

RESOLUTION NO. 2020-41

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CERTIFIED SURVEY MAP ___; PARCEL IDs 104-04-23-31-129-000 & 104-04-23-31-130-000 – LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 6, T3N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER, JOHN O’MALLEY

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

WHEREAS, the applicant is requesting to create 3 lots from the existing parcel, which is currently designated as B-1 zoning as described in the Public Works Director’s Memo dated May 14, 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 May 19, 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,

1st Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of June, 2020.

VILLAGE OF CALEDONIA


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

Attest: Karie Pope
Karie Pope
Village Clerk

MEMORANDUM

Date: May 14, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: O'Malley – Certified Survey Map
Parcel ID's: 104-04-23-31-129-000 & 104-04-23-31-130-000

The Engineering Department has received a Certified Survey Map (CSM) to divide the property located at the northeast corner of STH 38 and STH 31, in the Village of Caledonia and Village of Mt. Pleasant. The CSM was submitted by John O'Malley and was prepared by Nielsen Madsen and Barber.

This CSM is for the creation of three lots from four existing parcels. Lot 1 would be 5.794 acres, Lot 2 would be 2.0 acres, and Lot 3 will be 2.153 acres in size. As of now, there is a proposal to build a Restaurant on Lot 2. There are no current proposals for the other lots at this time.

The lots are located within the Village of Caledonia's Sanitary Sewer & Water Service Area. There is currently a moratorium for connections to Mt. Pleasant facilities in this area. All 3 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 property currently has a B-1 Zoning Classification. B-1 Zoning requires 75 feet of frontage and 15,000 square feet size. The zoning for this property was recently changed to B-1 Zoning.

It should be noted that STH 31 and STH 38 are under the jurisdiction of the State of Wisconsin – Department of Transportation. Any driveway and/or access request for these lots will need to be made by WisDOT.

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 comments from Village staff and any technical corrections prior to Final Recording.**
- **Subject to any WisDOT conditions for access or driveways.**
- **The Final CSM is subject to the Land Division per Lot fee.**
- **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.**



CERTIFIED SURVEY MAP APPLICATION

Applicant (Please print or type)

Date: 4/28/2020Name: John A. O'MalleyBusiness Name: 4526 North Western, LLCAddress: 5200 W. Loomis Rd.City: Greendale State: Wisconsin Zip: 53129Phone: 414 421 1010 Email: Wendy@omalleyinvestments.com

Property Owner (This section can be left blank if same as above)

Name: SAME AS ABOVE

Business Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Development Information

Location/Address: _____

Tax Key Number(s): 042331129000 & 042331130000Project/Development Name (If Appl.): Culvers

Current Zoning District(s): _____ Proposed Zoning District(s): _____

Current 2035 Land Use: _____ Proposed 2035 Land Use: _____

Pre-Development Agreement including \$1,000 deposit

I certify that I have included all applicable submittal data and fees as outlined on the Land Use Amendment Procedures sheet along with one (1) scaled hard copy and a full pdf digital file.

I hereby certify that I have read and full understand the land use amendment procedures and failure to comply with the Village requirements will result in this application being withheld from consideration by the Village.

Signature of Property Owner

Print Name

Date

Signature of Applicant (Working as Agent for owner)

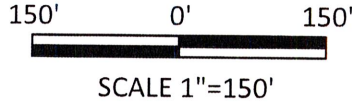
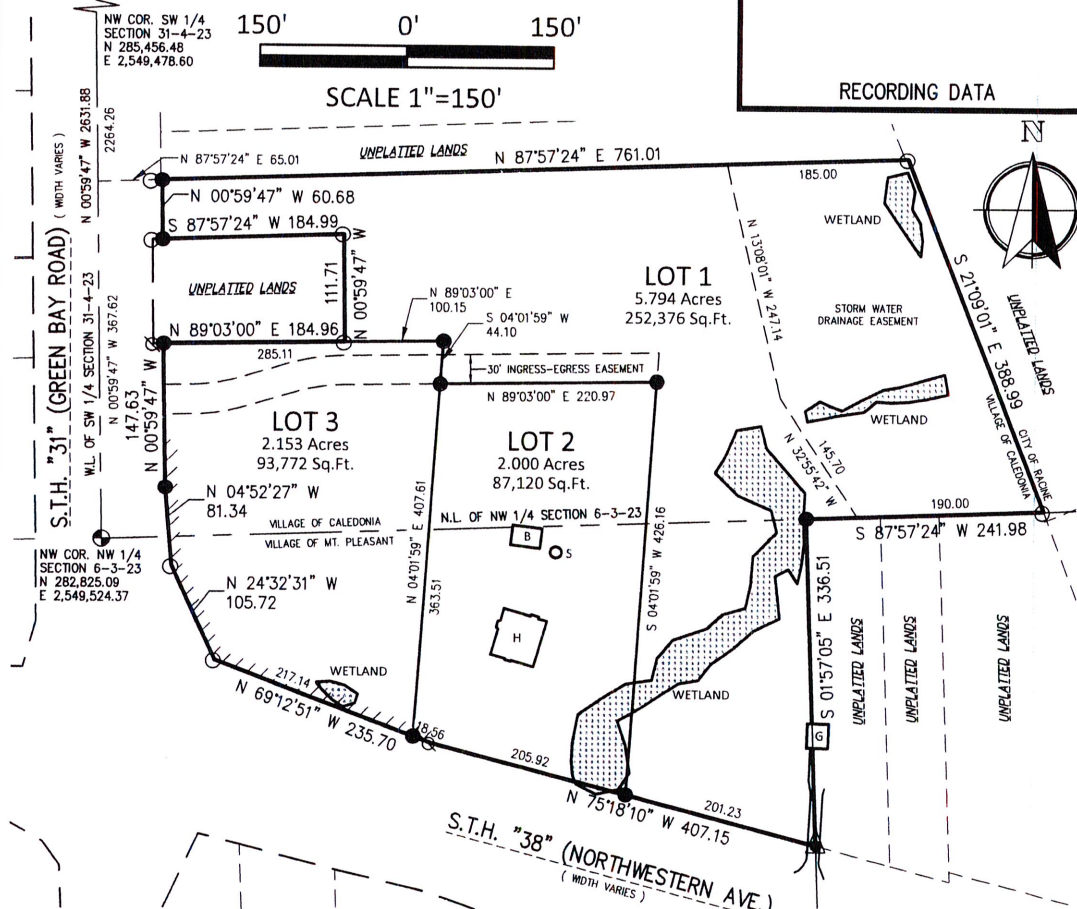
Print Name

Date

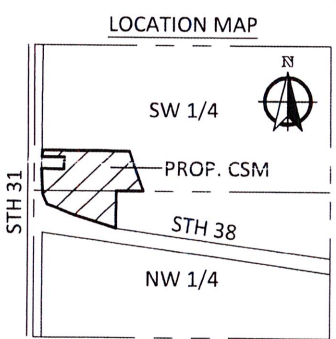
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CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 23 EAST, IN THE VILLAGE OF
MT. PLEASANT, RACINE COUNTY, WISCONSIN AND PART
OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP
4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA,
RACINE COUNTY, WISCONSIN



RECORDING DATA



NOTES:

WETLANDS WERE DELINEATED ON SEPTEMBER 4, 2019 BY DAVE MEYER OF WETLAND & WATERWAYS CONSULTING, LLC.

ZONING OF PARCELS IS R-3 AND B-3

OWNER/LAND SPLITTER: 4526 NORTHWESTERN II, LLC. ADDRESS: 5200 WEST LOOMIS ROAD GREENDALE, WI. 53129.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE WEST LINE OF SW 1/4 OF SECTION 31-4-23 IS ASSUMED TO BEAR N 00°59'38" W.



Mark R. Madsen
4-27-2020

- LEGEND:**
- 1 1/2" O.D. IRON PIPE FOUND
 - 3/4" O.D.x 18" REBAR - 1.68LBS/LIN FT.
 - ⊗ 5/8" O.D. REBAR FOUND
 - ▲ "PK" NAIL SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND
 - /// NO VEHICULAR ACCESS



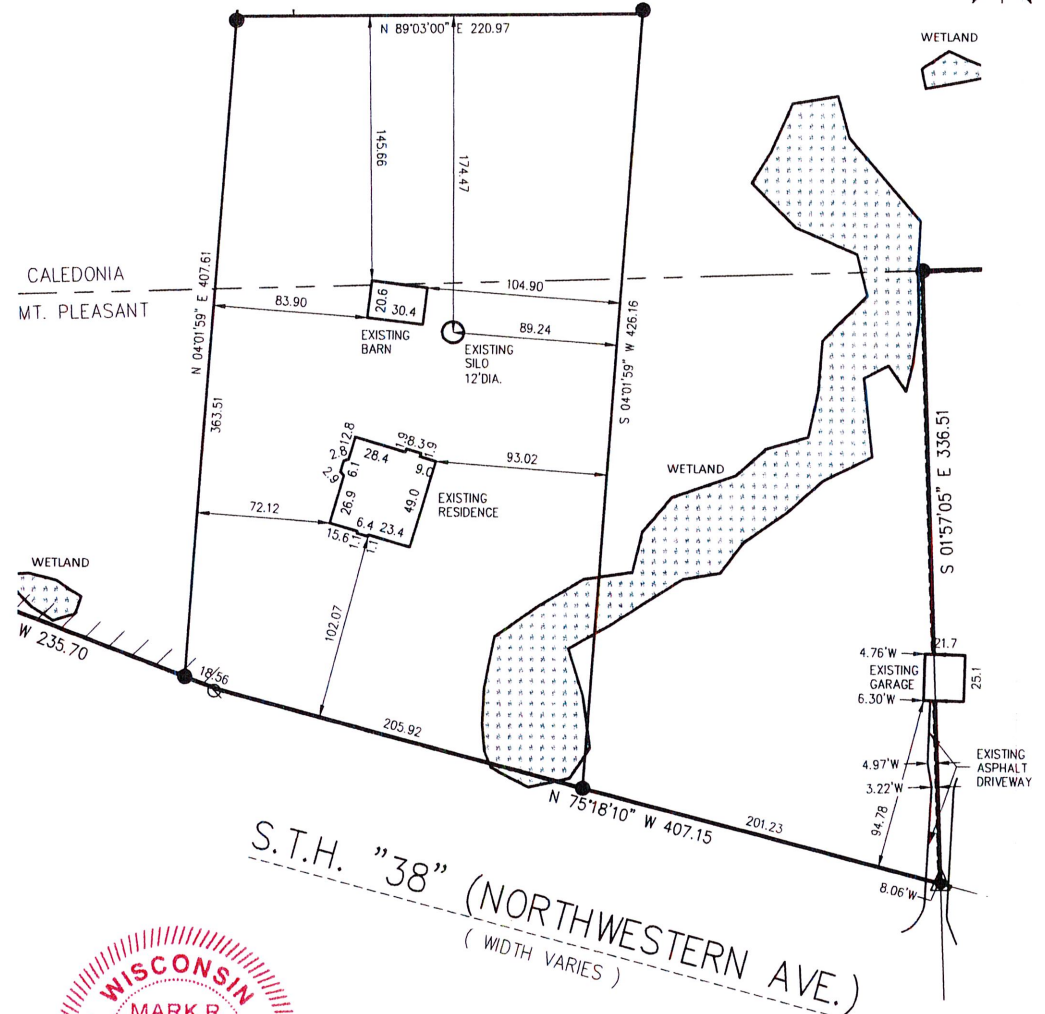
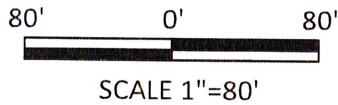
Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen April 27, 2020

2019.0131.03.DWG
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 23 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN



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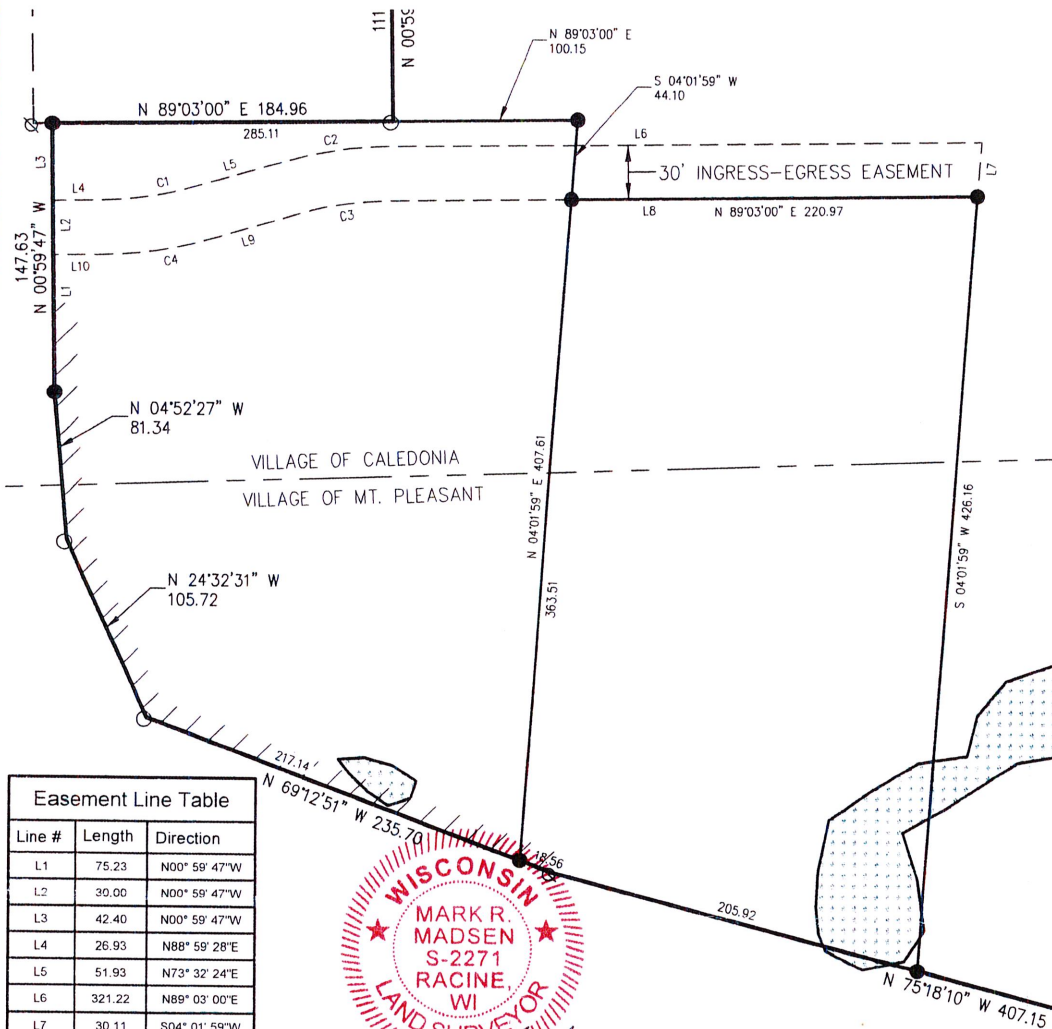
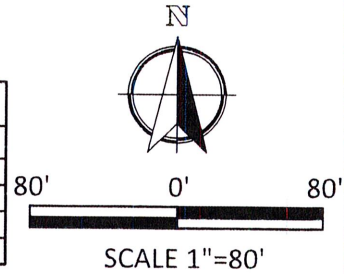
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SHEET 2 OF 5 SHEETS

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Easement Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	15°27'05"	184.50	49.76	25.03	N81°15'56"E	49.60	N88°59'28"E N73°32'24"E
C2	15°30'36"	215.00	58.20	29.28	N81°17'42"E	58.02	N73°32'24"E N89°03'00"E
C3	15°30'36"	185.00	50.08	25.19	S81°17'42"W	49.93	S89°03'00"W S73°32'24"W
C4	15°27'05"	214.50	57.85	29.10	S81°15'56"W	57.67	S73°32'24"W S88°59'28"W



Easement Line Table		
Line #	Length	Direction
L1	75.23	N00° 59' 47"W
L2	30.00	N00° 59' 47"W
L3	42.40	N00° 59' 47"W
L4	26.93	N88° 59' 28"E
L5	51.93	N73° 32' 24"E
L6	321.22	N89° 03' 00"E
L7	30.11	S04° 01' 59"W
L8	318.60	S89° 03' 00"W
L9	51.93	S73° 32' 24"W
L10	26.94	S88° 59' 28"W



Mark R. Madsen
4-27-2020

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SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

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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 the Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4 of the Northwest 1/4 of Section 6, Town 3 North, Range 23 East, in the Village of Mount Pleasant and that part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Town 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Northwest 1/4 of Section 6; run thence N00°59'47"W 367.62 feet along the West line of said Southwest 1/4 of Section 31; thence N87°57'24"E 65.01 feet parallel to the North line of said Northwest 1/4 of Section 6 to the Easterly right-of-way of S.T.H. "31" (Green Bay Road) and the place of beginning of the lands to be described; continue thence N87°57'24"E 761.01 feet parallel to the North line of said Northwest 1/4 of Section 6; thence S21°09'01"E 388.99 feet to the North line of said Northwest 1/4 of Section 6; thence S87°57'24"W 241.98 feet along the North line of said Northwest 1/4 of Section 6; thence S01°57'05"E, 336.51 feet to the Northerly right-of-way of S.T.H. "38" (Northwestern Avenue); thence N75°18'10"W 407.15 feet along the Northerly line of S.T.H. "38"; thence N69°12'51"W 235.70 feet along the Northerly line of S.T.H. "38"; thence N24°32'31"W 105.72 feet along the Northerly line of S.T.H. "38" to the Easterly right-of-way of S.T.H. "31"; thence N04°52'27"W 81.33 feet along the Easterly right-of-way of S.T.H. "31"; thence N00°59'47"W 147.63 feet along the Easterly right-of-way of S.T.H. "31" and parallel to West line of said Southwest 1/4 of Section 31; thence N89°03'00"E 184.96 feet; thence N00°59'47"W 111.71 feet parallel to West line of said Southwest 1/4 of Section 31; thence S87°57'24"W 184.99 feet parallel to the North line of said Northwest 1/4 of Section 6 to the Easterly right-of-way of S.T.H. "31"; thence N00°59'47"W 60.43 feet along the Easterly right-of-way of S.T.H. "31" and parallel to West line of said Southwest 1/4 of Section 31 to the point beginning. Said lands containing 9.946 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Section 101.06 of the Mt. Pleasant Land Division Control Ordinance 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;

April 27, 2020



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



Nielsen Madsen + Barber

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OWNERS' CERTIFICATE

4526 Northwestern II, LLC. duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner do hereby certify that said company caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. 4526 Northwestern II, LLC does 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 Mt. Pleasant and the Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said 4526 Northwestern II, LLC have caused these presents to be signed as Owners at Wisconsin on this 30 day of April 2020.
North Carolina

John A. O'Malley
By:
4526 Northwestern II, LLC.

North Carolina
STATE OF ~~WISCONSIN~~)
COUNTY OF Harnett)

Personally came before me this 30 day of April, 2020, John A. O'Malley of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, Lilith J. Cozine
My commission expires: October 16, 2024

LILITH J. COZINE
Notary Public
Harnett Co., North Carolina
My Commission Expires Oct. 16, 2024

VILLAGE'S CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____ 2020.

Stephanie Kohlhagen, Clerk/Treasurer
VILLAGE OF MT. PLEASANT

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2020.

Karie Pope, Clerk
VILLAGE OF CALEDONIA



Nielsen Madsen Barber
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Mark R. Madsen
4-27-2020

