

RESOLUTION NO. 2020-103

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ____; PARCEL IDs 104-04-23-21-029-000;
104-04-23-21-030-000; & 104-04-23-21-031-000 – LOCATED IN THE SW ¼ OF THE NW
¼ OF SECTION 21, T4N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI –
OWNER JEROME BARTLEY**

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

WHEREAS, the applicant is requesting to create 2 lots from three existing parcels, which are currently designated as R-3 and R-4 zonings as described in the Public Works Director’s Memo dated October 22, 2020 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 October 26, 2020 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,

2nd Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of November, 2020.

VILLAGE OF CALEDONIA


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

Attest: Karie Pope
Karie Pope
Village Clerk

MEMORANDUM

Date: October 22, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Bartley – Certified Survey Map
Parcel ID's: 104-04-23-21-029-000; 104-04-23-21-030-000 &
104-04-23-21-031-000

The Engineering Department has received a Certified Survey Map (CSM) from Jerome Bartley. The CSM is to condense three properties located along Charles Street in the Village of Caledonia into 2 Lots. The existing properties are approximately 8.369 acres in size. There is approximately 323 feet of frontage along Charles Street.

The existing parcels currently contain two homes with outbuildings, farm field, a small area of wetlands and a large wooded area on a landlocked parcel.

This CSM is for the creation of two lots on the parcel. Lot 1 would be ~7.673 acres and would remain as a single-family home with outbuildings and the farm field and large wooded area. Lot 2 would be ~.696 acres in size and would contain a single-family home with outbuildings.

The property is located within the Sanitary Sewer & Water Service Area. Both lots are already built out and are connected to utilities.

The properties currently have R-3 and R-4 Zoning Classifications. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. R-4 Zoning requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. Both Lots on the CSM would stay in line with the Zoning and Comprehensive Land Use Plan.

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

1. Approving a flag lot.

In regards to Waiver/Modification request #1, the CSM is proposing the creation of flag lot for Lot 1. The owner of the three properties wishes to combine the rear portion of one lot and a large landlocked parcel with the center lot. Doing so would create a flag lot but would also eliminate a landlocked parcel. The opportunity to eliminate a landlocked parcel is why the Engineering Department is in support of 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 Final CSM is subject to the Land Division per Lot fee.**
- **The approval of Wavier/Modification Request #1.**
- **Address the Village's comments/changes to the draft CSM prior to recording.**
- **An approved grading will be needed and the storm water management plan may need to be needed if disturbance or impervious surface area thresholds are met.**
- **A wetland delineation will need to be performed on the entire property and the CSM will need to be amended. A wetland delineation deposit will be held until the delineation and CSM amendment are completed.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

CERTIFIED SURVEY MAP NO. _____ SHEET ONE OF THREE SHEETS

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

PREPARED BY:
J.K.R. Surveying, Inc.,
Jeffrey K. Rampert (262-6201180)
8121 22nd Avenue Kenosha, WI 53143
262-652-8110 fax 262-652-9695

OWNERS ADDRESS:
Jerome C. Bartley
5725 Charles Street
Racine, WI 53402

Tax Key No.:
104-04-23-21-029

Currently Zoned - 104-04-23-21-029-000
(R-3)

1 Family Suburban Residential
100 Minimum Frontage & Minimum 20,000 Sq.Ft.

Building Setback Requirements:
35' minimum front setback
50' minimum rear setback
10' minimum sides setback

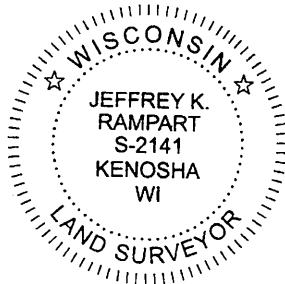
Currently Zoned - 104-04-23-21-030-000 & 031-000
(R-3, R-4)

1 Family Urban Residential
R-4 = 75' Minimum Frontage & Minimum 10,000 Sq.Ft.

Building Setback Requirements:
25' minimum front setback
25' minimum rear setback
10' minimum sides setback

SURVEYOR'S CERTIFICATE

I, Jeffrey K. Rampart, hereby certify that I have prepared this Certified Survey Map at the direction of the owner(s); THAT such map is a correct representation of the exterior boundaries of the land surveyed and are described as: Part of the Southwest Quarter of the Northwest Quarter of Section 21, Town 4 North, Range 23 East of the Fourth Principal Meridian; lying and being in the Village of Caledonia, Racine County, Wisconsin and being more particularly described as: Commence at the northwest corner of the Northwest Quarter of said Section 21; thence S00°28'40"E along the west line of said quarter section 1434.72 feet; thence N89°07'34"E 38.00 feet to a point on the east line of Charles Street and to the point of beginning; thence continue N89°07'34"E 273.00 feet; thence S00°28'40"E parallel to the west line of said quarter section 111.00 feet; thence S89°07'34"W 273.00 feet to the east line of aforesaid Charles Street; thence N00°28'40"W along said east line and parallel to the west line of said quarter section 111.00 feet to the point of beginning.



That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes on Certified Survey Maps and the Village of Caledonia Land Division and Platting Ordinance.

Dated this 22nd day of September, 2020.

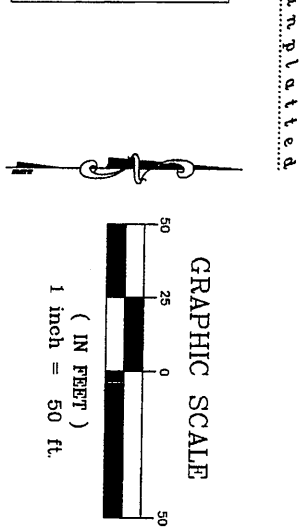
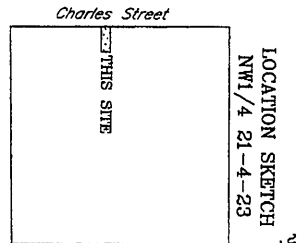
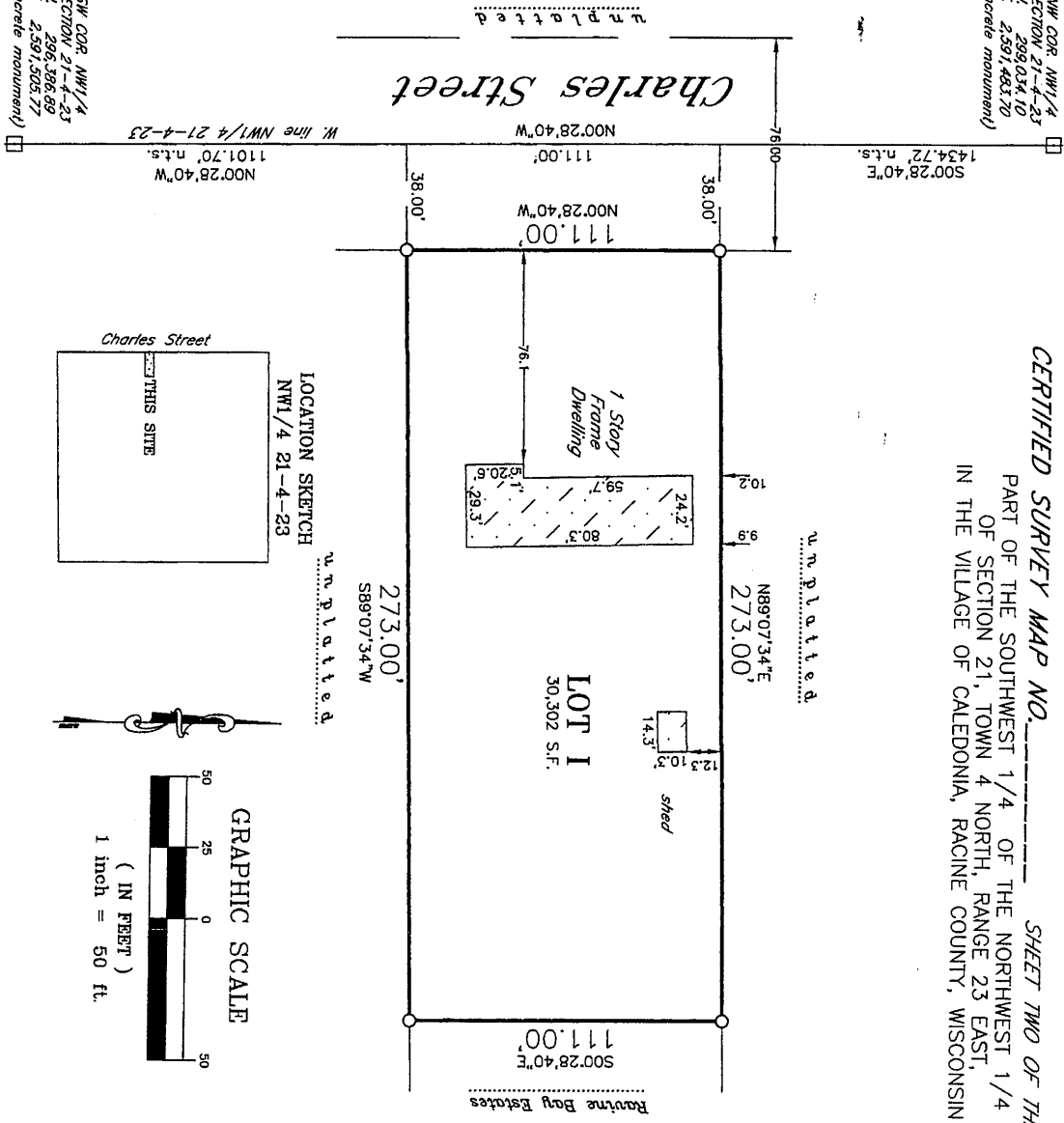
SURVEYOR.....
WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

NW COR NW1/4
SECTION 21-4-23
N. 299.034.10
E. 2,591,483.70
(concrete monument)

CERTIFIED SURVEY MAP NO. _____ SHEET TWO OF THREE SHEETS
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

OWNER
.....
Jerome C. Bartley
5725 Charles Street
Racine, Wisconsin 53402

SW COR NW1/4
SECTION 21-4-23
N. 296,386.89
E. 2,591,503.77
(concrete monument)



NOTE: Lots shown hereon shall be served by public sanitary sewer facilities.

denotes 1" x 2' iron pipe (weight: 1.13 lbs per foot)

L.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI 53143

STATE OF WISCONSIN
JEFFREY K. RAMPART
S-2141
KENOSHA, WI

WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

Dated: September 22, 2020

CERTIFIED SURVEY MAP NO. _____ SHEET THREE OF THREE SHEETS

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
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IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

OWNERS CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this Certified Survey Map is required to be submitted to the Village Board of the Village of Caledonia for approval.

OWNER.....

JEROME C. BARTLEY

STATE OF WISCONSIN
RACINE COUNTY S.S.

Personally came before me this day of, 20___, the above named Jerome C. Bartley, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....

NOTARY PUBLIC

VILLAGE BOARD APPROVAL:

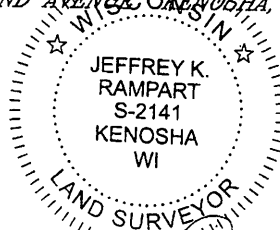
This certified survey map has been submitted to and approved by the Village Board of the Village of Caledonia on this day of, 20___.

VILLAGE PRESIDENT.....

OWNER

Jerome C. Bartley
5725 Charles Street
Racine, Wisconsin 53402

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI 53143



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JEFFREY K. RAMPART

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104-04-23-21-029, 030 & 031

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35' minimum front setback
50' minimum rear setback
10' minimum sides setback

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(R-3, R-4)

1 Family Urban Residential
R-4 = 75' Minimum Frontage & Minimum 10,000 Sq.Ft.

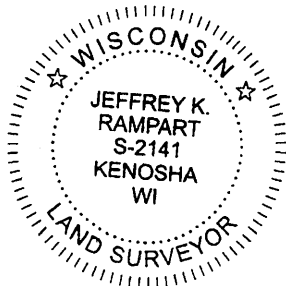
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That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes on Certified Survey Maps and the Village of Caledonia Land Division and Platting Ordinance.

Dated this 22nd day of September, 2020.

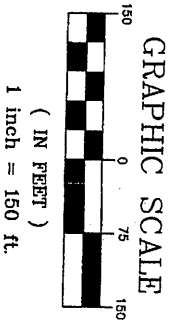
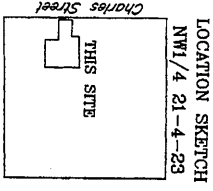
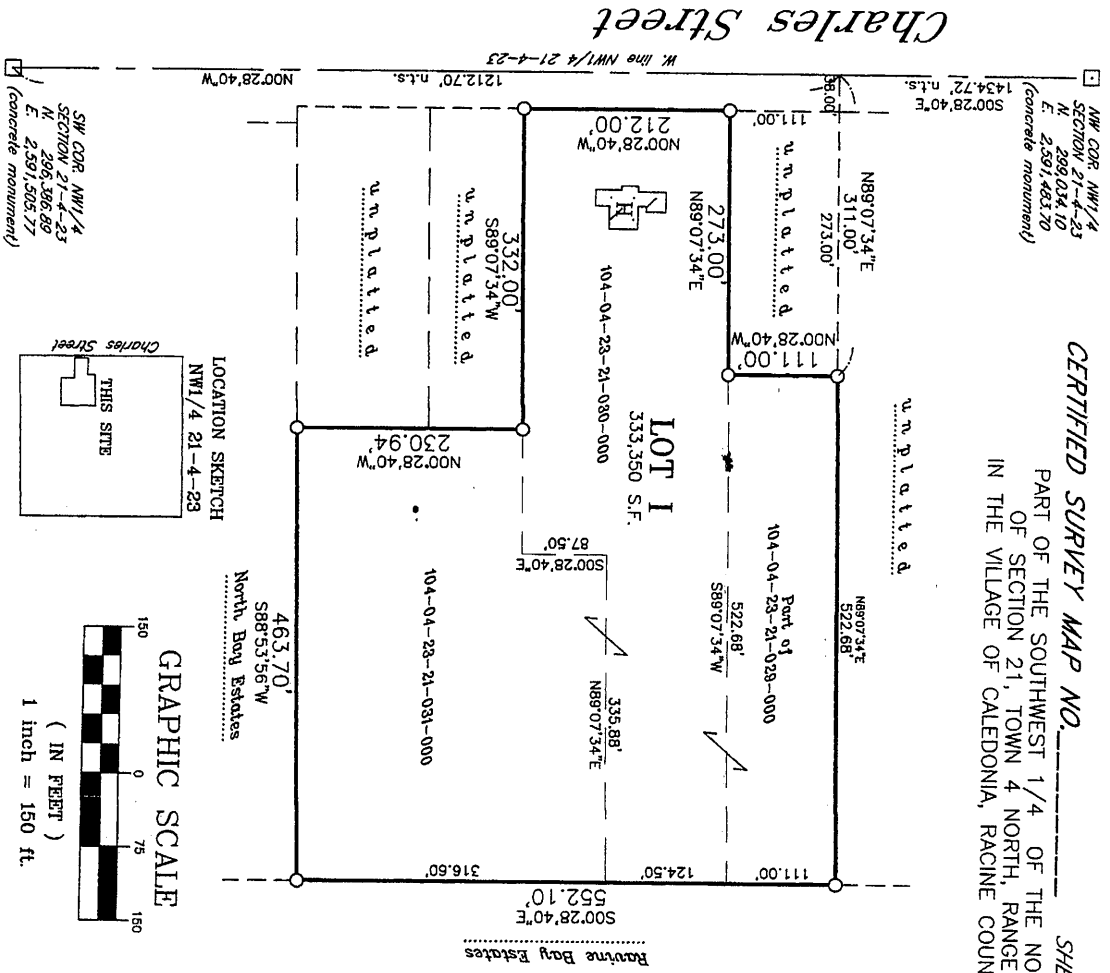


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WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

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Bearings hereon refer to
grid north, state plane coordi-
nate system south zone.

NOTE: Lots shown hereon
shall be served by public
sanitary sewer facilities.

- H - HOUSE
- G - GARAGE
- S - SHED

denotes 1" x 2' iron pipe
(weight: 1.13 lbs per foot)

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RACINE COUNTY S.S.

Personally came before me this day of, 20___, the above named Jerome C. Bartley, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
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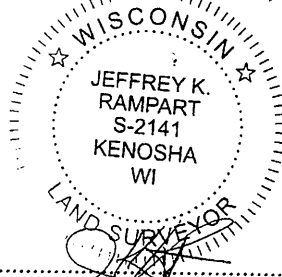
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VILLAGE PRESIDENT.....

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Racine, Wisconsin 53402

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI 53143



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JEFFREY K. RAMPART

Dated, September 22, 2020