

ORDINANCE NO. 2023-02

AN ORDINANCE TO AMEND THE PLANNED UNIT DEVELOPMENT CONDITIONS AND RESTRICTIONS ADOPTED IN ORDINANCE NO. 2020-19 FOR THE PARCELS LOCATED AT 5915, 5919 & 5945 ERIE STREET, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; CCM-CALEDONIA LLC, OWNER

WHEREAS, on November 16, 2020, the Caledonia Village Board adopted Ordinance No. 2020-19, approving the rezone of the properties located at 5945 Erie Street from B-1, Neighborhood District to R-8 PUD, Planned Residential District, Planned Unit Development, and 5915 and 5919 Erie Street from P-1, Institutional Park District to R-8 PUD, Planned Residential, Planned Unit Development (the “PUD”); and

WHEREAS, the real property comprising the PUD was divided by Certified Survey Map to create three parcels ready for development in accordance with the prior approvals received from the Village; the legal descriptions and parcel layout of the real property in the PUD per the recorded Certified Survey Map attached hereto as **Exhibit A** and incorporated herein;

WHEREAS, the applicant, CCM-Caledonia LLC, is now requesting that the Conditions and Restrictions of the PUD be amended to change the unit counts, the minimum building setback requirements, parking requirements, amenity requirements, and update various sections to conform with current code; and

WHEREAS, the Plan Commission held a public hearing on said application to amend the PUD on February 27, 2023, at which time all interested parties appeared and were heard; and

WHEREAS, the Plan Commission reviewed the application and recommended that the proposed amendments to the PUD conditions and restriction as set forth in **Exhibit B** attached hereto and incorporated herein be approved.

Based on the foregoing recitals, the Village Board of the Village of Caledonia does hereby ordain as follows:

A. That the zoning map be, and hereby is amended to reflect an amended PUD with conditions and restrictions as set forth herein the following parcels of real property and as set forth on **Exhibit A**:

LEGAL DESCRIPTION

5915 Erie Street (Parcel ID No. 104-04-23-21-003-030)
5919 Erie Street (Parcel ID No. 104-04-23-21-003-010)
5945 Erie Street (Parcel ID No. 104-04-23-21-003-020)

Lots 1, 2 and 3 of Certified Survey Map No. 3464, recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 19, 2021 as Document No. 2602721, being a part of the Northeast Fractional 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

B. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amended PUD adopted herein;


C. That the Planned Unit Development overlay is bound by the amendment to the PUD conditions and restrictions as described in **Exhibit B** attached hereto and incorporated herein.

D. That the Planned Unit Development overlay is bound by the concept development plan as set forth in **Exhibit C** attached hereto and incorporated herein.

E. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 14 day of March, 2023.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs, Village President

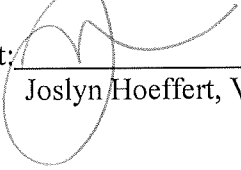
Attest: 
Joslyn Hoeffert, Village Clerk

EXHIBIT A TO ORDINANCE NO. 2023-02

**LEGAL DESCRIPTION—RECORDED CERTIFIED SURVEY MAP
CCM-CALEDONIA, LLC
5915, 5919 & 5945 ERIE STREET**

EXHIBIT B TO ORDINANCE NO. 2023-02
CONDITIONS AND RESTRICTIONS FOR PLANNED UNIT DEVELOPMENT
CCM-CALEDONIA, LLC
5915, 5919 & 5945 ERIE STREET
ORDINANCE NO. 2023-XX

1. LEGAL DESCRIPTION

5915 Erie Street (Parcel ID No. 104-04-23-21-003-030)
5919 Erie Street (Parcel ID No. 104-04-23-21-003-010)
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2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this planned unit development unless modified as set forth herein. References herein to "planned unit development" and "PUD" shall be construed to refer to the PUD.

B. The planned unit development concept plan as set forth in the application, narrative, and concept site plan dated January 30, 2023 is incorporated hereby by reference and shall be modified to comply with these conditions and restriction. A precise detailed site plan for the area affected by the Planned Unit Development and phasing plan, including condominium plat, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Utility Director and Public Works Director for approval, if required. The Village's Utility Director's and Public Works Director's approval must be received prior to the issuance of any building permits.
- E. The Applicant shall comply with the amended Development Agreement between the Applicant, Cardinal Capital Management, Inc., and the Village dated as of July 11, 2022 (the "Development Agreement"). Pursuant to the Development Agreement, applicant shall enter into a subsequent agreement with the Village that addresses the anticipated on-site and off-site infrastructure including but not limited to private driveways, site grading and erosion controls, stormwater improvements, public sanitary sewer and water services by the Village Sewer Utility District and Water Utility District to implement the planned unit development in accordance with the Village's Code of Ordinances. The Applicant agrees to contract with or otherwise arrange with said Utility Districts for the furnishing of public sewer and water services to the Project. All such work shall be pursuant to plans and specifications approved by the Village and Utility Districts and the Village. Applicant acknowledges and agrees that it is responsible for all costs of on-site construction and installation of improvements required by the Village and Utility Districts in accordance with the Village's Code of Ordinances. These agreements are required so as to ensure the construction or installation of public or other improvements required in Item 1 above, and/or as specified by these conditions and restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- G. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each phase prior to the issuance of occupancy permits for that phase. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16 of the Village's Municipal Code. The Landscape Plan shall follow the Village of Caledonia planting requirements.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be three (3) 5-story multifamily buildings with a total of 136 units (maximum height 75'), and 20 Villas and 19 Townhouses (maximum height 45') as further described and set forth in the concept development plan which is **Exhibit C** to the approving ordinance. The development will have a total of 175 units. Each unit will have a minimum of 3,127 square feet of Lot Area per unit. Accessory buildings, garages, a clubhouse, and a pool are permitted so long as they are compliant with all applicable provisions of the Municipal Code, these conditions and restrictions and applicable permits are applied for an obtained before construction.
- B. The proposed development will incorporate a minimum of 20% of the development area as privately owned common open space.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.

- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.
- E. The clubroom and pool shall be constructed as part of the initial phase of the planned unit development and must be completed prior to or concurrent with the issuance of occupancy permits for any residential buildings.

4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Public Works Director for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Public Works Director.
- B. The site plan shall include a minimum of 315 parking stalls with an average of no less than 2.0 parking stalls/unit for the entire development. Parking stall dimensions shall be in accordance with Title 16, Chapter 12 of the Municipal Code. Parking shall include underground, garage and surface parking. Underground parking may include compact car stalls having reduced stall dimensions.
- C. A cross-access easement relocating an access easement that runs to the benefit of the property to the south shall be provided to the Village prior to the issuance of any permits for any phase of this planned unit development and such easement shall be mapped and described on the certified survey map required for the properties. The easement shall be recorded with the Racine County Register of Deeds at the time of recording of the certified survey map.
- D. An easement providing access to the Village's lift station along the southern boundary line for the properties shall be granted to the Village prior to the issuance of any permits for any phase of this planned unit development and such easement shall be mapped and described on the certified survey map required for the properties. The form of the easement shall be in a form approved by the Village's Utility Director and shall be recorded with the Racine County Register of Deeds at the time of the recording of the certified survey map.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Townhomes E & F, Condominium Towers	30 ft	75 ft	10 ft
Villas A-E & Townhomes A-D	4 ft	10 ft	10 ft

Accessory Structure	30 ft		
Parking	10 ft	5 ft	5 ft

7. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of this ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire within eighteen (18) months after the date of adoption of the ordinance if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. INTERNAL PRIVATE DRIVEWAY NETWORK

The driveways in this planned unit development shall be private. The applicant is responsible for construction and maintenance of these driveways. Any portion of the proposed private driveways to be constructed to service a particular phase of the development must be constructed to standards acceptable to the Village of Caledonia before occupancy of any building associated with the subject phase is approved.

10. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

11. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

12. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

13. DEMOLITION; BLUFF STABILIZATION

The Applicant shall apply for all necessary raze permits and raze all existing structures in compliance with Village and State requirements prior to any building permits being issued for the planned unit development. The Applicant shall comply with all Village's, Racine County, State of Wisconsin and Federal (Army Corps of Engineers) bluff stabilization requirements and shall prepare such plans and obtain all necessary permits for such work. All required stabilization and revetment treatments shall be completed and accepted by the regulating agency prior to building permits being issued on the properties.

14. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate zoning permit prior to installation. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

15. NO ACCUMULATION OF REFUSE AND DEBRIS
Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

16. PROPERTY MAINTENANCE REQUIRED
A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

17. PERFORMANCE STANDARDS
The applicant must comply with the provisions of Chapter 16, Chapter 10, Section 4 Village Code of Ordinances, and any conditions established by subsequent Approvals.

18. ACCESS
The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

19. COMPLIANCE WITH LAW
The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 15, 16 and 18 of the Village of Caledonia Code of Ordinances.

20. REIMBURSE VILLAGE COSTS
Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements for the PUD.

21. AMENDMENTS TO PLANNED UNIT DEVELOPMENT
No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

22. BINDING EFFECT
These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

23. VIOLATIONS & PENALTIES
Any violations of the terms of these conditions and restrictions of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Planned Unit Development is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Planned Unit Development, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other Village ordinances.

24. REVOCATION

Should an applicant, its heirs, successors or assigns and any other users of the properties including any owner's association(s), fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Planned Unit Development approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in the Municipal Code.

25. AGREEMENT

Your acceptance as applicant of the rezoning/PUD Planned Unit Development Overlay District/Zoning Permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, CCM-Caledonia, LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

26. SUBSEQUENT OWNERS

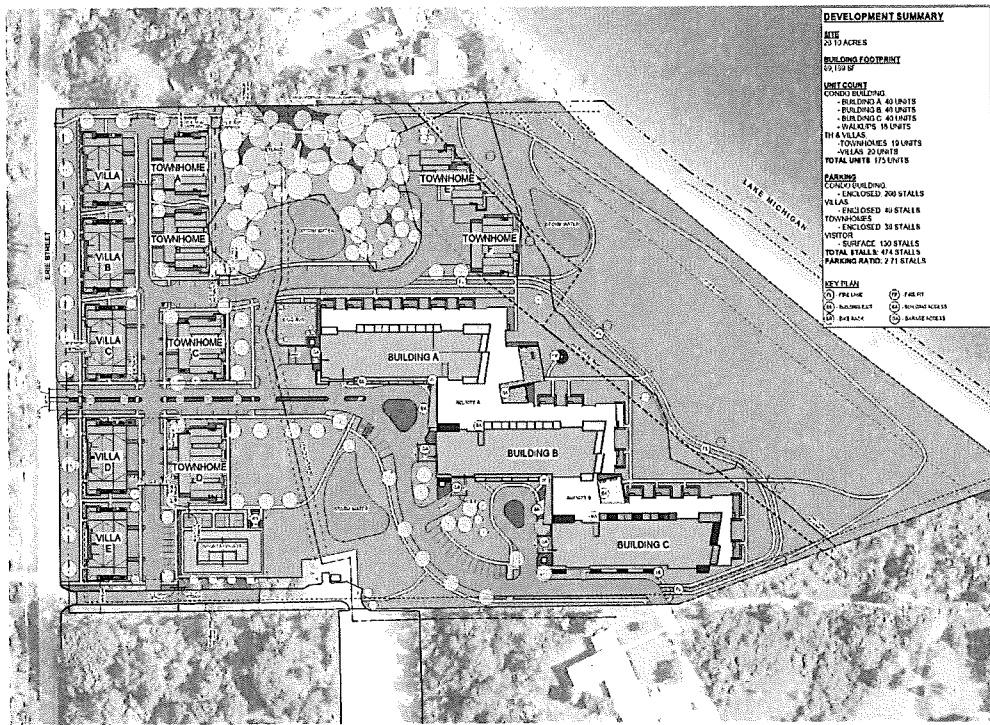
It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

EXHIBIT C TO ORDINANCE NO. 2023-02

CONCEPT DEVELOPMENT PLAN
 CCM-CALEDONIA, LLC
 5915, 5919 & 5945 ERIE STREET

EXHIBIT B: Concept Development Plan

CONCEPTUAL | NOT FOR CONSTRUCTION



ARCHITECTURAL PLAN
 CARDINAL BRINKA

PC-01

Karie Pope

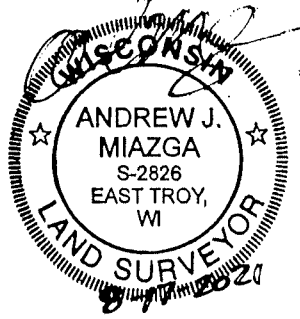
KARIE POPE
 RACINE COUNTY
 REGISTER OF DEEDS
 Fee Amount: \$37.00

Pages: 6

CERTIFIED SURVEY MAP NO. 3464

LANDS BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

CURVE TABLE			
ARC	RADIUS	CH. BEARING	CHORD
C1	528.69'	S49°34'46"E	497.17'
C2	111.79'	N82°30'00"E	111.47'
C3	87.89'	N83°39'28"E	87.71'



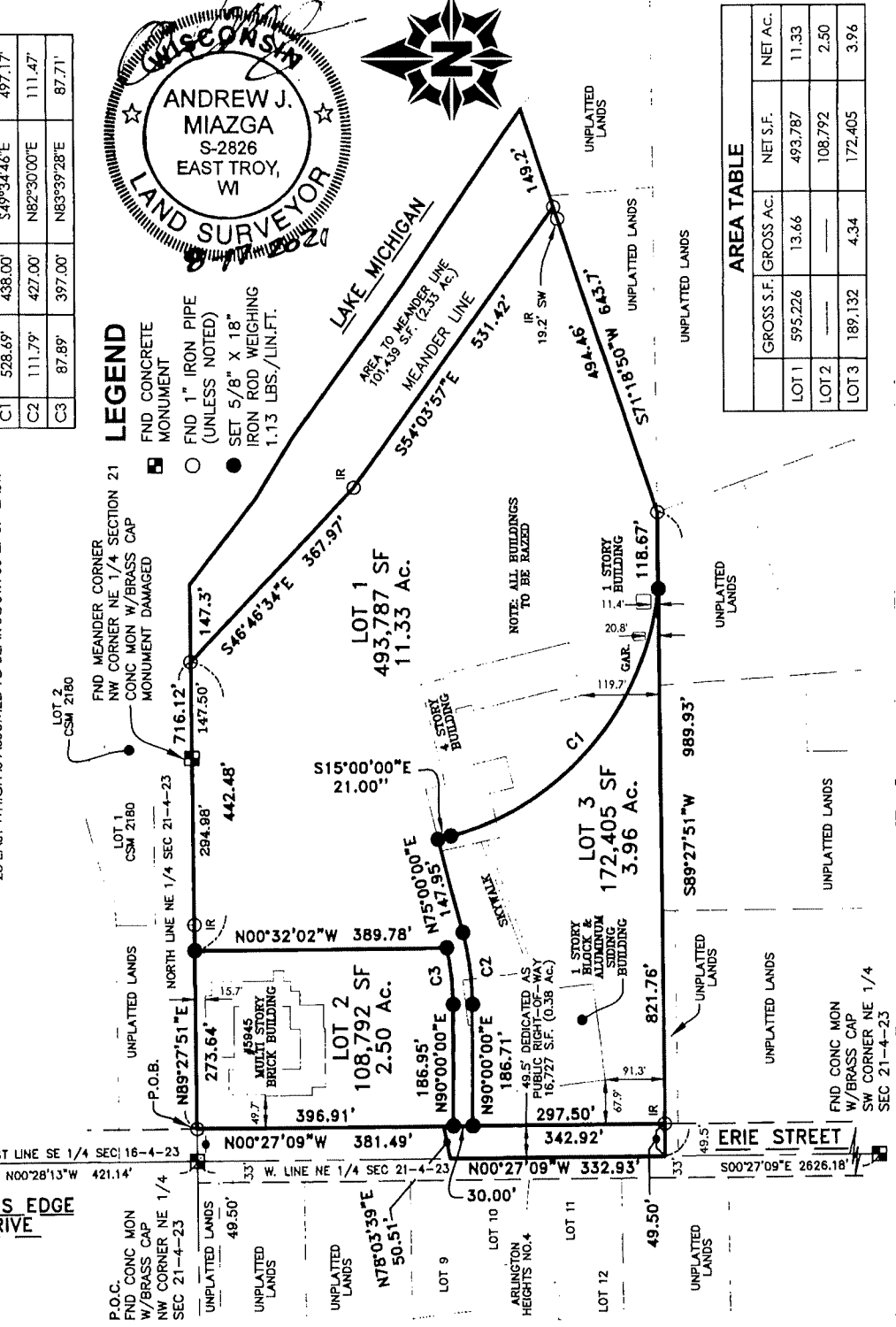
LEGEND
 FND CONCRETE MONUMENT
 FND 1" IRON PIPE (UNLESS NOTED)
 SET 5/8" X 18" IRON ROD WEIGHING 1.13 LBS./LIN.FT.

AREA TABLE				
	GROSS S.F.	GROSS AC.	NET S.F.	NET AC.
LOT 1	595,226	13.66	493,787	11.33
LOT 2	—	—	108,792	2.50
LOT 3	189,132	4.34	172,405	3.96

BEARING BASIS:
 BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST WHICH IS ASSUMED TO BEAR SOUTH 00°27'09" EAST.

WATERS EDGE DRIVE
 FND MEANDER CORNER NW CORNER NE 1/4 SECTION 21 CONC. MON. W/BRASS CAP MONUMENT DAMAGED

WATERS EDGE DRIVE
 FND CONC. MON. W/BRASS CAP NW CORNER NE 1/4 SEC 21-4-23



PROJECT ID: 19C030.01
SHEET: 1 OF 6

OWNER:
 CCM-Caledonia, LLC, a Wis. limited liability company
 901 S. 70th Street
 West Allis, WI 53214

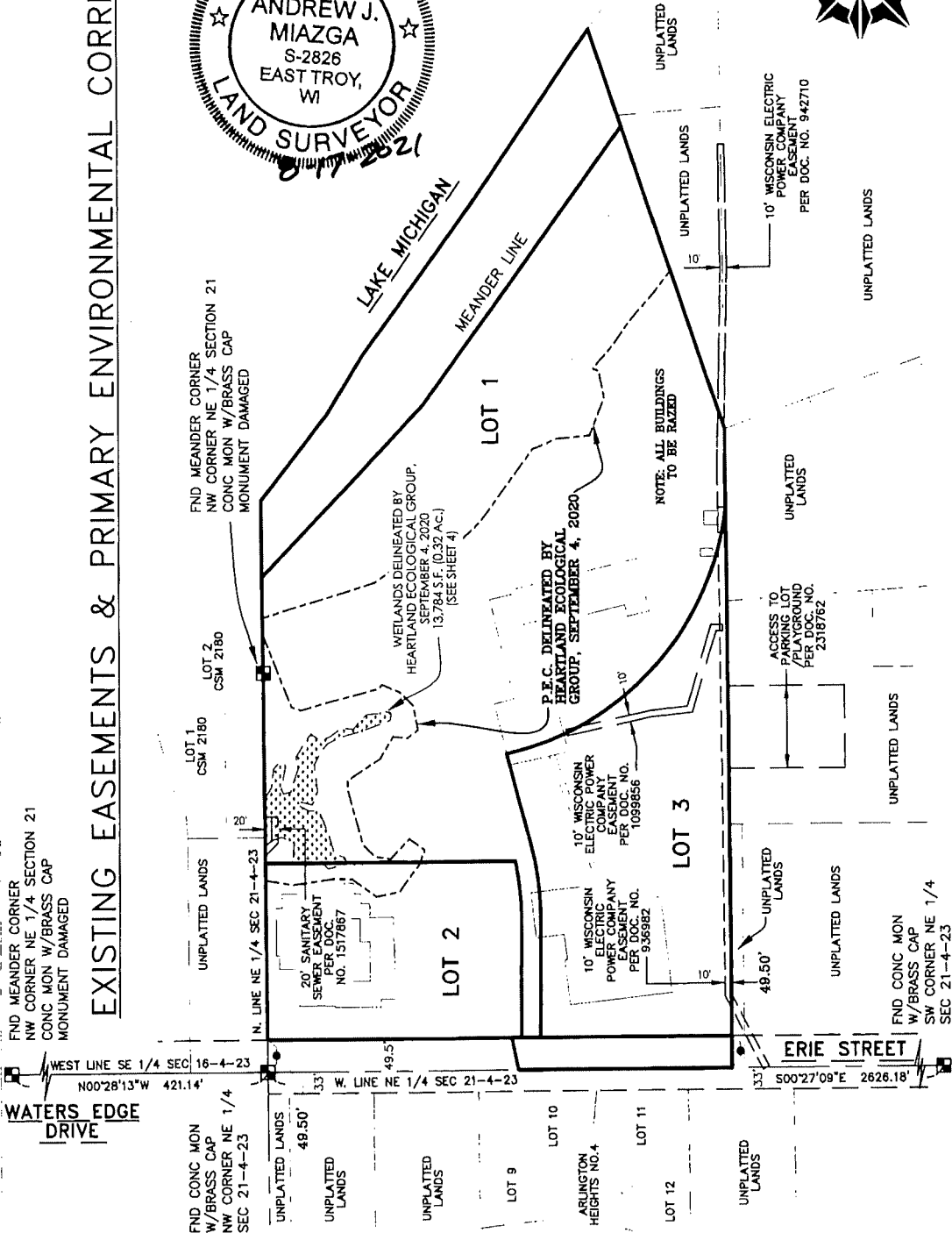
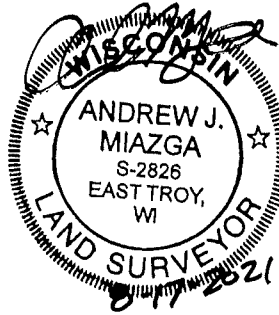
	BY	DATE
SURVEYED BY	AJM	02/21/2019
PREPARED BY	AJM	6/4/2021
CHECKED BY	JDS	6/5/2021
FIELD BOOK NUMBER		

Foth
 Foth Infrastructure & Environment, LLC
 7044 South Belknap Drive
 Suite 200, Belknap Commons Office Building
 Franklin, WI 53132
 Phone: 414-336-7900 Fax: 414-336-7901
 E-MAIL: info@foth.com

CERTIFIED SURVEY MAP NO. 3464

LANDS BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

EXISTING EASEMENTS & PRIMARY ENVIRONMENTAL CORRIDOR



PROJECT ID: 19C030.01
 SHEET: 2 OF 6
 Scale: 0 200' 400'

OWNER:
 CCM-Caledonia, LLC, a Wis.
 limited liability company
 901 S. 70th Street
 West Allis, WI 53214

	BY	DATE
SURVEYED BY	AJM	02/21/2019
PREPARED BY	AJM	8/4/2021
CHECKED BY	JDS	8/5/2021

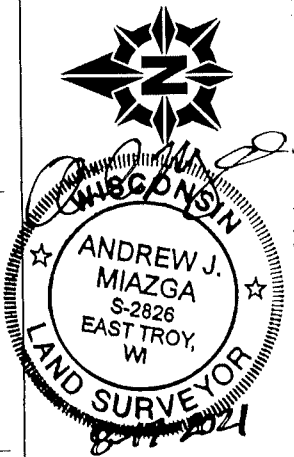
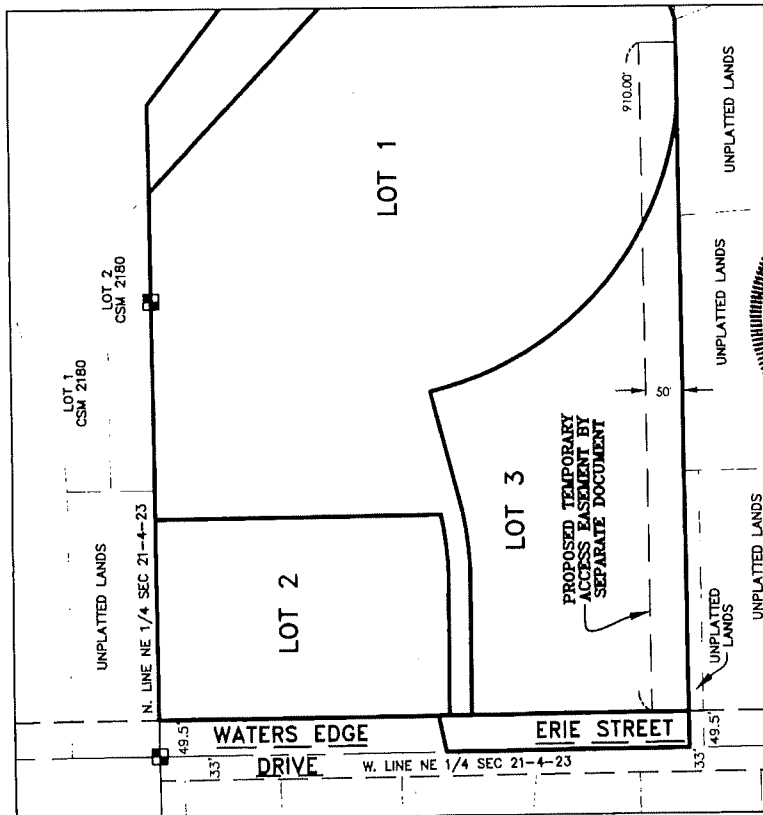
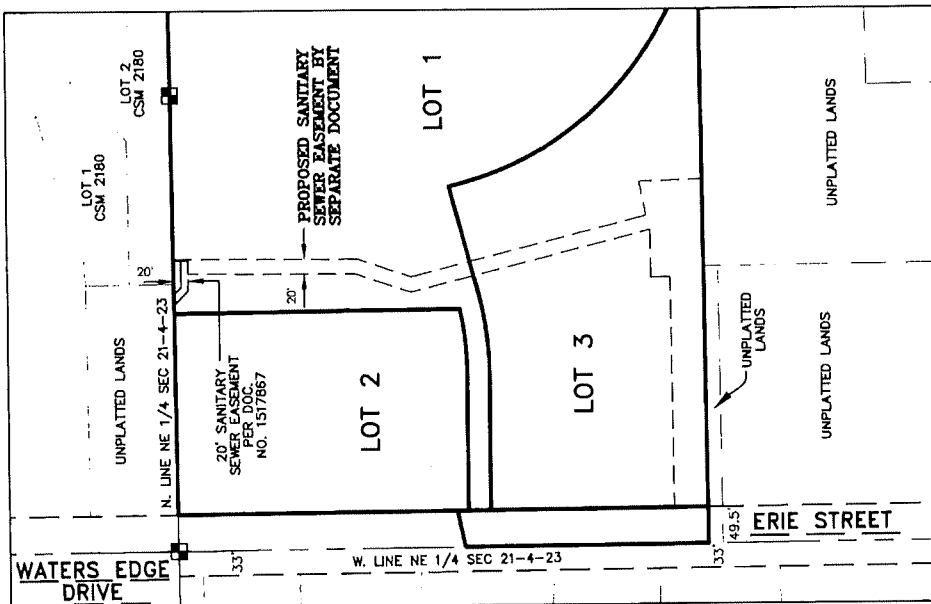
FIELD BOOK NUMBER

Foth
 Foth Infrastructure & Environment, LLC
 7644 South Belmark Drive
 Suite 100, Belmark Commons Office Building
 Franklin, WI 53123
 Phone: 414.336.7900 Fax: 414.336.7901
 E-mail: info@fothinc.com

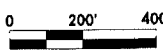
CERTIFIED SURVEY MAP NO. 3464


LANDS BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

PROPOSED EASEMENTS



PROJECT ID: 19C030.01	OWNER: CCM-Caledonia, LLC, a Wis. limited liability company 901 S. 70th Street West Allis, WI 53214	BY	DATE
SHEET: 3 OF 6		SURVEYED BY	AJM 02/21/2019
		PREPARED BY	AJM 8/4/20210
		CHECKED BY	JDS 8/5/2021
		FIELD BOOK NUMBER	



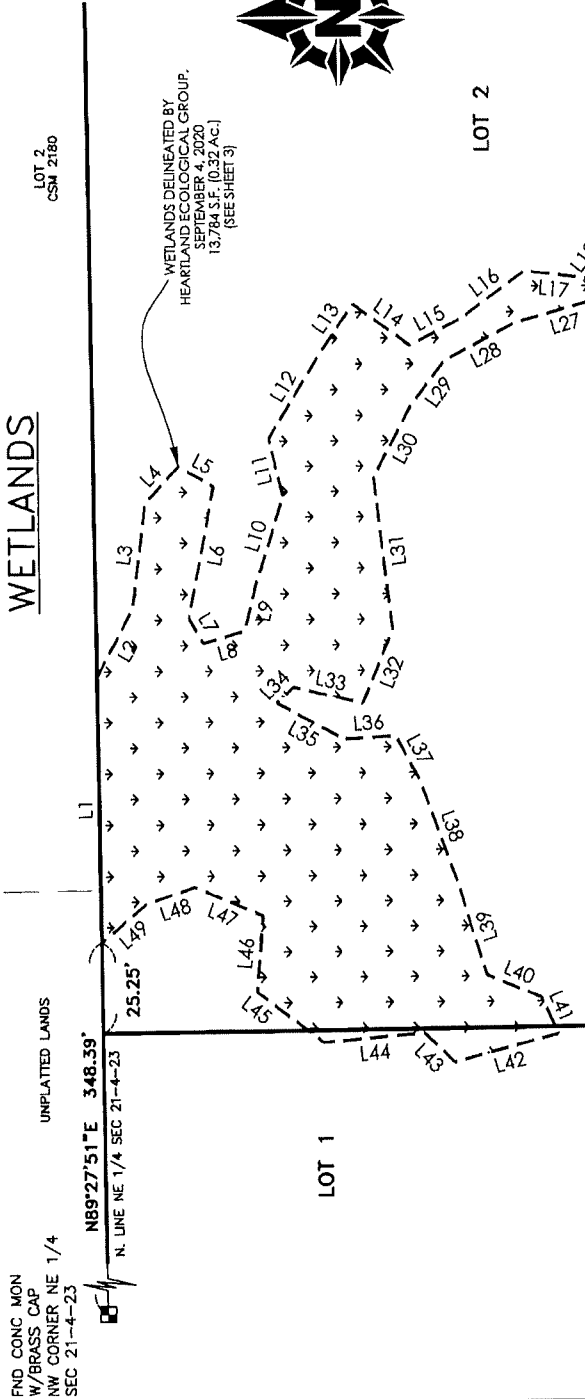
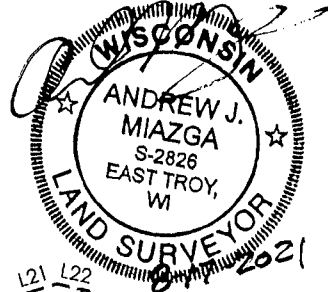


Foth Infrastructure & Environment, LLC
7644 South Balpark Drive
Suite 200, Balpark Commons Office Building
Franklin, WI 53132
Phone: 414-336-7900 Fax: 414-336-7901

©2020 Foth Infrastructure & Environment, LLC 8/17/2021 8:49 AM AJM1 C:\pw\world\pw\le\lvd\dm\1\0327352\CSM REV1-110.dwg

CERTIFIED SURVEY MAP NO. 3464

LANDS BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L40	S22°16'33\"W	16.44
L41	S65°16'28\"W	11.15
L42	N14°41'58\"W	30.20
L43	N43°50'11\"E	11.72
L44	N05°00'44\"W	28.12
L45	N37°19'52\"E	23.08
L46	S85°21'15\"E	21.43
L47	N22°49'00\"E	30.59
L48	N18°30'41\"W	14.26
L49	N40°33'40\"W	16.63

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N15°18'47\"W	26.72
L28	N27°12'35\"W	23.08
L29	N52°51'40\"W	15.19
L30	N62°02'02\"W	22.70
L31	S83°18'09\"W	42.46
L32	N67°35'29\"W	21.99
L33	N13°07'10\"E	19.97
L34	N43°46'44\"W	6.32
L35	S28°30'08\"W	21.12
L36	S03°27'54\"E	14.41
L37	S61°42'31\"W	13.55
L38	S68°47'20\"W	31.14
L39	S72°44'32\"W	26.49

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S35°24'30\"W	19.41
L15	S26°55'09\"E	16.63
L16	S35°58'43\"E	21.66
L17	S06°53'32\"W	17.70
L18	S55°12'15\"E	8.70
L19	S47°04'54\"E	21.78
L20	S04°08'39\"E	17.79
L21	S16°17'29\"E	12.82
L22	S12°52'33\"W	9.18
L23	N84°07'32\"W	11.35
L24	N23°19'09\"W	13.68
L25	N20°16'05\"W	19.57
L26	N18°47'57\"W	21.86

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°27'51\"E	73.31
L2	S61°47'06\"E	21.32
L3	S82°33'53\"E	29.49
L4	S47°43'50\"E	13.76
L5	S29°08'33\"W	11.38
L6	N78°43'27\"W	37.06
L7	S60°28'26\"W	8.00
L8	S15°46'12\"E	12.07
L9	S75°43'01\"E	13.57
L10	S72°02'56\"E	25.05
L11	N76°26'09\"E	16.84
L12	S58°17'49\"E	29.22
L13	S54°59'54\"E	14.67

PROJECT ID: 19C030.01
SHEET: 4 OF 6

OWNER:
 CCM-Caledonia, LLC, a Wis. limited liability company
 901 S. 70th Street
 West Allis, WI 53214

BY	DATE
SURVEYED BY: AJM	02/21/2019
PREPARED BY: AJM	8/4/2021
CHECKED BY: JDS	8/5/2021

FIELD BOOK NUMBER

Foth
 Foth Infrastructure & Environment, LLC
 1244 South Barkers Drive
 Suite 200, Walpole Commons Office Building
 Franklin, WI 53122
 Phone: 414-336-7900 Fax: 414-336-7901
 Email: info@fothinc.com
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

CERTIFIED SURVEY MAP NO. 3464

LANDS BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST,
VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS

I, Andrew J. Miazga, professional land surveyor, do hereby certify:

That I have surveyed, divided, mapped and dedicated lands being part of the Northeast fractional 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, State of Wisconsin bounded and described as follows:

Commencing at the Northwest corner of said Northeast fraction 1/4, Thence North 89°27'51" East along the North line of said Northeast fractional 1/4 a distance of 49.50 feet to the East right-of-way line of "Waters Edge Drive" and the Point of Beginning of lands being described.

Thence continuing North 89°27'51" East along said North line 716.12 feet to a meander line; thence South 46°46'34" East along said meander line 367.97 feet; thence South 54°03'57" East 531.42 feet; thence South 71°18'50" West 494.46 feet; thence South 89°27'51" West 989.93 feet to the West line of said Northeast fractional 1/4; thence North 00°27'09" West along said West line 332.93 feet; thence North 78°03'39" East 50.51 feet to the East right-of-way line of "Waters Edge Drive"; thence North 00°27'09" West along said East right-of-way line 381.49 feet to the Point of Beginning.

Said lands containing 893,150 Gross square feet (20.50 Acres) of land.

I further certify that to the best of knowledge I have made such survey map by the direction of CCM-Caledonia, LLC, a Wisconsin limited liability company, by: Cardinal Capital Management, Inc. it's sole member, owner of said land; that such map is a representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.340) and the regulations of the Village of Caledonia in surveying, dividing and mapping the same.

[Handwritten Signature]
Andrew J. Miazga, P.L.S. No. _____



FROM (ALL OF)
104-04-23-21-003-000
104-04-23-21-005-000
104-04-23-21-006-000
TO
LOT 1: 104-04-23-21-003-010
LOT 2: 104-04-23-21-003-020
LOT 3: 104-04-23-21-003-030

PROJECT ID: 19C030.01	OWNER: CCM-Caledonia, LLC, a Wis. limited liability company 901 S. 70th Street West Allis, WI 53214	SURVEYED BY AJM	DATE 02/21/2019	<small>Foth Infrastructure & Environment, LLC 7044 South Balgark Drive Suite 200, Balgark Commons Office Building Franklin, WI 53132 Phone: 414-338-7900 Fax: 414-338-7901 REUSE OF DOCUMENTS THIS DOCUMENT IS THE PROPERTY OF FOTH INFRASTRUCTURE & ENVIRONMENT, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF FOTH INFRASTRUCTURE & ENVIRONMENT, LLC IS STRICTLY PROHIBITED.</small>
SHEET: 5 OF 6		PREPARED BY AJM	DATE 8/4/2021	
		CHECKED BY JDS	DATE 8/5/2021	
		FIELD BOOK NUMBER		

CERTIFIED SURVEY MAP NO. 3464


LANDS BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 23 EAST,
VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owner, CCM-Caledonia, LLC, a Wisconsin limited liability company, by: Cardinal Capital Management, Inc. it's sole member, I hereby certify that we caused the land described on the map to be surveyed, divided, mapped and dedicated in accordance with the requirements of the Village of Caledonia as represented on this map. I also certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:


VILLAGE OF CALEDONIA

In presence of:


Erich Schwenker, President

STATE OF Wisconsin)
Dane COUNTY) SS

Personally came before me this 18th day of August, 2021 the above named Erich Schwenker to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)  _____
Notary Public, Nicklaus Jung, Wisconsin (state)

My Commission expires is permanent

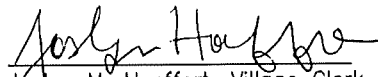
NICKLAUS J. JUNG
Notary Public
State of Wisconsin

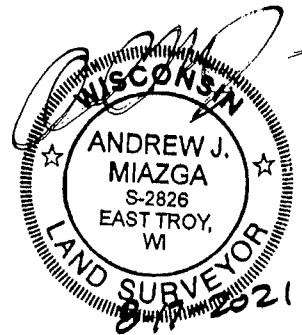
CALEDONIA VILLAGE BOARD APPROVAL:


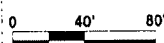
That this Certified Survey Map located in the Village of Caledonia is hereby approved by the Village board, this 16 day of NOVEMBER, 2020

VILLAGE OF CALEDONIA

In presence of:


Joslyn M. Hoeffert, Village Clerk



PROJECT ID: 19C030.01	OWNER: CCM-Caledonia, LLC, a Wis. limited liability company 901 S. 70th Street West Allis, WI 53214	BY: AJM	DATE: 02/21/2019	 <small>Foth Infrastructure & Environment, LLC 7044 South Fairport Drive Suite 200, Milwaukee Commons Office Building Franklin, WI 53132 Phone: 414-334-7900 Fax: 414-334-7801 REUSE OF DOCUMENTS THIS DOCUMENT IS THE PROPERTY OF FOTH AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</small>
SHEET: 0		SURVEYED BY: AJM	DATE: 02/21/2019	
6 OF 6		PREPARED BY: AJM	DATE: 8/4/2021	
		CHECKED BY: JDS	DATE: 8/5/2021	
		FIELD BOOK NUMBER		