

**RESOLUTION NO. 2020-110**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A CERTIFIED SURVEY MAP \_\_\_\_; PARCEL IDs 104-04-23-21-003-000;  
104-04-23-21-005-000; & 104-04-23-21-006-000 – LOCATED IN THE NE ¼ OF SECTION  
21, T4N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER  
VILLAGE OF CALEDONIA**

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

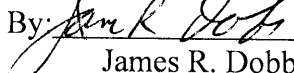
**WHEREAS**, the applicant is requesting to create 3 newly configured lots from three existing parcels, which are currently designated as PUD R-8 zonings as described in the Public Works Director’s Memo dated November 11, 2020 attached hereto as **Exhibit A** and the Public Works Director’s recommended approval subject to the conditions as set forth in **Exhibit A**.


**WHEREAS**, the Village Plan Commission on November 16, 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,

16<sup>th</sup> 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  
Village President

Attest:   
Karie Pope  
Village Clerk

# MEMORANDUM

Date: November 11, 2020

To: Plan Commission  
Village Board

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

Re: Western Publishing/Olympia Brown – Certified Survey Map  
Parcel ID's: 104-04-23-21-003-000; 104-04-23-21-005-000; & 104-04-23-21-006-000

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The Engineering Department has received a Certified Survey Map (CSM) to reconfigure the three properties located at 5915 Erie Street, 5919 Erie, Street, and 5945 Erie Street into 3 new Lots, in the Village of Caledonia. The CSM was submitted by the TID 5 development group and the final version will be prepared by Foth Engineering.

This CSM is for the creation of three lots from three existing lots. Currently, the properties contain the Western Publishing building, the old Olympia Brown school and accessory buildings and parking lots. The proposed lots would have the following; Lot 1 would contain the proposed condominium towers, Lots 2 and 3 would each contain about half of the proposed town home style condominiums and a stormwater pond.

The lots are located within the Village of Caledonia's Sanitary Sewer & Water Service Area. All buildings on these lots will need to connect to Village of Caledonia sewer and water facilities. These connections will need to be made by the property owner/developer at their own cost.

The properties have a B-1 and P-1 Zoning Classification. The property is planned to be rezoned to a R-8 PUD Zoning and the Comprehensive plan is being updated to allow for the proposed condominium development. The proposed CSM will meet the required zoning minimums and will follow the comprehensive land use plan once the updates are approved.

Lot 1 will be a flag lot, however, it meets exceptions that allow for a flag lot as it was already a flag lot and it was already an irregular shaped lot.

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

**Move to approve the Certified Survey Map subject to the following:**

- **Subject to Rezoning and Comprehensive Plan proposed changes being approved.**

- **Subject to comments from Village staff and any technical corrections prior to Final Recording.**
- **Existing easements may need to be updated or removed and will need to be shown on the CSM**
- **A cross access agreement between Lots may be needed.**
- **An approved grading and storm water management plan will be needed in order to receive building permits.**
- **Sewer and Water connections will need to be made by the property owner.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary and must be approved by the Village prior to final recording.**

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