



Meeting Date: February 23, 2026

Item No. **5B**

PLAN COMMISSION REPORT

Proposal: Certified Survey Map Review

Description: Review a proposed certified survey map creating two parcels and two outlots on the parcel located west of 13001 Baxter Court.

Applicant(s): Jason Lueders

Address(es): Baxter Court, Carol Road

Suggested Motion: That the Plan Commission recommends to the Village Board to approve the Certified Survey Map (CSM) for Parcel ID 104-04-22-30-038-035 subject to the 7 conditions listed in Exhibit A of this staff report.

Owner(s): TI INVESTORS OF CALEDONIA, LLC

Tax Key(s): 104-04-22-30-038-035

Lot Size(s): ±53.50 acres

Current Zoning District(s): M-3, Heavy Manufacturing

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The Planning and Engineering Departments have received a Certified Survey Map (CSM) for the further redivision of Caledonia Corporate Park, more specifically, Lot 5 of CSM 3601 (Parcel ID No. 104-04-22-30-038-035). The CSM was submitted by applicant Jason Lueders (Representative) and the owner is TI Investors of Caledonia, LLC. The CSM as submitted proposes to redivide the 53.50-acre parcel known as Lot 5 of CSM 3601 into two lots and two outlots: Lot 6 (11.76 acres), Lot 7 (36.67 acres), Outlot 3 (1.027 acres), and Outlot 4 (4.035 acres).

The property is located south of CTH K (Northwestern Avenue) and east of E. Frontage Road, where Carol Road has been extended with Carly Avenue and Baxter Court. This area is known as the Caledonia Corporate Park.

Zoning & Land Use

The subject property is currently designated Industrial/Business Park per Village’s 2035 Comprehensive Plan, and zoned M-3, Heavy Manufacturing. The zoning requires a minimum of 200 feet of street frontage and 1 acre lot sizing. The proposed CSM is consistent with the Village’s Comprehensive Plan and meets/exceeds the M-3 Zoning requirements. The property is also located within TIF District #4.

Engineering, Utilities, and Stormwater Management

These properties are part of the Sewer and Water Service Area and have been constructed to accommodate sewer and water as part of the overall site development. Lot 6 will be served on Carol Road and Lot 7 via the easement along the south lot line to the recently extended sanitary sewer for Saputo. Regional stormwater management facilities and easements have also been provided with the overall site development. Staff will ensure any development conforms with the standards established with the regional facilities. A complete set of Civil Engineering Plans will be required for review and approval to develop any site (Lot 6 or 7) and ensure sewer/water and all other design aspects are in conformance with Village Standards.

Separate Legal Descriptions and Exhibits will need to be provided to the Village for the easements as called out on Lot 7 for drainage (if this easement is intended to remain). The 145’ easement appears to be for a drainage swale but should be discussed with the Village if intended to remain long term for Lot 7 and future development as it is restrictive based on size.

The proposed 20’x55’ easement as shown on Lot 7 should be modified to match the recorded CSM 3601 which included a 20’x40’ storm sewer easement – not what is shown. If there are intentions to modify this, it should be updated and the legal description and exhibit provided to the Village.

A public storm sewer easement will be required for the storm sewer that follows the future Baxter Court Road Right-of-Way along the North portion of Lot 7 and the alignment of the existing storm sewer already installed. Legal Description and Exhibit to be provided to the Village and a call out on the CSM.

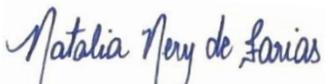
Environmental

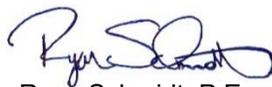
A wetland delineation has been shown and was provided to the Village as part of the mass grading efforts of the overall Corporate Park within the last 5 years. No further work is needed at this time.

Suggested Motion

If the Plan Commission is comfortable with the proposed CSM, staff has drafted a suggested motion recommending approval of the CSM subject to the conditions listed in Exhibit A of this Report. The suggested motion for the Plan Commission is listed at the beginning of the report.

Prepared by:


Natalia Nery de Farias
Planner & Zoning Administrator


Ryan Schmidt, P.E.
Village Engineer

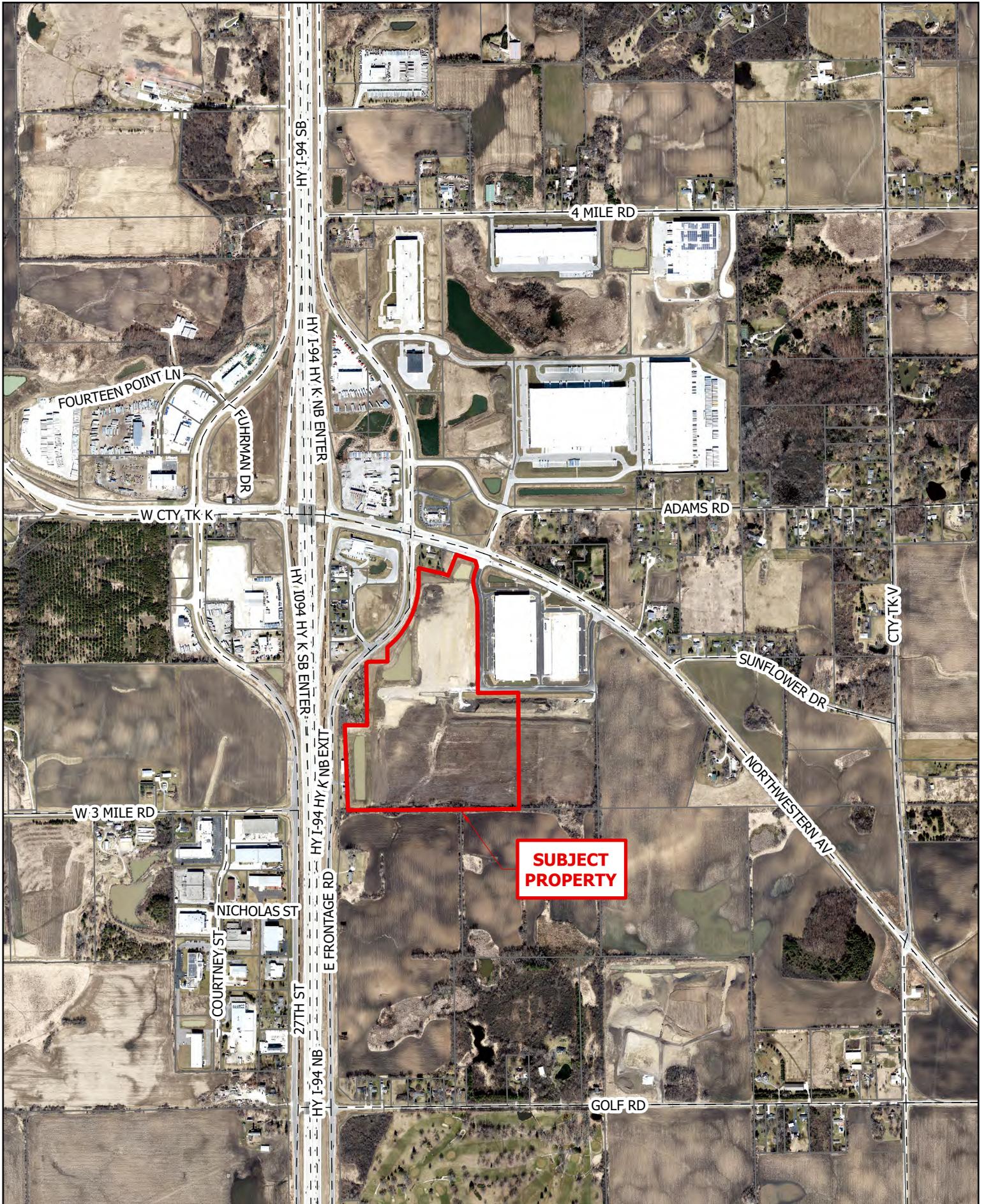
Respectfully submitted:


Peter Wagner, AICP
Development Director

Exhibit A

Conditions of approval for the proposed Certified Survey Map:

1. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.
2. The Final CSM is subject to the Land Division per Lot fee.
3. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.
4. Civil/Site Grading Plans are reviewed and approved by Village Staff & the Caledonia Utility District prior to Building Permits being issued.
5. Owner/Developer to discuss the 145' Drainage Easement along the south lot line of Lot 7 prior to recording. If the Easement is kept, a legal description and exhibit shall be provided to the Village.
6. Owner/Developer to provide a Public Storm Sewer Easement along the future Baxter Court ROW and show it on the Final CSM. A legal description and exhibit shall be provided to the Village.
7. Owner to correct the Easement on Lot 7 for the existing 20'x40' Storm Sewer Easement or provide the modified easement legal description and exhibit to the Village.



CERTIFIED SURVEY MAP NO. _____

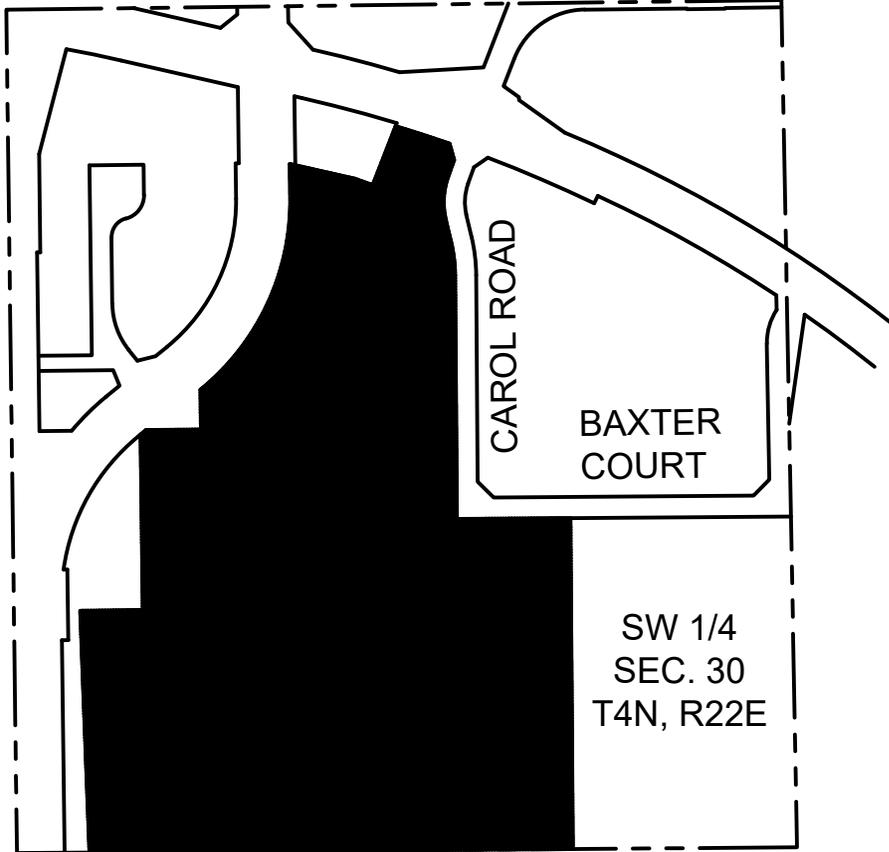
All of Lot 5 of Certified Survey Map No. 3601, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VICINITY MAP SCALE 1"=600'

NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K" ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property
Zoning: M-3
Tax Key Number:
104-04-22-30-038-035

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.
- 20' x 40' Storm Sewer Easement, as shown on Certified Survey Map No. 3601, is superseded and replaced in its entirety by a 20' x 55' Storm Sewer Easement to be recorded via separate document.
- Outlot 3 and Outlot 4, in their entirety, are covered by a Stormwater Pond Easement as described by Storm Water Pond Easement Agreement recorded February 14, 2024 as Document No. 2671168. Document No. 2671168 supercedes the easements referenced on Certified Survey Map No. 3601 as a "Stormwater Management Easement - Via Separate Document".



Jesse Zoltowski

FEBRUARY 6, 2026

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

Prepared for:

TI INVESTORS OF CALEDONIA LLC
710 N. Plankinton Avenue, Suite 1200
Milwaukee, WI 53203

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#1912.40
SHEET 1 OF 5

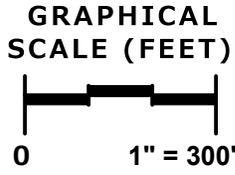
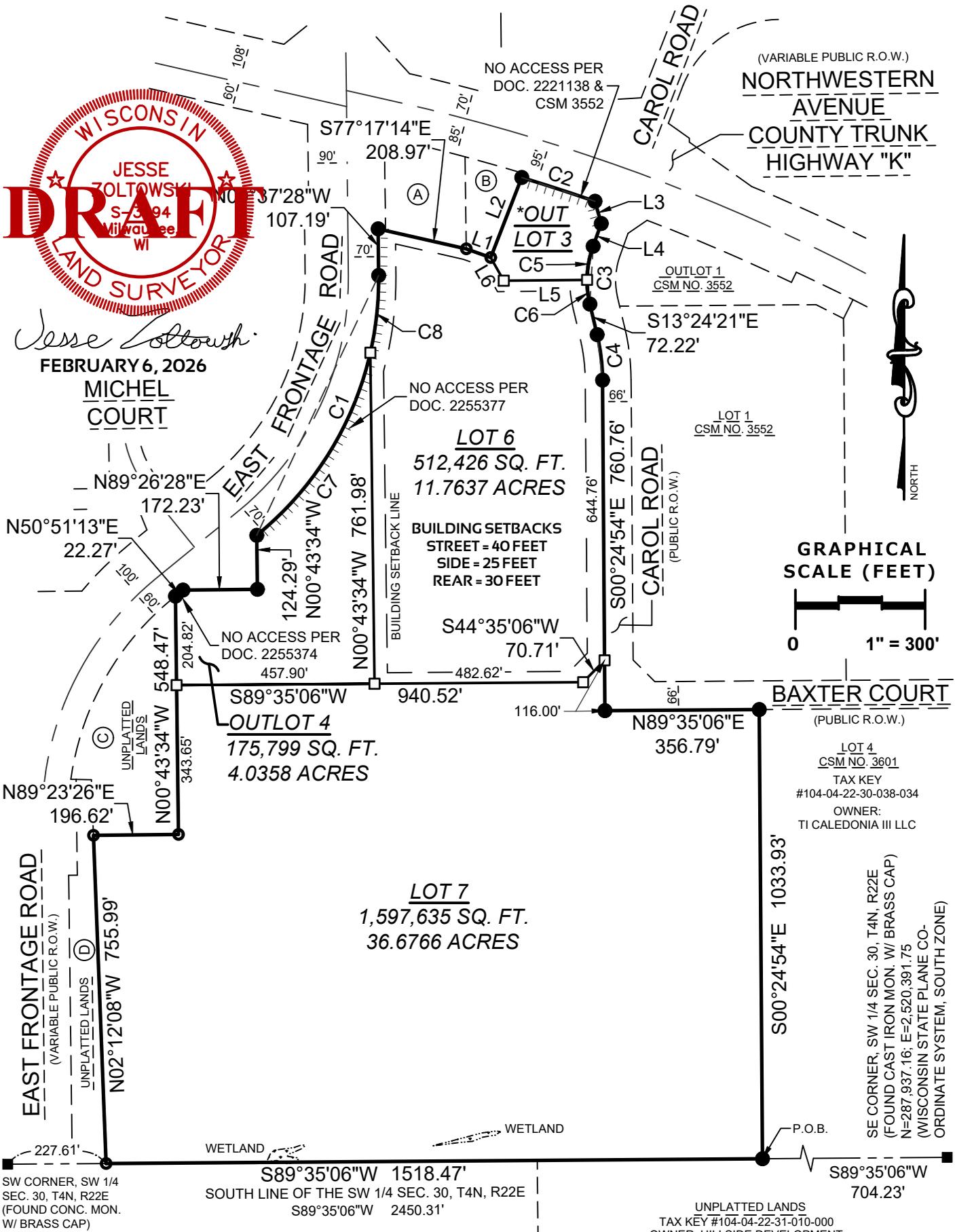
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Jesse Zoltowski
 FEBRUARY 6, 2026

**MICHEL
 COURT**



BAXTER COURT
 (PUBLIC R.O.W.)

LOT 4
 CSM NO. 3601
 TAX KEY
 #104-04-22-30-038-034
 OWNER:
 TI CALEDONIA III LLC

LOT 7
 1,597,635 SQ. FT.
 36.6766 ACRES

LOT 6
 512,426 SQ. FT.
 11.7637 ACRES
 BUILDING SETBACKS
 STREET = 40 FEET
 SIDE = 25 FEET
 REAR = 30 FEET

OUTLOT 4
 175,799 SQ. FT.
 4.0358 ACRES

***OUTLOT 3**
 44,736 SQ. FT.
 1.0270 ACRES

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ||||| - Denotes No Access

SW CORNER, SW 1/4
 SEC. 30, T4N, R22E
 (FOUND CONC. MON.
 W/ BRASS CAP)

UNPLATTED LANDS
 TAX KEY #104-04-22-31-011-000
 OWNER: HILLSIDE DEVELOPMENT
 OF CAL CALEDONIA LP

UNPLATTED LANDS
 TAX KEY #104-04-22-31-010-000
 OWNER: HILLSIDE DEVELOPMENT
 OF CAL CALEDONIA LP

SE CORNER, SW 1/4 SEC. 30, T4N, R22E
 (FOUND CAST IRON MON. W/ BRASS CAP)
 N=287.937.16; E=2.520.391.75
 (WISCONSIN STATE PLANE CO-
 ORDINATE SYSTEM; SOUTH ZONE)

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

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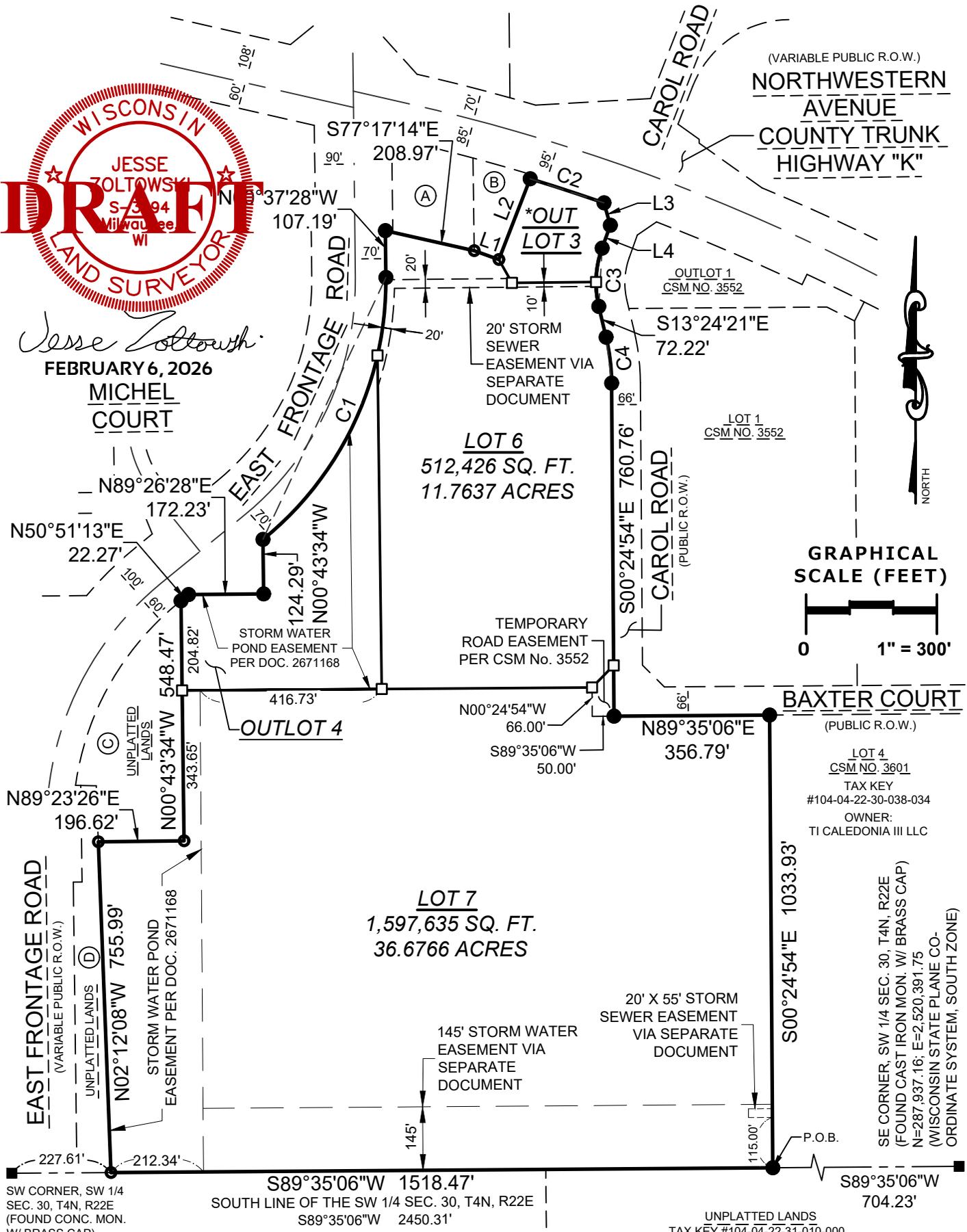
PEG JOB#1912.40
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

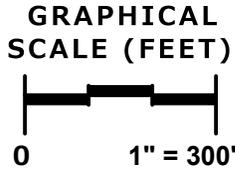
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Jesse Zoltowski
FEBRUARY 6, 2026
MICHEL COURT



(VARIABLE PUBLIC R.O.W.)
NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K"



SW CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)
 SOUTH LINE OF THE SW 1/4 SEC. 30, T4N, R22E
 S89°35'06"W 1518.47'
 S89°35'06"W 2450.31'

UNPLATTED LANDS
 TAX KEY #104-04-22-31-011-000
 OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

Prepared By:
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SHEET 2 OF 5

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 5 Certified Survey Map No. 3601, as recorded in the Register of Deeds office for Racine County as Document No. 2677634, being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

Containing 2,330,596 square feet (53.5031 acres) of land, more or less.

That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA 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 provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same..

Date: FEBRUARY 6, 2026



Jesse Zoltowski

Jesse Zoltowski
Professional Land Surveyor S-3094

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	684.45'	758.00'	051°44'09"	N25°14'37"E	661.43'	N51°06'41"E	N00°37'28"W
C2	178.14'	4378.00'	002°19'53"	S72°04'11"E	178.12'	S70°54'14"E	S73°14'07"E
C3	135.32'	233.00'	033°16'36"	S03°13'57"W	133.43'	S19°52'15"W	S13°24'21"E
C4	105.88'	467.00'	012°59'27"	S06°54'38"E	105.66'	S00°24'54"E	S13°24'21"E
C5	79.07'	233.00'	019°26'39"	S10°08'55"W	78.69'	S19°52'15"W	S00°25'36"W
C6	56.25'	233.00'	013°49'57"	S06°29'23"E	56.11'	S00°25'36"W	S13°24'21"E
C7	505.14'	758.00'	038°10'58"	N32°01'13"E	495.85'	N51°06'41"E	N12°55'44"E
C8	179.31'	758.00'	013°33'12"	N06°09'08"E	178.89'	N12°55'44"E	N00°37'28"W

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PEG JOB#1912.40
SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

All of Lot 5 of Certified Survey Map No. 3601, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

ADJACENT OWNERS

- A - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR.
- B - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- C - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.
- D - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.

OWNER'S CERTIFICATE

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

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by _____, of TOWNE REALTY, INC, manager of TI INVESTORS OF CALEDONIA LLC at Milwaukee, Milwaukee County, Wisconsin, on this _____ day of _____, 2026.

In the presence of: TI INVESTORS OF CALEDONIA LLC,
By: TOWNE REALTY, INC, Manager

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, (title) _____, of TOWNE REALTY, INC, manager 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 _____ (title) of said TOWNE REALTY, INC, 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: _____

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2026.

Date

Jennifer Bass, Village Clerk



Jesse Zoltowski

FEBRUARY 6, 2026