

RESOLUTION NO. 2020-91

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP ___; PARCEL ID 104-04-22-25-063-000 –
LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 25, T4N, R22E, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI – OWNERS, MATT & BRIDGET BODENBACH,
GREG KIRIAKI, AND ALLYSON WRIGHT**

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 R-3 zoning as described in the Public Works Director’s Memo dated September 24, 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 September 28, 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,

5th Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of October, 2020.

VILLAGE OF CALEDONIA


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

Attest: Karie Pope
Karie Pope
Village Clerk

MEMORANDUM

Date: September 24, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Newman Road – Certified Survey Map
Parcel ID's: 104-04-22-25-063-000

The Engineering Department has received a Certified Survey Map (CSM) from Gregory Kiriaki. The CSM is for a property located on Newman Road, approximately 1,000 feet north of 3 Mile Road in the Village of Caledonia. The existing property is approximately 21 acres in size. There is approximately 480 feet of frontage along Newman Road.

The existing parcel currently contains a pond, a farm field, two small areas of wetlands and a wooded area.

This CSM is for the creation of two lots on the parcel. Lot 1 would be ~10.3 acres and the owner's plan is to build a single family home with an outbuilding. Lot 2 will be ~10.3 acres in size and the owners plan to build a single family home with an outbuilding as well.

The property is located within the Sanitary Sewer & Water Service Area. Both lots would need to connect to sewer and water services. Extension of facilities will be required and is the responsibility of the property owner.

The property currently has an R-3 Zoning Classification. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential (19,000 SF to 1.49 Acres per dwelling unit). Both of the Lots on the CSM follow the existing Zoning but do not follow the Comprehensive Land Use Plan.

A Concept Plan for this CSM went before the Plan Commission in April and was approved by the Plan Commission.

With this submittal there are 2 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. These Wavier/Modifications are for:

1. Approving a flag lot.
2. Approving lots that exceed the 2.5 to 1 Length to Width ratio

In regards to Waiver/Modification request #1, the CSM is proposing the creation of 2 flag lots. The existing property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots.

In regards to Waiver/Modification request #2, the CSM is proposing the creation of 2 lots that exceed the 2.5 to 1 max length to width ratio. Again, this property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots that fall within the 2.5 to 1 ratio.

If the Plan Commission **is 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.**
- **Address any comments and technical corrections from Village Staff.**
- **The approval of Wavier/Modification Requests #1 & 2.**
- **An approved grading plan will be needed prior to approval of the final CSM and storm water management plan may be needed if land disturbance thresholds are met.**
- **Extending and connecting to sanitary sewer and water will be required for both Lots.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

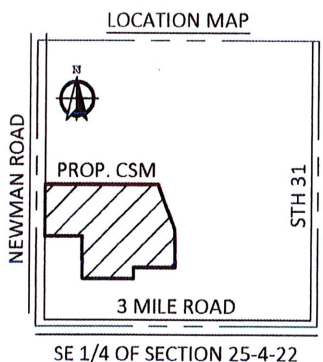
SURVEYOR'S CERTIFICATE

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 Southwest 1/4 of the Southeast 1/4 of Section 25, Township 4 North, Range 22 East in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at the South 1/4 corner of said Section 25, thence N00°44'37"W, 837.30 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the point of beginning of this description; continue thence N00°44'37"W, 480.77 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence N89°57'19"E, 1172.63 feet along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the Westerly line of the former Chicago and North Shore Railway right of way; thence S21°13'00"E, 445.15 feet along the Westerly line of the former said Chicago and North Shore Railway right of way to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence S89°49'02"E, 353.63 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the North line of the South 5 acres of the East 12 acres of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence S89°56'47"W, 396.67 feet along the North line of the South 5 acres of the East 12 acres of the said Southwest 1/4 of the Southeast 1/4 of said Section 25 to the West line of the aforesaid 5 acre parcel; thence S00°49'02"E, 103.63 feet along the North line of the South 5 acres of the East 12 acres of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence S89°56'47"W, 486.62 feet parallel with the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence N00°49'03"W, 391.82 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 1864 (CSM 1864), recorded in the office of the Register of Deeds for Racine County, Wisconsin on July 16, 1996, as Document No. 1546260; thence S89°56'47"W, 445.13 feet along the North line of Lot 1 of said CSM 1864 to the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 and the point of beginning. Containing 20.552 acres. (Excluding right of way)

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;

August 28, 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



NOTES:
ZONING OF PARCELS IS R-3

OWNERS/LAND SPLITTERS:
MATT AND BRIDGET BODENBACH
1839 TREVINO TRAIL, MT. PLEASANT, WI. 53405

GREG KIRIAKI
5702 CAMBRIDGE LANE, UNIT 8, RACINE, WI 53406

ALLYSON WRIGHT.
5702 CAMBRIDGE LANE, UNIT 8, RACINE, WI 53406

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON
NAD 1983/2011. THE SOUTH LINE OF SE 1/4 OF
SECTION 25-4-22 IS ASSUMED TO BEAR
S 89°56'47" W.

LEGEND:

- 1" O.D. IRON PIPE FOUND
- 3/4" O.D.x18" REBAR - 1.68LBS/LIN FT.
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND
- 6" CAST IRON MON. W / BRASS CAP FOUND
- ALUMINUM PLUG IN CONCRETE



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbcsc.net

This Instrument was drafted by Mark R. Madsen August 28, 2020

2020.0055.01.DWG
SHEET 2 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

We Matt and Bridget Bodenbach 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 Matt and Bridget Bodenbach have caused these presents to be signed as Owners at _____ Wisconsin on this ____ day of _____ 2020.

Matt Bodenbach

Bridget Bodenbach

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, Matt and Bridget Bodenbach, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

OWNERS' CERTIFICATE

I Greg Kiriaki as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I 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 Greg Kiriaki have caused these presents to be signed as Owners at _____ Wisconsin on this ____ day of _____ 2020.

Greg Kiriaki

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, Greg Kiriaki, 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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CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

I Allyson Wright as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I 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 Allyson Wright have caused these presents to be signed as Owners at _____ Wisconsin on this _____ day of _____ 2020.

Allyson Wright

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, Allyson Wright, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

Educators Credit Union, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificates of Matt and Bridget Bodenbach, Greg Kiriaki and Allyson Wright, owners.

IN WITNESS WHEREOF, the said Educators Credit Union has caused these presents to be signed by _____, its _____, at _____, _____ and its corporate seal to be hereunto affixed this _____ day of _____, 2020.

Educators Credit Union

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, _____ 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, _____
My commission expires: _____



Nielsen Madsen + Barber
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CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4
NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

VILLAGE CERTIFICATE

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

Karie Torkilsen, Clerk
VILLAGE OF CALEDONIA



Nielsen Madsen + Barber
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This Instrument was drafted by Mark R. Madsen August 28, 2020

2020.0055.01.DWG
SHEET 5 OF 4 SHEETS