

# MEMORANDUM

Date: March 21, 2025

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: Certified Survey Map – 3 Mile Road  
Parcel ID 104-04-22-36-013-020  
Lot 2 of CSM 3230  
Christin Cech – Applicant & Owner

## Recommended Motion

**That the Plan Commission recommends to the Village Board to approve**

- 1. A waiver to 14-1-5-(g)(3)(b) for exceeding the lot size ratio of 2.5:1**
- 2. A waiver to 18-1-4-(d)(1)-(4) for allowing multiple access points onto a principal thoroughfare**
- 3. The Certified CSM for Parcel ID 104-04-22-36-013-020 subject to the 11 conditions listed in Exhibit A of this report.**

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## Background Information

The Village Planning Department and Engineering Department has received a Certified Survey Map for the above-mentioned parcel on 3 Mile Road by Owner and Applicant Christin Cech. The proposed land division is for 3 lots along 3 Mile Road approximately 650' west of Newman Road. The property is 12 acres in size and primarily consists of vacant agricultural farmland. The parcel is otherwise identified as Lot 2 of CSM 3230 that was recorded in December of 2016 which will be referenced periodically in this memo.

## Zoning & Planning

The proposed land division is located in the A-2 zoning district which requires a minimum 5-acre lot and 150' feet of frontage. However, this property is in the sewer and water district and is allowed to be a minimum of 40,000 sq. ft. for a single-family dwelling. The proposal meets and exceeds these requirements. The setbacks are designated as 75' from the street yard and 25 from the side and rear yard. This has been shown graphically on the CSM but shall be listed as well in the notes.

The Village Comprehensive Land Use Plan calls for Low Density Residential (19,000 sq. ft. to 1.49 acres per dwelling unit) for this property. The proposed lots have a lower density than recommended by the Land Use Plan. The necessary 75' structural setback and 300' shoreland overlay district from the unnamed navigable stream have been highlighted in the southeast corner of the lot and meets the Village Requirements.

The proposed lot creation shows 3 lots that exceed the 2.5 length to width ratio called out in Ordinance 14-1-5-(g)-(3)(b). Staff recommend that a waiver be authorized for this application for the 2.5:1 ratio. The lots are currently 3.76:1.

### **Engineering**

The proposed land division contains a 50' wide drainage easement along the navigable waterway located in the southeast corner of the parcel. The overall lot does drain to this area and has been depicted accurately. There is also a Storm Water Drainage Easement called out from the previous CSM 3230 at the northeast corner of the parcel. If the owner of this lot intends to relocate this tile at any point in the future, it must be coordinated with the Village, a set of site grading and drainage plans will need to be provided, and the easement will need to be adjusted as necessary.

As was required on the previous CSM, a Storm Water Management Plan and Site Grading and Drainage Plan will be required for each individual parcel developed on this proposed CSM prior to the release of any building permits. A note shall be provided on the front of the CSM. The 100-year post development peak runoff needs to be reduced to the 10 year pre-development peak runoff and the 10 year down to the 2 year. Total Suspended Solids must also be reduced by a minimum of 80%. It is preferred that the property owner create an Outlot and have a regional basin for all 3 lots. This information has been provided to the Owner. A minimum \$10,000 Financial Guarantee (refundable) will be required at the time of the building permit issuance for each storm water facility to ensure it is completed to Village Standards.

Access to 3 Mile Road will be restricted to only one access per individual lot and a waiver has been requested for this. Per CSM 3230, only one access would be allowed for Lot 2 and now that Lot 2 is being further divided, a waiver is needed to gain access outside of a shared one. In addition, it is recommended that, at minimum, the future access for Lot 3 has a site distance study completed to ensure appropriate line of sight for the access is achieved. 3 Mile Road is posted 35mph but there is a grade change immediately east of the property that could impact the location of the access. This shall be submitted with the building permit.

### **Utility**

The property is located within the Urban Service Area & Utility District. The property owner will need to coordinate all sewer and water needs for the lots with the Caledonia Utility District. This includes creating the necessary plans for new utility connections and pulling the appropriate permits.

### **Environmental**

A wetland delineation was performed in 2017 and provided on a recorded copy of CSM 3230 via Affidavit of Correction Doc #2480321. These wetlands have been represented on the proposed land division but a new wetland delineation will be required as the current delineation has expired.

Village Staff has reviewed the proposed Certified Survey Map and recommends the motion listed at the top of the page subject to the 11 conditions attached in Exhibit A.

## **Exhibit A**

Conditions of approval for the Certified Survey Map at 104-04-22-36-013-020:

1. The Owner/Developer must submit an individual site grading and Storm Water Management Plan conforming to Village Ordinance Title 9-2 for each lot prior to any building permits being released for that lot. A note shall be placed on the CSM stating such.
2. The Owner/Developer is restricted to one access per lot and that a note shall be placed on the CSM.
3. The Owner/Developer performs a site distance study for the proposed Lot 3 upon submittal of any building permits.
4. The Owner/Developer completes and updated wetland delineation and provides this to the Village prior to recording of the CSM.
5. The Owner/Developer lists the zoning requirements on the CSM.
6. The Owner/Surveyor cleans up the CSM to remove unnecessary gaps in the document and places only one Village Certificate for the Village of Caledonia to be signed only by the Village Clerk – Jennifer Bass.
7. Prior to any construction or earthmoving activities, the Owner and or his/her Contractor shall obtain a Land Disturbance Permit with the Village and DNR (if over one acre).
8. The Owner shall obtain all State or County Permits as required.
9. The Owner shall ensure the CSM conforms to all Ordinances in Title 9, 14, and 18.
10. The Owner is subject to the individual land division fee per parcel created.
11. The CSM is recorded within 1 year of approval.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP #3230 LOCATED IN THE NW. 1/4 OF THE NE. 1/4 OF SECTION 36, T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

**LANDMARK**  
**ENGINEERING SCIENCES, INC.**  
 119 COOLIDGE AVE., SUITE 100  
 WAUKESHA, WI 53186  
 (414) 719-2769  
 LANDMARK-ENGINEERING@LIVE.COM

SURVEYOR:  
 MARK AUGUSTINE, PLS  
 SURVEY FOR:  
 CHRISTIN CECH  
 PROPERTY:  
 3 MILE RD RACINE, WI 53406

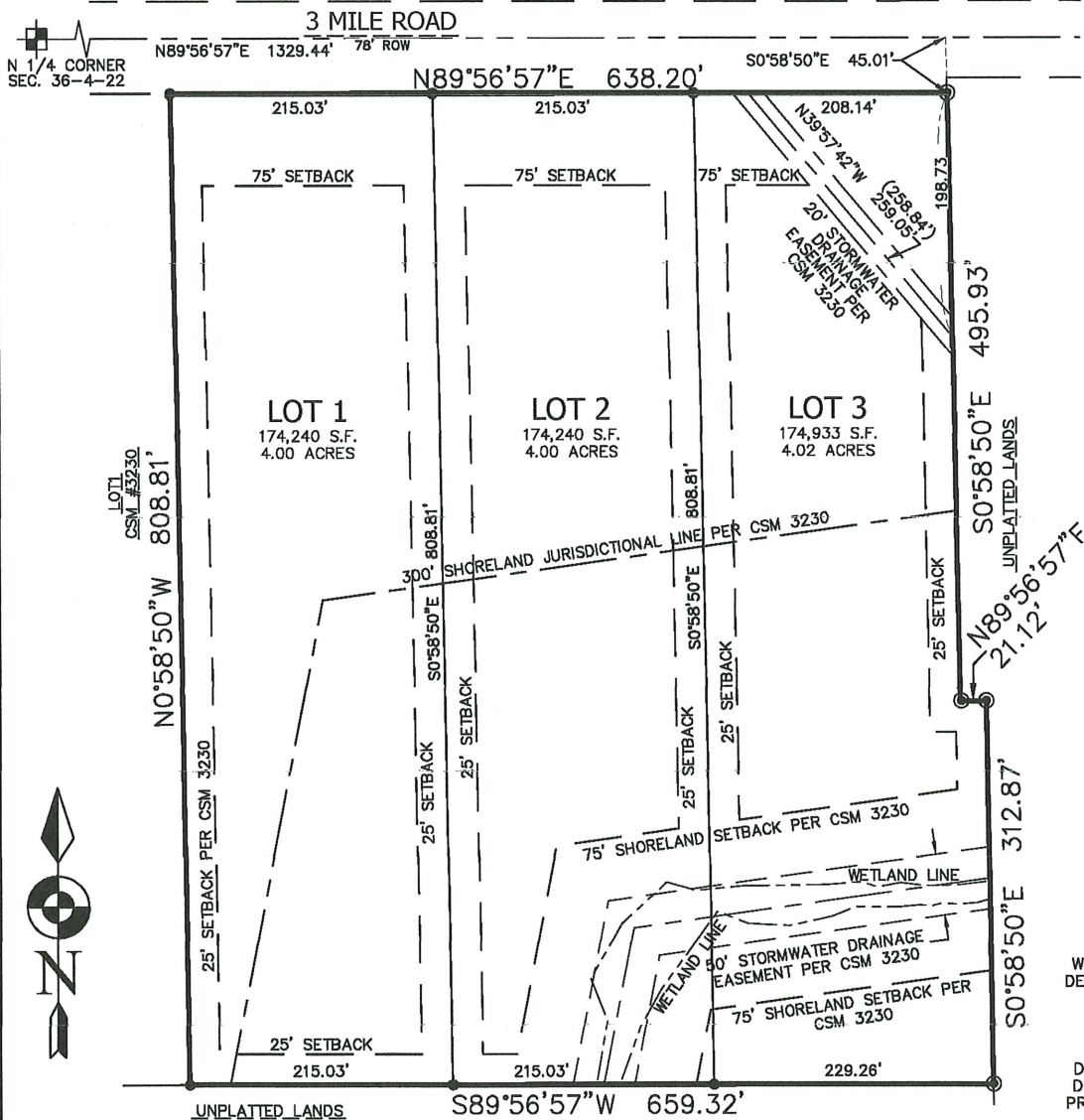


- LEGEND
- ⊕ - CONC. MON. W/ BRASS CAP FND.
  - ⊙ - 1" IRON PIPE FOUND
  - - 3/4" DIA. REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

SCALE: 1" = 120'



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NE 1/4 OF SECTION 36-4-22 AS N89°56'57"E.

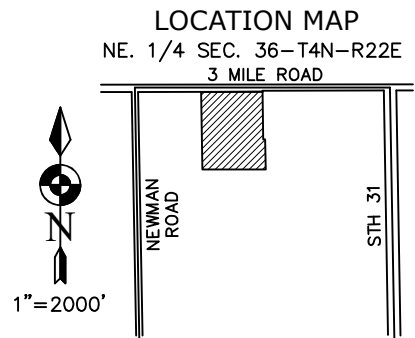


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## NOTES:

1. EASEMENTS SHOWN PER CERTIFIED SURVEY MAP 3230, DOC.#2453444, RECORDED 20 DEC 2016.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE INITIAL FIELD WORK WAS COMPLETED ON JUNE 14, 2017.
- 4.



## SURVEYOR'S CERTIFICATE:

I, MARK AUGUSTINE, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map #3230 located in the NW. 1/4 of the NE. 1/4 of Section 36, T.4N., R.22E., Village of Caledonia, Racine County, Wisconsin, more fully described as follows:

All of Lot 2 of Certified Survey Map #3230.

That I have made such survey, land division and Certified Survey Map by the direction of \_\_\_\_\_, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the VILLAGE OF CALEDONIA in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MARK AUGUSTINE, PLS S-2780

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP #3230 LOCATED IN THE NW. 1/4 OF THE NE. 1/4 OF SECTION 36,  
T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE OF DEDICATION:

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

- 1) Department of Administration
- 2) VILLAGE OF CALEDONIA

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_.

In Presence of:

\_\_\_\_\_  
CHRISTIN CECH

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named CHRISTIN CECH to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

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T.4N., R.22E., VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

## VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the VILLAGE OF CALEDONIA, is hereby approved by the Village Board.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Tom Weatherston, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the VILLAGE OF CALEDONIA.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Jennifer Bass, Village Clerk

## PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the VILLAGE OF CALEDONIA, is hereby approved by the Plan Commission.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
President Tom Weatherston, Chair

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the VILLAGE OF CALEDONIA.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Jennifer Bass, Village Clerk