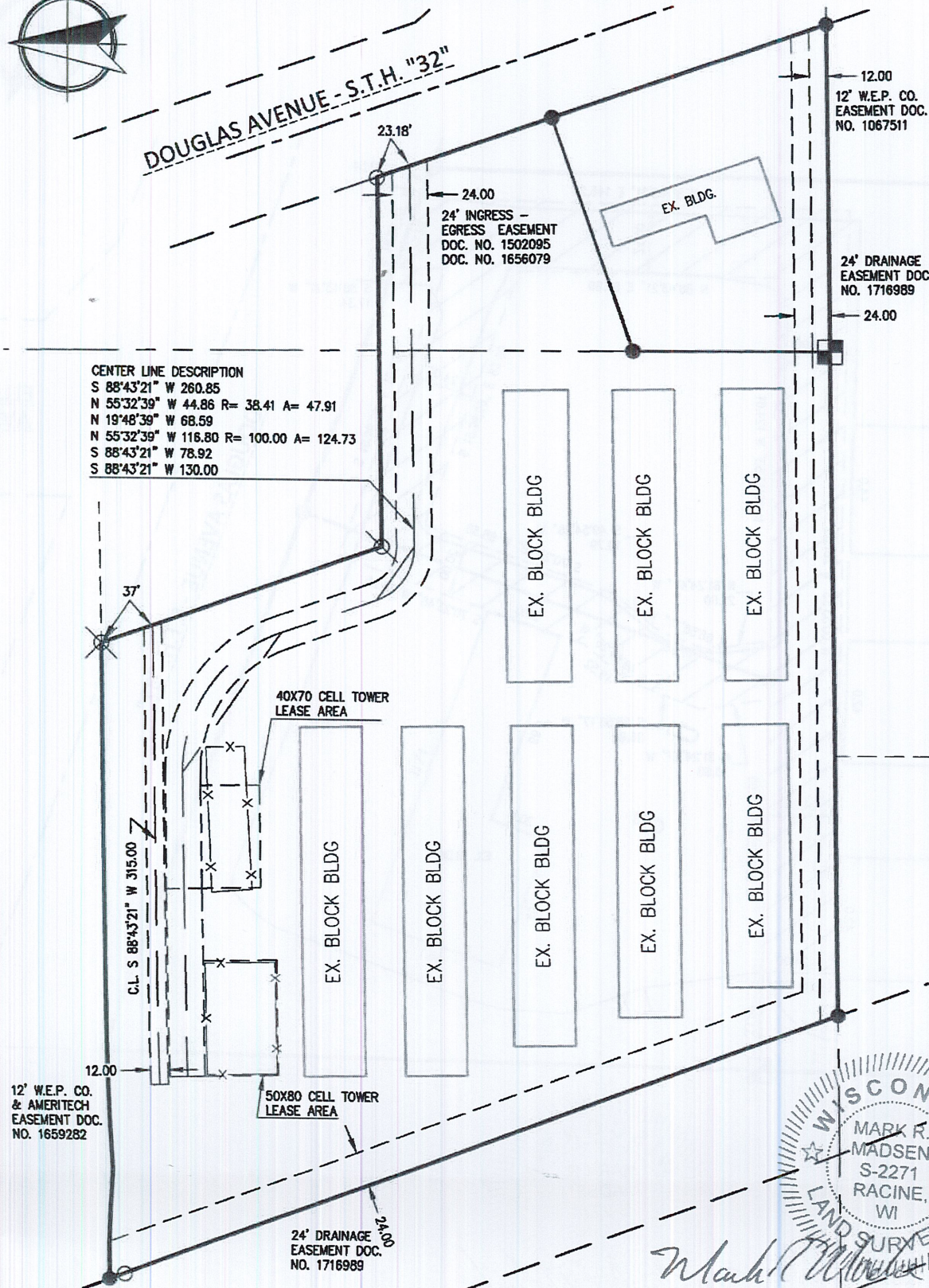
This Instrument was drafted by Mark R. Madsen November 12, 2018

2018.0322.01.DWG
SHEET 2 OF 6 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE AND STATE OF WISCONSIN.

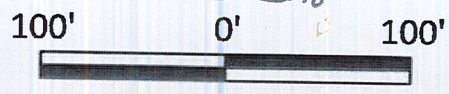
EXISTING EASEMENTS AND DEED OVERLAP



CENTER LINE DESCRIPTION
 S 88°43'21" W 260.85
 N 55°32'39" W 44.86 R= 38.41 A= 47.91
 N 19°48'39" W 68.59
 N 55°32'39" W 118.80 R= 100.00 A= 124.73
 S 88°43'21" W 78.92
 S 88°43'21" W 130.00



Mark R. Madsen
 11-12-2018



SCALE 1"=100'



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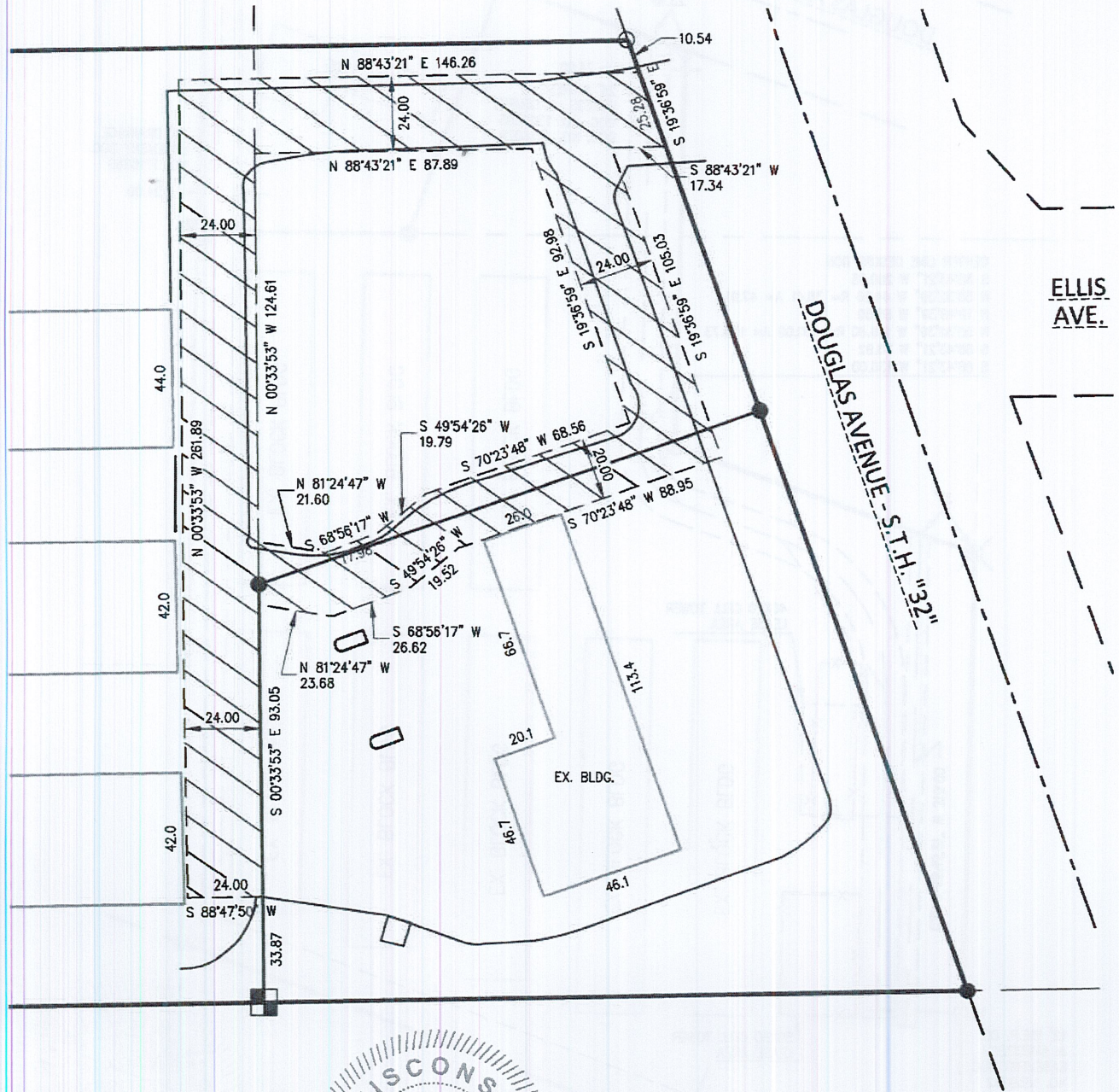
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 SHEET 3 OF 6 SHEETS

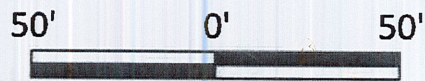
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PROPOSED INGRESS - EGRESS EASEMENT



WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR
Mark R. Madsen
11-12-2018



SCALE 1"=50'



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

This Instrument was drafted by Mark R. Madsen November 12, 2018

2018.0322.01.DWG
SHEET 4 OF 6 SHEETS

CERTIFIED SURVEY MAP NO. 18182

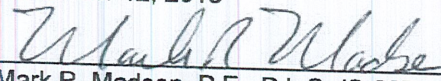
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SURVEYOR'S CERTIFICATE

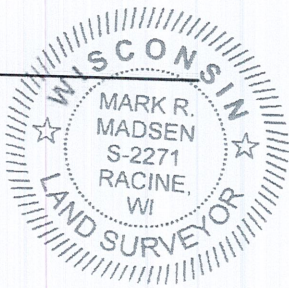
I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southeast 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 4 North, Range 23 East of the Fourth Principal Meridian in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at the Southeast 1/4 corner of the Northwest 1/4 of said Section 29; run thence S88°48'11"W 454.95 feet along the South line of the Northwest 1/4 of said Section 29 to the Easterly line of the former T.M.E.R. & L. Co. right-of-way; thence N20°52'09"W 527.33 along the Easterly line of the former T.M.E.R. & L. Co. right-of-way; thence N88°43'21"E 436.93 feet; thence S19°48'39"E 202.18 feet; thence N88°43'21"E 253.24 feet to the Westerly right-of-way of STH 32 (Douglas Avenue); thence S19°36'59"E 322.43 feet along the Westerly right-of-way of STH 32 (Douglas Avenue) to the South line of the Northeast 1/4 of said Section 29; thence S88°47'50"W 224.08 feet along the South line of the Northeast 1/4 of said Section 29 to the point of beginning. Containing 6.702 acres.

THAT I have fully complied with the provisions of Section 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;

November 12, 2018



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

JL Storage, LLC as Owners hereby certify that we have caused the lands 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 or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said JL Storage, LLC has caused these presents to be signed as Owners at _____ Wisconsin on this _____ day of _____ 2018.

Troy Longo, Member

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2018, Troy Longo, Member, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

 **Nielsen Madsen + Barber**
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SHEET 5 OF 6 SHEETS

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VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2018.

Karie Torkilsen, Clerk
VILLAGE OF CALEDONIA



Mark R. Madsen
11-12-2018



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