



PLAN COMMISSION AGENDA
Monday, November 25, 2024 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting Called to Order

2. Roll Call

3. Approval of Minutes

A. Meeting Minutes – October 28, 2024

4. Public Comment: Provides citizens a two-minute opportunity to voice their opinions to the Plan Commission. The Plan Commission is unable to respond as any discussion may conflict with open meeting requirements.

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

A. LAND USE MAP AMENDMENT REVIEW – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the two parcels located along 5 Mile Road north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning of the parcels for future single-family residential development submitted by Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)

More information at ZoningHub: <https://s.zoninghub.com/DWJC5XDMX8>

B. REZONE REVIEW – Review a request to rezone ±27.4 acres consisting of two parcels located directly north of 1913 5 Mile Road from R-3, Single-Family Residential District to R-5, Single-Family Residential District for the future single-family residential development Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)

More information at ZoningHub: <https://s.zoninghub.com/31U22ME37S>

6. New Business

A. CERTIFIED SURVEY MAP REVIEW - Review a certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners. (Parcel ID No. 104-04-22-20-047-000) More information at ZoningHub: <https://s.zoninghub.com/8ZVZ3FQ000>

B. RIGHT-OF-WAY VACATION – Review a right-of-way vacation request for the portion of unimproved road right-of-way identified as North St. Clair Street abutting Royal Park Road submitted by Glenn Stritchko and Shane and Dawn Willison. More information at ZoningHub: <https://s.zoninghub.com/OYXDFUXXR>

7. Adjournment

Dated November 20, 2024

Jennifer Bass
Caledonia 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.

1. **Meeting called to order**

Vice-President Joe Kiriaki called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. **Roll Call/Introductions**

PRESENT: 6 – Vice President Joe Kiriaki, Trustee Nancy Pierce, Ron Bocciardi, Jeff Hintz, Michael Moore and Ami May

EXCUSED: 1 – President Tom Weatherston

STAFF: Development Director Peter Wagner and Village Clerk Jennifer Olsen

3. **Approval of Minutes**

Motion by Pierce to approve the minutes from September 30, 2024, seconded by Bocciardi. **Motion carried unanimously.**

4. **Public Comment**

The following people appeared to speak before the Commission:
None

5. **New Business**

A. TEXT AMENDMENT – Review a proposed text amendment that will amend Section 16-6-13(c)(5) related to the M-1, Light Manufacturing District, refining the definition of warehousing and to include establishments used for the storage, management, processing, and transmission of digital data which houses computer network equipment associated with digital data storage and operations.

Public Hearing opened at 6:02 PM

Vice-President Kiriaki asked three times if anyone wanted to speak in favor of this proposal.

In Favor:

None

Vice-President Kiriaki asked three times if anyone wanted to speak against this proposal.

Against:

None

Public Hearing closed at 6:05 PM

Staff presented on the item, summarizing material provided in the packet.

Motion by Pierce to recommend to the Village Board that Section 16-6-13(c)(5) of the Municipal Code be amended to include the description of warehousing to include establishments used for the storage, management, processing, and transmission of digital data which houses computer network equipment associated with digital data storage and operations.

Seconded by May.

Motion carried 6-0.

B. TEXT AMENDMENT – Review a proposed text amendment to Section 16-10-3(b) applying residential accessory structure height, size, and setback requirements for A-2 zoned parcels under three acres.

Public Hearing opened at 6:08 PM

Vice-President Kiriaki asked three times if anyone wanted to speak in favor of this proposal.

In Favor:

None

Vice-President Kiriaki asked three times if anyone wanted to speak against this proposal.

Against:

None

Public Hearing closed at 6:08 PM

Staff presented on the item, summarizing material provided in the packet.

Motion by Bocciardi to recommend to the Village Board that Section 16-10-3(b) of the Municipal Code be amended to include Section 16-13-3(b)(4) that applies residential district accessory building regulations to parcels zoned A-2, Agricultural District that are less than three acres as presented.

Seconded by Pierce.

Motion carried 6-0.

C. CONDITIONAL USE & BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a request for a conditional use allowing the applicant to store, park, and maintain four dump trucks within an accessory building on a parcel zoned A-2, Agricultural District, located at 7839 Douglas Avenue submitted by David Sanchez, Applicant, Vianey Sanchez and David Sanchez-Mora, Owners. (Parcel ID No. 104-04-22-12-008-000)

Public Hearing opened at 6:18 PM

Vice-President Kiriaki asked three times if anyone wanted to speak in favor of this proposal.

In Favor:

None

Vice-President Kiriaki asked three times if anyone wanted to speak against this proposal.

Against:

None

Public Hearing closed at 6:19 PM

Staff presented on the item, summarizing material provided in the packet.

Motion by Bocciardi to recommend to the Village Board that Section 16-10-3(b) of the Municipal Code be amended to include Section 16-13-3(b)(4) that applies residential district accessory building regulations to parcels zoned A-2, Agricultural District that are less than three acres as presented.

Seconded by Pierce.

Motion carried 6-0.

6. Adjournment

Meeting adjourned at 6:27 PM.

Respectfully submitted,

*Jennifer Olsen
Village Clerk*

DRAFT



PLAN COMMISSION REPORT

Proposal: Land Use Amendment & Rezone

Description: Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the two parcels located north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning to R-5, Single-Family Residential District for future single-family residential development.

Applicant(s): Dan Szczap

Address(es): 5 Mile Road & Charles Street

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2024-04 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Low Density Residential to Medium Density Residential for the two properties located north of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
3. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the R-5, Single Family Residential District for the future single-family residential development.

REZONE

That the Plan Commission recommends to the Village Board that the two properties located North of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000) be rezoned from R-3, Single-Family Residential District, to R-5, Single-Family Residential District for the following reasons:

1. The rezone promotes flexible density and is in an area with existing infrastructure and services.
2. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Thomas Tree Plantation LLC

Tax Key(s): 104-04-23-17-081-000, 104-04-23-17-077-000

Lot Size(s): 14.83 & 12.57 acres

Current Zoning District(s): R-3, Single Family Residential District

Overlay

District(s): None

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Low Density Residential

Overview

The applicant is requesting a Land Use Amendment and subsequent rezoning for the development of a single-family residential subdivision on approximately ±27.4 acres consisting of two parcels. Located directly north of 1913 5 Mile Road, this land was previously operated as the Thomas Tree Farm.

Land Use Amendment Request

Project Background

Earlier this year, the applicant presented a residential subdivision concept to the Plan Commission and Village Board, which included:

- **Extension of 5 Mile Road** through the development.
- **Creation of a recreational trail** along the Klema Ditch on the development’s western boundary.

Both the Plan Commission and Village Board approved the concept plan, which included waivers to Title 14 and a residential density of 3.46 dwellings per acre. However, the current land use designation—low-density residential—supports a density range of 0.67 to 2.3 dwellings per net acre. The applicant therefore seeks an amendment to reclassify the parcels to **medium-density residential**, which allows 2.3 to 7.0 dwellings per acre, compatible with the requested density.

Existing Site Conditions and Adjacent Land Uses

The parcels are currently vacant, except for a number of trees from the former Thomas Tree Farm. Adjacent land use categories include:

- **Low-Density Residential**
- **Medium-Density Residential**
- **Isolated Natural Resource Area**

Residential subdivision exists to the east, west, and south of the parcels considered for review. A large residential subdivision has been preliminary platted to the north of the parcels. The proposed change to medium-density residential aligns well with these neighboring land uses, ensuring compatibility with the surrounding residential development patterns.

Compliance with Wisconsin Smart Growth Law and Comprehensive Plan

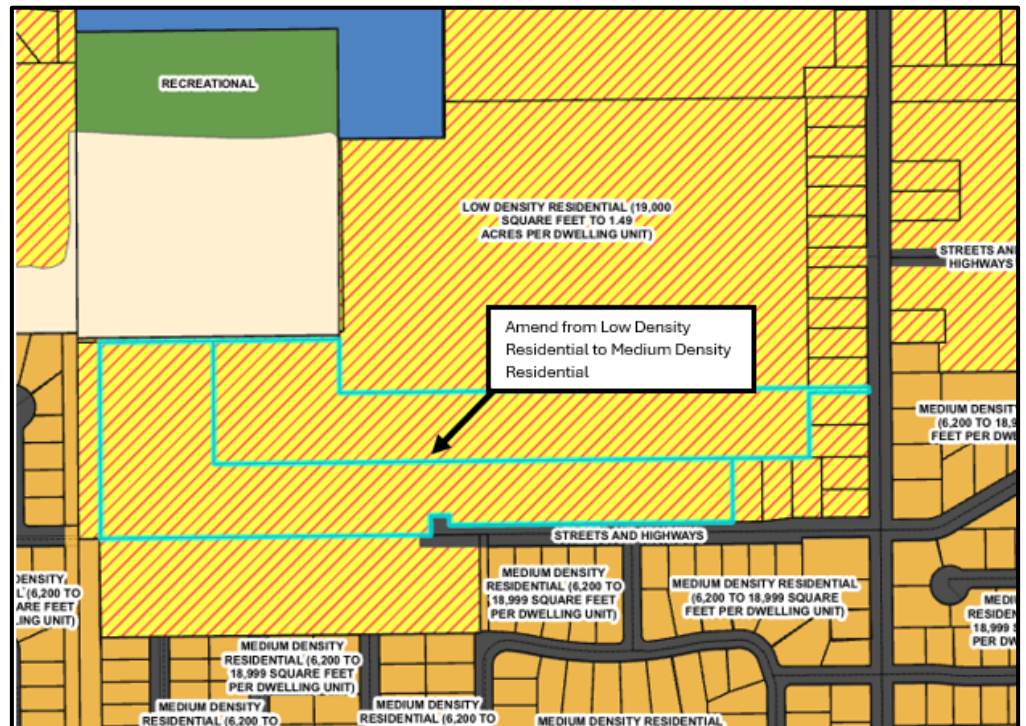
In accordance with **Wisconsin Smart Growth Law** (post-2010), all local land use decisions must conform to the land use map and align with goals, objectives, and policies within the Land Use Plan. This amendment request is also consistent with multiple goals and policies of the Comprehensive Plan, which include:

- **Goals:**
 - Encouraging development patterns and densities that promote efficient use of land and resources.
 - Providing adequate infrastructure to meet residential demand.
 - Balancing property rights with community interests and goals.
 - Promoting infill and redevelopment within areas that already have infrastructure, thereby enhancing the value of existing residential areas.
- **Housing Policies:**
 - Supporting a variety of housing types at appropriate densities.
 - Encouraging connectivity between housing developments for both motorized and non-motorized travel.
 - Supporting infill development that benefits existing residents, strengthens the tax base, and enhances community resources.

With the proposed change to medium-density residential, the parcels would be eligible for rezoning to **R-5, Single-Family Residential District** with a minimum lot size of 10,890 square feet (0.25 acres). This would support the desired density and align with the Land Use Plan’s goals.

Recommendation for Land Use Amendment

The Plan Commission is advised to consider the applicant's request to reclassify the property to medium-density residential. If in agreement, the Commission may make a motion to adopt a resolution approving the amendment, facilitating the subsequent rezoning.



Rezoning Request

Proposed Rezoning

The applicant is also seeking to rezone the parcels from **R-3, Single-Family Residential District**, to **R-5, Single-Family Residential District**. The R-5 zoning designation will accommodate the proposed density for the single-family residential subdivision.

Zoning Context

The proposed R-5 zoning aligns with nearby zoning and land use patterns:

- **West:** The adjacent subdivision is zoned **R-4, Single-Family Residential District**, allowing up to 3 dwelling units per acre.
- **South:** Adjacent to the south, zoning includes **R-3a, Single-Family Residential District**, which permits 3.23 dwellings per net acre.
- **South (Adjacent Parcel):** One parcel is split-zoned, with the western portion designated **B-1, Neighborhood Business District**, and the eastern portion as **R-3, Single-Family Residential**.

The proposed R-5 zoning is compatible with neighboring subdivisions and supports the applicant's objective for housing density.



Recommendation for Rezoning

The proposed rezoning to R-5 is consistent with surrounding residential densities and is supported by both the Land Use Plan's objectives and state law requirements. Approval of the R-5 zoning change would enable the applicant to proceed with the planned residential subdivision, ensuring alignment with the development goals for this area.

Conclusion

The requested **Land Use Amendment** to medium-density residential and subsequent **rezoning to R-5, Single-Family Residential District**, meet the requirements of local planning regulations, supports Comprehensive Plan goals, and are compatible with adjacent land uses. Approval of these requests is recommended to enable the applicant's development on the former Thomas Tree Farm property.

Respectfully submitted:



Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2024-04

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATIONS FROM “LOW DENISITY RESIDENTIAL” TO “MEDIUMD DENSITY RESIDENTIAL” AS IT PERTAINS TO THE TWO PARCELS LOCATED NORTH OF 1913 5 MILE ROAD IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

WHEREAS, the Village of Caledonia has proposed an amendment to the Comprehensive Plan to change the land use designation of the two parcels located north of 1913 5 Mile Road (Parcel Nos. 104-04-23-17-081-000, 104-04-23-17-077-000) from low density residential to medium density residential on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on November 25, 2024, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public’s best interest.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains to the Village of Caledonia land use plan map.

Adopted this _____ day of November, 2024.

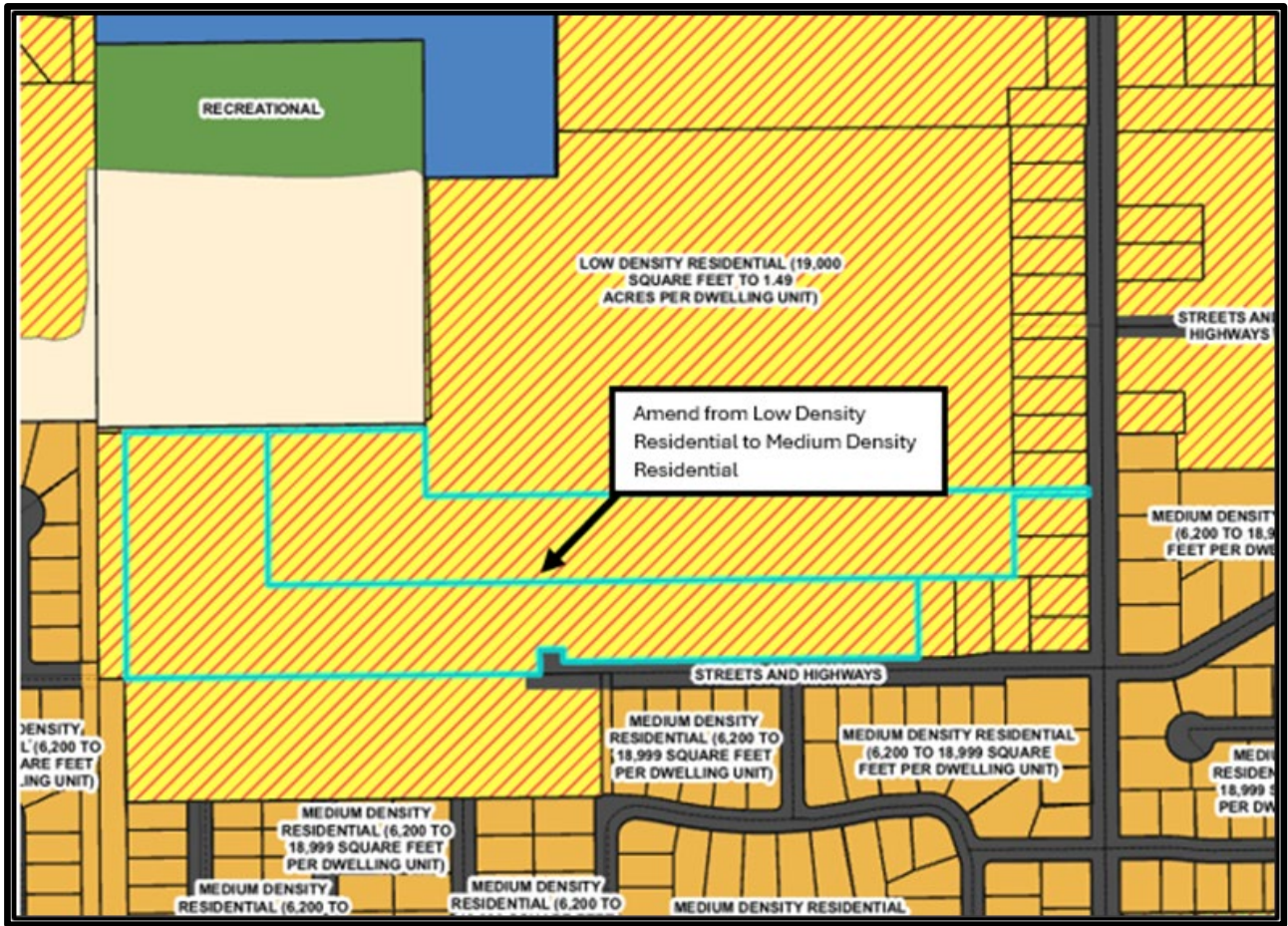
Ayes _____ Noes _____ Absent _____

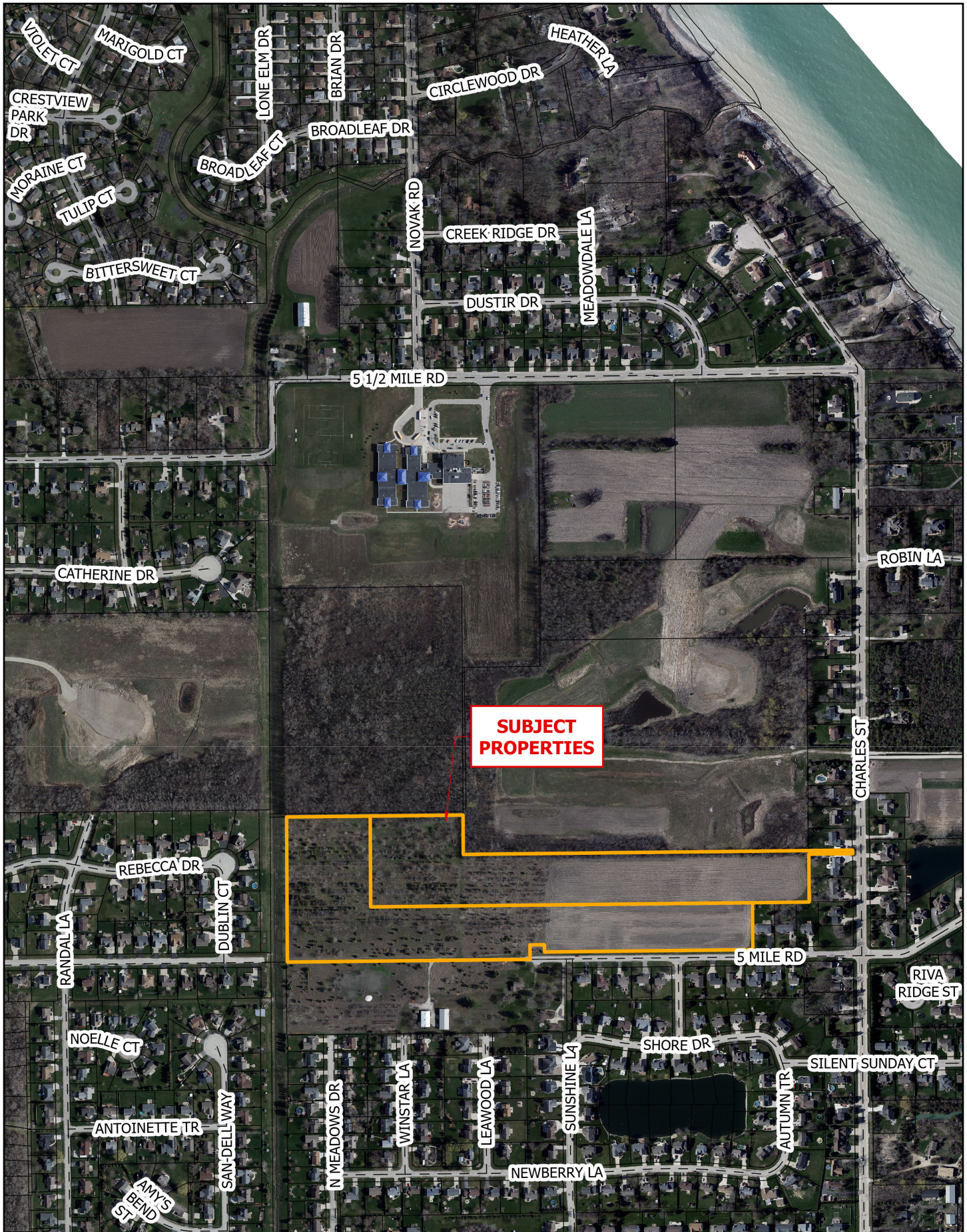
VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Joe Kiriaki
Plan Commission Vice-President

EXHIBIT A







Providing Creative Real Estate Solutions to Build Better Communities

October 17, 2024

Mr. Peter Wagner
Village of Caledonia
5043 Chester Lane
Caledonia, WI 53402

Re: Thomas Farm – Comprehensive Plan Amendment

Dear Mr. Wagner:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Comprehensive Plan Amendment. Bear Development is acting with the authorization of the record owner, Thomas Tree Plantation, LLC.

Subject Property

The Thomas Farm consists of approximately 27.64 acres of vacant land in the Village of Caledonia. The land is located on the north side of 5 Mile Road, approximately 500 feet west of Charles Street. Bear Development is respectfully requesting a Comprehensive Plan Amendment to facilitate a single-family residential neighborhood. On October 8, 2024, the Village of Caledonia Board approved a Conceptual Plat for the subject property.

Tax Key Numbers: 104042317077000 and 104042317081000

Current Land Use

The subject property is unimproved and is actively farmed for row crops and nursery stock.

Proposed Use

Bear Development, LLC is seeking approval for a single-family residential neighborhood consisting of sixty-two (62) homesites and two (2) outlots.

Existing Zoning

The subject property is currently zoned R-3 Single Family Residential.

Proposed Zoning

Bear Development has submitted applications for Zoning Amendment to the R-5 Single Family Residential District.

Existing Village Land Use Plan Designation

The subject property is currently designated as Low Density Residential (19,000 SF-1.49 Acres per Dwelling Unit.

Proposed Village Land Use Plan Designation

Bear Development respectfully requests a Comprehensive Plan Amendment to the Medium Density Residential designation (6200 SF-18,999 SF per Dwelling Unit.

Please note that the subject property is surrounded on three (3) sides by properties designated Medium Density Residential.



Phone: 262.694.2327



www.beardevelopment.com



4011 80th Street, Kenosha, WI 53142



Providing Creative Real Estate Solutions to Build Better Communities

We feel the proposed Comprehensive Plan Amendment is consistent with existing and planned land use in the general area.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Szczap".

Daniel Szczap
Bear Development, LLC



Phone: 262.694.2327



www.beardevelopment.com

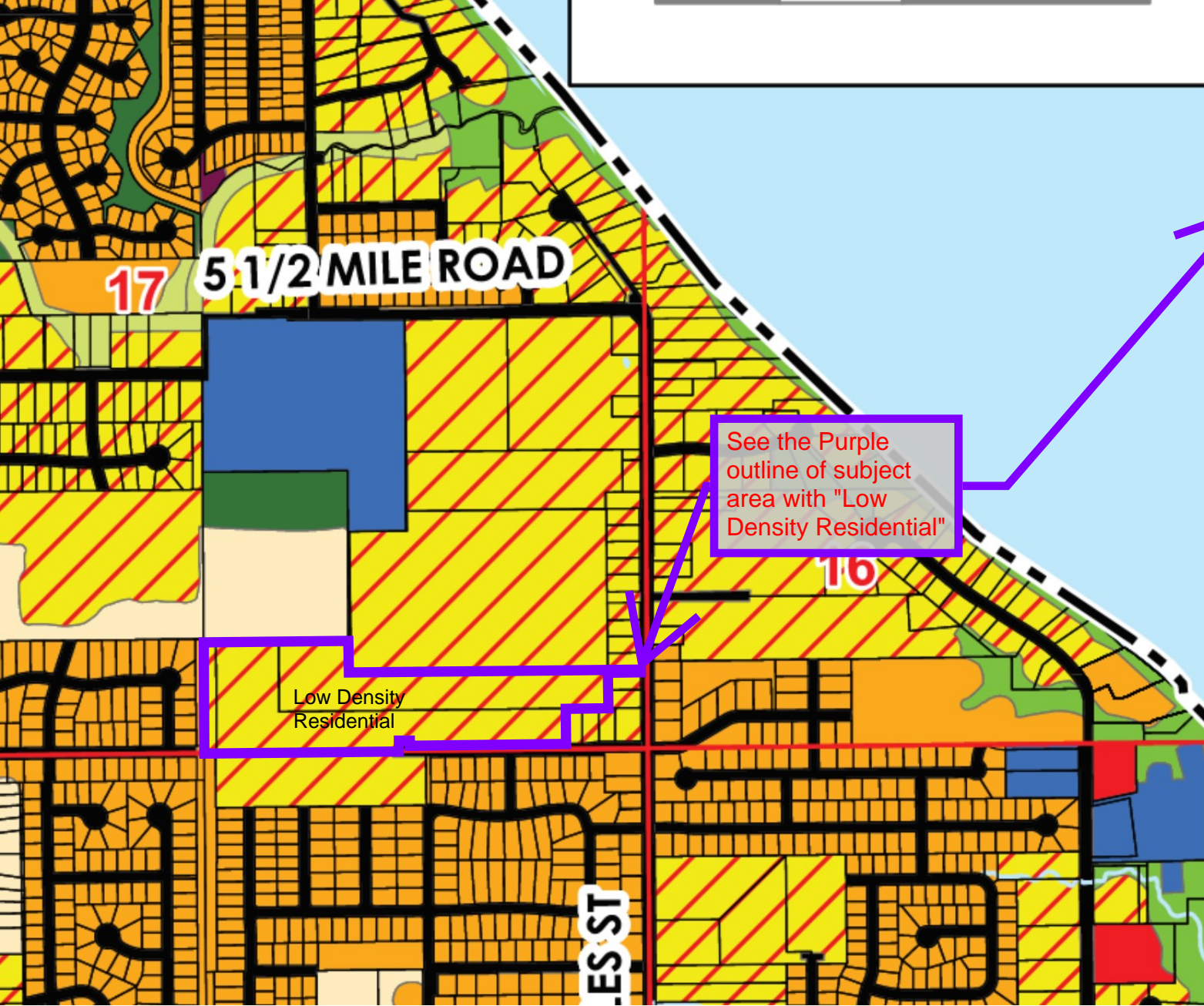


4011 80th Street, Kenosha, WI 53142

VILLAGE OF CALEDONIA RECOMMENDED LAND USE

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR

- LOW DENSITY RESIDENTIAL (19,000 SF T
- MEDIUM DENSITY RESIDENTIAL (6,200 S
- HIGH DENSITY RESIDENTIAL (LESS THA
- COMMERCIAL
- OFFICE PARK
- MIXED USE - COMMERCIAL AND RESIDE
- INDUSTRIAL
- INDUSTRIAL/BUSINESS PARK
- TRANSPORTATION, COMMUNICATION AN
- STREET AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- EXTRACTIVE
- LANDFILL
- AGRICULTURAL, RURAL RESIDENTIAL, A
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDO
- ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS
- MUNICIPAL BOUNDARIES
- SECTION BOUNDARY
- PARCELS
- SURFACE WATER



See the Purple outline of subject area with "Low Density Residential"

Low Density Residential

caledonia WI V\17C031.01 -1-94 Corridor Study\GIS\mxd\17C031.01
Recommended Land Use Plan 2035 08202018.mxd

750 1,500 3,000 Feet

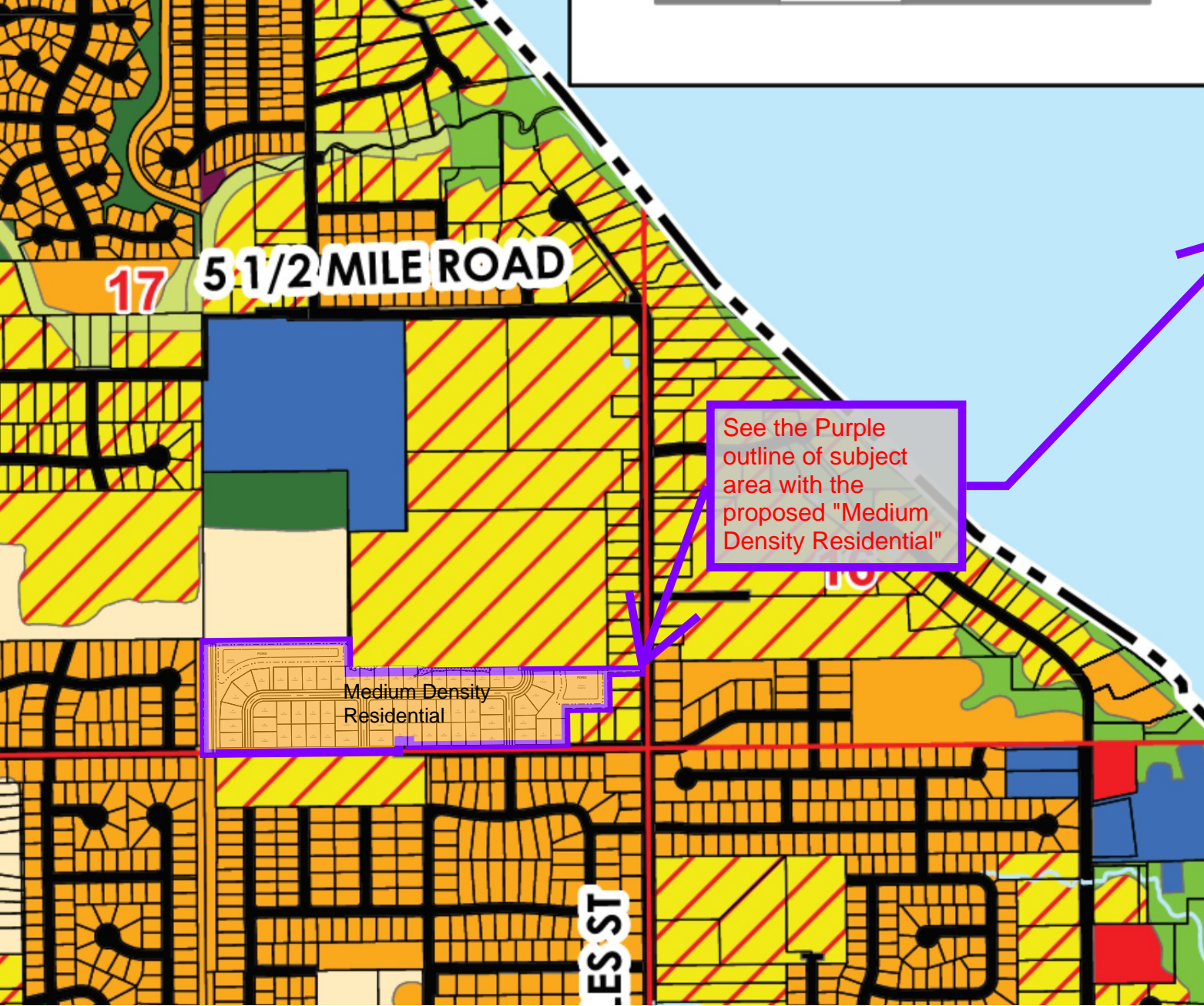


VILLAGE OF CALEDONIA RECOMMENDED LAND USE

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR

-  LOW DENSITY RESIDENTIAL (19,000 SF T
-  MEDIUM DENSITY RESIDENTIAL (6,200 S
-  HIGH DENSITY RESIDENTIAL (LESS THA
-  COMMERCIAL
-  OFFICE PARK
-  MIXED USE - COMMERCIAL AND RESIDE
-  INDUSTRIAL
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-  STREET AND HIGHWAYS
-  GOVERNMENTAL AND INSTITUTIONAL
-  RECREATIONAL
-  EXTRACTIVE
-  LANDFILL
-  AGRICULTURAL, RURAL RESIDENTIAL, A
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRID
-  ISOLATED NATURAL RESOURCE AREA
-  OTHER OPEN LANDS

-  MUNICIPAL BOUNDARIES
-  SECTION BOUNDARY
-  PARCELS
-  SURFACE WATER



See the Purple outline of subject area with the proposed "Medium Density Residential"

caledonia WI V17C031.01 -1-94 Corridor Study\GIS\mxd\17C031.01
Recommended Land Use Plan 2035 08202018.mxd

750 1,500 3,000 Feet



October 17, 2024

Mr. Peter Wagner
Village of Caledonia Development Director
5034 Chester Lane
Racine, WI 53402

Re: Thomas- Zoning Amendment

Dear Mr. Wagner:

Bear Development is pleased to submit this letter and the enclosed submittal materials as a formal application for Zoning Amendment for the Thomas Farm. Bear Development, LLC is acting with the authorization of the owner of the record, Thomas Tree Plantation, LLC.

Project Summary

Thomas Tree Plantation, LLC is the record owner of approximately 27.4 acres of land in the Village of Caledonia, specifically, Tax Key Parcels 103032317081000 and 14042317077000. The property is located on the north side of 5 Mile Road approximately 500 feet west of Charles Street. Bear Development is respectfully requesting zoning reclassification to facilitate a single-family subdivision. On October 8th, 2024 the Village of Caledonia Board approved a Conceptual Plat for the property.

Current Zoning

The subject property is currently zoned R-3 Single Family Residential.

Adjacent Zoning

North: R-3 SF Residential, R-3 A SF Residential and R-3 SF Residential with PUD
South: B-1 Business, R-3 SF Residential and R-3A SF Residential
East: R-3 SF Residential and R-3 A SF Residential
West: R-4 SF Residential

Proposed Zoning

Bear Development, LLC is respectfully requesting zoning reclassification of the subject property to R-5, Single Family Residential.

Proposed Land Use

Bear Development is seeking R-5 zoning to accommodate a new single-family neighborhood.

We feel the requested R-5 Single Family Residential zoning classification is consistent with the existing and planned land use and zoning in the general area.

Upon favorable hearing before the Plan Commission and Village Board, we will submit a Preliminary Plat and full engineering plans.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 949-3788 or by email, dan@beardevelopment.com.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Szczap".

Daniel Szczap
Bear Development, LLC



MEMORANDUM

Date: November 12, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Proeber Certified Survey Map**
Parcel ID 51-104-04-22-20-047-000
SW ¼ and SE ¼ of the NE ¼ of Section 20, T4N, R22E,
5628 CTH H, Village of Caledonia, Racine County, WI
Elizabeth D. Proeber – Agent for Owner and Applicant

Recommendation:

Move to recommend approval of the CSM subject to the 9 conditions listed in the Village Engineers Memo dated November 12, 2024.

The Engineering Department has received a re-submittal of a Certified Survey Map (CSM) included hereto as **Exhibit A**, from Elizabeth D. Proeber on behalf of the owners, Harold M. & Susan M. Proeber, prepared by Phillip J. Landry of C3E Geomatics originally and now modified and updated by Land Surveys Inc. The CSM is for a property located at 5628 CTH H, which is located between 4 Mile Road and 5 Mile Road, along the west side of CTH H, in the Village of Caledonia. The existing property is approximately 28.62 acres in size.

This CSM was presented to the Plan Commission and Village Board in 2023 and approved via Resolution 2023-047 on May 9, 2023, included hereto as **Exhibit B**. Since that time, the CSM has not been recorded within the 1-year time requirement. As a result, it is being brought back to the Plan Commission and Village Board for approval once again.

The updated CSM is beholden to the conditions set forth in 2023-047 as well as some additional conditions upon review of the modifications that have been made. A large majority of these conditions have been accomplished with the CSM as attached in Exhibit A. There is an error in the way the easement is displayed showing 3 segments in the far south section rather than the two as highlighted on the master drainage plan. The Village will work with the Owner and Engineer to confirm this correction which does not need the middle “branch” which is a ridge on the topography. There are some minor issues that will also need to be addressed with formatting and submittals that are also listed in the conditions.

Staff has reviewed the CSM and recommends approval subject to the conditions listed below.

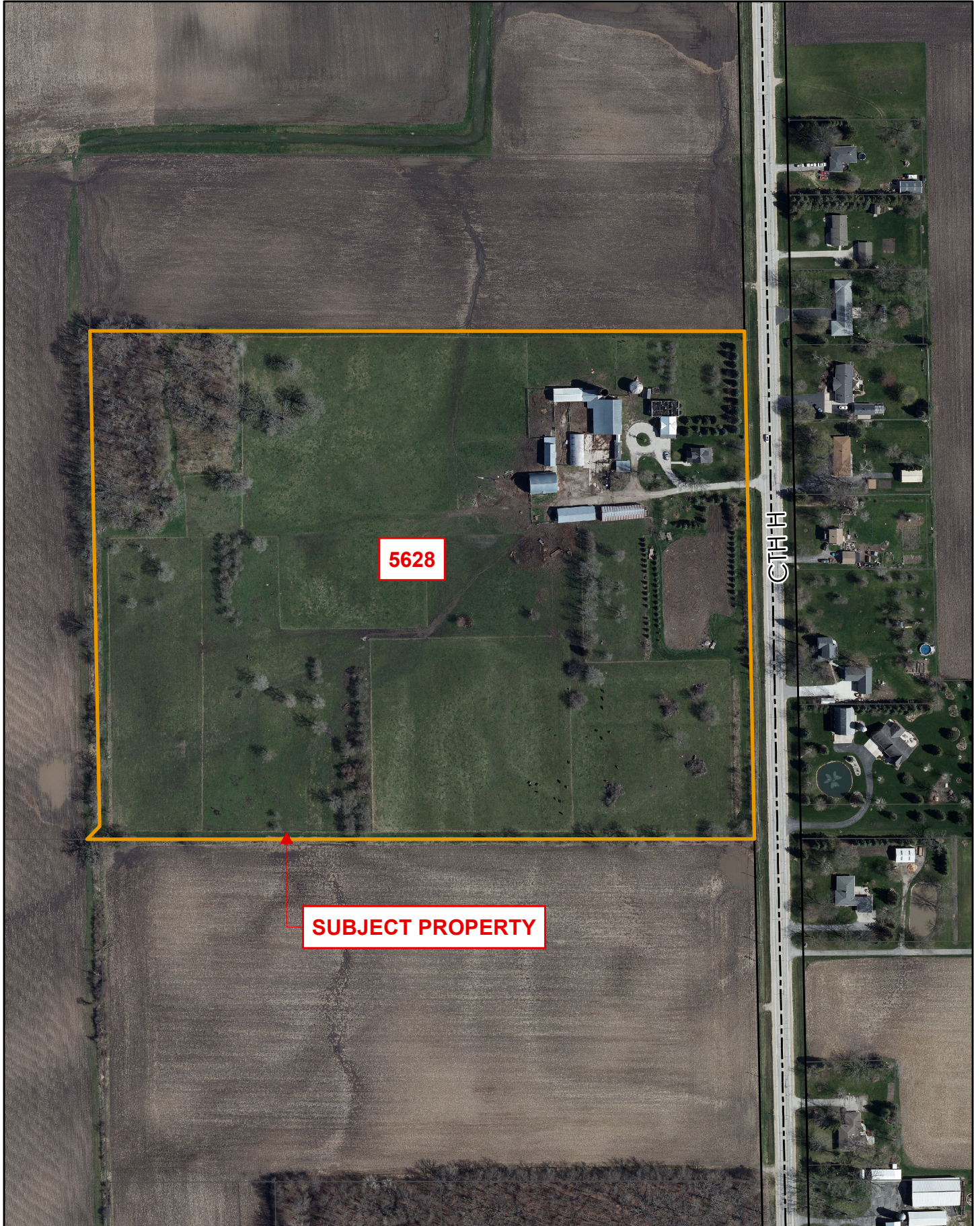
Conditions of Approval:

- 1. The CSM is subject to Resolution 2023-047 and all conditions attached to that initial approval.**
- 2. The Surveyor modifies and updates the drainage easements and descriptions per the Village Engineer and the Village's Master Drainage Plan.**
- 3. The Owner executes the Storm Water Drainage Easement Agreement with the Village.**
- 4. The Surveyor corrects the layout of Sheet 1 on the CSM to include the entire page.**
- 5. The Surveyor updates the Clerks last name to read "Bass".**
- 6. The Surveyor removes the Plan Commission Approval section from the CSM.**
- 7. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 8. The Wetland Delineation Report is submitted to the Village.**
- 9. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**



Location Map: 5628 County Highway H

0 75 150 300 Feet

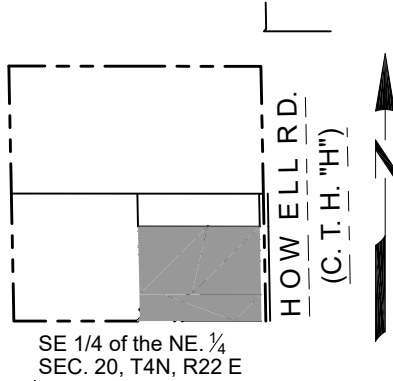


5628

SUBJECT PROPERTY

Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin



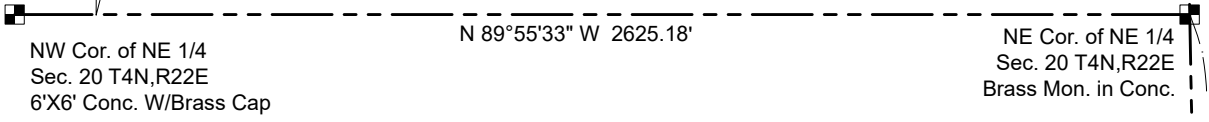
LEGEND

- Boring
- Brass Disc in Conc.
- 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT
- MONUMENT FOUND AS NOTED
(Measured Outside Diam.)
- INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT



OWNER'S

Harold M. and Susan M. Proeber
5628 C.T.H. "H"
Frankville, WI 53126



Notes: Lot must adhere to all Zoning Regulation for A-2 including but limited to:

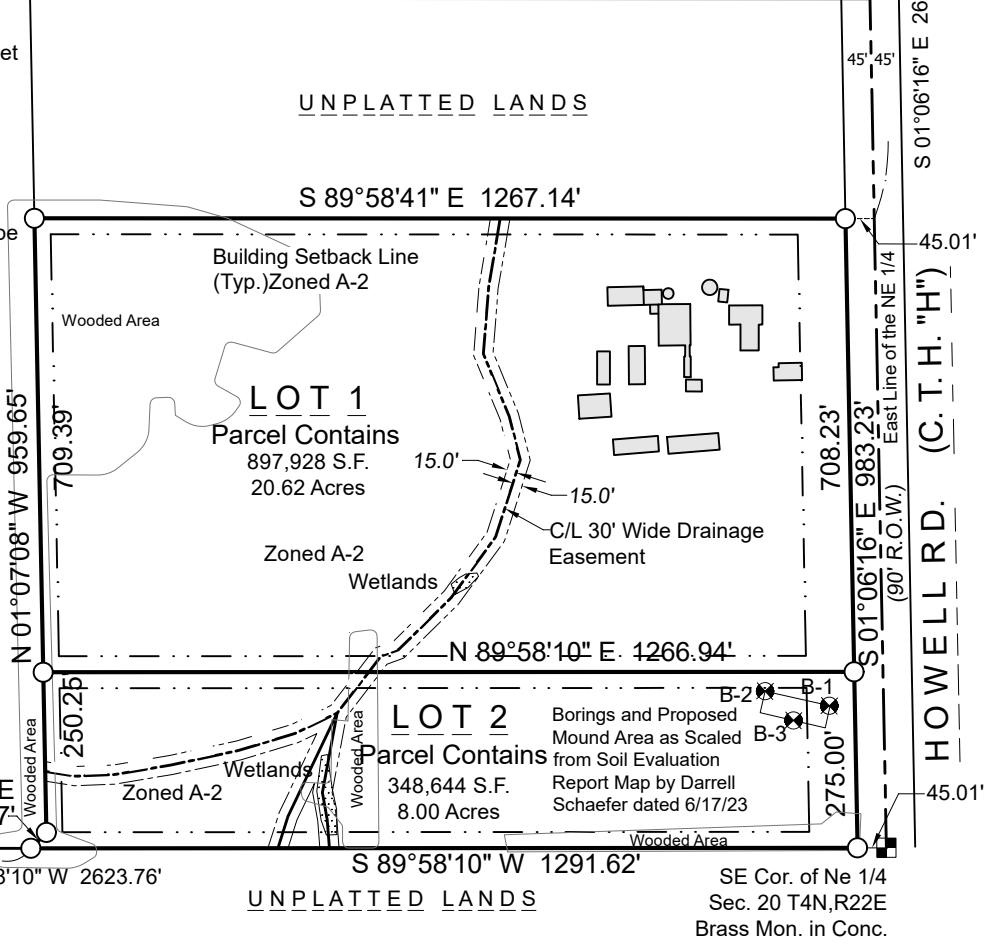
1. Lots Zoned - A-2
2. Min. Lot areas - Acres 5
3. Min Lot Width - 150'
5. Building Setbacks: Front = 75', Side = 25', Rear = 25'
6. Max. Building Height - Agricultural structures, such as barns, silos and windmills, shall not exceed in height twice their distance from the nearest lot line

Notes:
If Storm Water thresholds are met for Lot 2, an individual Site Grading and Drainage Plan and Storm Water Management Plan will need to be reviewed and approved by the Village.

Driveway Access Permits shall be applied for with Racine County.

UNPLATTED LANDS

UNPLATTED LANDS



SW Cor. of NE 1/4 Sec. 20 T4N,R22E
6'X6' Conc. W/Brass Cap

SE Cor. of NE 1/4 Sec. 20 T4N,R22E
Brass Mon. in Conc.



HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-83), AND



Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin

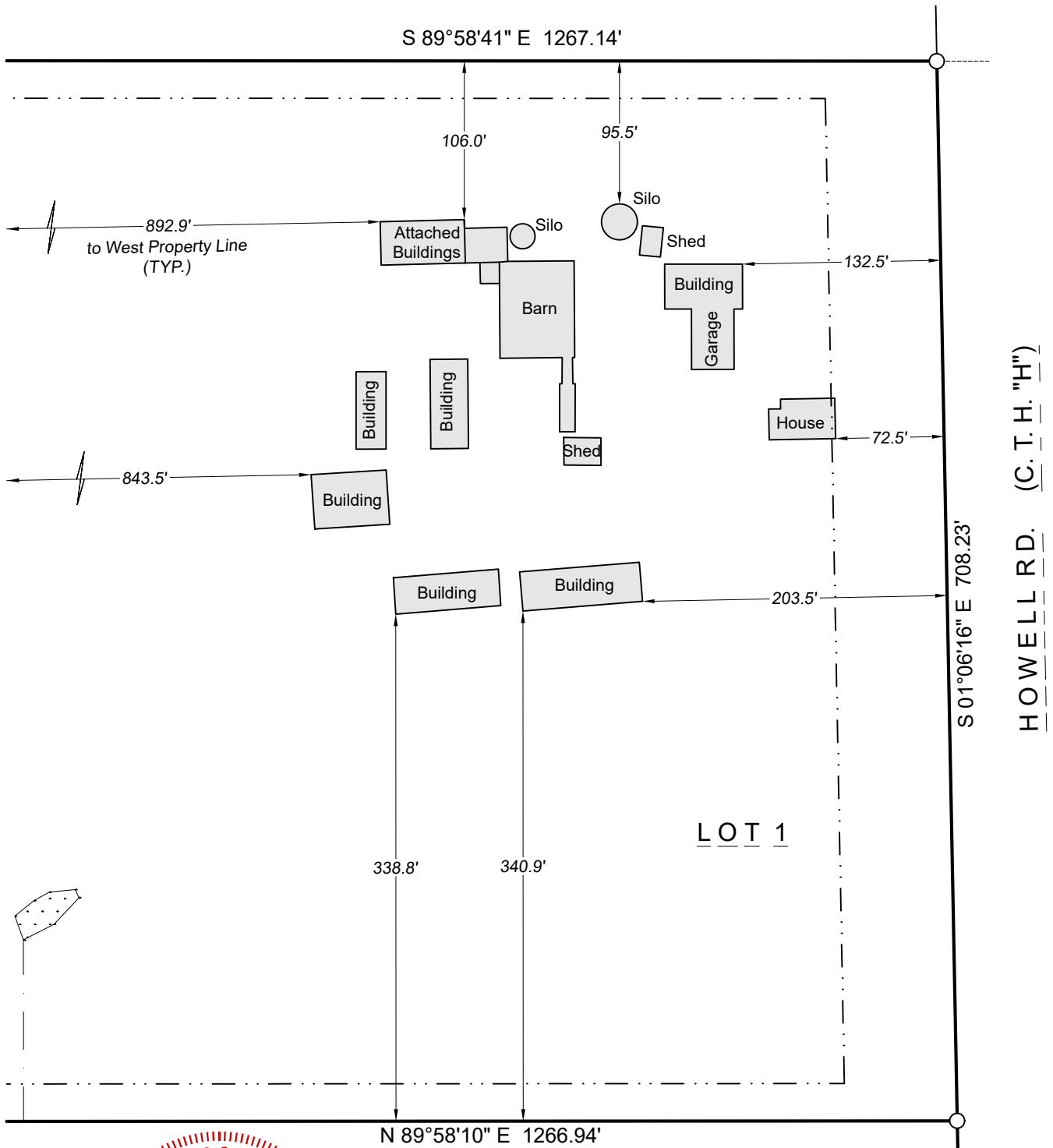
LEGEND

○ 3/4"X18" IRON ROD SET
1.50lbs./LINEAL FOOT

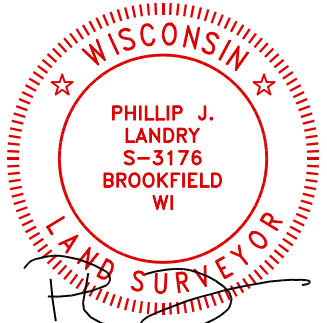


Building Tie Sheet

UNPLATTED LANDS



S 01°06'16" E 708.23'
HOWELL RD. (C.T.H. "H")



LOT 2
Revised 10-09-24
Revised 09-25-24
Revised 02-14-24

LAND SURVEYS INC.
260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in a part of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described and follows:

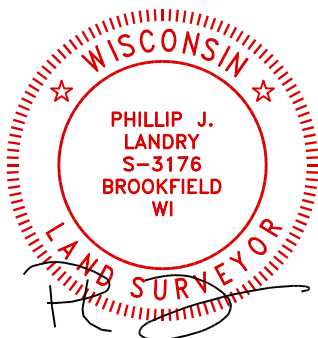
Commencing at the Southeast Corner of the aforementioned Northeast 1/4; thence S 89°58'10" W along the South line of said Northeast 1/4, 45.01 feet to the West line of County Trunk Highway "H" and being the Point of Beginning; thence S 89°58'10" W along the South Line of said Northeast 1/4, 1291.62 feet to a point 24.75 feet West of the West line of the East 1/2 of said Northeast 1/4; thence N 44°25'31" E, 34.67 feet to a point on the West line of the East 1/2 of said Northeast 1/4, said point being 24.75 feet North of the South line of said Northeast 1/4; thence N01°07'08"W along said West line of the East 1/2 of the said Northeast 1/4, 959.65 feet to the South line of lands described in Document Number 1576943, recorded in Volume 2630, Pages 352-352A, thence along South line of aforementioned land, S 89°58'41" E, 1267.14 feet to the West line of County Trunk Highway "H"; thence S 01°06'16" E along the West line of County Trunk Highway "H", said line runs parallel and 45 feet West of the East line of said Northeast 1/4, 983.23 feet to the place of beginning of this description.

The gross area of said parcel contains 1,246,572 Square feet or 28.62 Acres of land more or less.

That I have made such survey, land division and map by the direction of Harold M. and Susan M. Proeber, owner's of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Village Caledonia in surveying, dividing and mapping same.

Dated this _____ day of _____, 2023.

Phillip J. Landry PLS
Professional Land Surveyor S-3176



Revised 10-09-24
Revised 09-25-24
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,
S-3176 on this 17th day of January, 2023

Sheet 3 of 7

**LAND
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INC.**

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Job# 22376

Certified Survey Map _____

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Village of Caledonia, Racine County, Wisconsin

VILLAGE OF CALEDONIA PLANNING COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Caledonia on this _____ day of _____,
20_____.

Tom Weatherston Chair

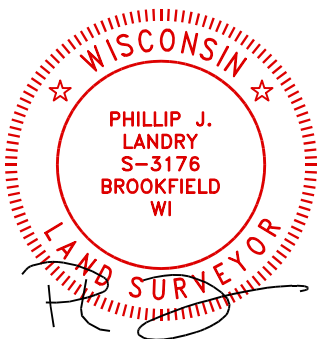
Jennifer Olsen, Clerk

VILLAGE OF CALEDONIA BOARD APPROVAL:

Approved and accepted by the Village Board of the Town of Caledonia on this _____ day of
_____, 20_____.

Tom Weatherston, Village President

Jennifer Olsen, Clerk



Revised 10-09-24
Revised 09-25-24
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,
S-3176 on this 17th day of January, 2023 Sheet 5 of 7

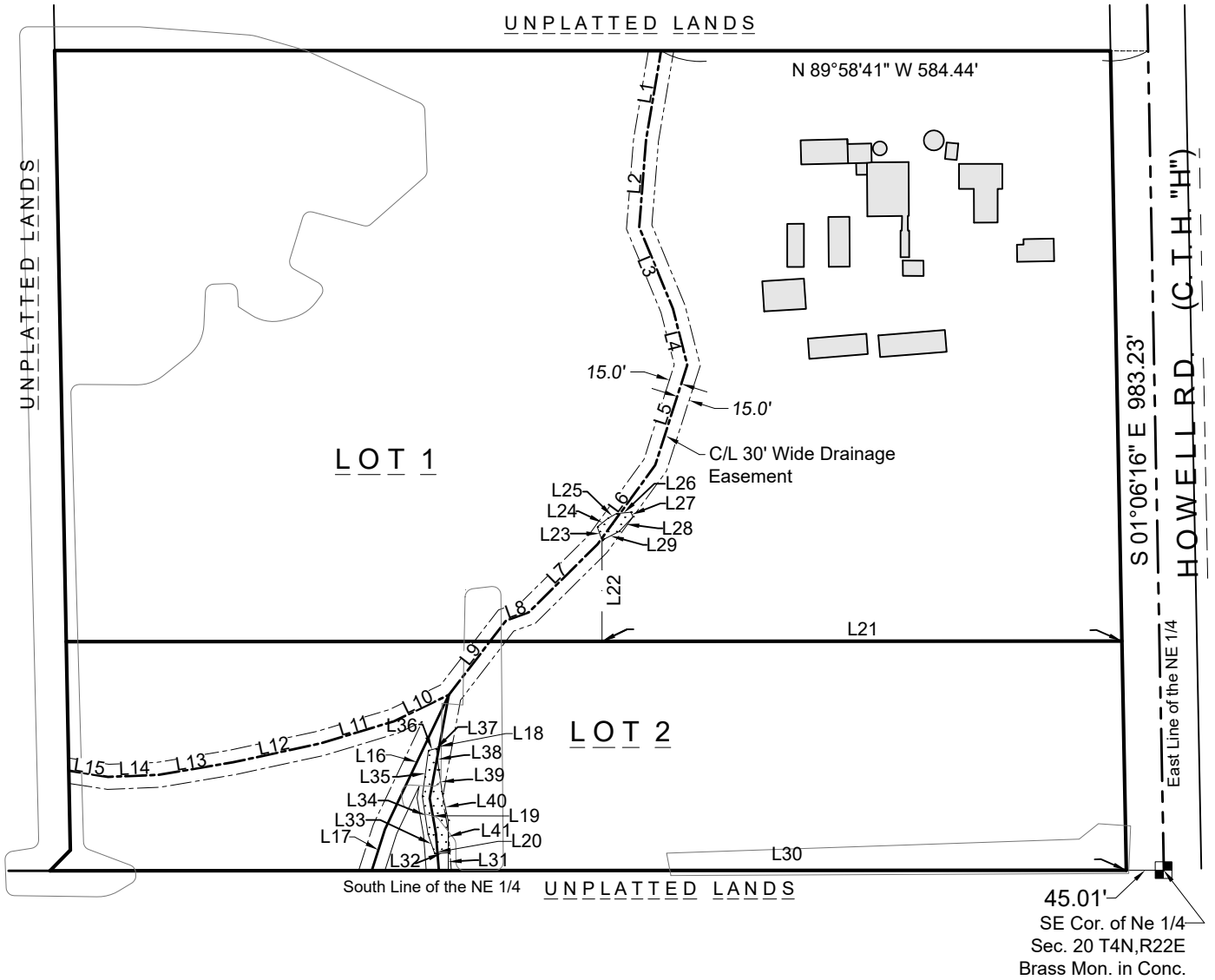
**LAND
SURVEYS
INC.**

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Brookfield, WI 53045 (262) 312-1034
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Job# 22376

Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Village of Caledonia, Racine County, Wisconsin

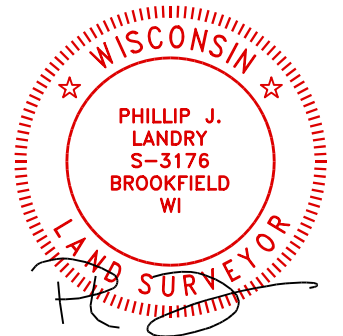


C/L DRAINAGE EASEMENT LINE TABLE

L1	S 09°32'51" W	108.81'
L2	S 04°29'36" W	104.57'
L3	S 22°26'31" E	106.00'
L4	S 14°18'22" E	69.76'
L5	S 17°44'22" W	126.10'
L6	S 36°07'45" W	117.75'
L7	S 45°19'43" W	116.03'
L8	S 70°08'24" W	28.84'
L9	S 37°36'58" W	112.49'
L10	S 64°16'21" W	73.28'
L11	S 73°12'34" W	91.20'
L12	S 77°48'08" W	108.49'
L13	S 80°29'30" W	90.78'
L14	S 87°44'53" W	60.00'
L15	S 81°09'30" E	47.86'
L16	S 25°24'59" W	178.66'
L17	S 17°40'36" W	52.02'
L18	S 10°29'57" W	126.04'
L19	S 10°01'16" E	43.29'
L20	S 04°23'15" E	44.47'

WETLAND LINE TABLE

L21	S 89°58'10" W	623.89'
L22	N 00°01'50" W	121.26'
L23	S 19°41'35" E	16.94'
L24	N 51°04'06" E	16.46'
L25	N 61°02'42" E	11.70'
L26	N 84°31'58" E	17.33'
L27	S 25°03'00" E	5.95'
L28	S 43°08'01" W	24.33'
L29	S 62°55'14" W	22.99'
L30	S 89°58'10" W	813.67'
L31	N 00°01'50" W	21.14'
L32	S 87°25'19" W	16.32'
L33	N 19°09'26" W	24.57'
L34	N 08°29'22" W	45.96'
L35	N 07°35'01" E	55.48'
L36	N 76°37'40" E	8.86'
L37	S 75°02'29" E	0.99'
L38	S 06°48'45" E	25.05'
L39	S 08°24'06" E	29.25'
L40	S 12°12'44" E	32.50'
L41	S 00°12'51" E	39.15'



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Revised 10-09-24
Revised 09-25-24
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,
S-3176 on this 17th day of January, 2023 Sheet 6 of 7

Job# 22376

Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 20, Township 4 North, Range 22 East,
in the Village of Caledonia, Racine County, Wisconsin

CENTER LINE OF 30' WIDE STORM WATER DRAINAGE EASEMENT:

Segment 1

Commencing at the Southeast Corner of the aforementioned Northeast 1/4; thence N01°06'16" W along the East line of the Northeast 1/4, 983.23 feet to the South line of lands described in Document Number 1576943, recorded in Volume 2630, Pages 352-352A extended, thence along South line of aforementioned land, N 89°58'41" W, 584.44 feet to the Center Line of an existing Drainage Channel and also the Point of Beginning of Center line of this Easement; thence S 09°32'51" W along the Center line of said Channel, 108.81 feet; thence S 04°29'36" W along the Center line of said Channel, 104.57 feet; thence S 22°26'31" E along the Center line of said Channel, 106.00 feet; thence S 14°18'22" E, 69.76 feet; thence S 17°44'22" W along the Center line of said Channel, 126.10 feet; thence S 36°07'45" W along the Center line of said Channel, 117.75 feet; thence S 45°19'43" W along the Center line of said Channel, 116.03 feet; thence S 70°08'24" W along the Center line of said Channel, 28.84 feet; thence S 37°36'58" W along the Center line of said Channel, 112.49 feet to point "A" a split in the Drainage Channel ; thence S 64°16'21" W along the Center line of said Channel, 73.28 feet; thence S 73°12'34" W along the Center line of said Channel, 91.20 feet; thence S 77°48'08" W along the Center line of said Channel, 108.49 feet; thence S 80°29'30" W along the Center line of said Channel, 90.78 feet; thence S 87°44'53" W along the Center line of said Channel, 60.00 feet; thence S 81°09'30" W along the Center line of said Channel, 47.86 feet to the west line of Lot 2 and end of this segment of the easement.

Segment 2

Commencing at the Point "A" aforementioned in Segment 1; thence S 25°24'59" W along the Center line of said Channel, 178.66 feet; thence S 17°40'36" W along the Center line of said Channel, 52.02 feet to the south line of Lot 2 and end of this segment of the easment.

Segment 3

Commencing at the Point "A" aforementioned in Segment 1; thence S 10°29'57" W along the Center line of said Channel, 126.04 feet; thence S 10°01'16" E along the Center line of said Channel, 43.29 feet; thence S 04°23'15" E along the Center line of said Channel, 44.47 feet to the south line of Lot 2 and end of this segment of the easment.

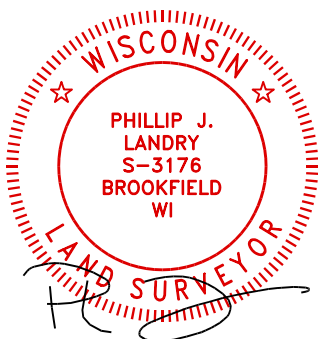
WETLAND DELINEATION:

Wetland Lot 1

Commencing at the Southeast Corner of Lot 1; thence S 89°58'10" W along the South Line of said Lot 1, 623.89 feet; thence N 00°01'50" W, 121.26 feet; thence N 19°41'35" W, 16.94 feet; thence N 51°04'06" E, 16.46 feet; thence N 61°02'42" E, 11.70 feet; thence N 84°31'58" E, 17.33 feet; thence S 25°03'00" E, 5.95 feet; thence S 43°08'01" W, 24.33 feet; thence S 62°55'15" W, 22.99 feet; to the point of beginning,

Wetland Lot 2

Commencing at the Southeast Corner of Lot 2; thence thence S89°58'10"W along the South line of Lot 2, 813.67 feet; thence N00°01'50"W, 21.14 feet; thence S87°25'19"W, 16.32 feet; thence N19°09'26"W, 24.57 feet; thence N 08°29'22" W, 45.96 feet; thence N 07°35'01" E, 55.48 feet; thence N 76°37'40"E, 8.86 feet; thence S 75°02'29"E, 0.99 feet; thence S 07°40'07" E, 54.29 feet; thence S 12°12'44"E, 32.50 feet; thence S 00°12'51"E, 39.15 feet to the point of beginning,.



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landsurveysinc.com

Revised 10-09-24
Revised 09-25-24
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,
S-3176 on this 17th day of January, 2023 Sheet 7 of 7

Job# 22376

MEMORANDUM

Date: November 12, 2024

To: Committee of the Whole
Planning Commission
Village Board



From: Ryan Schmidt, P.E.
Village Engineer

A handwritten signature in blue ink that reads "Ryan Schmidt".

Re: N. St. Clair Street – Request to Vacate Unimproved Road Right-of-Way

RECOMMENDATION:

Move to recommend to the Village Board that the Right-of-Way of N. St. Clair Street be Vacated and the Village Board schedule a Public Hearing.

The Engineering Department has received requests from two property owners to vacate a portion of Village Owned and unimproved Road Right-of-Way adjacent to Royal Park Road as provided in **Exhibit A**. The Right-of-Way is considered North St. Clair Street and is a 66' wide Road Right-of-Way that was platted with the Royal Park Subdivision in 1964 and is included hereto as **Exhibit B**. The property owners are Glenn Stritchko of 713 Royal Park Road and Shane and Dawn Willison of 631 Royal Park Road which directly abut the Right-of-Way to the West and East, respectively.

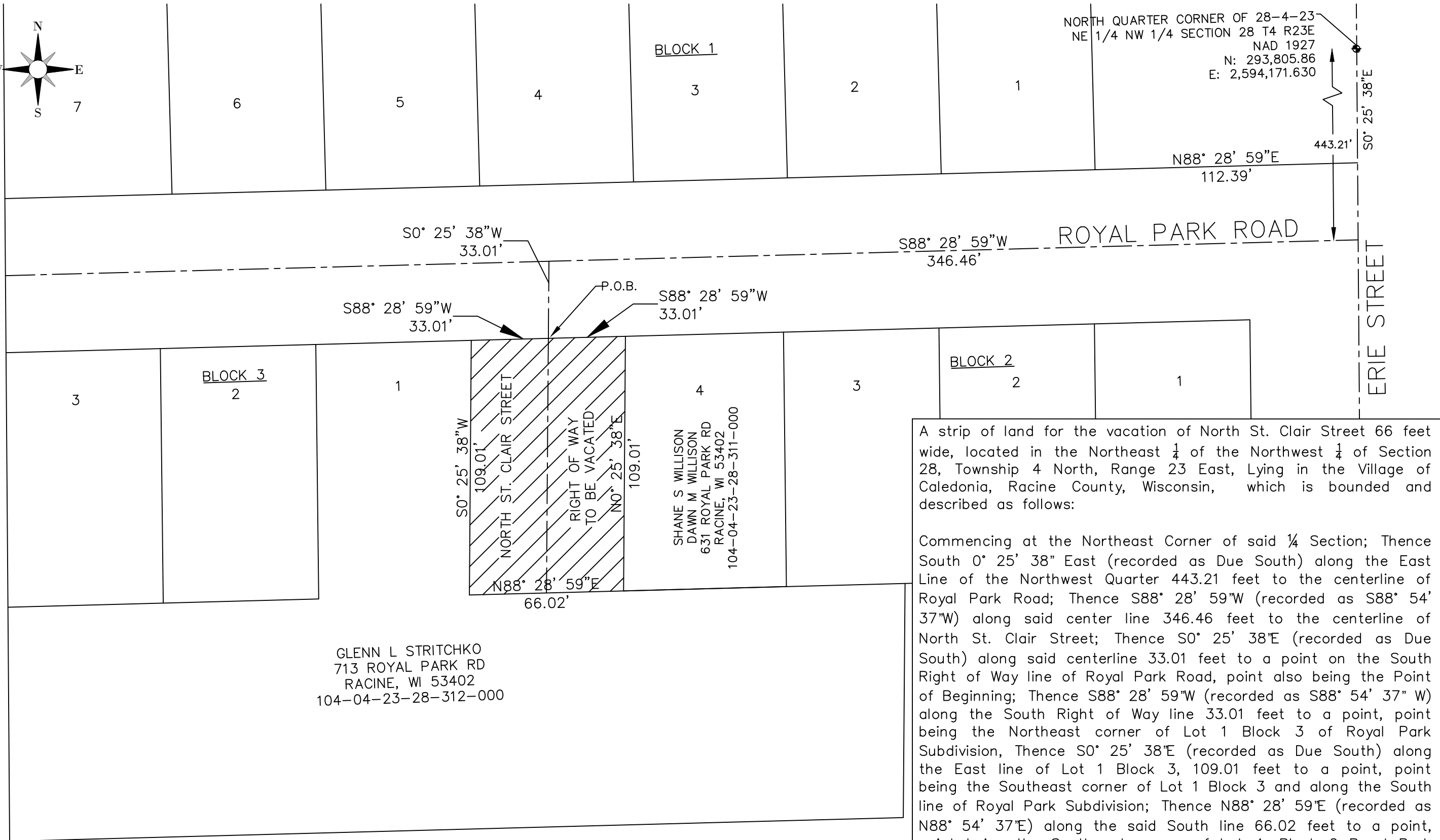
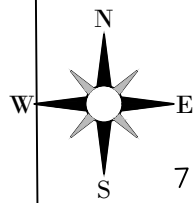
The Road Right of Way lines up with an existing section of St. Clair Street which is located further south and is part of the Beacon View Terrace Subdivision which was recorded in 1957 and the Beacon View Terrace No. 2 Subdivision in 1964. However, there is a large gap in which the "Mark-Kay Pond" was installed and no future development along this corridor has occurred since the platting of these subdivisions. The only exception is the properties south of Johnson Avenue (formerly Mar-Kay Drive). In addition, the property owner of 713 Royal Park Road purchased a portion of the lot to the south which created a dead end to the Road Right-of-Way and further restricted any possibility of a road extension.

Currently, the Right-of-Way is partially wooded and contains two separate gravel access points for each of the abutting lot owners. Their properties were built with garages facing this future road which has never been built. As a result, Staff believes this property is no longer of interest to the Village and has effectively become a private access for the two owners. To formalize this, the property would be vacated and divided in half, where half of the 109' long Right-of-Way to be vacated, as included in **Exhibit A**, would go to each abutting lot owner per Wisconsin State Statutes 66.1003 and 66.1005. Each half added to the abutting lots would provide ample space for access to each of the existing property owner's garages and

allow the owners to improve the space as needed. Staff recommends proceeding with the process of Vacating this Right-of-Way and scheduling a public hearing as laid out below.

Staff has been working with the Village Attorney to follow the appropriate procedures and schedules as laid out by State Statutes. Village Staff have also created a legal exhibit and descriptions for the portion of Right-of-Way to be vacated as included hereto as **Exhibit A**. Staff recommends the following schedule based on the information above:

- November 12th, 2024 – Committee of the Whole recommends approval of the Vacation of the Road Right-of-Way and Recommend to the Village Board to Schedule a Public Hearing.
- November 25th, 2024 – Plan Commission to recommends approval of the Vacation of the Road Right-of-Way.
- November 26th, 2024 – Village Board Recommends approval and sets a public hearing date.
- January 28th, 2024 – Recommended Public Hearing before the Village Board Meeting.
- January 28th, 2024 – Village Board Resolution on the Public Hearing and Final Vacation of Right-of-Way.



GLENN L STRITCHKO
 713 ROYAL PARK RD
 RACINE, WI 53402
 104-04-23-28-312-000

SHANE S WILLISON
 DAWN M WILLISON
 631 ROYAL PARK RD
 RACINE, WI 53402
 104-04-23-28-311-000

NORTH QUARTER CORNER OF 28-4-23
 NE 1/4 NW 1/4 SECTION 28 T4 R23E
 NAD 1927
 N: 293,805.86
 E: 2,594,171.630

A strip of land for the vacation of North St. Clair Street 66 feet wide, located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 4 North, Range 23 East, Lying in the Village of Caledonia, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of said $\frac{1}{4}$ Section; Thence South $0^{\circ} 25' 38''$ East (recorded as Due South) along the East Line of the Northwest Quarter 443.21 feet to the centerline of Royal Park Road; Thence $S88^{\circ} 28' 59''W$ (recorded as $S88^{\circ} 54' 37''W$) along said center line 346.46 feet to the centerline of North St. Clair Street; Thence $S0^{\circ} 25' 38''E$ (recorded as Due South) along said centerline 33.01 feet to a point on the South Right of Way line of Royal Park Road, point also being the Point of Beginning; Thence $S88^{\circ} 28' 59''W$ (recorded as $S88^{\circ} 54' 37'' W$) along the South Right of Way line 33.01 feet to a point, point being the Northeast corner of Lot 1 Block 3 of Royal Park Subdivision, Thence $S0^{\circ} 25' 38''E$ (recorded as Due South) along the East line of Lot 1 Block 3, 109.01 feet to a point, point being the Southeast corner of Lot 1 Block 3 and along the South line of Royal Park Subdivision; Thence $N88^{\circ} 28' 59''E$ (recorded as $N88^{\circ} 54' 37''E$) along the said South line 66.02 feet to a point, point being the Southwest corner of Lot 4, Block 2 Royal Park Subdivision; Thence $N0^{\circ} 25' 38''W$ (recorded as Due North) along the West line of Lot 4 Block 2, 109.01 feet to a point, point being the Northwest corner of Lot 4 Block 2 and also along the South Right of Way of Royal Park Road; Thence $S88^{\circ} 28' 59''W$ (recorded as $S88^{\circ} 54' 37'' W$) along the South Right of Way line 33.01 feet to the point of beginning.

Containing 7,195.54 square feet or 0.1652 acres.



DRAWN BY: RMS
 SCALE: 1:40
 DATE: 11/5/2024

North St. Clair Street Right-of-Way Vacation Exhibit A

ROYAL = PARK

PART OF THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 4 NORTH OF RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN
TOWN OF CALEDONIA RACINE COUNTY WISCONSIN

I, Harold M. Schneider, registered land surveyor, hereby certify: That I have surveyed, divided and mapped ROYAL PARK, in the Town of Caledonia, Racine County, Wisconsin. That I have made survey, land division and plat by the direction of the owner of said land. Said subdivision is described as follows: Part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 4 North of Range 23 East, of the Fourth Principal Meridian, lying and being in the Town of Caledonia, Racine County, Wisconsin, and being more particularly described as: Beginning at the North Quarter corner of said Section 28 run thence Due South along and upon the East Quarter line of the Northwest Quarter 410.20 feet to the point of beginning of lands hereinafter to be described: Run thence Due South 175.02 feet, thence S. 88° 54' 37" W. 579.15 feet, thence Due North 284.35 feet, thence N. 88° 54' 37" E. 464.68 feet, thence S. 01° 05' 23" E. 109.31 feet, thence N. 88° 54' 37" E. 112.39 feet, to the point of beginning.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the Town of Caledonia in surveying, dividing and mapping the same.
Harold M. Schneider
HAROLD M. SCHNEIDER S-351
Racine County Surveyor



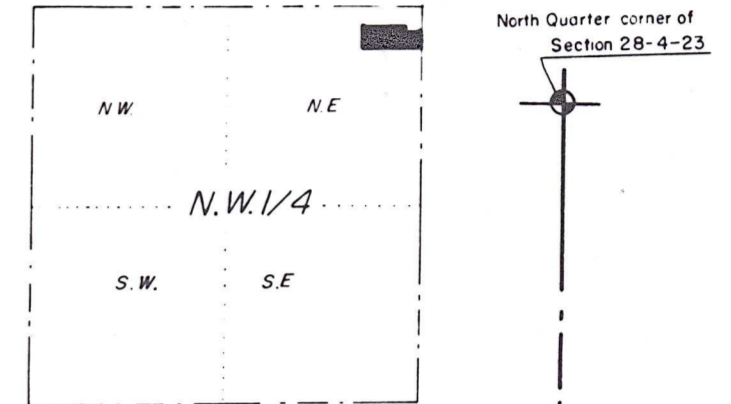
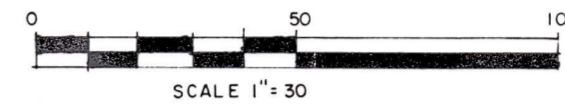
As owner, I hereby certify that I caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.
I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

DIRECTOR, PLANNING DIVISION, DEPARTMENT OF RESOURCE AND DEVELOPMENT
TOWN BOARD OF THE TOWN OF CALEDONIA
VILLAGE OF WIND POINT THE BOARD OF SUPERVISORS OF RACINE COUNTY

Witness the hand and seal of Kingston W. Ehrlich owner this 3rd day of February, 1964, in presence of:

Gilbert Trick witness GILBERT TRICK
Kingston W. Ehrlich owner Kingston W. Ehrlich

NOTE: All linear measurements have been made to the nearest one hundredth of a foot.
All angular measurements have been made to the nearest ten seconds.
Ø 2" X 30" iron pipe, weighing 3.65 lbs. / lineal foot
All other lot corners staked with 1" by 24" iron pipe, weighing 1.13 lbs. / lineal foot.



STATE OF WISCONSIN) ss
RACINE COUNTY)
Personally came before me this 1st day of February, 1964, the above named Kingston W. Ehrlich to me known to be the person who executed the foregoing instrument and acknowledged the same.
My commission expires August 6, 1967.
Phyllis M. Larsen
Phyllis M. Larsen
Notary Public Racine, Wisconsin

COUNTY TREASURER
John E. Gohner, being the duly elected, qualified and acting treasurer of Racine County, Wisconsin, do hereby certify that the records in my office show no unpaid taxes, and no unpaid special assessments as of February 1, 1964, affecting the lands included in the plat of ROYAL PARK. Date: February 1, 1964.
John E. Gohner
John E. Gohner
County Treasurer

TOWN BOARD OF CALEDONIA
Be it resolved, that the plat of ROYAL PARK, in the Town of Caledonia is hereby approved by the Town Board of Caledonia upon the date that the subdivider enters into a suitable contract with the town, relative to the grading and surfacing of roads and the installation of culverts, sewer and water mains therein.
I, hereby certify that the foregoing is a copy of a resolution adopted by the Town of Caledonia, Racine County, Wisconsin.
Date: Feb. 10, 1964.
Virginia Healy
Virginia Healy
Clerk Town of Caledonia

VILLAGE OF WIND POINT
Be it resolved, that the plat of Royal Park be approved.
I, hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Wind Point.
Date: February 1, 1964.
John B. Peterson

RACINE COUNTY BOARD OF SUPERVISORS
Be it resolved, that the plat of Royal Park, in the Town of Caledonia, Racine County, Wisconsin, is hereby approved by the board of supervisors of Racine County.
I, hereby certify that the foregoing is a copy of a resolution adopted by the Board of Supervisors of Racine County.
Date: Mar. 24, 1964.
James A. Fay
James A. Fay
Clerk Racine County

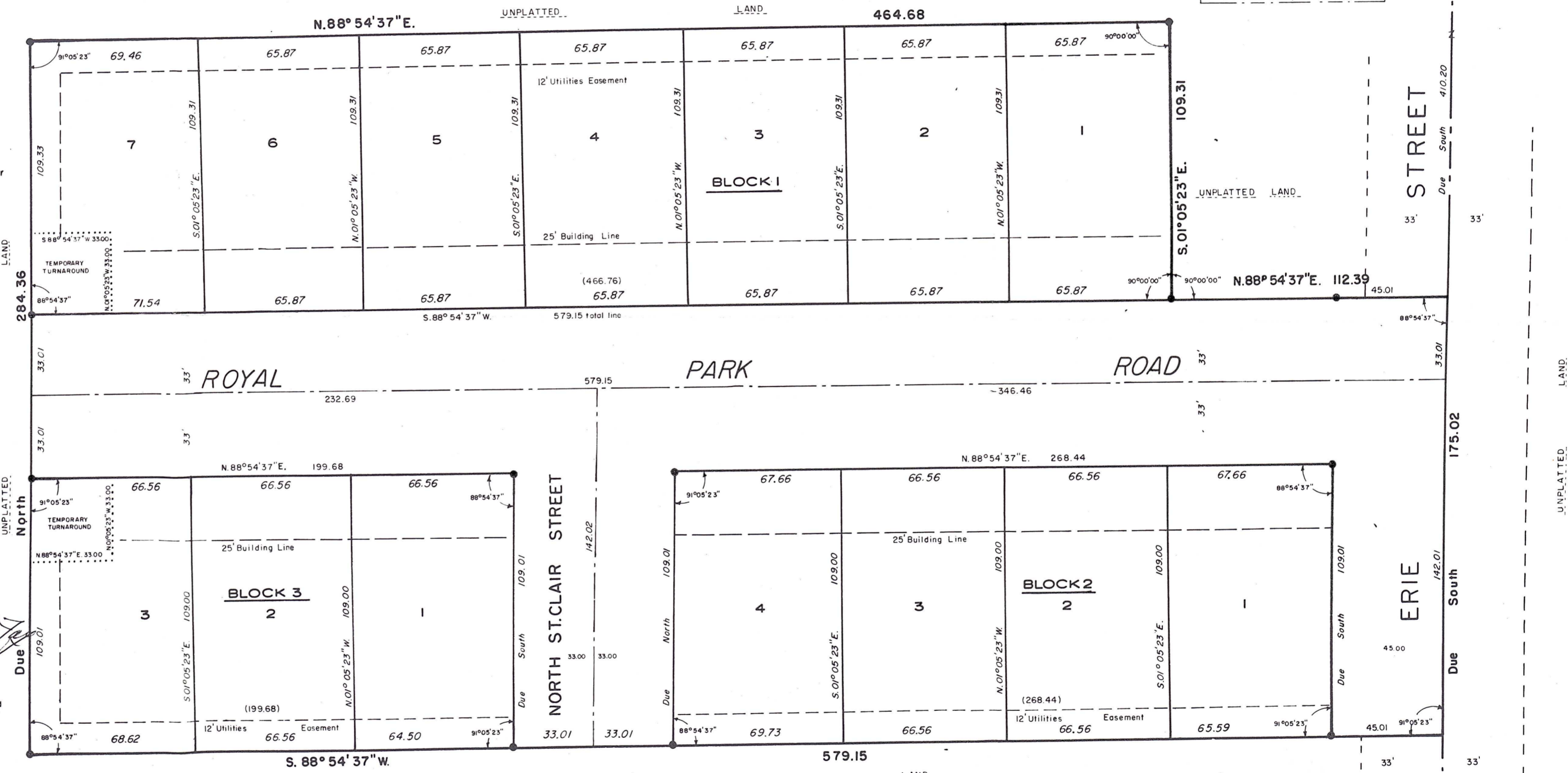
State of Wisconsin)
Racine County) ss
Racine Savings and Loan Association, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat.

In witness whereof, the said Racine Savings and Loan Association has caused these presents to be signed by George J. Janosik, asst secretary, of Racine, Wisconsin, and its corporate seal to be hereunto affixed this 14 day of February, 1964.
George J. Janosik
GEORGE J. JANOSIK
ASST. SECRETARY
Personally came before me this 14 day of February, 1964, George J. Janosik, asst secretary of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such asst secretary of said corporation.

My commission expires: Feb. 6, 1964
William E. Brennan
WILLIAM E. BRENNAN
NOTARY PUBLIC, RACINE, WISCONSIN

APPROVED AS A FINAL PLAT THIS 27th DAY OF Feb., 1964.

Henry W. Beyer
HENRY W. BEYER
ZONING ADMINISTRATOR



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes.
Certified this 14th day of February, 1964.
Walter K. Johnson
Walter K. Johnson
Director, Planning Division
Department of Resource Development