

RESOLUTION NO. 2021-36

**RESOLUTION OF THE VILLAGE BOARD FOR THE VILLAGE OF CALEDONIA
APPROVING THE PRELIMINARY PLAT FOR BLUFFSIDE SUBDIVISION - NE ¼
AND SE ¼ OF THE NW ¼ OF SECTION 25, T4N, R23E, VILLAGE OF CALEDONIA,
RACINE COUNTY, WI; THOMAS ANTONNEAU OWNER; NANCY WASHBURN,
AGENT;
PARCEL NOS: 104-04-22-25-027-40 and 104-04-22-25-029-000**

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

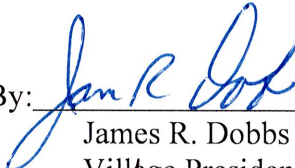
WHEREAS, Newport Development, Inc, Agent, has submitted a preliminary plat in accordance with Chapter 3 of Title 14 of the Village's Code of Ordinances for the Bluffside Subdivision. The preliminary plat creates 19 lots and 3 outlots within the Sanitary Sewer Service Area and located in the NE ¼ and SE ¼ of the NW ¼ of Section 25, T4N, R23E, Village of Caledonia, as described on the Village Public Works Director's Memo dated March 4, 2021 attached hereto as **Exhibit A**.

WHEREAS, on March 9, 2021, the Village Plan Commission recommended approval of the preliminary plat of Bluffside Subdivision by the Village Board in accordance with the Village Public Works Director's Memo dated March 4, 2021 attached hereto as **Exhibit A** (including the drawing) subject to the conditions outlined therein.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the preliminary plat of Bluffside Subdivision 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 compliance with all applicable Village ordinances, unless the applicant applies for an obtains waivers or modifications of such ordinances.

15th Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of March, 2021.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Joslyn Hoeffert
Village Clerk

770272.078 (3-1-18)

MEMORANDUM

Date: March 4, 2021

To: Plan Commission
Village Board

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

Re: Bluffside Preliminary Plat
Parcel ID's: 104-04-22-25-027-040 & 104-04-22-25-029-000

The Engineering Department has received a Preliminary Plat for Bluffside Subdivision from Newport Development, Inc. on behalf of Thomas Antonneau.

Bluffside Subdivision is located south of 4 Mile Road along Bluffside Drive and Park Ridge Drive in the Village of Caledonia. This subdivision is located within the sanitary sewer service area and this Preliminary Plat is for the creation of 19 Lots and 3 Outlots.

As background for the Plan Commission, the owners of the property had previously sold off a few parcels at a time in the past creating an unplatted subdivision without a subdivision plat or Homeowner's Association. This also created several parcels that are disconnected and share the same parcel ID. Village Ordinance now requires a Subdivision Plat to divide the property further. The developer plans to create a Homeowner's Association for the 19 Lots to care for the Outlot and stormwater pond maintenance.

The property currently has a R-2S Zoning Classification on it. R-2S Zoning requires 150 feet of street frontage and 40,000+ square feet size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, 19,000 square feet to 1.49 acres in size. The Preliminary Plat meets or exceeds the requirements of the Land Use Plan.

The layout for Bluffside Subdivision is for 19 units at approximately 1.26 dwelling units per acre. This overall subdivision plan does have approximately 2.9 acres of open space for an overall open space percentage of 12.15%. The Developer is asking for a waiver to the 40% Open Space rule. The Developer stated the owner is looking into ways to make the southern 17.2-acre parcel into Park or Conservancy as it is in the Primary Environmental Corridor. If this land was an Outlot, a waiver would not be required. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer will need to submit for a Final Plat.

The Plan Commission and Village Board will need to approve a waiver modification for a Subdivision with less than 40% Open Space.

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

Move to approve the Preliminary Plat subject to the following:

- **The southern 17.2-acre parcel with the 104-04-22-25-029-000 parcel ID should be addressed by the Final Plat.**
- **Preliminary Plat is subject to comments and technical corrections from Village staff.**
- **Approving the Open Space waiver modification.**
- **All new Lots will need to connect to Sanitary Sewer and Water facilities.**
- **An approved stormwater management and grading plan will be needed.**
- **Any Easements required by the Utility District.**
- **The Bluffside Preliminary Plat must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

If the Plan Commission and Village Board **are not willing** to support the Preliminary Plat the following motion is recommended.

Move to deny the Preliminary Plat subject to the following:

- **Preliminary Plat does not meet the Open Space requirement.**