

RESOLUTION NO. 2021-42

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CERTIFIED SURVEY MAP - WISPARK LLC/DEBACK FARMS BUSINESS PARK CSM. LOCATED IN THE SW ¼ AND NW ¼ OF THE NE ¼ AND THE NE ¼, SE ¼, SW ¼ AND NW ¼ OF THE NW ¼ OF SECTION 30, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER WISPARK LLC

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

WHEREAS, the Village Board has previously approved the rezoning of the land for WisPark LLC / DeBack Farms Business Park– NE ¼ & NW ¼ of Section 30, T4N, R22E located in TID #4 for the development of a new business park in the Village.

WHEREAS, the applicant is requesting to create 4 parcels as described on the Public Works Director’s Memo attached hereto as **Exhibit A** and the Public Works Director recommended approval subject to the conditions set forth in **Exhibit A**.

WHEREAS, it is the intent of the developer that Lots and Outlots be created and ready for future end users in the business park and that the Outlot be donated to the Village for the purpose of a water storage tank.

WHEREAS, the Village Plan Commission has recommended approval of the request subject to the approval by the Village Board in accordance with the Village’s Engineer’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,

29 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
James R. Dobbs
Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: March 24, 2021

To: Plan Commission
Village Board

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

Re: Scannell Properties - Certified Survey Map
Parcel ID 104-04-22-30-015-202

The Engineering Department has received a Certified Survey Map (CSM) from WisPark LLC to divide a parcel in DeBack Farms Business Park. The CSM was prepared by John Konopacki of the Pinnacle Engineering Group.

This is the fourth CSM for the DeBack Farms Business Park located in TID #4. The property is located between Four Mile Road and Adams Road and East of the East Frontage Road. The parcel is 71.069 acres. The proposed CSM is to split the parcel into multiple Lots and Outlots for future development.

This CSM is for the creation of 3 Lots and 1 Outlot. Lot 1 of this CSM is for a distribution warehouse that was approved by the Village Board in early March. Lot 2 and Lot 3 will be used for future development. The Outlot will be deeded to the Village for the installation of an elevated storage tank. This CSM is in conformance with the DeBack Farms Business Park Development Plan that has been submitted and used for the proposed Business Park.

The existing parcel is currently vacant. The parcel is located within the Sanitary Sewer & Water Service Area. All Lots will need to be connected to Sanitary Sewer & Water service. These connections will be the responsibility of the developers and may be subject to connection fees.

The parcel is part of the third WisPark CSM that is in the processes of being recorded. Once that CSM is recorded a new Parcel ID will be assigned for this CSM.

The Village Board has approved a Development Agreement with Scannell for the development of properties in the DeBack Farms Business Park. Any and all requirements of that Development Agreement shall be followed with the review and approval of this CSM.

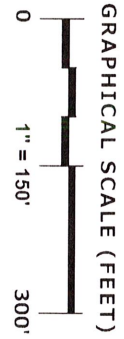
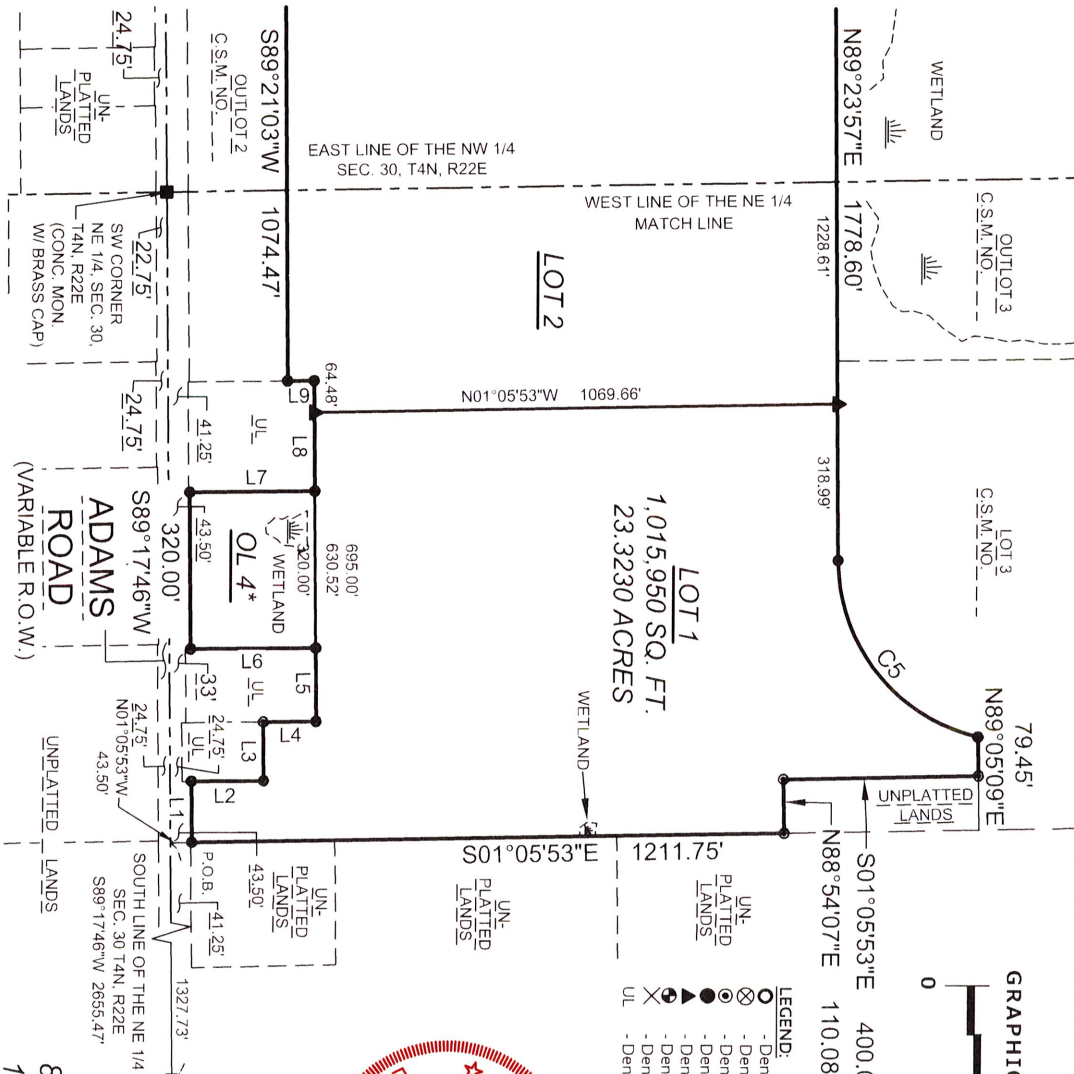
After reviewing the Scannell Properties / DeBack Farms Business Park CSM, the following motion is recommended.

Move to conditionally approve the Scannell Properties / DeBack Farms Business Park CSM subject to the following:

- 1. Address the Village's comments/changes to the draft CSM prior to recording.**
- 2. Cross access agreements will be needed to allow access and egress from DeBack Lane and from Adams Road/Carol Road via private driveways that cross lot lines.**
- 3. The third WisPark CSM will need to be recorded and a Parcel ID issued for Lot 2 prior to recording this CSM.**
- 4. All conditions of the Development Agreement between Scannell and the Village of Caledonia for the development of the properties in the DeBack Farms Business Park shall be incorporated as necessary.**
- 5. There shall be a Conditional Use Review in which all future developments building on Lots 2, 3, and any future Lot divisions shall conform.**
- 6. There shall be a Building Design Standards Review in which all future developments building on Lots 2, 3, and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.**
- 7. The CSM is subject to the Land Division per Lot fee.**
- 8. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

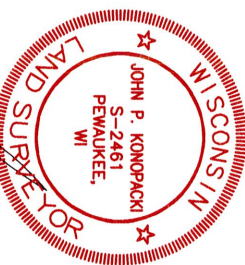
CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin



- LEGEND:**
- ⊗ - Denotes Found 1" Iron Pipe
 - ⊙ - Denotes Found 3/4" Iron Pipe
 - ⊖ - Denotes Found Capped 1/2" Iron Rebar
 - ⊕ - Denotes Found 3/4" Iron Rebar
 - ⊗ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⊕ - Denotes Found Mag Nail
 - ⊗ - Denotes Found Chiseled Cross
 - UL - Denotes "Unplatted Land"

Prepared for:
 WIS/PARK, LLC
 231 W. Michigan Street
 Milwaukee, WI 53203



MARCH 17, 2021

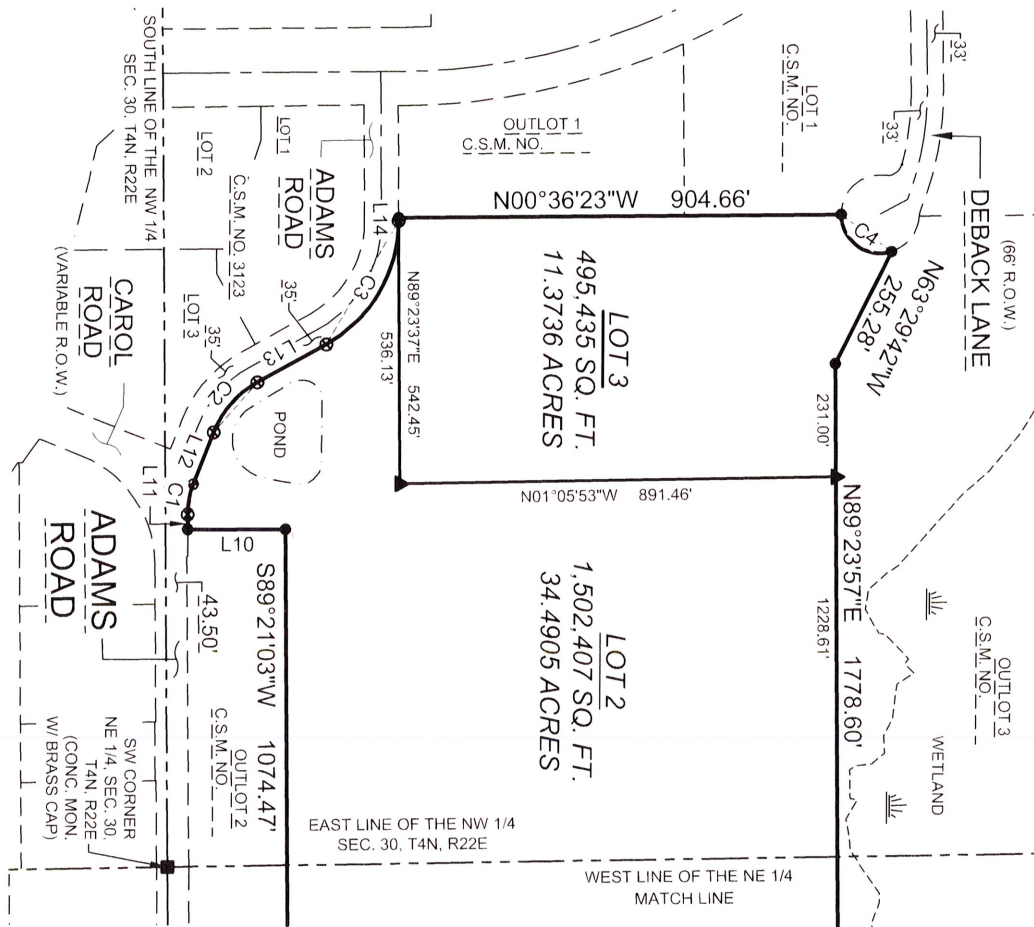
*** OUTLOT 4**
 81,974 SQ. FT.
 1,8819 ACRES

Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

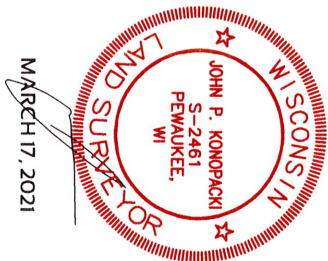
This instrument drafted by John P. Konopacki, PLS-License No. 5-2461

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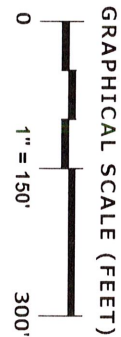
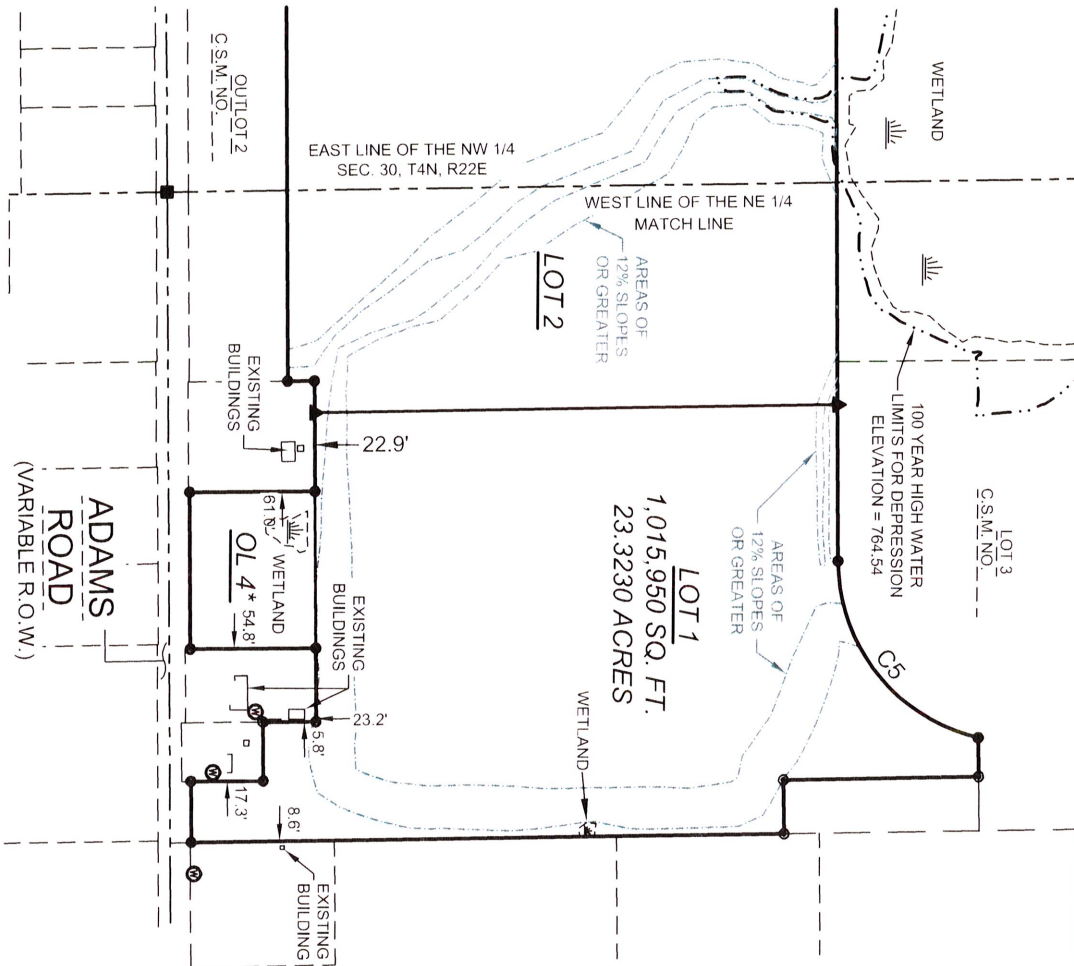
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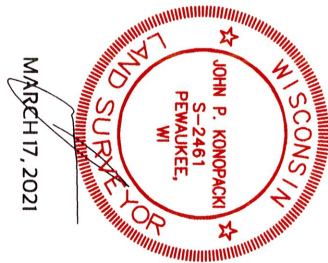
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SHEET 2 OF 10

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 - ⊗ - Denotes Found Chiseled Cross
 - ⊖ - Denotes Well



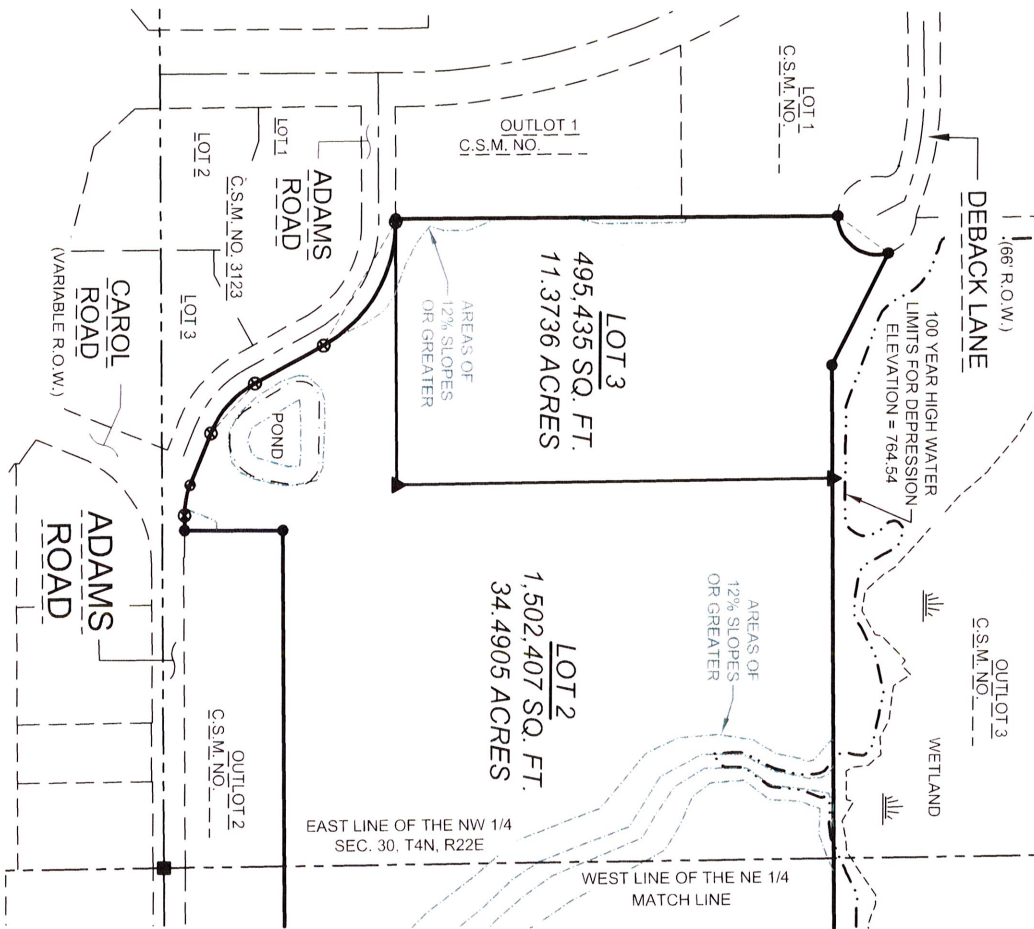
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 - ⊗ - Denotes Found Chiseled Cross



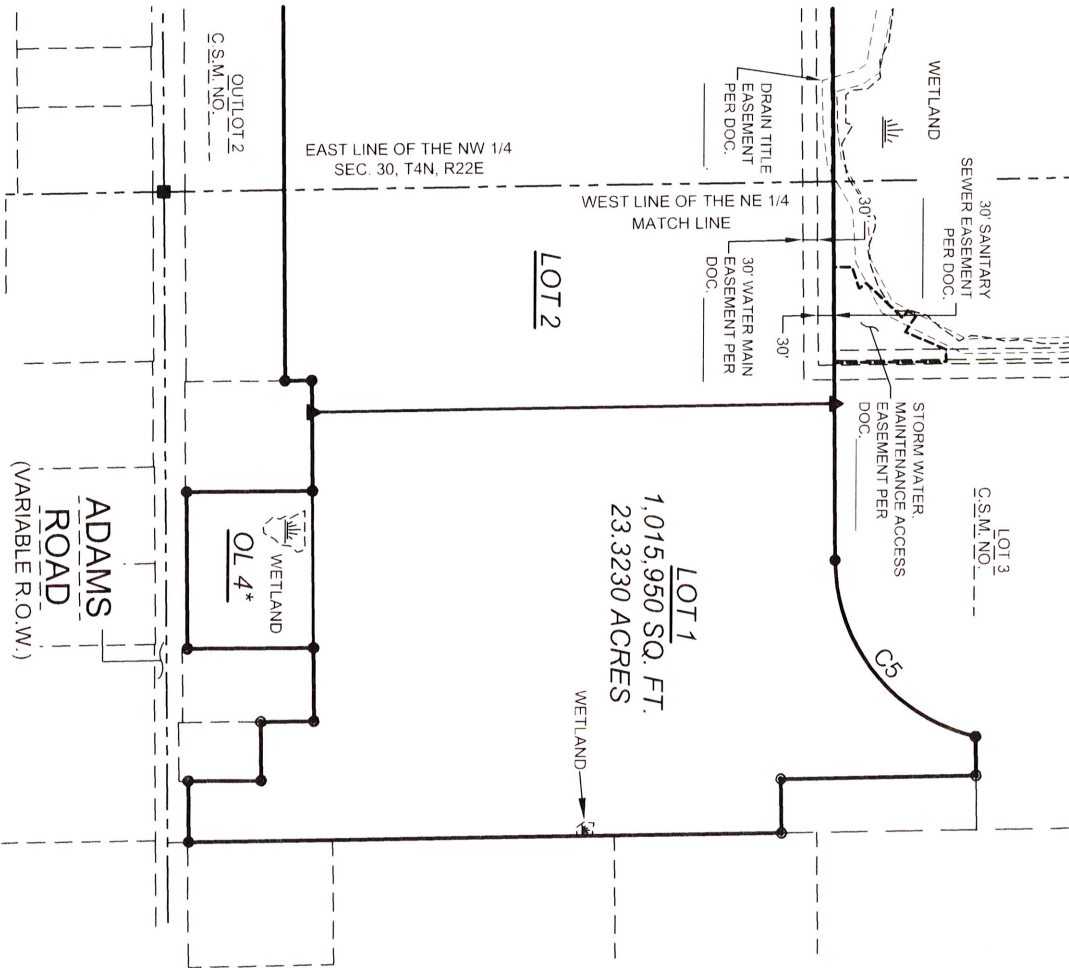
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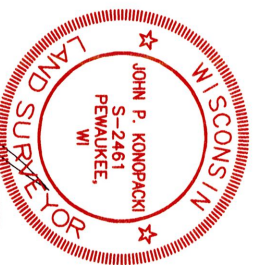
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MARCH 17, 2021

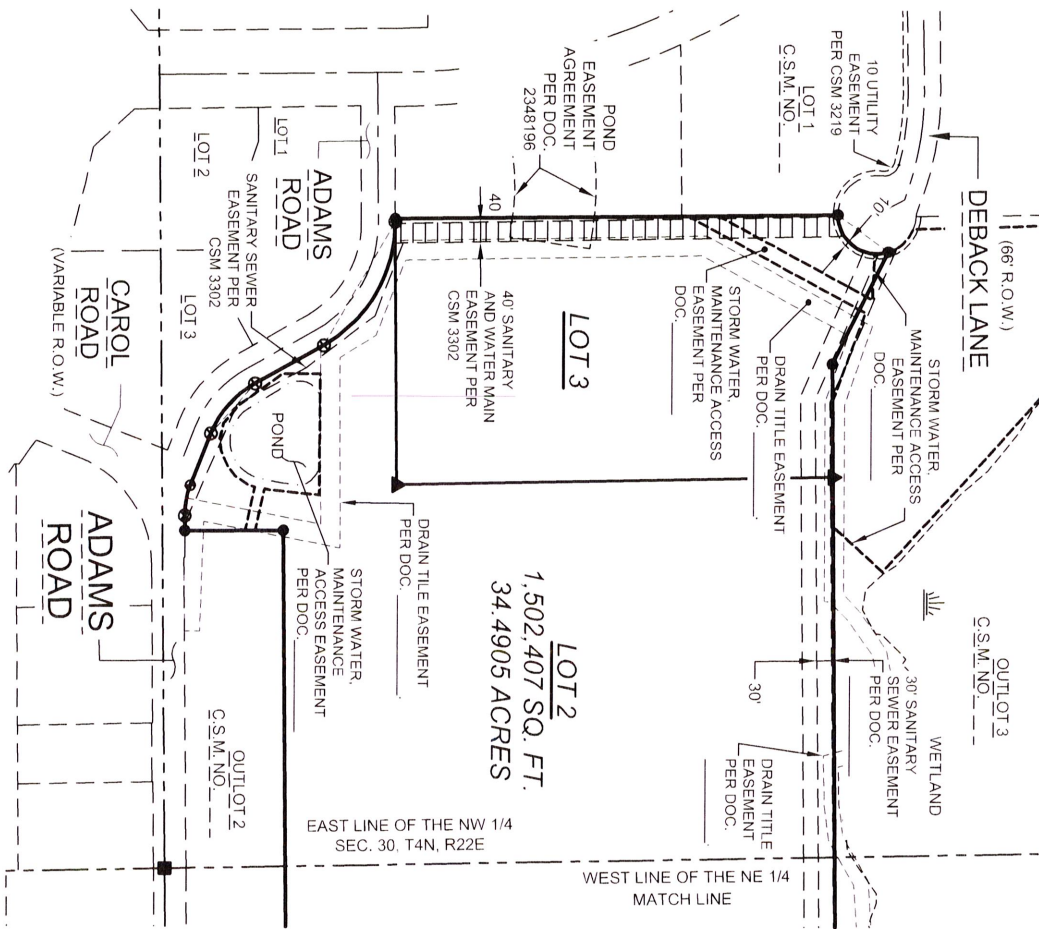
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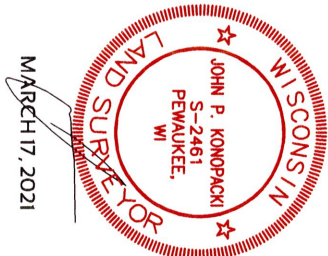
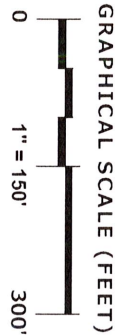
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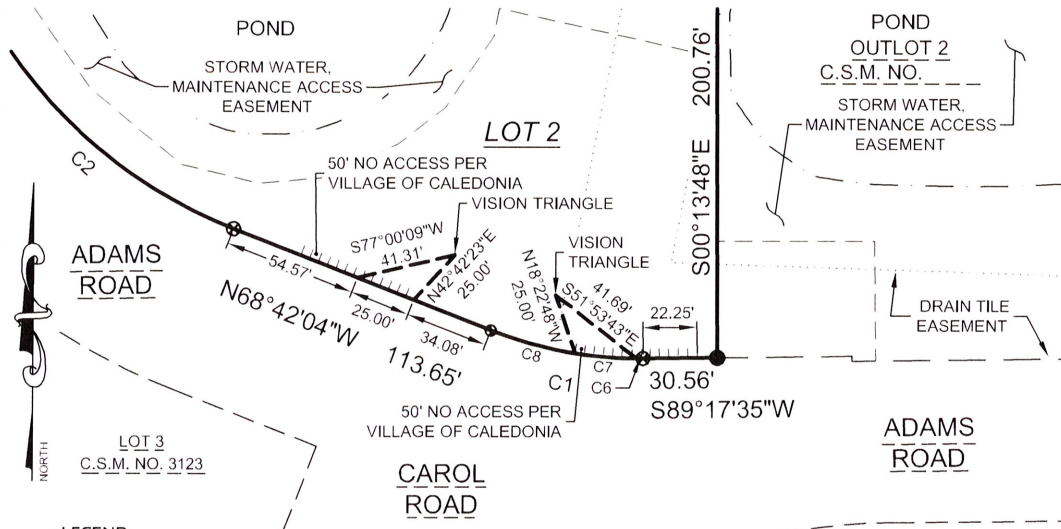
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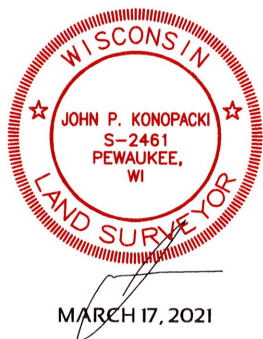
NO ACCESS AND VISION CORNER EASEMENT DETAILS

SCALE=1"=60'



- LEGEND:**
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 - ⊙ - Denotes Found 3/4" Iron Rebar
 - ⊕ - Denotes Found Mag Nail
 - ||||| - Denotes No Access

VISION TRIANGLE EASEMENT CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	2.74'	165.00'	S89°46'08"W	2.74'
C7	25.02'	165.00'	N85°24'38"W	25.00'
C8	35.61'	165.00'	N74°53'01"W	35.54'



NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
- Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- WETLAND RESTRICTIONS: Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The removal of topsoil or other earthen materials is prohibited. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited. The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited. Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The construction of buildings is prohibited.

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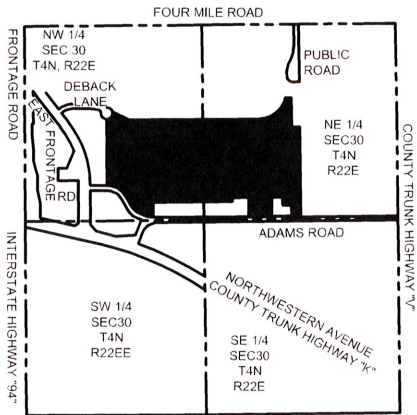
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PEG JOB#390.00C
SHEET 7 OF 10

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VICINITY MAP SCALE 1":2000'

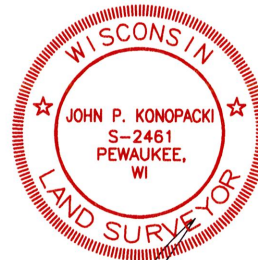


Subject Property Zoning:
M-3: Heavy Industrial District
Setbacks:
STREET: 50 FEET
REAR: 25 FEET
SIDE: 20 FEET
Tax Key Number:
#104-04-22-30-015-202

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S89°17'46"W	150.00'
L6	S00°42'14"E	256.17'
L7	N00°42'14"W	256.17'
L8	S89°17'46"W	225.00'
L9	S00°42'14"E	54.49'
L10	S00°13'48"E	200.76'
L11	S89°17'35"W	30.56'
L12	N68°42'04"W	113.65'
L13	N29°07'17"W	160.67'
L14	S89°23'37"W	6.32'

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	S89°17'35"W	N68°42'04"W
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	N68°42'04"W	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	149.13'	80.00'	106°48'19"	N35°59'27"E	128.46'	N89°23'37"E	N17°24'42"W
C5	498.18'	373.00'	076°31'29"	N51°08'13"E	461.97'	N89°23'57"E	N12°52'28"E



MARCH 17, 2021



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#390.OOC
SHEET 8 OF 10

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Racine County as Document No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 30; Thence South 89°17'46" West along the south line of said Northeast 1/4, 1327.73 feet; Thence North 01°05'53" West, 43.50 feet to the Point of Beginning;

Thence South 89°17'46" West along said north right of way line, 124.98 feet;
Thence North 00°42'14" West, 148.00 feet;
Thence South 89°17'46" West, 120.00 feet;
Thence North 00°42'14" West, 108.17 feet;
Thence South 89°17'46" West, 150.00 feet;
Thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line;
Thence South 89°17'46" West along said north right of way line, 320.00 feet;
Thence North 00°42'14" West, 256.17 feet;
Thence South 89°17'46" West, 225.00 feet;
Thence South 00°42'14" East, 54.49 feet;
Thence South 89°21'03" West, 1074.47 feet;
Thence South 00°13'48" East, 200.76 feet to the aforesaid north right of way line of Adams Road;
Thence the following courses along said north right of way line:
South 89°17'35" West, 30.56 feet to a point of curvature; Northwestery 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwestery 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwestery 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 6.32 feet;
Thence North 00°36'23" West, 904.66 feet to the south right of way line of Deback Lane and a point of a curve;
Thence northeasterly 149.13 feet along the arc of said curve to the left and said right of way, whose radius is 80.00 feet and whose chord bears North 35°29'27" East, 128.46 feet;
Thence South 63°29'42" East, 255.28 feet;
Thence North 89°23'57" East, 1778.60 feet to a point on a curve;
Thence northeasterly 498.18 feet along the arc of said curve to the left, whose radius is 373.00 feet and whose chord bears North 51°08'13" East, 461.97 feet;
Thence North 89°05'09" East, 79.45 feet;
Thence South 01°05'53" East, 400.00 feet;
Thence North 88°54'07" East, 110.08 feet to the east line of the West 1/2 of the Northeast 1/4;
Thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road and the Point of Beginning.

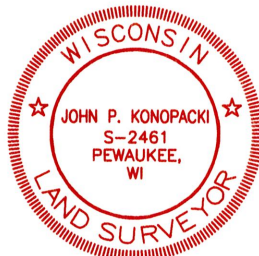
Containing 3,095,766 square feet (71,0690 acres) of land, more or less.

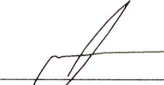
That I have made such survey, land division and map by the direction of WISPARK LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: MARCH 17, 2021




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
 PINNACLE ENGINEERING GROUP
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OFFICE: (262) 754-8888

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SHEET 9 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE

WISPARK LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

IN WITNESS WHEREOF, the said WISPARK LLC has caused these presents to be signed by (name) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: WISPARK, LLC

signature

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2021.

Date

Joslyn Hoeffert, Village Clerk



MARCH 17, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.OOC
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