

MEMORANDUM

Date: March 26, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: Thomas Farms Subdivision – Preliminary Plat

Recommended Motion

That the Plan Commission recommends to the Village Board to approve the Preliminary Plat for the Thomas Farms subdivision subject to the 23 conditions listed in Exhibit A of this report.

Background Information

The Village Planning Department and Engineering Department has received a Preliminary Plat for the Thomas Farms Subdivision located along 5 Mile Road. The proposed subdivision includes 62 lots on approximately 28.2582 acres (gross). All lots are proposed to be placed along new Village Roadways and includes the extension of 5 Mile Road west from Charles Street across the Klema Ditch. This subdivision is also within the newly created TID 6.

The Thomas Farms Subdivision Concept Plan was approved by the Village Board on October 8, 2024. This included waivers to the 40% Open Space and Conservation Easement requirements and established a Base Development Yield of 3.46 units per acre. A Comprehensive Plan Amendment was adopted by the Village Board on January 14, 2025 via Ordinance 2025-01 to change the parcels proposed for this subdivision from low density residential to medium density residential. In addition, a Zoning District and Map Amendment was approved on January 14, 2025 for the Rezoning of the proposed subdivision parcels to R-5.

Zoning & Planning

The proposed subdivision, as described above, is required to meet the R-5 Zoning District requirements. The major points of this zoning district are the minimum lot size of 10,890 sq. ft. and 75' of frontage. All the proposed lots meet and exceed these values. The smallest lot is 10,907 sq. ft. and the largest is 14,242 sq. ft. with frontages varying from 87-90 feet typically. The proposed density has not changed since the concept plan and meets and/or exceeds the required 3.64 units per acre. The density needs to be displayed on the Preliminary Plat per Ordinance requirements. There is a need to define and represent the shoreland zoning district from the navigable waterway (Klema Ditch). The 75' structural setback from the OHWM and the 300' shoreland zoning setback shall be placed on the Plat.

Engineering

The subdivision was submitted with a set of preliminary engineering and storm water management plans. Staff will review these separately and provide feedback to the Design Engineer and Developer. The Preliminary Plat is missing information from name/ownership of lands 100' from the property and all easements (public/private), streets, widths, conditions, primary environmental corridors, etc. within 300' of the property. A phase 1 ESA is still required to be submitted on this property. The proposed Right-of-Way widths are missing and the proposed/required drainage easements and vision triangles. While it is listed on the Notes of the Preliminary Plat, all properties are restricted to 1 access each to the Village Road Network. Lots 3, 30, 31, 40, 45, and 56 will be limited to No Access along 5 Mile Road. This shall be shown on the Plat and a note provided. No Access shall also be included 50' from the corner of the Right-of-Way at each intersection along with the 25'x25' vision triangle. It is recommended to include these dimensions and other information in an updated version of the Preliminary Plat prior to the Village Board approval. Understandably, any easements may be modified upon completion of the civil/site design and shall ultimately be shown with the Final Plat.

Draft plans have been provided including estimated Finished Yard Grades of homes with potential lookouts/exposures. Due to the proximity of the Klema Ditch, all FYG's shall be a minimum of 2' above the High-Water Mark of the Klema Ditch. This shall be included in all Final Engineering/Utility Plans.

Per Title 14-3, the layout of proposed streets, walkways, and other improvements are to be shown on the Plat. It is recommended that the Developer provides the basic geometric outline for this data, including 5 Mile Road which should have a 40' flange to flange urban roadway and the proposed pedestrian trail along the east side of the Klema Ditch. By definition, a temporary turnaround tee will need to be provided at the north end of Oriole Road. This shall be done via temporary easement onto the abutting property to the north or onto Lots 7 and 8 per Village Ordinance Title 18. It is understood that future phases may make this negligible, but at this time, it is required until the future development occurs.

Roadway naming will need to be updated to reflect the extension of existing roads adjacent to the proposed subdivision. "Road A" shall be listed as Leawood Lane. "Road B" shall be listed as October Drive. The furthest west roadway that runs North and South shall be named North Meadows Drive and transition to the proposed Oriole Road at a point along the curve. This should be done to best plan for any future extension of the roads to the south of 5 Mile Road.

There is a legal description gap along the property line abutting the Village Owned land to the north. This shall be resolved upon submittal of the Final Plat. Lots 8-19 shall resolve the any lot line issue with the neighboring Audubon Arboretum Subdivision and abutting landowners as required. The future extension of 5 Mile Road will also require the acquisition of Right-of-Way to be dedicated to the public along the abutting property to the south. This will need to be done via CSM or other means of dedication and coordinated with the Village upon submittal of the Final Plat. There is also a permanent turnaround tee located on the north half of the existing 5 Mile Road that shall be shown and vacated as part of the Plat process.

A Development Agreement will be required prior to the acceptance of the Final Plat. Staff are currently working with legal counsel and the Developer/Owner to complete this. This will include language regarding the TID and all other related information for this specific development.

Utility

As mentioned above, the preliminary civil/site/utility plans have been submitted to staff and will be reviewed separately. The property includes two storm water ponds; one in each Outlot. Easements will be required over the storm water ponds including the areas that are on abutting property. The Storm Water Management Plan shall be reviewed and approved by the Utility District along with final Civil/Utility Plans prior to or along with the Final Plat approval. This includes meeting the Village Ordinance requirements of Title 9 Chapter 2. The developer shall submit and get approvals for the extension of Sanitary Sewer and Watermain to the Wisconsin DNR and Racine Wastewater Utility.

A separate sanitary sewer utility easement is required for the proposed sewer and water main to connect at the current north end of North Meadows Drive. Current proposals show the water running west along 5 Mile Road across the Klema Ditch, which is a different pressure zone. This will not be acceptable and the watermain shall run south to North Meadows Drive through said easement and looped to that system. Staff are coordinating with the Developer and Owner to execute this easement agreement and ensure Village Standards are maintained.

The Utility District will review the potential for an Oak Creek/Racine Distribution System interconnect with Valve to remain closed. This will be discussed with the Developer and their Engineer as part of the Engineering/Utility Plan Review and Approval process. A future tee and stub should be accounted for at the intersection of the proposed Leawood Lane to the south for future development.

Environmental

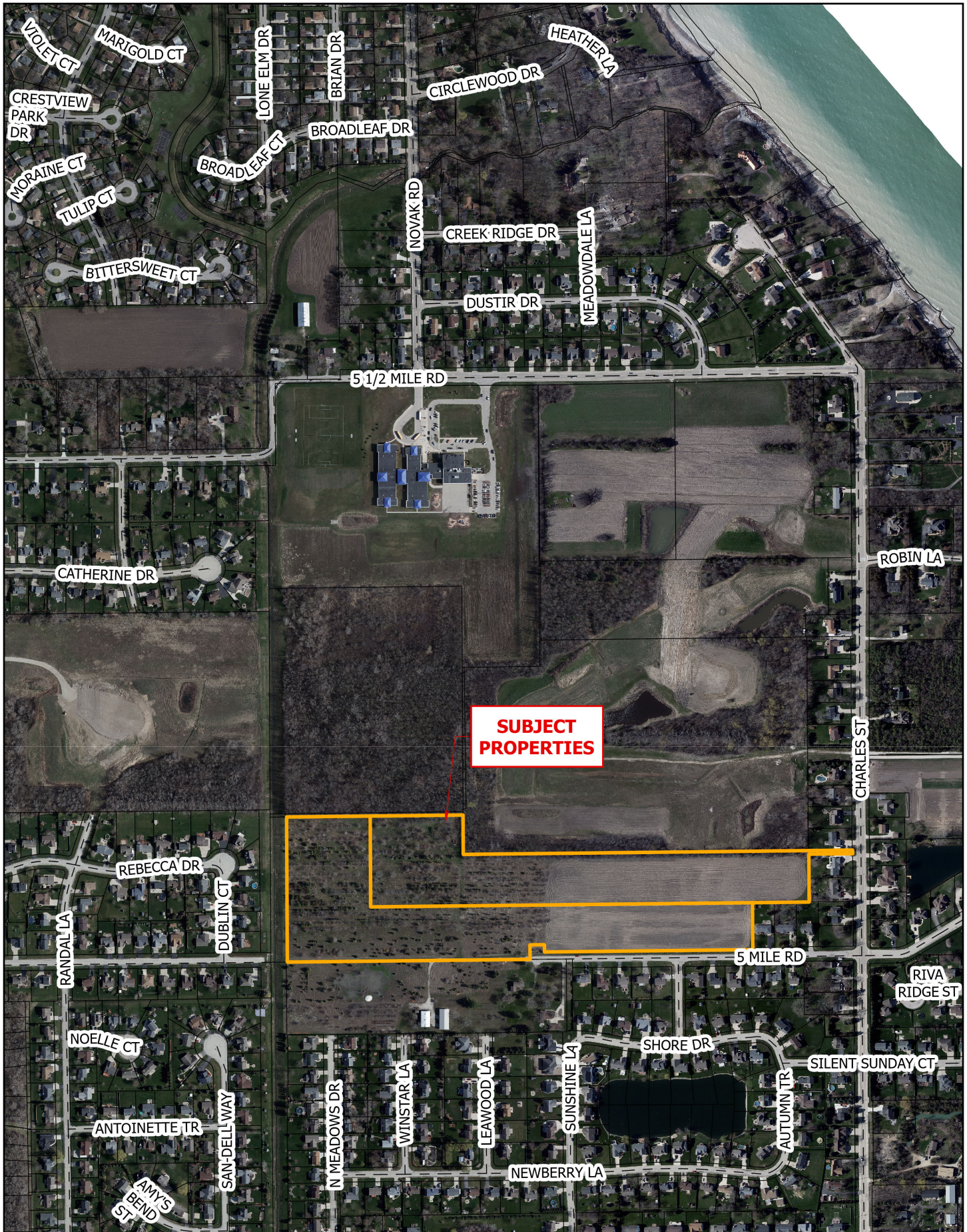
A wetland delineation was performed in 2022 and included both the Audubon Arboretum and the proposed subdivision. They are shown on the Preliminary Plat as required and a copy is on file with the Village. The proposed subdivision does show the encroachment of some wetlands on the buildable footprint of Lots 9-19. It is recommended that these are resolved via exemption or other means and evidence is provided to the Village upon the Final Plat submittal. The proposed 50' wetland buffer for impervious surface drainage will impact these same lots and will require the Developer to account for in the Civil/Site Design.

Village Staff has reviewed the proposed Preliminary Plat and recommends the motion listed at the top of the page subject to the 23 conditions attached in Exhibit A.

Exhibit A

Conditions of approval for the proposed Preliminary Plat of Thomas Farms Subdivision:

1. The Developer submits for review and approval the sewer and water extension plans to the DNR and Racine Wastewater Utility.
2. The Developer works with the Engineering and Utility Departments to create a set of Site Grading, Drainage, Utility, Engineering, and Storm Water Management Plans for the proposed subdivision that are approved by both the Utility District and Village Board.
3. The Developer executes a Pre-Development Agreement with the Village with appropriate securities for the proposed subdivision.
4. The Developer executes a Development Agreement with the Village prior to, or as a condition of the Final Plat Approval.
5. The Developer provides and executes the necessary easements for the proposed storm water ponds, including area that is on abutting property.
6. The Developer provides the Phase 1 ESA to the Village.
7. The Developer shows the 75' and 300' shoreland setbacks from the Klema Ditch OHWM.
8. The Developer executes and provides the necessary Utility Easements on abutting Thomas Plantation property.
9. The Developer and their Engineer ensures that the proposed water main for this system is looped south into North Meadows Drive through the proposed Utility Easement.
10. The Developer executes and dedicates the necessary Public Right-of-Way to the Village along 5 Mile Road on abutting Thomas Plantation property (min 70' total).
11. The Developer resolves the gap in legal descriptions along the Village Owned Parcel.
12. The Developer shows the existing turnaround tee on 5 Mile and vacates this as part of the Plat Process.
13. The Developer shows the 25'x25' Vision Triangle Easements at all intersections prior to Village Board approval.
14. The Developer places No Access Restrictions on Lots 3, 30-31,40,45, and 56 along 5 Mile Road and for 50' at each intersection corner prior to Village Board approval.
15. The Developer shall resolve the wetland encroachment onto Lots 8-19 via exemption or other means to ensure the buildable footprint of the lot is unaffected and provide evidence to the Village.
16. The Developer corrects the roadway names as described above to account for the existing road network to the south prior to Village Board approval.
17. The Developer provides for a temporary turnaround tee at the end of Oriole Road until a future development occurs per Ordinance Title 18.
18. The Developer and their Engineer ensures all FYG's are a minimum of 2' above the High Water Mark of the Klema Ditch.
19. The Developer shows the required 100' and 300' radius of information for the Preliminary Plat prior to Village Board Approval.
20. The Developer shows the proposed drainage and utility easements as required on the Preliminary Plat prior to Village Board approval.
21. Prior to any construction or earthmoving activities, the Developer or his/her Contractor shall obtain a Land Disturbance Permit with the Village and DNR.
22. The Developer shall obtain any and all State or County Permits as required.
23. The Developer shall ensure the Thomas Farms subdivision conforms to all Ordinances in Title 9, 14, and 18.



March 17, 2025

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

Re: Thomas Farms – Preliminary Plat

Dear Mr. Wagner:

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

Project Summary

Thomas Tree Plantation, LLC is the owner of record of approximately 28.26 acres of vacant 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, LLC is respectfully requesting Preliminary Plat approval to facilitate a 62 lot single-family residential neighborhood.

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.

Village of Caledonia Land Use Map

The subject property is designated Medium Density Residential.

Existing Zoning

The subject property is zoned R-5 Single Family Residential.

Current Entitlements

- Conceptual Plan Approval (Village Resolution 2024-100)
- Comprehensive Land Use Plan Amendment (Village Ordinance 2025-01)
- Rezoning (Village Resolution 2025-01)
- TID #6 Project Plan (Village Resolution 2024-042)





Providing Creative Real Estate Solutions to Build Better Communities

Proposed Preliminary Plat

Bear Development, LLC, respectfully request Village of Caledonia review and approval of the enclosed Preliminary Plat. The Preliminary Plat includes:

- Gross Land Area of 28.26 acres
- A total of 62 Lots and 2 Outlots
- Lots 1-62 are Single Family lots with bulk requirements meeting the R-5 Residential zoning standards.
- Outlot 1 is designated for Stormwater Retention and Open Space.
- Outlot 2 is designated for Stormwater Retention and Open Space.
- All Lots are to be serviced by public water and sanitary sewer service.

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



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

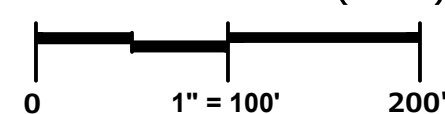
LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns: Symbol, Description, and Abbreviation. Includes symbols for sanitary manhole, storm manhole, cleanout, catch basin, lateral, unknown manhole, well, hydrant, water valve, down spout, sprinkler valve, water shut off, standpipe, water manhole, flood light, light pole, traffic signal pole, utility pole, guy wire, sanitary sewer, storm sewer, water main, fiber optic line, telephone line, electric line, overhead wires, cable television, gas main, wetlands, tree line, and no access.

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



GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the East line of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East which has a bearing of N00°24'44"W.

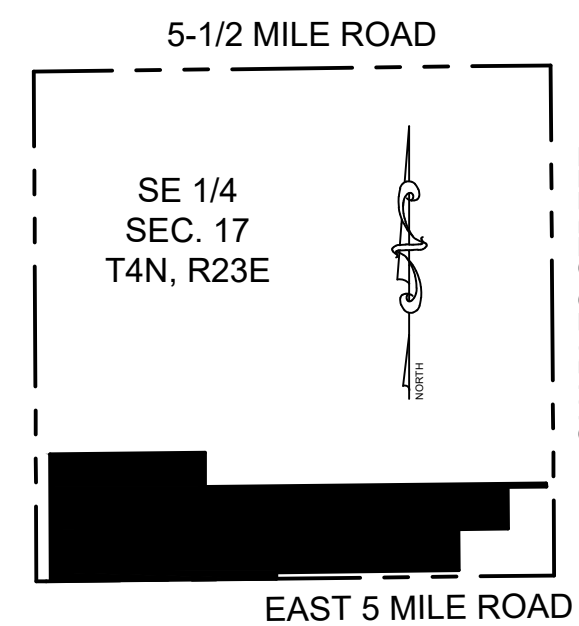


JANUARY 11, 2024

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

VICINITY MAP SCALE 1"=1000'



NOTES:

- 1. Tax Parcel Numbers: 104-04-23-17-077-000, 104-04-23-17-081-000, 104-04-23-17-086-005 & a portion of 104-04-23-17-083-000. Gross land area of the subject property is 1,230,927 square feet (28.2582 acres). Net land area is 1,018,681 square feet (23.3857 acres).
2. All lots to be serviced by public sanitary sewer and water main.
3. All streets will be improved to Village of Caledonia specifications.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southeast 1/4 Section 17, Town 4 North, Range 23 East, Elevation = 621.02.
5. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0116E with an effective date of JANUARY 11, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
6. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20250404611, 20250404609 & 20250404600 with a clear date of FEBRUARY 3, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. Soil Classification per the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey. The subject property includes the following soils: ATA - Ashkum silty clay loam, 0-2% slopes; Mzc - Montgomery silty clay.
8. Subdivision contains 32 Lots and 2 Outlots.
9. Legal Description as surveyed: Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows: Commencing at the southeast corner of the Southeast 1/4 of said Section 17; thence North 00°24'44" West along the east line of said Southeast 1/4, 480.84 feet; thence South 89°21'48" West, 38.00 feet to the west right of way line of Charles Street and the Point of Beginning; thence South 00°24'44" East, 217.61 feet to the north line of Certified Survey Map No. 2732; thence South 89°21'48" West along said north line and its westerly extension, 258.80 feet; thence South 00°24'44" East, 213.74 feet to the north right of way line of East 5 Mile Road; thence South 89°21'39" West along said north right of way line, 950.39 feet; thence South 00°38'21" East, 33.00 feet to the south line of said Southeast 1/4; thence South 89°21'39" West along said south line, 1173.54 feet; thence North 00°17'43" West, 660.01 feet; thence North 89°21'39" East, 805.01 feet; thence South 00°17'43" East, 139.26 feet; thence North 89°21'28" East, 418.14 feet; thence South 81°05'08" East, 90.35 feet; thence North 89°21'28" East, 545.00 feet; thence South 05°19'47" East, 25.01 feet; thence North 89°21'48" East, 722.08 feet to the Point of Beginning.
10. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 & Outlot 2 of the plat of THOMAS FARMS shall be maintained by the THOMAS FARMS Homeowners Association for storm water retention purposes. Each individual lot owner shall have an undivided fractional ownership of Outlot 1 & 2 and 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 1 & 2 in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading, or filling in said Outlot 1 & 2 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 1 & 2 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 1 & 2 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 THOMAS FARMS an undivided one-sixty second (1/62nd) interest in Outlot 1 & 2. The developer and all subsequent owners warrant and represent that said Outlots of assessment purposes will have no value per se, and the 1/62nd interest in said Outlots would be assessed with each of the buildable lots. In the event that said Outlots 1 & 2 are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/62nd 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.
11. VISION CORNER EASEMENT (VCE) RESTRICTION: Within the area of the vision corner easement, NO vegetative plantings exceeding 6" in height, berms, fencing, signs, any other structures allowed.
12. WETLAND PRESERVATION RESTRICTIONS: Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The removal of topsoil or other earthen materials shall be prohibited. The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited. The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited. Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Construction of buildings within the wetland boundary is prohibited. All wetlands on site will have a 50' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 50' wetland buffer must have a drainage system to direct all storm water runoff at least 50' away from the designated wetland area. Storm water runoff that will not be discharged at least 50' away from the wetland must be first routed through a Wisconsin Department of Natural Resources approved device which will provide adequate water treatment prior to discharging closer than 50'. Wood deck patios with spacing between the boards and draining onto a gravel base or naturally vegetated area including mowed lawn are not considered impervious surfaces.
13. BASEMENT RESTRICTION: Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
14. Wetlands delineated by Heartland Ecological Group November 01, 2022.
15. WETLAND BUFFERS: All wetlands on site have a 50 foot buffer to which no impervious surface may drain.
16. All Lots shall be restricted to 1 access per single family lot.
17. Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet fill.
18. Driveways shall not have a centerline slope steeper than 6%.

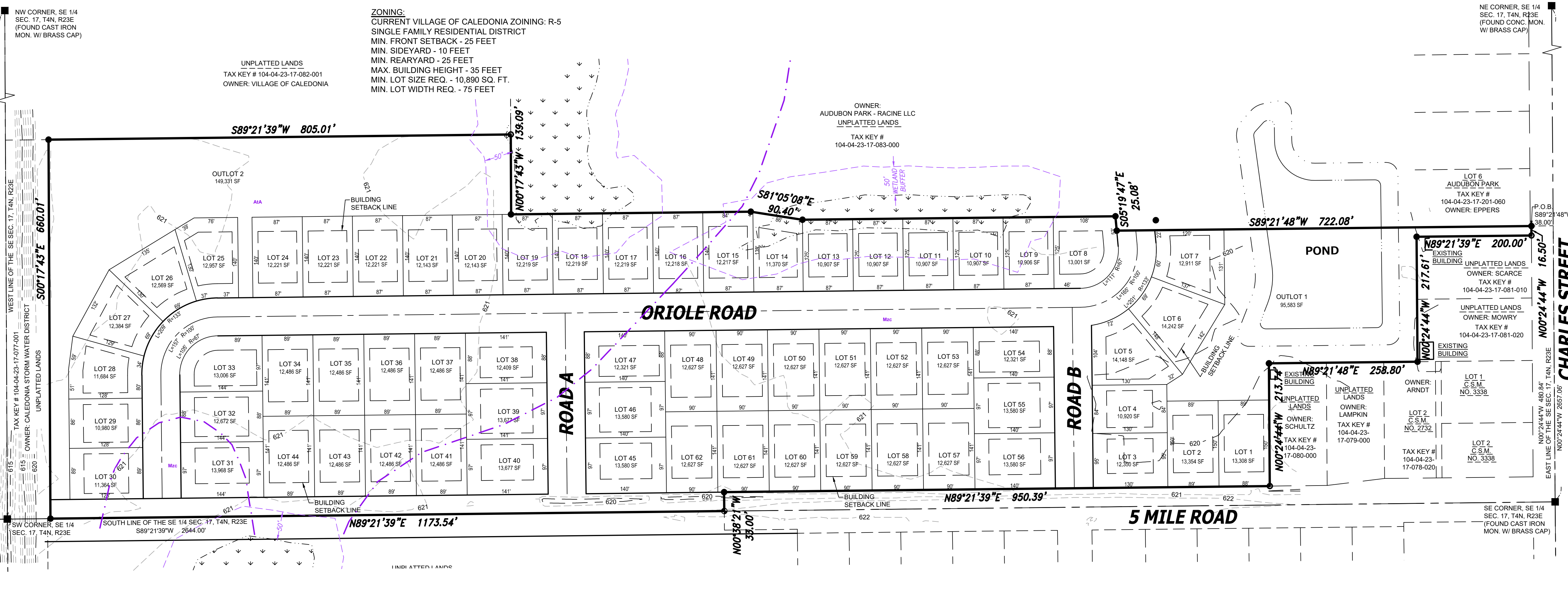
ZONING: CURRENT VILLAGE OF CALEDONIA ZONING: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT MIN. FRONT SETBACK - 25 FEET MIN. SIDEYARD - 10 FEET MIN. REARYARD - 25 FEET MAX. BUILDING HEIGHT - 35 FEET MIN. LOT SIZE REQ. - 10,890 SQ. FT. MIN. LOT WIDTH REQ. - 75 FEET

UNPLATTED LANDS TAX KEY # 104-04-23-17-082-001 OWNER: VILLAGE OF CALEDONIA

OWNER: AUDUBON PARK - RACINE LLC UNPLATTED LANDS TAX KEY # 104-04-23-17-083-000

NE CORNER, SE 1/4 SEC. 17, T4N, R23E (FOUND CONC. MON. W/ BRASS CAP)

NW CORNER, SE 1/4 SEC. 17, T4N, R23E (FOUND CAST IRON MON. W/ BRASS CAP)



LOT 6 AUDUBON PARK TAX KEY # 104-04-23-17-201-060 OWNER: EPPERS

LOT 1 C.S.M. NO. 3338 OWNER: ARNDT

SE CORNER, SE 1/4 SEC. 17, T4N, R23E (FOUND CAST IRON MON. W/ BRASS CAP)

PINNACLE ENGINEERING GROUP logo and contact information: 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888

THOMAS FARMS PRELIMINARY PLAT VILLAGE OF CALEDONIA

Table with columns for REVISIONS, SHEET 1 OF 1, and other project details like PEG JOB No. 3002.00, DATE 03-14-25, SCALE 1"=100', DRAFTED BY.