

**PLANNING COMMISSION AGENDA**  
**Monday, October 31, 2022 at 6:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

**1. Meeting called to order**

**2. Roll Call/Introductions**

**3. Approval of Minutes**

**4. Citizens' Comments**

**5. New Business**

- A. FINAL PLAT REVIEW – Review a proposed final plat for the Bluffside Subdivision that would create 19 single-family residential lots located on Bluffside Road and Park Ridge Road submitted by Nancy Washburn, Applicant, Bluffside Estates LLC, Owner. (Parcel ID Nos. 104-04-22-25-029-000 & 104-04-22-25-027-040)

**6. Old Business**

- A. CERTIFIED SURVEY MAP - Review a certified survey map creating two lots for the parcel located at 7521 5 Mile Road submitted by Michael Leiber, Applicant, Edward Phillip, Owner. (Parcel ID No. 104-04-22-22-001-000)

**7. Adjournment**

Dated October 27, 2022

Joslyn Hoeffert  
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

**Planning Commission Meeting  
Monday, September 26, 2022**

**1. Meeting called to order**

Trustee Weatherston called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Weatherston, Scott Olley, Joseph Kiriaki, Tim Just

Excused: President Jim Dobbs, Nancy Pierce

Also Present: Development Director Peter Wagner and Village Attorney Elaine Ekes

**3. Approval of Minutes**

Approval of August 29, 2022, meeting minutes.

**Motion** by Kiriaki to approve the minutes.

**Seconded** by Trustee Knitter.

**Motion** carried unanimously.

**4. Citizens' Comments**

Christian DeJong, 1648 Secretariat Lane, spoke about the proposed Crawford Park Master Plan. He is opposed to the park access being located on Sunshine Lane and asked that when the access is designed that Heidi Drive instead be considered for park access.

**5. Public Hearing and Possible Action on Items set for Public Hearing**

**5A. ZONING TEXT AMENDMENT – Consider a proposal to repeal and recreate the existing Title 16: Zoning and Board of Appeals of the Municipal Code submitted by Village of Caledonia, Applicant.**

Wagner discussed the history of the code, the process of developing a new code, and reasons for the change.

Trustee Weatherston opened the Public Hearing at 6:05 p.m.

*Trustee Weatherston asked three times if anyone wanted to speak in favor of this proposal.*

**In favor:** None.

*Trustee Weatherston asked three times if anyone wanted to speak against this proposal.*

**Against:** None.

Trustee Weatherston closed the Public Hearing at 6:07 p.m.

*Trustee Weatherston asked if anyone who was neutral or had questions about this proposal wanted to speak.*

None

**5A. Commission Deliberation**

**Motion by Knitter** that the Planning Commission recommends to the Village Board that Municipal Code Title 16: Zoning and Board of Appeals, be repealed and recreated with the proposed 18 chapters as presented.

Seconded by Olley

Motion carried unanimously.

**6. New Business**

Motion by Kiriaki to take the agenda out of order starting with Item 6B and then to continue on with the rest of the agenda.

Seconded by Olley.

Motion carried unanimously.

**6B. CRAWFORD PARK MASTER PLAN REVIEW – Review the proposed master plan for the future development of Crawford Park submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID Nos. 104-04-23-20-123-000, 104-04-23-20-123-020, & 104-04-23-20-132-000)**

Wagner discussed various aspects of the proposal taken from his report of September 26, 2022. Graphics showing the plan options were projected.

**6B. Commission Deliberation**

Motion by Kiriaki that the Plan Commission recommends to the Village Board that the Master Plan for Crawford Park be adopted as presented.

Seconded by Knitter

Motion carried unanimously.

**6A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the Water’s Edge Condominium Development located on Water’s Edge Drive, formerly Erie Street, submitted by Rinka, Applicant, CCM-Caledonia, LLC Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)**

Wagner read from his report of September 26, 2022.

Rinka Architect Eric Mayne, 13270 Gremoor Drive, Elm Grove, WI, described the project while referring to projected graphics depicting the concept plan.

Angelo Trentadue, 718 Kentwood Drive, addressed the Commission with concerns about traffic on 4 Mile Road and Erie Street, types of dwellings, construction timeline and purchase price of the units. Wagner, Trustees and Mayne addressed the issues.

**6A. Commission Deliberation**

Motion by Kiriaki That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of three, 5-story buildings with underground parking, 39 condominium

townhouses/villas, and recreational amenities be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning and Planned Unit Development through the building, site, and operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of high density residential.

**Seconded by Just**

**Motion carried unanimously.**

**6C. BOUNDARY AGREEMENT REVIEW – Review a building, site, and operations plan to construct and utilize a ±5,000 square-foot commercial building located at 195 27th Street submitted by August Hoppe, Applicant, Christensen Revocable Trust 1019 HWY V, Owner. (Parcel ID No. 168-04-21-01-004-000)**

Wagner read from his report of September 26, 2022.

**6C. Commission Deliberation**

**Motion by Kiriaki** That the Plan Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±5,000 square-foot commercial building located at 195 27th Street in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on September 20, 2022.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Seconded by Knitter

Motion carried unanimously.

**7. - Adjournment**

Motion by to adjourn by Kiriaki. Seconded by Olley. Motion carried unanimously.  
Meeting adjourned at 7:40 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician

# MEMORANDUM

**Date:** October 26, 2022

**To:** Plan Commission  
Utility District  
Village Board

**From:** Ryan Schmidt, PE  
Village Engineer



**Re:** Final Subdivision Plat – Bluffside

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The Engineering Department received a Subdivision Final Plat for Bluffside on October 20, 2022. The Bluffside subdivision is located south of 4 Mile Road and along Bluffside Drive. This subdivision is proposed to add 19 lots within the existing subdivision on multiple public roadways (Old Orchard Boulevard, Park Ridge Drive, and Bluffside Drive). The Bluffside subdivision is within the sewer service area. This Final Plat was originally brought to the Plan Commission in June of 2021 for review and approval while the Preliminary Plat was approved in March of 2021.

The Final Plat includes 5 Outlots. A proposed storm water pond will be constructed upon Outlot 3. The developer will be required to provide a separate storm water easement and a liability and maintenance agreement for the proposed storm water feature to ensure it is installed and maintained properly. Outlot 4 and Outlot 5 were created within the Primary Environmental Corridor and wetland areas along the Root River to meet the 40% Open Space Requirement.

The property has an R-2S Zoning Classification, which requires 50 foot street yard and rear yard setbacks as well as 15 foot side yard setbacks. The proposed minimum lot size is required to be 40,000 square feet with 150 feet of frontage. The Villages 2035 Land Use Plan shows the property shall be Low Density Residential. The Final Plat meets or exceeds these requirements.

Construction Plans were approved to extend the water main within Village Right-of-Way or Easements. Sanitary Sewer main is already on-site and sewer laterals will be installed to each of the proposed lots. All of the new lots will be required to connect to the Sanitary Sewer and Water Services. Existing properties along Bluffside Drive and Park Ridge Drive will receive a water lateral to the property line from the Developer. The Developer will be allowed to request a 10 year cost recovery in accordance with Wisconsin PSC rules.

A Development Agreement is in the process of being finalized pending some minor changes. Once the agreement is signed, it shall be brought to the Village Board for Approval prior to the recording of the Final Plat. The Developer shall follow all requirements of said Development Agreement with the approval of this Plat.

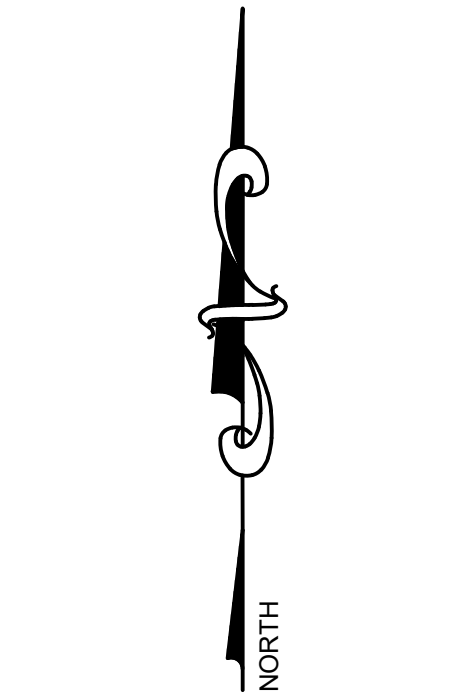
If the Plan Commission, Utility District, and Village Board are willing to support the Final Plat, the following motion is recommended:

**Move to approve the Final Bluffside Subdivision Plat subject to the following:**

- **Final Plat is updated to include a 20' water main easement parallel to the existing 20' sanitary sewer easement that runs between Bel-Mar Avenue and Park Ridge Drive. The water main easement shall run parallel along the southwest side of the existing sewer easement.**
- **The Developer shall execute a separate Storm Water Easement and Liability and Maintenance Agreement for Outlot 3.**
- **Access Easement for Lot 1 and Lot 2 is spelled out on the Final Plat prior to recording.**
- **The Development Agreement is signed and approved at the Village Board prior to final recording of the Plat.**
- **Final Plat must conform to all Ordinances in Title 9,14, and 18 as necessary.**
- **Final Plat is subject to Land Division per Lot Fee.**

# BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 23 East has a bearing of S89°47'58"W.

**R-2S BUILDING SETBACKS:**  
STREET SETBACK = 50 FEET  
REARYARD = 50 FEET  
SIDEYARD = 15 FEET

LINE NO.	BEARING	DISTANCE
L1	S89°47'58"W	66.00'
L2	S00°12'02"E	66.00'
L3	S00°35'22"W	105.00'
L4	N22°05'02"W	77.08'
L5	N66°15'06"E	91.03'
L6	S89°47'58"W	83.00'
L7	S66°15'06"W	91.03'
L8	S29°07'20"W	66.19'

PREPARED FOR:  
Bluffside Estates, LLC  
8338 Corporate Drive, Suite 300  
Mount Pleasant, WI 53406  
262-898-7777

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

- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found 2" Iron Pipe
  - - Denotes Found 3/4" Iron Rod
  - SF - Denotes "Square Foot"
  - (R) - Denotes "Recorded As"
  - ||||| - Denotes No Access

All other corners are marked by a 3/4" X 18" Iron Rebar, 15 LBS./FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

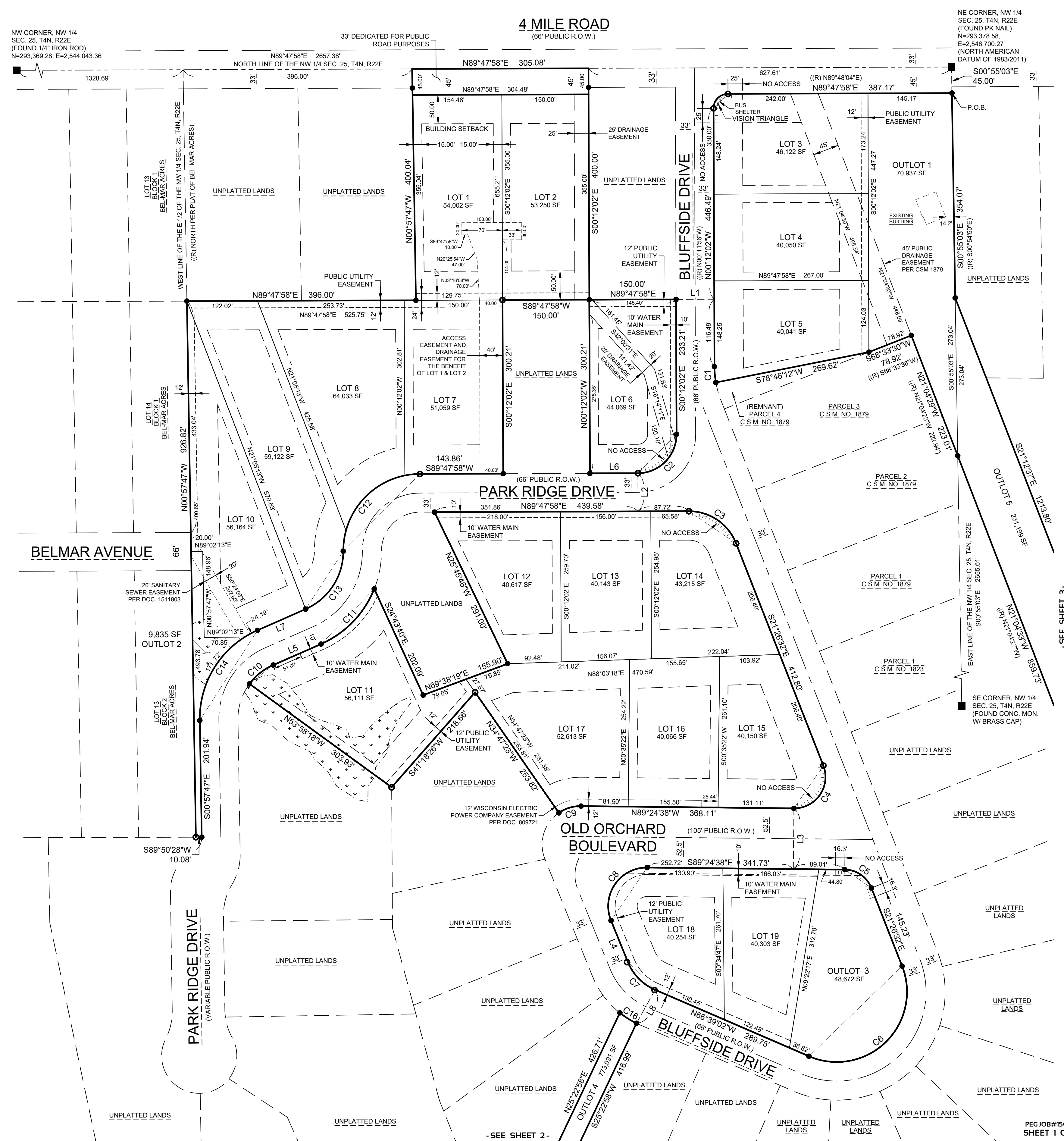
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



OCTOBER 11, 2022

This instrument drafted by John P. Konopacki, PLS-Registration No. 5-2461  
**PINNACLE ENGINEERING GROUP**



www.pinnacle-engr.com

- SEE SHEET 3 -

# BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN  
WAUKESHA COUNTY) 55

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

That I have surveyed, mapped and divided a part of Parcel 4 of Certified Survey Map No. 1879, as recorded in the Register of Deeds office for Racine County as Document No. 1550236, and additional lands in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 AND the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25; Thence South 00°55'03" East along the east line of said Northwest 1/4, 45.00 feet to the south right of way line of Four Mile Road and the Point of Beginning;

Thence continuing South 00°55'03" East along said east line, 354.07 feet; Thence South 21°12'37" East, 1213.80 feet; Thence North 68°47'23" East, 50.00 feet; Thence South 21°12'37" E, 413.50 feet to a Meander Line of the Root River; Thence South 33°49'09" West along said Meander Line, 305.08 feet; Thence South 89°54'32" West, 80.92 feet; Thence North 05°59'32" West, 681.07 feet; Thence North 21°04'33" West and then along the northeasterly line of Certified Survey Map No. 1879, 859.73 feet to the aforesaid east line of the Northwest 1/4; Thence North 21°04'29" West along the northeasterly line of said Certified Survey Map No. 1879, 223.01 feet to the north line of said Certified Survey Map; Thence South 68°33'30" West along said north line, 78.92 feet; Thence South 78°46'12" West, 269.62 feet to the east right of way line of Bluffs Drive to a point of curvature; Thence northerly 27.50 feet along the arc of said curve to the right, whose radius is 160.00 feet and whose chord bears North 05°07'29" West, 27.47 feet; Thence North 00°12'02" East along said east right of way line, 116.49 feet to a tie line;

Thence South 89°47'58" West along said tie line, 66.00 feet to the west right of way line of said Bluffs Drive; Thence South 00°12'02" East along said west right of way line, 233.21 feet to a point of curvature; Thence southwesterly 105.24 feet along said west right of way line and the arc of said curve to the right, whose radius is 67.00 feet and whose chord bears South 44°47'58" West, 94.75 feet to a tie line;

Thence South 00°12'02" East along said tie line, 66.00 feet to the south right of way line of Park Ridge Drive; Thence North 89°47'58" East along said south right of way line, 87.72 feet to a point of curvature; Thence southeasterly 105.03 feet along said south right of way line and the arc of said curve to the right, whose radius is 87.52 feet and whose chord bears South 55°49'17" East, 98.84 feet; Thence South 21°26'32" East along the aforesaid west right of way line of Bluffs Drive, 412.80 feet to a point of curvature; Thence southwesterly 105.74 feet along said west right of way line and the arc of said curve to the right, whose radius is 54.08 feet and whose chord bears S34°34'25" West, 69.69 feet to a tie line;

Thence South 00°35'22" West along said tie line, 105.00 feet to the south right of way line Old Orchard Boulevard; Thence South 89°24'38" East along said south right of way line, 89.01 feet to a point of curvature; Thence southeasterly 59.31 feet along aforesaid west right of way line of Bluffs Drive and the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 55°29'35" East, 55.90 feet; Thence South 21°26'32" East along said west right of way line of Bluffs Drive, 145.23 feet to a point of curvature; Thence southwesterly 285.46 feet along said west right of way line and the arc of said curve to the right, whose radius is 121.34 feet and whose chord bears South 45°57'13" West, 224.04 feet; Thence North 66°39'02" West along the north right of way line of said Bluffs Drive, 289.75 feet to a point of curvature and a tie line;

Thence South 29°07'20" West along said tie line, 66.19 feet to the south right of way line of Bluffs Drive; Thence South 25°22'58" West, 416.99 feet; Thence South 07°23'02" East along the south line of the parcel described in Warranty Deed No. 800291, 85.00 feet; Thence South 84°01'26" East along said south line, 139.60 feet; Thence North 31°34'32" East along said south line, 21.90 feet; Thence North 64°24'02" East along said south line, 160.33 feet to a Found 1" Iron Pipe; Thence South 73°38'02" East along the south line of the parcel described in Warranty Deed No. 800434, 192.14 feet; Thence South 07°14'03" East along the south line of the parcel described in Warranty Deed No. 961505, 146.28 feet; Thence North 75°54'29" East along said south line, 257.42 feet to the aforesaid east line of the Northwest 1/4 of Section 25; Thence South 00°55'03" East along said east line, 478.15 feet to the southeast corner of said Northwest 1/4; Thence South 89°52'59" West along the south line of said Northwest 1/4, 1326.60 feet to the west line of the East 1/2 of the Northwest 1/4 and the east line of Overlook Acres, a recorded subdivision; Thence North 00°57'47" West along said east line, 588.81 feet to a Found 1" Iron Pipe; Thence North 75°02'50" East, 164.11 feet to a Found 1" Iron Pipe; Thence North 86°59'41" East, 339.10 feet; Thence South 74°17'42" East, 42.03 feet; Thence South 25°22'58" East, 426.71 feet to the aforesaid south right of way line of Bluffs Drive and a point on a curve; Thence southeasterly 34.01 feet along said south right of way line and the arc of said curve to the left, whose radius is 155.01 feet and whose chord bears South 57°54'11" East, 33.94 feet to the aforesaid tie line;

Thence North 29°07'20" East along said tie line, 66.19 feet to the north right of way line of said Bluffs Drive and a point of curvature; Thence northwesterly 69.24 feet along said north right of way line and the arc of said curve to the right, whose radius is 89.01 feet and whose chord bears North 44°22'02" West, 67.50 feet; Thence North 22°05'02" West along said north right of way line, 77.08 feet to a point of curvature; Thence northeasterly 130.99 feet along said north right of way line and the arc of said curve to the right, whose radius is 66.61 feet and whose chord bears North 34°15'01" East, 110.88 feet to the aforesaid south right of way line of Old Orchard Boulevard; Thence South 89°24'38" East along said south right of way line, 252.72 feet to a tie line;

Thence North 00°35'22" East along said tie line, 105.00 feet to the north right of way line of said Old Orchard Boulevard; Thence North 89°24'38" West along said north right of way line, 368.11 feet to a point of curvature; Thence southwesterly 40.64 feet along the arc of said curve to the left, whose radius is 66.61 feet and whose chord bears South 73°06'44" West, 40.01 feet; Thence North 34°47'23" West, 253.82 feet; Thence South 41°18'26" West, 218.66 feet; Thence North 53°58'18" West, 303.93 feet to the south right of way line of Park Ridge Drive and a point on a curve; Thence northeasterly 52.19 feet along said south right of way line and the arc of said curve to the right, whose radius is 101.00 feet and whose chord bears North 51°26'53" East, 51.61 feet; Thence North 66°15'06" East along said south right of way line, 91.03 feet to a point of curvature; Thence northeasterly 135.95 feet along said south right of way line and the arc of said curve to the left, whose radius is 175.00 feet and whose chord bears North 43°59'48" East, 132.55 feet; Thence South 24°43'40" East, 202.09 feet; Thence North 69°38'19" East, 155.90 feet; Thence North 25°45'46" West, 291.00 feet to the aforesaid south right of way line of Park Ridge Drive; Thence North 89°47'58" East along said south right of way line, 439.58 feet to a tie line;

Thence North 00°12'02" West along said tie line, 66.00 feet to the north right of way line of said Park Ridge Drive; Thence South 89°47'58" West along said north right of way line, 83.00 feet; Thence North 00°12'02" West, 300.21 feet; Thence South 89°47'58" West, 150.00 feet; Thence South 00°12'02" East, 300.21 feet to the aforesaid north right of way line of Park Ridge Drive; Thence South 89°47'58" West along said north right of way line, 143.86 feet to a point of curvature; Thence southwesterly 208.92 feet along said north right of way line and the arc of said curve to the left, whose radius is 133.00 feet and whose chord bears South 44°47'58" West, 188.09 feet to a point of reverse curve; Thence southwesterly 126.42 feet along said north right of way line and the arc of said reverse curve to the right, whose radius is 109.00 feet and whose chord bears South 33°01'32" West, 119.45 feet; Thence South 66°15'06" West along said north right of way line, 91.03 feet to a point of curvature; Thence southwesterly 195.91 feet along said north right of way line and the arc of said curve to the left, whose radius is 167.00 feet and whose chord bears South 32°38'39" West, 184.87 feet; Thence South 00°57'47" East along the west right of way line of the aforesaid Park Ridge Drive, 201.94 feet; Thence South 89°50'28" West, 10.08 feet to the east line of Bel-Mar Acres; Thence North 00°57'47" West along said east line, 926.82 feet; Thence North 89°47'58" East, 396.00 feet; Thence North 00°57'47" West, 400.04 feet to the north line of the aforesaid Northwest 1/4; Thence North 89°47'58" East along said north line, 305.08 feet; Thence South 00°12'02" East, 400.00 feet; Thence North 89°47'58" East, 150.00 feet to the aforesaid west right of way line Bluffs Drive and a tie line;

Thence North 89°47'58" West along said tie line, 66.00 feet to the aforesaid east right of way line of Bluffs Drive; Thence North 00°12'02" West along said east right of way line, 330.00 feet to a point of curvature; Thence northeasterly 39.27 feet along said east right of way line and the arc of said curve to the right, whose radius is 25.00 feet and whose chord bears North 44°47'58" East, 35.36 feet to the south right of way line of the aforesaid Four Mile Road; Thence North 89°47'58" East along said south right of way line, 387.17 feet to the Point of Beginning.

Including the said land between the Meander Line and the Center Line of the Root River.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

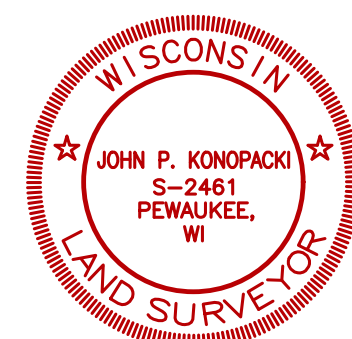
Containing 2,071,005 square feet (47,5437 acres) Gross to the centerline of the Root River. Net land area is 2,035,118 square feet (46,7198 acres) to the Meander Line of the Root River, more or less.

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

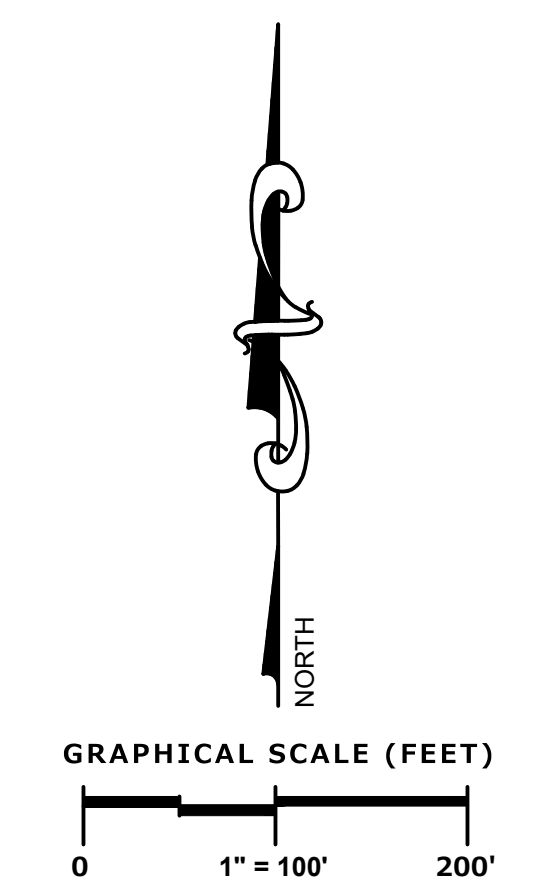
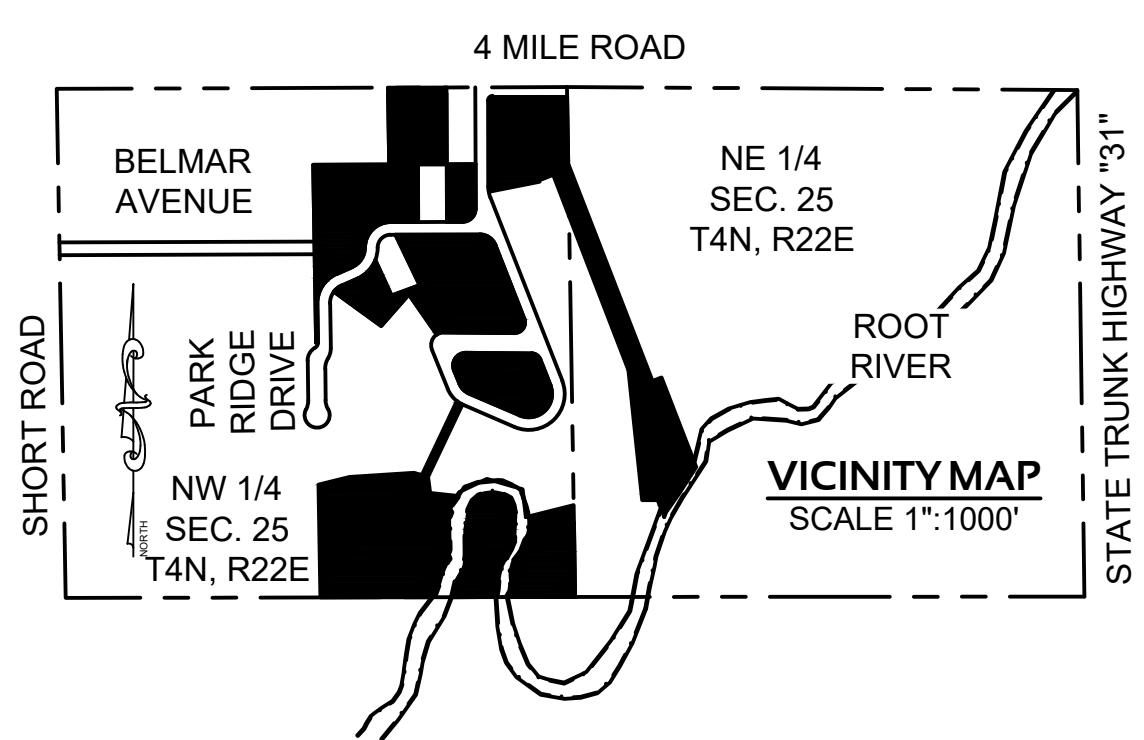
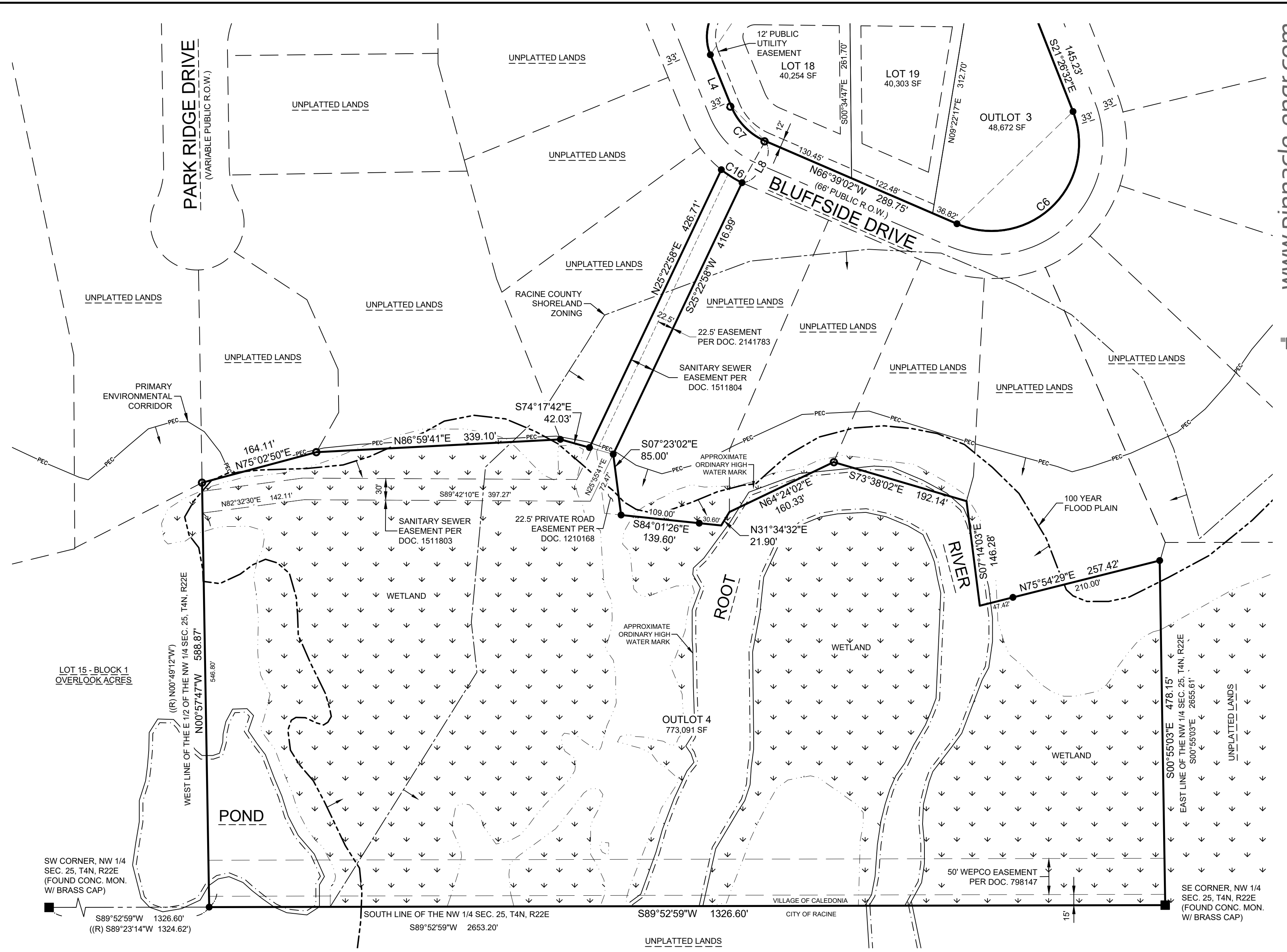
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: OCTOBER 11, 2022



John P. Konopacki  
Professional Land Surveyor S-2461



LEGEND:  
 ○ Denotes Found 1" Iron Pipe  
 ● Denotes Found 2" Iron Pipe  
 ● Denotes Found 3/4" Iron Rod  
 SF Denotes "Square Foot"  
 (R) Denotes "Recorded As"  
 All other corners are marked by a 3/4" X 18" Iron Rebar, 15 LBS/FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified \_\_\_\_\_, 20\_\_\_\_  
 Department of Administration

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 22 East has a bearing of S89°47'58" W.

www.pinnacle-engr.com



# BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



OCTOBER 11, 2022

## OWNER'S CERTIFICATE OF DEDICATION

Bluffside Estates, 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 company caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

Bluffside Estates, LLC, as owner, does further certify that this plat is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- Village of Caledonia
- Racine County
- Department of Administration

IN WITNESS WHEREOF, the said Bluffside Estates, LLC, has caused these presents to be signed by (name - print) \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Member, at (city) \_\_\_\_\_, Racine County,

In the presence of: Bluffside Estates, LLC

Name (signature) - Member

STATE OF WISCONSIN)  
RACINE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (name) \_\_\_\_\_, Member, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

Tri-City National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, its \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, 20\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_.

Date \_\_\_\_\_ Name (signature) - Title \_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## VILLAGE APPROVAL

Approved by the Village of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date \_\_\_\_\_ Joslyn M. Hoeffert, Village Clerk

## VILLAGE OF CALEDONIA CERTIFICATE OF FINANCE

I, Wayne Krueger, being the duly elected, qualified and acting Village of Caledonia Finance Director, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on any of the land included on this map.

Date \_\_\_\_\_ Wayne Krueger, Village Finance Director

## RACINE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)  
RACINE COUNTY) SS

I, Jeff Latus, being duly elected, qualified and acting Treasurer of Racine County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on any of the lands in the subdivision plat of BLUFFSIDE.

Date \_\_\_\_\_ Jeff Latus, Racine County Treasurer

## NOTES:

- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0111D, 55101C0113D AND 55101C0114D effective MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Floodplain is shown by graphic plotting only.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 with the existing building shall be maintained by the Developer until such time as it may be deeded to the Caledonia Conservancy. Outlot 2 shall be maintained for open space purposes. Outlot 3 of the plat of BLUFFSIDE shall be maintained by the BLUFFSIDE Homeowners Association for storm water retention purposes. Each individual lot owner shall have an undividable fractional ownership of Outlot 2 and 3 and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 2 and 3 in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlot 2 and 3 is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlot 2 and 3 in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 2 and 3 may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of BLUFFSIDE an undividable one-nineteenth (1/19th) interest in Outlots 2 & 3. The developer and all subsequent owners warrant and represent that said Outlot 2 and 3 for assessment purposes will have no value per se, and the 1/19th interest in said outlots would be assessed with each of the buildable lots. In the event that said Outlot 2, and 3 are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/19th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due. Outlot 4 and Outlot 5 shall be retained by the Developer until such time as they may be deeded to the Caledonia Conservancy.
- Primary Environmental Corridor graphically shown per the Southeastern Wisconsin Regional Planning Commission Regional Map Server 2010 Environmental Corridors.
- Wetlands delineated by Heartland Ecological Group INC. on September 15, 2020. Wetlands on Outlot 4 and Outlot 5 graphically shown per Racine County Mapbook.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

## UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

BLUFFSIDE ESTATES, LLC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

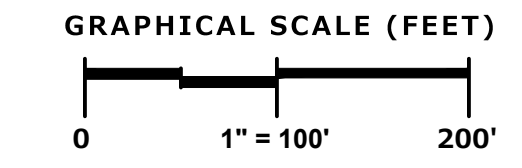
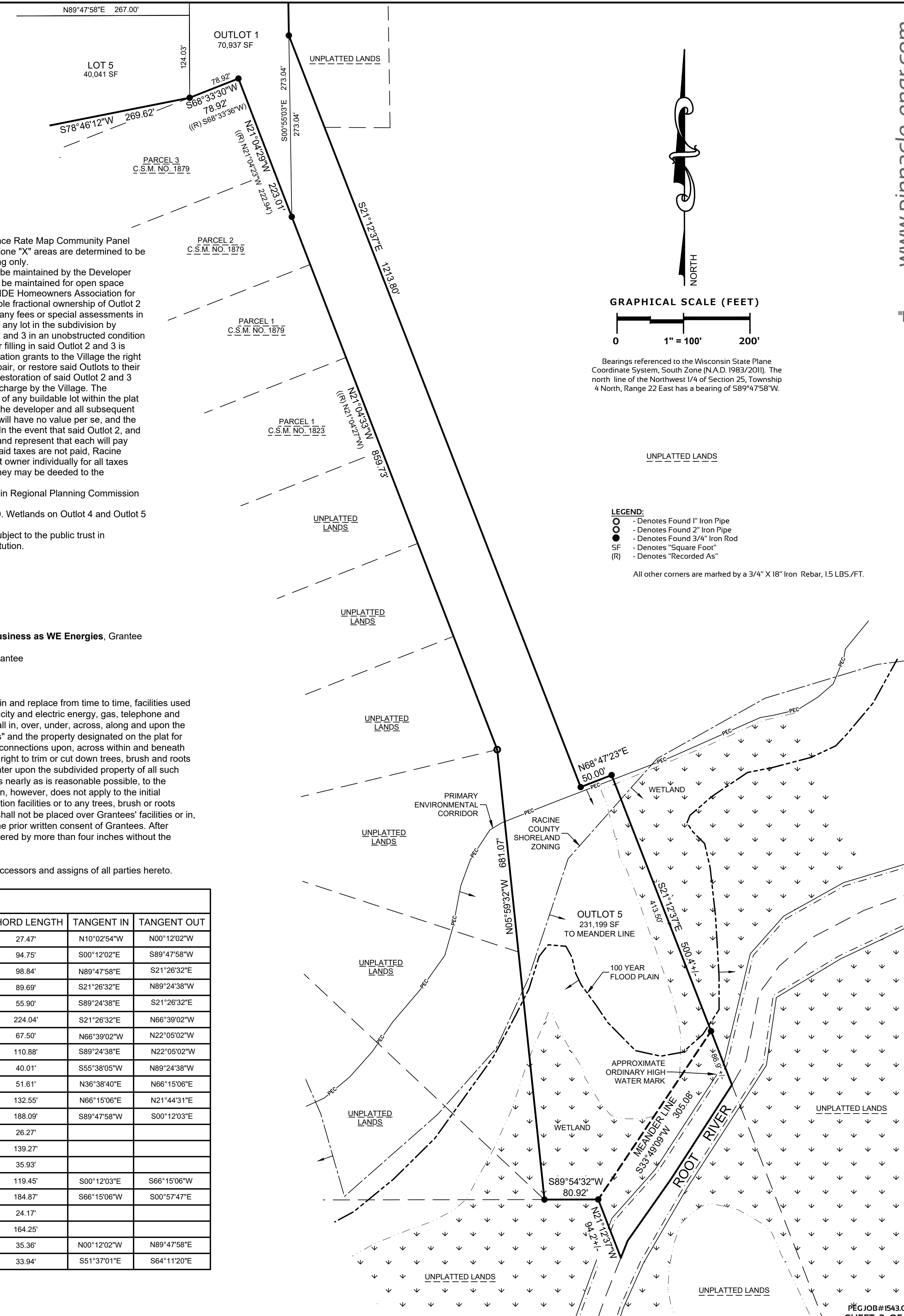
WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CURVE TABLE								
CURVE NO.	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	LOT 5	27.50'	160.00'	009°50'52"	N05°07'28"W	27.47'	N10°02'54"W	N00°12'02"W
C2	LOT 6	105.24'	67.00'	090°00'00"	S44°47'58"W	94.75'	S00°12'02"E	S89°47'58"W
C3	LOT 14	105.03'	87.52'	068°45'30"	S55°49'17"E	98.84'	N89°47'58"E	S21°26'32"E
C4	LOT 15	105.74'	54.08'	112°01'54"	S34°34'25"W	89.69'	S21°26'32"E	N89°24'38"W
C5	OUTLOT 3	59.31'	50.00'	067°58'06"	S55°28'35"E	55.90'	S89°24'38"E	S21°26'32"E
C6	OUTLOT 3	285.46'	121.34'	134°47'30"	S45°57'13"W	224.04'	S21°26'32"E	N66°39'02"W
C7	LOT 18	69.24'	89.01'	044°34'00"	N44°22'02"W	67.50'	N66°39'02"W	N22°05'02"W
C8	LOT 18	130.99'	66.61'	112°40'24"	N34°15'10"E	110.88'	S89°24'38"E	N22°05'02"W
C9	LOT 17	40.64'	66.61'	034°57'18"	S73°06'44"W	40.01'	S55°38'05"W	N89°24'38"W
C10	LOT 11	52.19'	101.00'	029°36'26"	N51°26'53"E	51.61'	N36°38'40"E	N66°15'06"E
C11	LOT 11	135.95'	175.00'	044°30'35"	N43°59'48"E	132.55'	N66°15'06"E	N21°44'31"E
C12	ROW	208.92'	133.00'	090°00'01"	S44°47'58"W	188.09'	S89°47'58"W	S00°12'03"E
	LOT 7	26.31'	133.00'	011°20'01"	S84°07'58"W	26.27'		
	LOT 8	146.57'	133.00'	063°08'33"	S46°53'41"W	139.27'		
	LOT 9	36.04'	133.00'	015°31'27"	S07°33'41"W	35.93'		
C13	LOT 9	126.42'	109.00'	066°27'08"	S33°01'32"W	119.45'	S00°12'03"E	S66°15'06"W
C14	ROW	195.91'	167.00'	067°12'53"	S32°38'39"W	184.87'	S66°15'06"W	S00°57'47"E
	LOT 10	24.19'	167.00'	008°18'01"	S62°06'05"W	24.17'		
	OUTLOT 2	171.72'	167.00'	058°54'52"	S28°29'39"W	164.25'		
C15	LOT 3	39.27'	25.00'	090°00'00"	N44°47'58"E	35.36'	N00°12'02"W	N89°47'58"E
C16	OUTLOT 4	34.01'	155.01'	012°34'19"	S57°54'11"E	33.94'	S51°37'01"E	S64°11'20"E



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 22 East has a bearing of S89°47'58"W.

- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found 2" Iron Pipe
  - - Denotes Found 3/4" Iron Rod
  - SF - Denotes "Square Foot"
  - (R) - Denotes "Recorded As"

All other corners are marked by a 3/4" X 18" Iron Rebar, 15 LBS./FT.

www.pinnacle-engr.com



# MEMORANDUM

Date: October 26, 2022

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: Edward Phillips – Certified Survey Map  
Parcel ID: 104-04-22-22-001-000

---

The Engineering Department has received a Certified Survey Map (CSM) from Michael Lieber on behalf of Edward Phillips. The CSM is for the creation of a single-family home lot (7521 5 Mile Road) and an adjacent Outlot in the Village of Caledonia. The existing property has frontage on both STH 38 and 5 Mile Road. The existing property also is approximately 6.83 acres in size.

The existing parcel contains a single-family home with outbuildings and a farm field.

This CSM creates Lot 1, which would be 2.175 acres with the single-family home and outbuildings and Outlot 1, which would be 4.655 acres and contain strictly farm field. Mr. Leiber is looking to purchase Outlot 1 to remain as a farm field.

The property currently has A-2 Zoning Classification. A-2 Zoning requires a minimum 150' of frontage and a minimum lot size of 40,000 sqft. The Village's 2035 Land Use Plan shows that the recommend use for the land be Agricultural, Rural Residential and Open Land. The CSM meets the intended use. The applicant seeks to divide this land to ensure that Outlot 1 remains agricultural.

The property is not located within the Sanitary Sewer & Water Service Area. Ordinance 14-1-5(g)(3)(a) requires that lots located outside of the Sanitary Sewer & Water Service area shall have an area of not less than five acres. The CSM does not meet this requirement. Lot 1 fall short by 2.825 acres. The Outlot also falls short of 5 acres. If the CSM were to be considered, it would require review and approval of a Waiver/Modification.

The WisDOT has plans for the installation of a roundabout at the intersection of 5 Mile Road and STH 38. The roundabout in its current stage is expected to acquire additional Right-of-Way in order to properly install the infrastructure. This will reduce the future acreage of this parcel by an unknown amount at this time.

This CSM was brought to Plan Commission on August 29, 2022 where the matter was laid over after discussion, so that staff could seek legal counsel for clarification on the intention of the CSM and the allowance of a lot less than 5 acres by use of deed restriction. After consultation with the Village Attorney, she concurred with staff that the CSM does not meet Title 14-1-5 (g)(3)(a) and that a waiver/modification of the Ordinance would be required in addition to a deed restriction.

Lot Averaging was also reviewed as an alternative method to analyzing the CSM. While the Intention is met, the Lot Area is not met for 14-1-5 (h) (3) as the parent parcel remains below 5 acres. The only way that lot averaging would work would be if the existing property was 10.0 acres in size. With the property at 6.83 acres, this is not feasible. This will require another Waiver/Modification of the Ordinance to be reviewed and approved.

There are additional means and methods of achieving the intention of the applicant outside of a CSM. These methods would not include any Village approval.

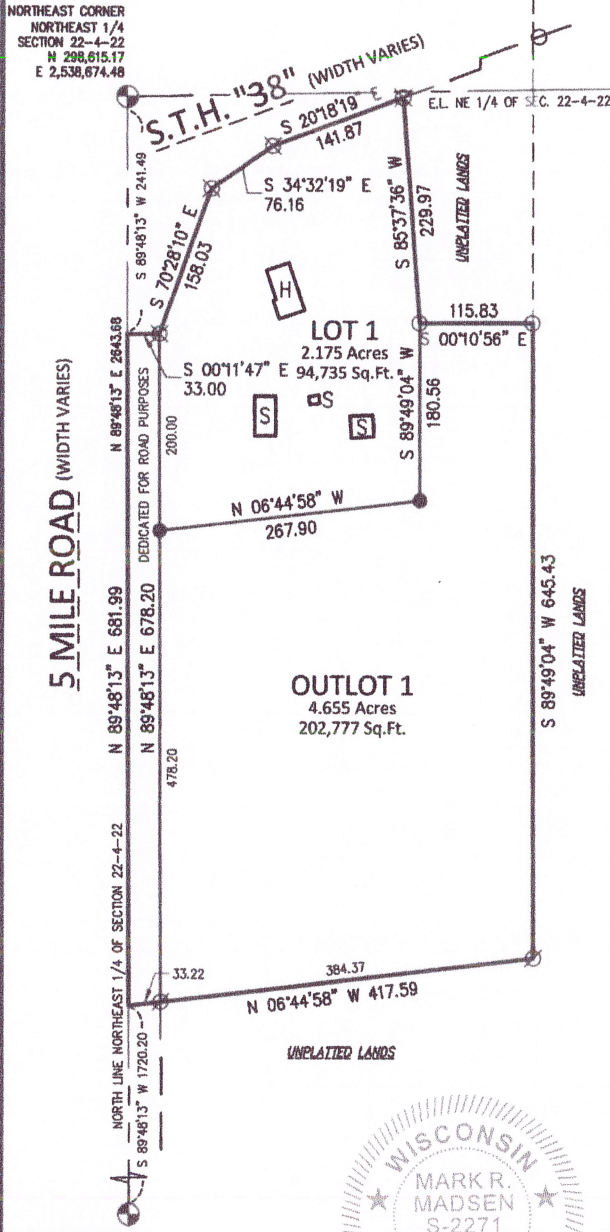
After discussion with the Village Attorney and review of the information provided with the CSM, staff recommends the following motion:

**Move to deny the Concept CSM because of the following:**

- **The CSM does not meet Title 14-1-5 (g) (3) (a) for parcels not being a minimum of 5 acres in size.**
- **The CSM does not meet Title 14-1-5 (h) (3) for lot averaging not meeting the 5-acre average.**

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

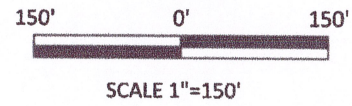
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



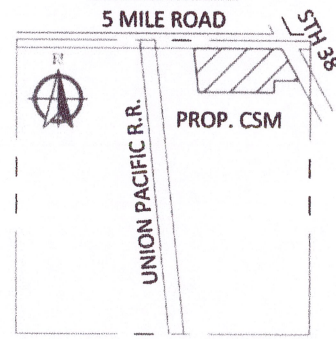
NORTHEAST CORNER  
NORTHEAST 1/4  
SECTION 22-4-22  
N 298,615.17  
E 2,538,674.48

NORTHWEST CORNER  
NORTHEAST 1/4  
SECTION 22-4-22  
N 298,606.11  
E 2,538,030.92

RECORDING DATA



LOCATION MAP



NE 1/4 SECTION 22-4-22

**NOTES:**  
ZONING OF PARCELS IS A-2

OWNER/LAND SPLITTER: EDWARD PHILLIPS  
ADDRESS: 7521 5 MILE ROAD, FRANKSVILLE, WI 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22-4-22 IS ASSUMED TO BEAR N 89°48'13" W.

- LEGEND:**
- ⊗ 3/4" O.D. REBAR FOUND
  - ⊗ 3/4" O.D. REBAR W/CAP FOUND
  - 1-1/4" O.D. IRON PIPE FOUND
  - 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
  - ⊕ 6" CAST IRON MON. W / BRASS CAP FOUND

WISCONSIN  
MARK R. MADSEN  
S-2271  
RACINE  
SURV  
*Mark R. Madsen*  
7-26-2022



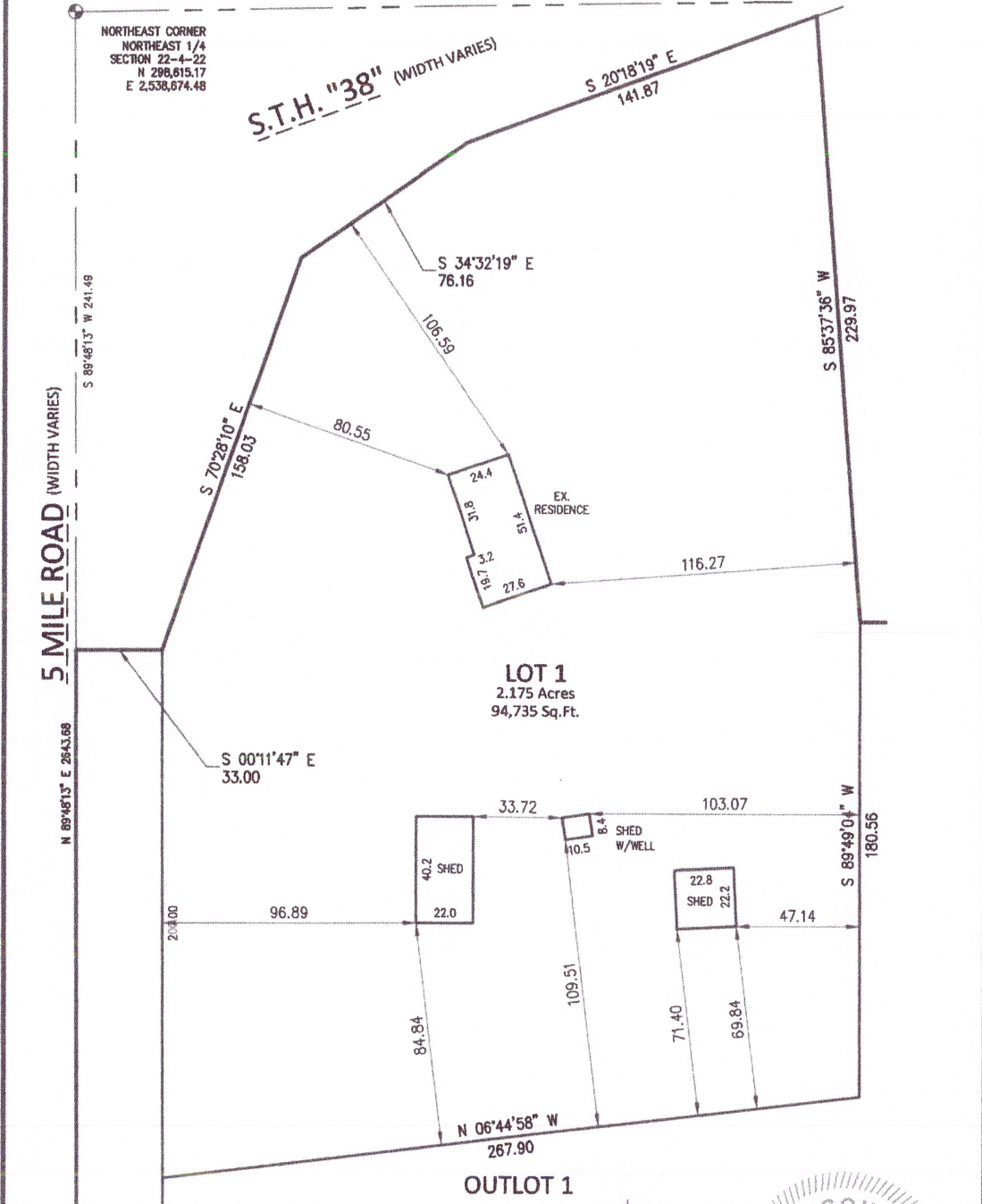
**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd, Suite 200, Racine, WI, 53406  
(262)634-5588 | www.nmbc.net

This Instrument was drafted by Mark R. Madsen July 26, 2022

SHEET 1 OF 4  
2022.0122.01 CSM.dwg

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



NORTHEAST CORNER  
NORTHEAST 1/4  
SECTION 22-4-22  
N 298,615.17  
E 2,538,674.48

S.T.H. "38" (WIDTH VARIES)

S 20°18'19" E  
141.87

S 34°32'19" E  
76.16

S 85°37'36" W  
229.97

S 70°28'10" E  
158.03

80.55

106.59

EX. RESIDENCE  
24.4  
51.4  
19.7  
27.6

116.27

**LOT 1**  
2.175 Acres  
94,735 Sq.Ft.

S 00°11'47" E  
33.00

5 MILE ROAD (WIDTH VARIES)

N 89°46'13" E 2843.68

S 89°46'13" W 241.49

SHED  
40.2  
22.0

SHED  
W/WELL  
8.4  
10.5

SHED  
22.8  
22.2

S 89°49'04" W  
180.56

33.72

103.07

200.00

96.89

84.84

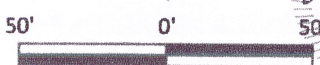
109.51

71.40

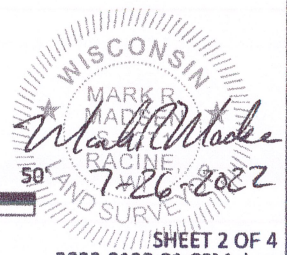
69.84

N 06°44'58" W  
267.90

**OUTLOT 1**



SCALE 1"=50'



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**


**PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

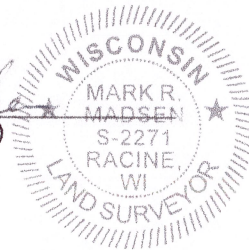
SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Edward Phillips, Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 4 North, Range 22 East of the Fourth Principal Meridian in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at a point on the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 22, located S89°48'13"W 241.49 feet from the Northeast 1/4 of the Northeast 1/4 of said Section 22; run thence S00°11'47"E 33.00 feet to the Southerly right-of-way of 5 Mile Road; thence S70°28'10"E 158.03 feet along the Southerly right-of-way of said 5 Mile Road to the Westerly right-of-way of State Trunk Highway 38; thence S34°32'19"E 76.16 feet along the Westerly right-of-way of said State Trunk Highway 38; thence S20°18'19"E 141.87 feet along the Westerly right-of-way of said State Trunk Highway 38; thence S85°37'36"W 229.97 feet; thence S00°10'56"E 115.83 feet; thence S89°49'04"W 645.43 feet; thence N06°44'58"W 417.59 feet to the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 22; thence N89°48'13"E 681.99 feet along the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 22 to the point of beginning. Containing 7.345 acres. Excluding right-of-way 6.830 acres.

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;

July 26, 2022

  
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



OWNERS' CERTIFICATE

I Edward Phillips 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 Edward Phillips has caused these presents to be signed as Owner at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Edward Phillips  
7521 Five Mile Road  
Franksville, WI 53126

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Edward Phillips, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

BMO Harris, 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 certificate of Edward Phillips, owner.

IN WITNESS WHEREOF, the said BMO Harris has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_ and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BMO Harris

STATE OF WISCONSIN )  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_ 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: \_\_\_\_\_

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Joslyn Hoeffert, Clerk  
VILLAGE OF CALEDONIA

