

AMENDED

**NOTICE OF SPECIAL JOINT MEETING WITH
CALEDONIA VILLAGE BOARD
AND CALEDONIA PLAN COMMISSION
Thursday, September 17, 2020 at 4:00 p.m.
Caledonia Village Hall - 5043 Chester Lane**

**THIS WILL BE AN IN-PERSON MEETING – MAX NUMBER OF IN-PERSON CITIZEN ATTENDEES 16
ALL ATTENDEES MUST WEAR A FACE COVERING**

AUDIO & VIDEO CONFERENCE VIA ZOOM

ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 853 6358 5351 OR

ACCESS VIA ONE-TOUCH TELEPHONE IS: <tel:+13126266799>, [85363585351](tel:+13126266799)# OR

ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/85363585351>


1. Call to Order.
2. **Certified Survey Map** – Review a certified survey map submitted by Lee Jaramillo dividing the property with Parcel ID: 104-04-23-29-138-000. Located on the southeast corner of Douglas Avenue and 4 Mile Road.
3. **Motion to go into CLOSED SESSION**, pursuant to s. 19.85(1)(e), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: specifically to discuss a possible development in Tax Incremental District No. 5.
4. **The body(bodies) reserves the right to go back into OPEN SESSION**, possibly take action on the items discussed during the closed session and to move to other meeting agendas as posted.
5. Adjournment.

Dated September 16, 2020
Karie Pope, Village Clerk

MEMORANDUM

Date: September 11, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Jaramillo – Certified Survey Map
Parcel ID's: 104-04-23-29-138-000 & 104-04-23-29-151-000

The Engineering Department has received a Certified Survey Map (CSM) to divide the property located at 4959 Douglas Avenue and combine a portion of it with the property located at 4917 Douglas Avenue, in the Village of Caledonia. The CSM was submitted by Lee Jaramillo and was prepared by Metropolitan Survey Service, Inc. A review of the parcels shows ownership of the parcel by Heritage Bank & Trust and the Wisconsin Department of Transportation, a letter of Agent or ownership transfer will be needed prior to signing of the CSM.

This CSM is for the creation of two lots from two existing lots. Lot 1 would be 1.40 acres, Lot 2 would be 1.18 acres in size. There is a bank and parking lot on Lot 1. There is a proposed multi-tenant commercial use development planned for Lot 2.

The lots are located within the Village of Caledonia's Sanitary Sewer & Water Service Area. Lot 2 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-2 Zoning Classification. B-2 Zoning requires 75 feet of frontage and 15,000 square feet size. The proposed CSM meets the required zoning minimums and follows the comprehensive land use plan.

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

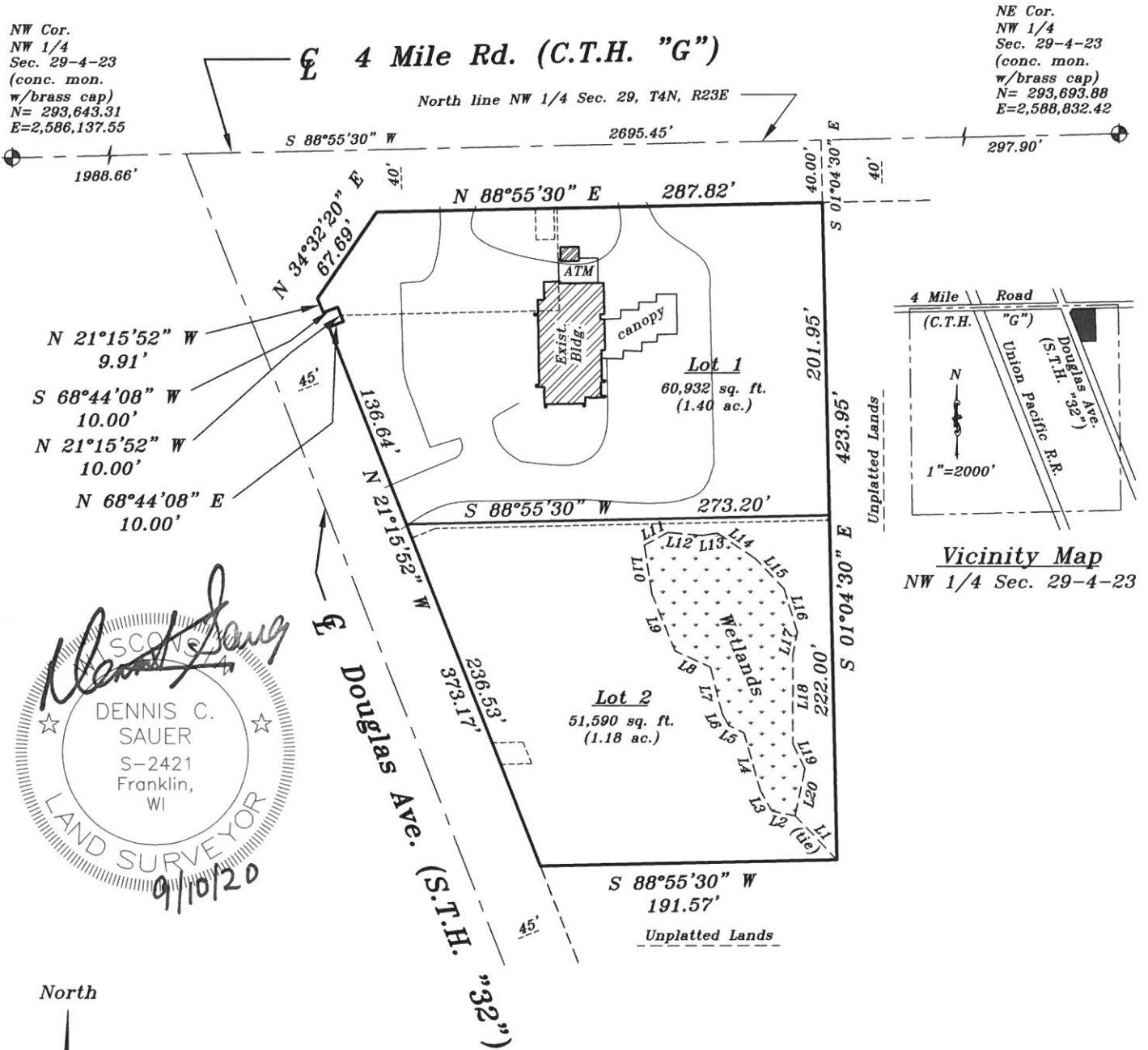
Move to approve the Certified Survey Map subject to the following:

- **Subject to comments from Village staff and any technical corrections prior to Final Recording.**
- **Proof of ownership or letter of agent is needed.**
- **A cross access agreement between Lot 1 and Lot 2 will be needed.**
- **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 NO. _____

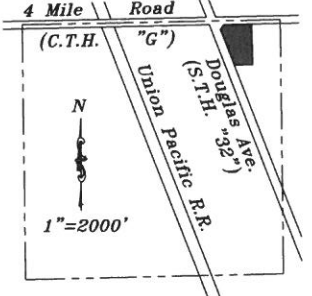
Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 29,
Township 4 North, Range 23 East, in the Village of Caledonia,
Racine County, Wisconsin.



NW Cor.
NW 1/4
Sec. 29-4-23
(conc. mon.
w/brass cap)
N= 293,643.31
E=2,586,137.55

NE Cor.
NW 1/4
Sec. 29-4-23
(conc. mon.
w/brass cap)
N= 293,693.88
E=2,588,832.42

DENNIS C. SAUER
 S-2421
 Franklin,
 WI
 9/10/20



Vicinity Map
NW 1/4 Sec. 29-4-23

WETLAND LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1 (tie)	N 43°23'25" W	38.91	L11	N 62°14'11" E	17.23
L2	N 78°18'31" W	15.62	L12	S 85°14'05" E	22.27
L3	N 29°01'00" W	14.70	L13	N 81°30'26" E	10.03
L4	N 15°33'25" W	39.06	L14	S 55°59'46" E	28.85
L5	N 63°56'12" W	11.30	L15	S 44°09'53" E	26.89
L6	N 28°33'49" W	7.78	L16	S 17°10'19" E	29.46
L7	N 13°59'20" W	31.92	L17	S 11°34'15" W	15.04
L8	N 65°14'54" W	25.09	L18	S 00°10'50" W	57.90
L9	N 22°03'42" W	39.43	L19	S 25°50'33" E	17.74
L10	N 08°45'16" W	31.71	L20	S 11°48'03" W	30.95

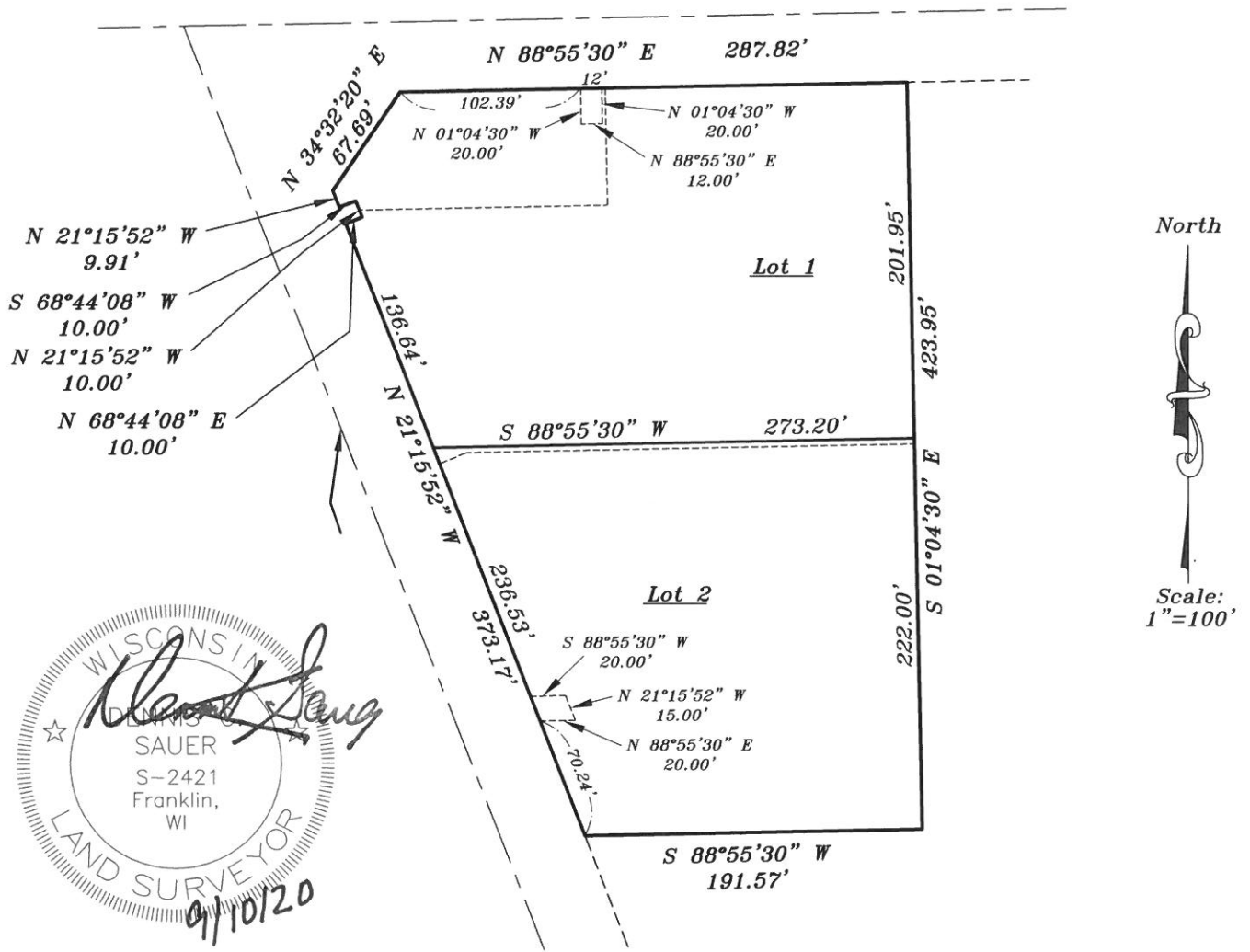
North

Scale:
1"=100'

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 29,
Township 4 North, Range 23 East, in the Village of Caledonia,
Racine County, Wisconsin.

§ 4 Mile Rd. (C.T.H. "G")



CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify that:


I have surveyed, divided and mapped a part of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, bounded & described as follows: Commencing at the Northeast corner of said Northwest 1/4; thence S 88°55'30" W along the North line of said Northwest 1/4, 297.90 feet to a point; thence S 01°04'30" E, 40.00 feet to a point on the North line of 4 Mile Road (C.T.H. 'G'), said point being the point of beginning of the lands to be described; thence continuing S 01°04'30" E, 423.95 feet to a point; thence S 88°55'30" W, 191.57 feet to a point on the East line of Douglas Avenue, (S.T.H. '32'); thence N 21°15'52" W along said East line, 373.17 feet to a point; thence N 68°44'08" E, 10.00 feet to a point; thence N 21°15'52" W, 10.00 feet to a point; thence S 68°44'08" W, 10.00 feet to a point; thence N 21°15'52" W, 9.91 feet to a point; thence N 34°32'20" E, 67.69 feet to a point on the South line of 4 Mile Road; thence N 88°55'30" E along said South line, 287.82 feet to the point of beginning. Said lands containing 112,522 square feet. (2.58 acres.)

That I have made such survey, land division and map by the direction of Northterra Management, LLC, owners of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia in surveying, dividing and mapping the same.

September
Date


Dennis C. Sauer
Professional Land Surveyor P.L.S. 2421



PREPARED FOR:
Lee M Jaramillo
2300 Washington Ave #200
Racine, WI 53405

PREPARED BY: Dennis C. Sauer
Metropolitan Survey Service, Inc.
9415 W Forest Home Avenue, #202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

Northterra Management, LLC, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Lee M. Jaramillo, Principal

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day _____, 20__, Lee M. Jaramillo, Principal, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires _____

VILLAGE BOARD OF CALEDONIA APPROVAL

This land division is hereby approved by the Village Board of Caledonia, this _____ day of _____, 20__.

Karie Pope, Clerk
Village of Caledonia



THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. 2421