



**PLANNING COMMISSION AGENDA  
Monday, September 28, 2020 at 6:00 p.m.  
Caledonia Village Hall – 5043 Chester Lane**

**THIS WILL NOT BE AN IN-PERSON MEETING**

**AUDIO & VIDEO CONFERENCE VIA ZOOM**

**ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 834 3871 4103 OR ACCESS  
VIA ONE-TOUCH TELEPHONE IS: +16465588656,, 83438714103#OR  
ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/83438714103>**

**1. Meeting called to order**

**2. Roll Call/Introductions**

**3. Approval of Minutes**

**4. Citizens' Comments**

**5. Non-Public Hearing Items**

- A. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Consider a request to construct and utilize a 11,520 square-foot multi-tenant commercial building for the property located directly south of 4221 Courtney Road, Village of Raymond submitted by Brent Ryan, Applicant, Richard Kessler, Owner, (Parcel ID No. 168-04-21-36-001-240)
- B. BUILDING, SITE, & OPERATIONS PLAN REVIEW – Consider a request to construct a two-lane drive-thru facility and to expand the parking lot for the property located at 13520 Northwestern Avenue submitted by Philip Welch, Applicant, Franklin Welch, Owner. (Parcel ID No. 104-04-22-30-020-200)
- C. BUILDING, SITE, & OPERATIONS PLAN REVIEW - Consider a request to approve the modifications of the exterior of a multi-tenant commercial building located at 4959 & 4917 Douglas Avenue, Lee Jaramillo, Agent, WisDOT & Johnson Financial Group, Owners. (Parcel ID Nos. 104-04-23-29-138-000 & 104-04-23-29-151-000)
- D. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Greg Kiriaki, Matthew Bodenbach and Bridget Bodenbach for Newman Road dividing the parcel into two lots located on Newman Road. Parcel ID No. 104-04-22-25-063-000)

**6. Adjournment**

Dated September 25, 2020

Karie Pope  
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**

President Dobbs called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin via ZOOM.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Wanggaard, President Dobbs, Jonathan Schattner, Bill Folk, Joseph Minorik and Tim Just. Trustee Wishau and Trustee Martin were also present.

Absent: None

Also Present: Development Director Peter Wagner

**3. Approval of Minutes**

Knitter thought the minutes should reflect the request to explore how the City of Franklin deals with their quarry complaints and use of a complaint form. President Dobbs stated that this matter was sent to Public Works for further review and direction. Knitter felt the request should still be reflected in the minutes.

Motion by Knitter to approve the minutes from the July 27, 2020 Plan Commission meeting with the modification of the City of Franklin quarry complaint exploration. Seconded by Schattner. Motion carried unanimously.

**4. Citizens' Comments**

No comments were made.

**5. Non-Public Hearing Items**

**5A. PC CONSULT – Review a conditional use amendment proposal for the property located at 8700 Foley Road allowing the applicant to process timber into firewood and have outdoor storage of firewood and related materials and equipment. (Parcel ID No. 104-04-22-02-064-000)**

Peter Wagner read from his Plan Commission Report dated August 31, 2020:

“The purpose of this consultation is to provide the applicant guidance prior to submitting a request to amend an existing conditional use to operate a firewood production facility on the property located at 8700 Foley Road. If the applicant submits an application, the applicant will also submit a site plan showing where the use will occur on the property. This request is being made as a result of a complaint regarding the importing of timber to the site and processing it into firewood. Before the applicant proceeds with a hiring a professional to draw a site plan, the applicant is looking for guidance. The property is currently zone A-2, Agriculture and has been granted a conditional use permit allowing the storage and maintenance of equipment and vehicles associated with “Great Lakes Tree & Clearing.” This zoning district permits the property owner to operate a farm and forestry uses on the site. Forestry is generally defined as the growing and/or harvesting of trees on a property for commercial or related purposes. It does not include the importing of timber for commercial production of forestry products, such as lumber or firewood. These uses would be conducted off site in a zoning district that was commercial or industrial. As stated earlier, this property has a conditional use. Condition of Approval No. 7 states the prohibition of commercial processing of firewood on site and that only trees harvested on the parcel are permitted to be processed onsite into firewood. Condition No. 8 states that the storage and processing of logs from job sites are not allowed.

The applicant is proposing to amend the conditions of approval for the conditional use permit. The applicant is requesting that Conditions No. 7 & 8 from the conditional use permit be deleted and replaced with a condition allowing logs from job sites to be brought on site and be stockpiled, stored, and processed into firewood. Included in this report packet is a report from the applicant's lawyer making the case that firewood processing is a permitted forestry use. Staff has reviewed the submitted letter and conferred with Village Counsel and have come to the conclusion that firewood processing is not a forestry use when importing timber to the site. Only on-site tress harvested and processed into firewood would meet the definition of incidentally forestry use.

Village Code Section 20-1011 provides the Village the authority to review unclassified or unspecified uses for a zoning district and make a determination that a use is similar in character to a principal use permitted in a zoning district. It is up to the Plan Commission and ultimately the Village Board to determine whether the importing of timber and processing it into firewood is similar in character to other permitted uses in the A-2 District and be conditionally allowed at 8700 Foley Road.

No action is required by the Plan Commission. The Plan Commission may provide the applicant with concerns, comments, or suggestions regarding the proposed conditional use permit modifications. The applicant may or may not choose to move forward with the amendment request based on the Plan Commission's discussion."

#### **5A. Commission Deliberation**

The applicant, Ryan Jossart was present and felt Wagner did good job explaining what he was trying to do. Wagner received a complaint inquiring if the applicant was allowed to run a major wood processing plant in which they witnessed a semi bringing in logs onsite, and resulted in Wagner flagging a violation in Jossart's Conditional Use because no outside wood is permitted to be brought in for firewood production.

Schattner was concerned about setting a precedence with allowing Commercial use on an Agriculturally zoned property. To bring the product onsite and process it goes above and beyond forestry. Forestry is allowed on an agricultural site, but this is a new use that may be better suited for a Commercial area. Jossart said he does use stock from his own acreage and is processed on site but admittedly had been bringing in an outside source. Once processed it is kiln dried to eliminate any harmful issues that could be transported (mold, insects, etc.) and then delivered. Tree service material is not brought on site as of now, because his conditional use does not allow him to sell the offsite material. Jossart did not continue to allow wood to be brought on site once flagged by Wagner. Jossart thought he was ok because he is complaint for state forestry processing and was not aware that he was in violation locally. The Commission and applicant discussed equipment held on site and how he has been operating this capacity for the last three years. There was further discussion regarding the number of deliveries during the winter season.

Knitter questioned the legality of firewood being labeled as an agricultural product, and if there are any permits Jossart would need to obtain or should have held for harvesting the firewood. Wagner stated firewood is permitted, and the growing and harvesting of timber is a forestry use which is permitted in an A2 district, and any firewood harvested on site is acceptable. It did not allow outside wood to be brought onsite to be processed, because of the self-limiting factor of firewood production limited by duration or quantity. Jossart stated the only permits to hold is a cutting notice permit with the Racine County Clerk for any trees on the property. It is used to ensure property taxes are paid on property that is harvesting a natural resource. Wagner explained that the Village has the authority to review unspecified uses for a zoning district and decide that a use is similar in character to a principal use permitted in a zoning district. It is up to the Plan Commission and ultimately the Village Board to determine whether the importing of timber and processing it into firewood is similar in character to other permitted uses in the A-2 District and be conditionally allowed on Foley Road. The applicant is seeking direction in if this is viable, and if it were what the Commission would like to see to make this operation possible.

**Plan Commission Meeting  
Monday, August 31, 2020**

Trustee Wanggaard wondered if Jossart could clear his whole property of lumber and was concerned if that would cause a disruption to surrounding areas and felt a middle ground could be found. The forest on the west side of the horse trail is intended to be cut down. There are almost 120 semi loads back there, and there are loggers who could come move out the lumber quicker. Jossart has not been aggressively harvesting wood on the property because of how wet the trees are from several particularly wet seasons.

President Dobbs was concerned with the semi loads being delivered on Foley Road, and was worried about the road being able to hold that weight. He thought we should consult with Public Works Director Tom Lazcano on what kind of long-term damage could be imposed. Foley Road was just repaved three years ago. Just wondered if Jossart would post bond to any damage to this road and Jossart stated this something he would be willing to do.

Trustee Wishau thought the concern should be focused on how loud the processing is and less about when the deliveries are happening. The conveyor is the loudest machine and is used to process the logs. Trustee Wishau stated there was video proving there are semi deliveries happening in all seasons and Wagner played a video that supported this.

Minorik questioned the hours the loud equipment is being ran for this? Jossart stated the hours of operation are 7:30am to 4pm and is often started and stopped but generally goes on for about 80 hours a month. The decibel ratings can be given to the Wagner on how loud these machines are and if this may exceed any restrictions in the Village noise Ordinance. Jossart was not opposed to a Village or County representative coming out to witness/measure the noise occurring during peak operation. Just stated that the noise level produced by machines would be dictated by OSHA and should be safe

This was a consultation with the Plan Commission, and no motion was required.

**5B. ELECTION – Annual Election of Vice President**

**5B. Commission Deliberation**

Motion by Trustee Wanggaard to appoint Joe Minorik as Vice President. Seconded by Folk. Motion carried unanimously.

**ROLL CALL**

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minorik	Aye
President Dobbs	Aye
Bill Folk	Aye
Jonathan Schattner	Aye

**Motion carried unanimously.**

**5C. PC RESOLUTION 2020-03 – Resolution of the Plan Commission of the Village of Caledonia Recommending the Acquisition of the Interests of Land as Set Forth in Village Board Substitution Resolution No. 2019-60 in the Matter of an Amended Relocation Order and Amended Resolution of Necessity of the Village of Caledonia Affecting Property Needed to Extend 5 Mile Road and Establish a Neighborhood Park in the Village of Caledonia (affecting Parcel ID No: 104-04-23-16-021-000)**

**5C. Commission Deliberation**

This is a procedural requirement per code. The Plan Commission would need to approve this in order to acquire the Ryder property and confirming that the Village is pursuing land acquisition that is in line with TID 5.

**Plan Commission Meeting  
Monday, August 31, 2020**

Motion by Knitter to approve PC RESOLUTION 2020-03 – Resolution of the Plan Commission of the Village of Caledonia Recommending the Acquisition of the Interests of Land as Set Forth in Village Board Substitution Resolution No. 2019-60 in the Matter of an Amended Relocation Order and Amended Resolution of Necessity of the Village of Caledonia Affecting Property Needed to Extend 5 Mile Road and Establish a Neighborhood Park in the Village of Caledonia (affecting Parcel ID No: 104-04-23-16-021-000) . Seconded by Minorik. Motion carried unanimously.

**ROLL CALL**

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minorik	Aye
President Dobbs	Aye
Bill Folk	Aye
Jonathan Schattner	Aye

**Motion carried unanimously.**

**6. - Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Minorik. Motion carried unanimously. Meeting adjourned at 7:22 p.m.

Respectfully submitted,  
Joslyn Hoeffert  
Deputy Village Clerk



### PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Conditional Use & Site Plan Review

Description: Review a request to construct and utilize a 11,520 square-foot multi-tenant commercial building for the property located directly south of 4221 Courtney Road, Village of Raymond

Applicant(s): Brent Ryan

Address(es): Courtney Road

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the conditional use and site plan for the construction of a 11,520 square-foot multi-tenant commercial building located on the property directly south of 4221 Courtney Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.
4. The proposed use will comply with conditions outlined in Exhibit A.

Owner(s): Richard Kessler

Tax Key(s): 168-04-21-36-001-240

Lot Size(s): 3.6 acres

Current Zoning District(s): M-2, General Industrial District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Business & Industrial

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**Background:** The applicant is proposing to construct an 11,520 square-foot multi-tenant commercial building for the property located directly south of 4221 Courtney Road in the Village of Raymond. Future buildings are shown on the proposed site plan but are not part of this review. Any development located within the Village of Raymond cooperative boundary area is reviewed by the Village of Caledonia.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The view of this development from the freeway is obstructed by existing commercial and residential development to the east. The following is a review of the proposed development as to relates to the design standards included in Exhibit K of the boundary agreement. It is the Plan Commission's discretion to determine whether the proposed development meets the standards and should be considered a "spectacular" development.

### **Design Standards**

1. Loading Docks/Mechanicals/Shipping Areas Screening & Appearance – Requires overhead door/receiving areas to be screened or designed with high degree of visual appeal. Screening can be completed with fencing, topography, and/or landscaping.
  - a. Overhead doors are only found on the north façade which faces interior to the site and partially screened from the roadway and public view.
2. Street Edge Landscaping Required – Requires street frontage landscaping with trees 50' on center minimum and/or berms for screening.
  - a. Landscaping proposed is consistent with the guidelines. Trees are proposed every 50' and parallel to the roadway. As there are no parking areas, a second row of landscaping is not required.
3. Four-Sided Architecture Required – Requires similar architecture and use of materials throughout all facades of a proposed structure.
  - a. The proposed building utilizes four-sided architecture subject to any Plan Commission discussion on types of materials being used per sub section 7 below.
4. Roof Style/Materials – Requires hip, gambrel, gable roofs utilizing cedar, asphalt, or dimensional shingles unless metal roofs compliment neighborhood character of area.
  - a. A gabled roof is being proposed as part of the metal construction of the proposed building. This is similar to adjacent buildings.
5. Rooftop Mechanicals Screening– Requires all future rooftop mechanicals to be screened with similar architectural materials.
  - a. No rooftop mechanicals currently shown. A contingency will be added to screen any that may arise in the future structure construction.
6. Building Massing/Height/Form– Requires buildings to have distinct base, middle, top.
  - a. Patterning and colored banding along with window placement somewhat break up the metal panels and give the appearance of a base, middle, and top. The form and size of the structure is consistent with other structures approved in area.
7. Appropriate Building Materials – Requires the primary façade be finish grade materials (glass, brick, stone, wood, or decorative block as examples).
  - a. The proposed building exterior consists primarily of painted metal wall panels. Patterning and colored bands provide some variation in the elevations. Surrounding buildings have a brick or CMU beltline to provide a sense of bottom, middle, and top elements to the building. The proposed building has a 4-foot brick beltline at the base of the building.
8. Building Placement – Requires building facades to be parallel or perpendicular to the right-of-way.
  - a. The proposed building is positioned perpendicular to Courtney Road.
9. Lighting Specifications – Lighting should be proposed at a maximum 0.5 foot-candles at property lines and no lights should exceed 12 foot-candles. Pole lights should be 15-20 feet maximum. All off-street lighting should be down-cast, cutoff fixtures with zero-degree tilt.
  - a. No lighting plan was proposed with this development. If lights are added to the building, they will need to meet the lighting specifications outlined in the boundary agreement.

10. Signage – No signage is being proposed at this time. It at a future date, signage is requested, the signs will be required to meet the sign design standards outlined in the Cooperative Boundary Agreement.

The intent of this review is to ensure the quality of development constructed on the west side of the Interstate is of high quality and looks consistent with development on the east side of the interstate. Grading, stormwater, and other development regulations will be reviewed and approved by the Village of Raymond.

Engineering Comments:

Storm Water Management

The proposal shall meet the storm water requirements of the Village of Caledonia. This site shall meet base level standards for storm water quantity and quality. For Storm Water Quantity the site shall have the 100-year post development peak runoff reduced to or below the 10-year predevelopment peak runoff and the 10-year post development peak runoff to or below the 2-year predevelopment peak runoff. For Storm Water Quality the site shall reduce Total Suspended Solids in the Storm Water Runoff by 80%. Storm Water Pond Outlet structures shall be Reinforced Concrete Pipe, not HDPE.

Sanitary Sewer

This site is not served by Sanitary Sewer. Each unit proposes a bathroom. (As proposed, there would be 32 bathrooms). The site will need to have a Private Onsite Wastewater Treatment System (POWTS). This proposal indicates that a Holding Tank with tank and piping to be designed by others. The POWTS will need to be approved by DSPS and Racine County.

Water

This site is not served by municipal Water. Each unit proposes a bathroom. (As proposed, there would be 32 bathrooms). Each unit may be required to have Fire Suppression. The site will need to have a well(s) that can provide sufficient water to each building. This proposal shows a well location to the East of the proposed building but notes that piping will be designed by others.

General Comments

Courtney Road Right of Way is currently not fully improved/constructed the length of the property. The road is approximately 270' short of the South property line. The proposed grading plan indicates that there will be 0.1' of pitch away from the building on the South side and 0.4' of pitch to the proposed drains. The existing grade on the South lot line is +746.00. There should be additional capacity in this south side yard swale to provide adequate pitch away from the proposed buildings. Recommend that an overland flow path be reviewed for the inlets in the South side yard swale to ensure adequate drainage away from the proposed building.

If the Plan Commission feels that the proposed development south of 4421 Courtney Court complies with the standards outlined in the Cooperative Boundary Agreement, staff has drafted a suggested motion to approve the proposed development.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director

# Exhibit A: Conditions of Approval

Courtney Road Storage

Courtney Road

1. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
2. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents approved by the Village Board.
3. **Screening of Rooftop & Ground Mechanicals.** All rooftop and ground mechanicals will be screened from public view utilizing fencing or landscaping.
4. **Signage.** Future signage will comply with design standards stated in Exhibit K of the Cooperative Boundary Agreement.
5. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan approved by the Village Board. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
6. **Lighting.** Future Lighting at the site must be in compliance with the design standards design standards stated in Exhibit K of the Cooperative Boundary Agreement.
7. Provided that the proposed buildings are consistent with the approved site plan, no further public meetings are required prior to additional construction. Deviations from the approved plan will require site plan review through the Village Plan Commission and Village Board. The proposed buildings must be compatible with the existing structures in terms of building facade, scale and mass, rooflines and roof shapes, materials, colors, and architectural details.



**MORTON BUILDINGS, INC.**

W1190 American St, Ixonia, WI 53016

[www.mortonbuildings.com](http://www.mortonbuildings.com)

Office: 920/261-9151

Peter Wagner  
Village of Caledonia Development Director  
5043 Chester Lane  
Racine, Wi. 53402

## PROJECT NARRATIVE FOR PRE COURTNEY, LLC

The overall plan is to construct (4) identical 48' x 16' x 240' multi-tenant buildings. The buildings will be constructed one at a time as the buildings fill with tenants. Phase one will be the construction of the furthest building to the south. Each building will contain 7- 48' x 30' and 1- 48' x 60' rental units. The 48' x 60' unit will be laid out to be able to be split in two to match the other 48' x 30' units if demand warrants. All units will be insulated and contain their own bathroom.

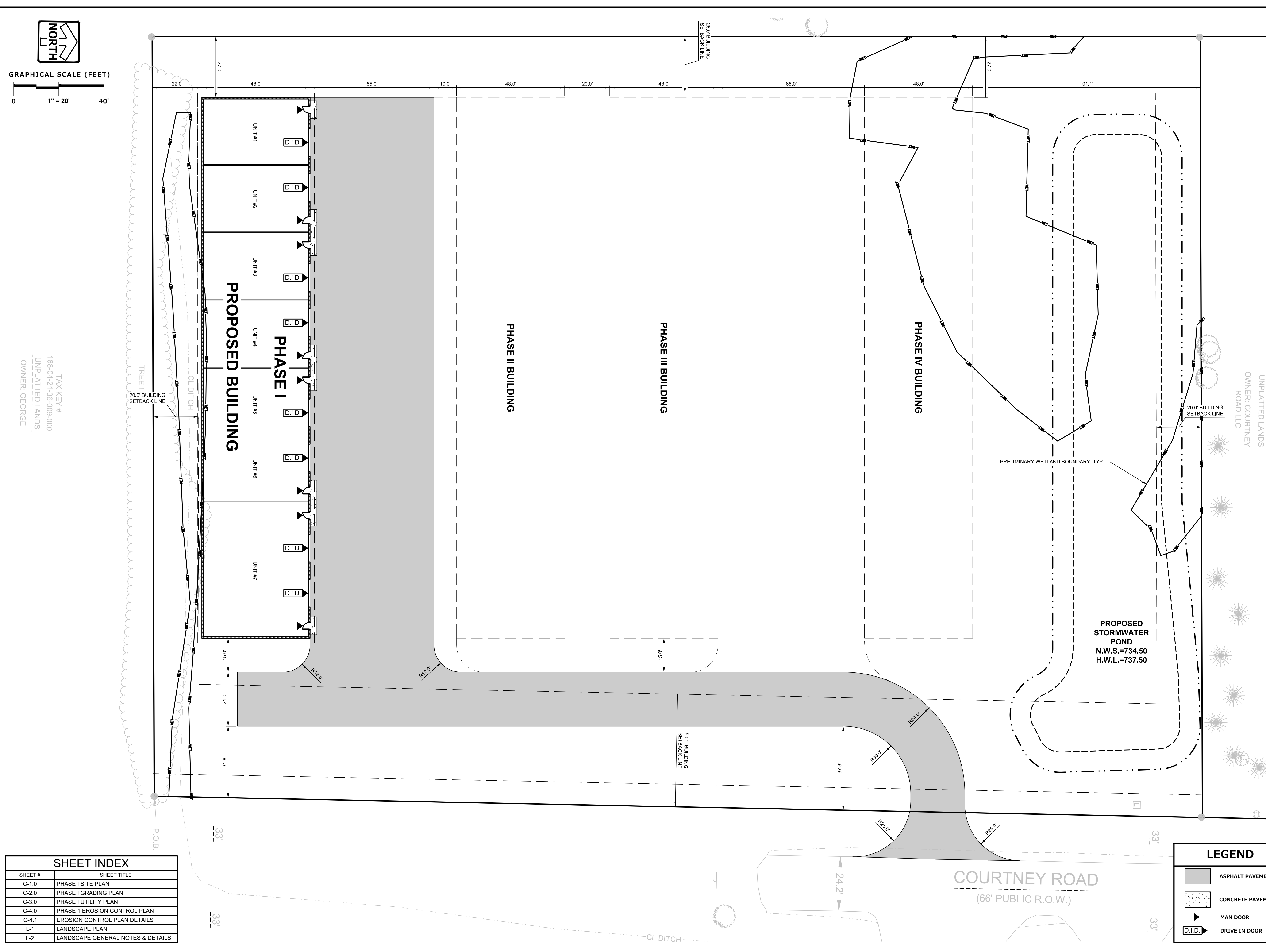








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**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF RAYMOND STANDARDS.**

**EXISTING CONDITIONS SURVEY:**  
 EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP, ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

**CONTRACTOR RESPONSIBILITY:**  
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

**SITE PLAN NOTE:**  
 PRELIMINARY MAPPING OF THE WETLAND BOUNDARIES SHOWN HEREON PER HEARTLAND ECOLOGICAL GROUP INC. CONDUCTED ON MARCH 2, 2020. WETLAND BOUNDARIES SUBJECT TO CHANGE BASED ON FOLLOW-UP SITE VISIT TO BE CONDUCTED AFTER A FEW WEEKS INTO THE GROWING SEASON (ESTIMATED TO BE MID APRIL 2020).  
 THIS PLAN IS SUBJECT TO CHANGE PENDING THE OUTCOMES OF THE ARTIFICIAL WETLAND EXEMPTION REQUEST AND ARMY CORP JURISDICTIONAL DETERMINATION.

**SITE NOTES**

- ALL DIMENSIONS ARE EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE.
- ALL RADII ARE MEASURED TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF RAYMOND ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS-  
 CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.  
 WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).  
 GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
 CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.  
 BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.  
 ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

**SITE DATA**

SITE AREA:	158,951 S.F./3.65 AC
ZONING CLASSIFICATION:	M-2 GENERAL INDUSTRIAL
<b>PHASE I</b>	
-BUILDING FOOTPRINT AREA:	11,520 S.F./0.26 AC
-IMPERVIOUS AREA:	33,836 S.F./0.78 AC/21.3%
-GREEN SPACE:	125,115 S.F./2.87 AC/78.7%
<b>ULTIMATE BUILD-OUT</b>	
-BUILDING FOOTPRINT AREA:	46,080 S.F./1.06 AC
-IMPERVIOUS AREA:	87,771 S.F./2.02 AC/55.2%
-GREEN SPACE:	71,180 S.F./1.63 AC/44.8%

**LEGEND**

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	MAN DOOR
	DRIVE IN DOOR

**SHEET INDEX**

SHEET #	SHEET TITLE
C-1.0	PHASE I SITE PLAN
C-2.0	PHASE I GRADING PLAN
C-3.0	PHASE I UTILITY PLAN
C-4.0	PHASE I EROSION CONTROL PLAN
C-4.1	EROSION CONTROL PLAN DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE GENERAL NOTES & DETAILS

PLAN | DESIGN | DELIVER  
 www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
 20725 WATERTOWN ROAD, SUITE 100  
 BROOKFIELD, WI 53186  
 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

**COURTNEY ROAD STORAGE**  
 COURTNEY ROAD  
 RAYMOND, WISCONSIN

**PHASE I SITE PLAN**

**REVISIONS**

ISSUED FOR BIDDING	DATE
ISSUED FOR BIDDING	04/24/20
ADDED SHEET C4.0 & C4.1	05/28/20

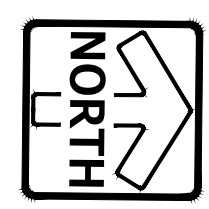
REG JOB No. 1831.00  
 REG PM MAB  
 START DATE 03/11/20  
 SCALE 1" = 20'

SHEET  
**C-1.0**

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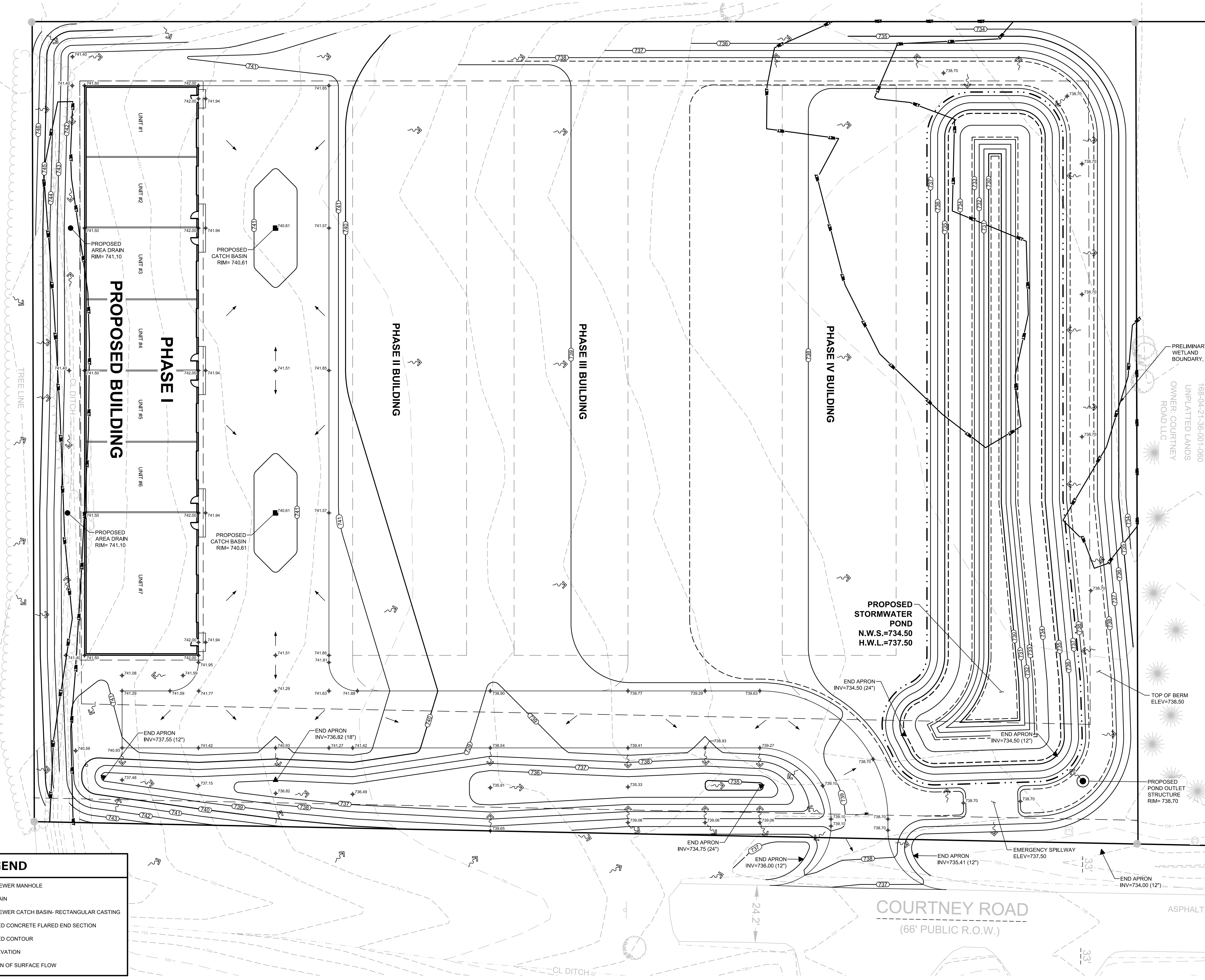
GRAPHICAL SCALE (FEET)  
0 1" = 20' 40'

**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF RAYMOND STANDARDS.**

**EXISTING CONDITIONS SURVEY:**  
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**CONTRACTOR RESPONSIBILITY:**  
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- GRADING NOTES**
- CONTRACTOR SHALL VERIFY EXISTING GRADES WHERE A CONNECTION TO AN EXISTING PAVED SURFACE (I.E. ASPHALT, CONCRETE, CURB & GUTTER, ETC.) IS BEING MADE. ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
  - ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
  - SPOT ELEVATIONS REPRESENT FINISH SURFACE ELEVATION UNLESS OTHERWISE NOTED.
  - ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.  
  
CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.  
  
THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
  - GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
  - THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
  - IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
  - WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
  - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
  - THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
  - CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
  - CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS, OR AS REQUIRED BY SITE CONDITIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES OR STRUCTURES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
  - CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF RAYMOND AND RACINE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
  - LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT, GRASS SEED, AND MULCH/MATTING.



TAX KEY #  
188-04-21-36-000-000  
UNPLATTED LANDS  
OWNER: GEORGE

TAX KEY #  
188-04-21-36-001-000  
UNPLATTED LANDS  
OWNER: COURTNEY ROAD, LLC

**LEGEND**

	STORM SEWER MANHOLE
	AREA DRAIN
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
	PROPOSED CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	GRASS
	PAVEMENT

DESIGNED: MAB  
DRAWN: MRC  
REVIEWED: MAB

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**COURTNEY ROAD STORAGE**  
**COURTNEY ROAD**  
**RAYMOND, WISCONSIN**

**PHASE I GRADING PLAN**

**REVISIONS**

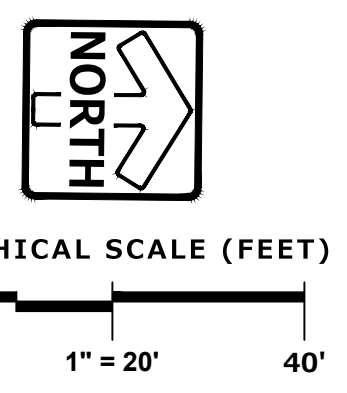
ISSUED FOR BIDDING	04/24/20
ADDED SHEET C4.0 & C4.1	05/28/20

REG JOB No.	18831.00	SHEET <b>C-2.0</b>
REG PM	MAB	
START DATE	03/17/20	
SCALE	1" = 20'	

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PHASE I GRADING PLAN

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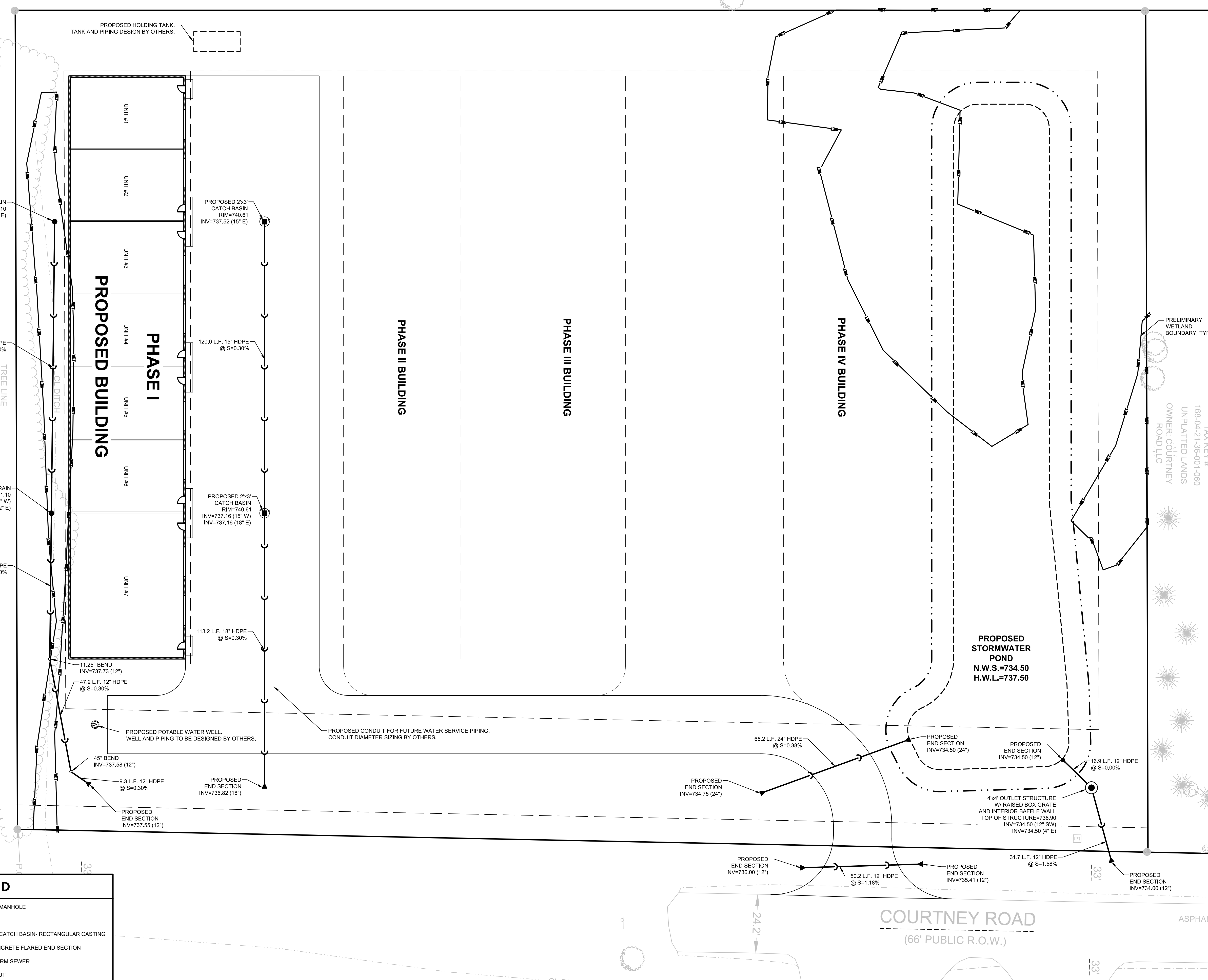
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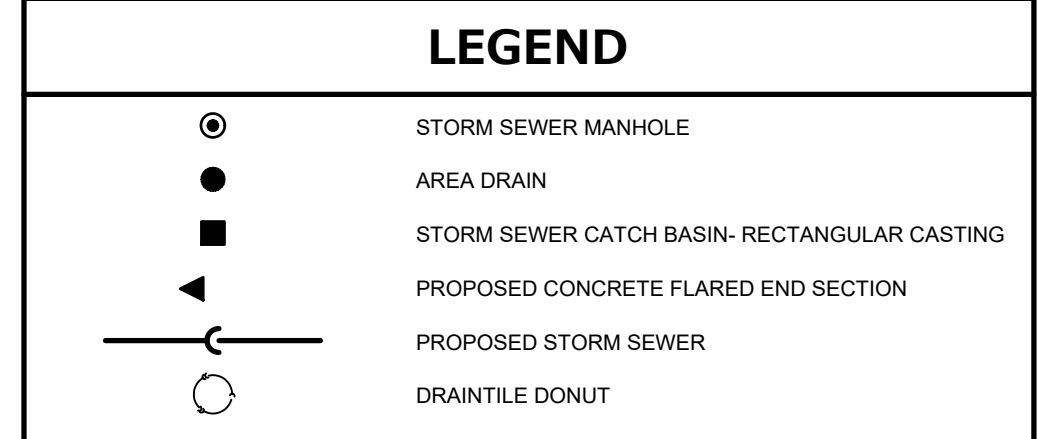
**UTILITY NOTES**

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF RAYMOND SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF RAYMOND PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -  
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  
HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+  
MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II III IV ENGINEER TO SPECIFY
- HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-24 TYPE "S", OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC), AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SLUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
- BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.



TAX KEY #  
188-04-21-36-000-000  
UNPLATTED LANDS  
OWNER, GEORGE

TAX KEY #  
188-04-21-36-001-000  
UNPLATTED LANDS  
OWNER, COURTNEY ROAD LLC



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# COURTNEY ROAD STORAGE

## COURTNEY ROAD

### RAYMOND, WISCONSIN

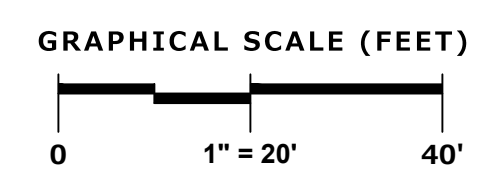
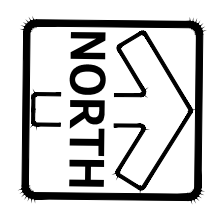
## PHASE I UTILITY PLAN

REVISIONS	
ISSUED FOR BIDDING	04/24/20
ADDED SHEET C4.0 & C4.1	05/28/20

REG JOB No. 1881.00	MAB	SHEET
START DATE 03/11/20	SCALE 1" = 20'	C-3.0

DESIGNED: MRC  
REVIEWED: MAB  
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PHASE I UTILITY PLAN

DESIGNED: MAB  
 DRAFTED: MRC  
 REVIEWED: MAB  
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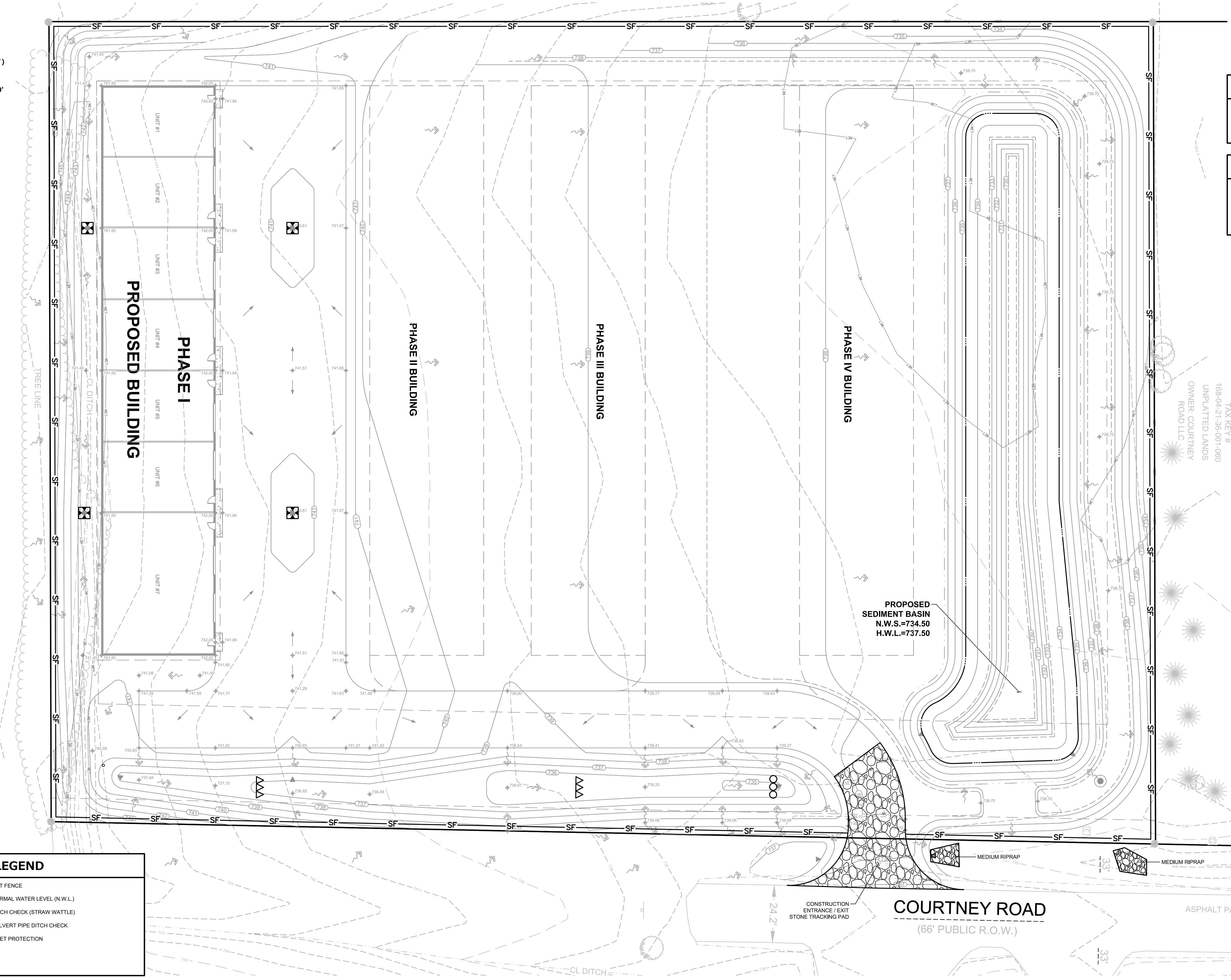
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TAX KEY #  
 168-04-21-36-003-000  
 UNPLATTED LANDS  
 OWNER: GEORGE

TAX KEY #  
 168-04-21-36-001-060  
 UNPLATTED LANDS  
 OWNER: COURTNEY ROAD LLC



LEGEND	
	SILT FENCE
	NORMAL WATER LEVEL (N.W.L.)
	DITCH CHECK (STRAW WATTLE)
	CULVERT PIPE DITCH CHECK
	INLET PROTECTION

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**COURTNEY ROAD STORAGE**  
**COURTNEY ROAD**  
**RAYMOND, WISCONSIN**

**PHASE 1 EROSION CONTROL PLAN**

REVISIONS	
ISSUED FOR BIDDING	04/24/20
ADDED SHEET C4.0 & C4.1	05/28/20

REG JOB No. 18831.00  
 MAB  
 REG PM  
 START DATE 03/11/20  
 SCALE 1" = 20'  
 SHEET  
**C-4.0**

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 PHASE 1 EROSION CONTROL PLAN  
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**PLANT SCHEDULE PHASE 1 LANDSCAPING**

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AF4	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2" Cal.	2
GT2	Gleditsia triacanthos 'Shademaster'	Shademaster Locust	2" Cal.	3

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	3
WF3	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	5 gal.	3

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JX	Juniperus x 'J.N. Select Blue'	Star Power Juniper	5' Ht.	2

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PV	Panicum virgatum 'Northwind'	Switch Grass	3 gal.	10

GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	Turf Hydroseed	Drought Tolerant Fescue Blend	32,868 sf
	Turf No Mow Grow	No Mow Grow Mix	100,611 sf

**PLANT SCHEDULE FUTURE PHASE 2**

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	3
WF3	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	5 gal.	3

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JX	Juniperus x 'J.N. Select Blue'	Star Power Juniper	5' Ht.	2

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PV	Panicum virgatum 'Northwind'	Switch Grass	3 gal.	10

**PLANT SCHEDULE FUTURE PHASE 3**

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	3
WF3	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	5 gal.	3

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JX	Juniperus x 'J.N. Select Blue'	Star Power Juniper	5' Ht.	2

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PV	Panicum virgatum 'Northwind'	Switch Grass	3 gal.	10

**PLANT SCHEDULE FUTURE PHASE 4**

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	3
WF3	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	5 gal.	3

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JX	Juniperus x 'J.N. Select Blue'	Star Power Juniper	5' Ht.	2

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PV	Panicum virgatum 'Northwind'	Switch Grass	3 gal.	10

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**COURTNEY ROAD STORAGE**  
 COURTNEY ROAD  
 RAYMOND, WISCONSIN

**LANDSCAPE PLAN**

REVISIONS	
ISSUED FOR BIDDING	04/24/20
ADDED SHEET C4.0 & C4.1	05/28/20
UPDATED POND OUTLET	09/15/20

SHEET  
**L-1**  
 L-2  
 REG. JOB NO. 1831.00  
 MAB  
 START DATE 03/17/20  
 SCALE 1" = 20'  
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 REVIEW SET - NOT FOR CONSTRUCTION  
 LANDSCAPE PLAN



Meeting Date: September 28, 2020

Item No. 5b

## PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a site plan for the construction of a two-lane drive-thru and parking lot expansion for the existing A&W development located at 13520 Northwestern Avenue.

Applicant(s): Philip Welch

Address(es): 13520 Northwestern Avenue

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a two-lane drive-thru facility and expanded parking lot for the existing development located at 13520 Northwestern Avenue be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.

---

Owner(s): Franklin Welch

Tax Key(s): 104-04-22—30-020-200

Lot Size(s): 2.0 acres

Current Zoning District(s): B-3, Commercial Service District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Industrial/Business Park

---

**Background:** The applicant is requesting approval of a building, site, and operation plan for the construction of a two-lane drive-thru facility and additional parking stalls for the existing A&W development located at 15320 Northwestern Avenue. In 2013, the Village approved a conditional use and site plan for the construction of an A&W restaurant and a 13'x13' storage shed for this property. The proposed parking lot stalls were part of the original approved site plan in 2013.

Currently the development has a single stall drive-thru facility. The applicant is proposing to widen the access point, install a metal canopy, and install new menu board signs. Included with this report is a site plan illustrating the layout of the new drive-thru facility. In addition, the applicant is completing the original site plan for the parking lot and enhancing the future picnic area with a paved surface. The proposed expansion of both the drive-thru facility and parking lot are in compliance with zoning regulations for the zoning district. If approved, the applicant will need to obtain the necessary permits and pay fees for the canopy and menu boards as proposed on the site plan.

If the Plan Commission is comfortable with the proposed modification to the site plan, staff has drafted a suggested motion recommending approval of the two-lane drive-thru facility and expanded parking lot for the development located at 15320 Northwestern Avenue.

### **EXHIBIT A - CONDITIONS A&W Drive-Thru & Parking Lot Expansion**

1. **Building Permit.** The applicant must obtain a building permit from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed addition (To construct a two-lane drive-thru facility and parking lot expansion) shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on September 4, 2020.
5. **Stormwater.** The property owner or designated agent 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.

- 
6. Caledonia Sewer and Water Utility Districts. The property owner or designated agent 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.
  7. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
  8. Parking. Parking at the site must be in compliance with the submitted plans. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
  9. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
  10. 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.
  11. 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.
  12. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
  13. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
  14. 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, 16 and 18 of the Village of Caledonia Code of Ordinances.

15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Franklin Welch, Philip Welch, A&W Restaurant, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
  
  16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
- 

Respectfully submitted:

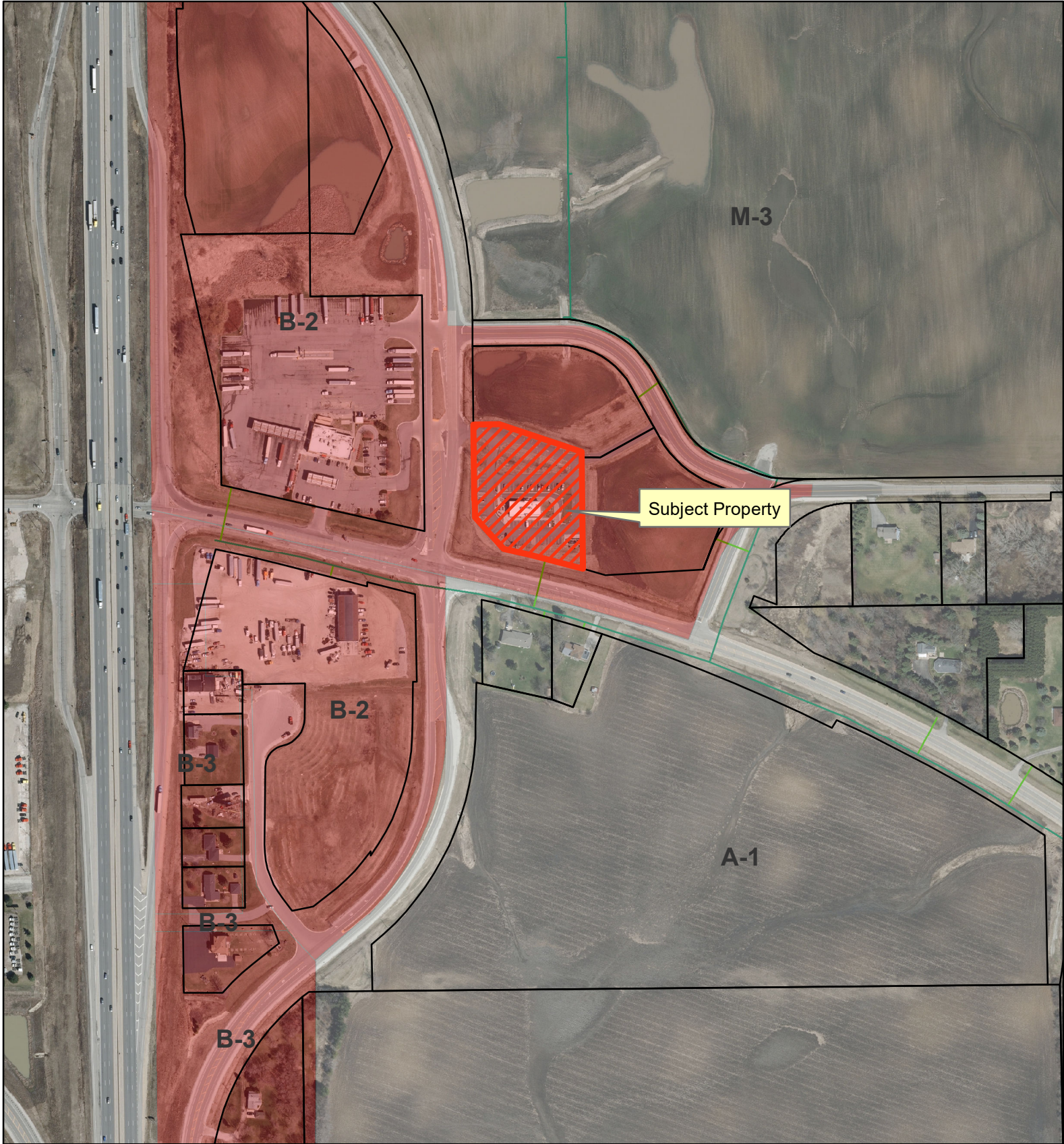


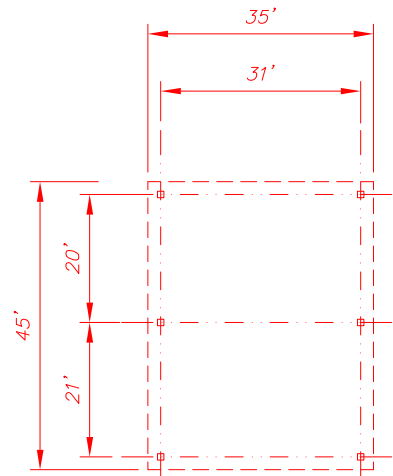
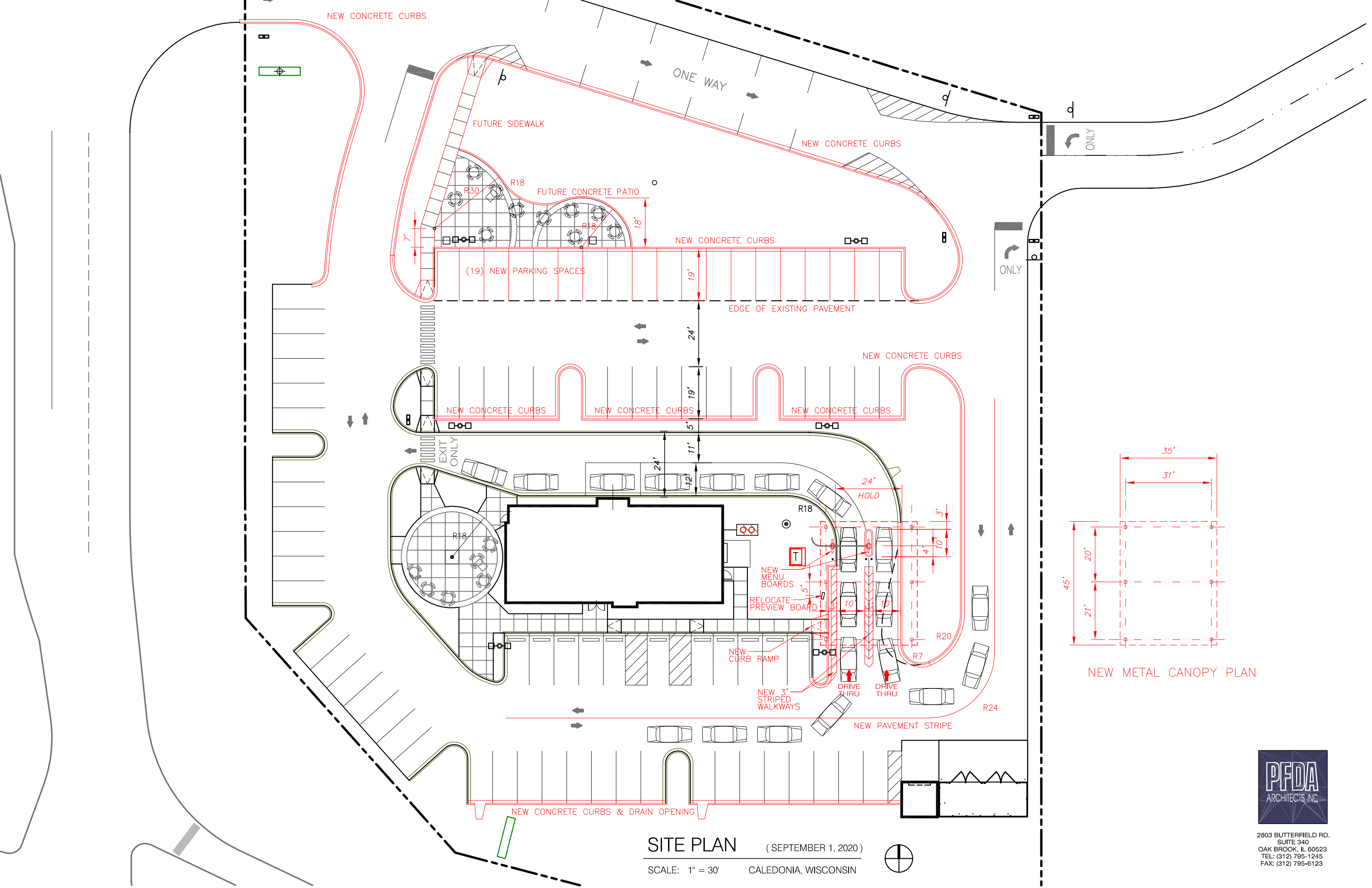
Peter Wagner, AICP  
Development Director



# Location Map

## 15320 Northwestern Avenue



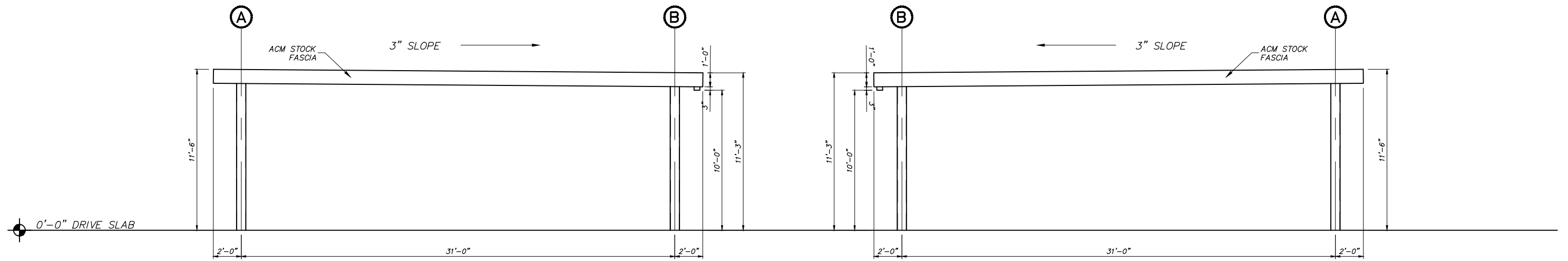
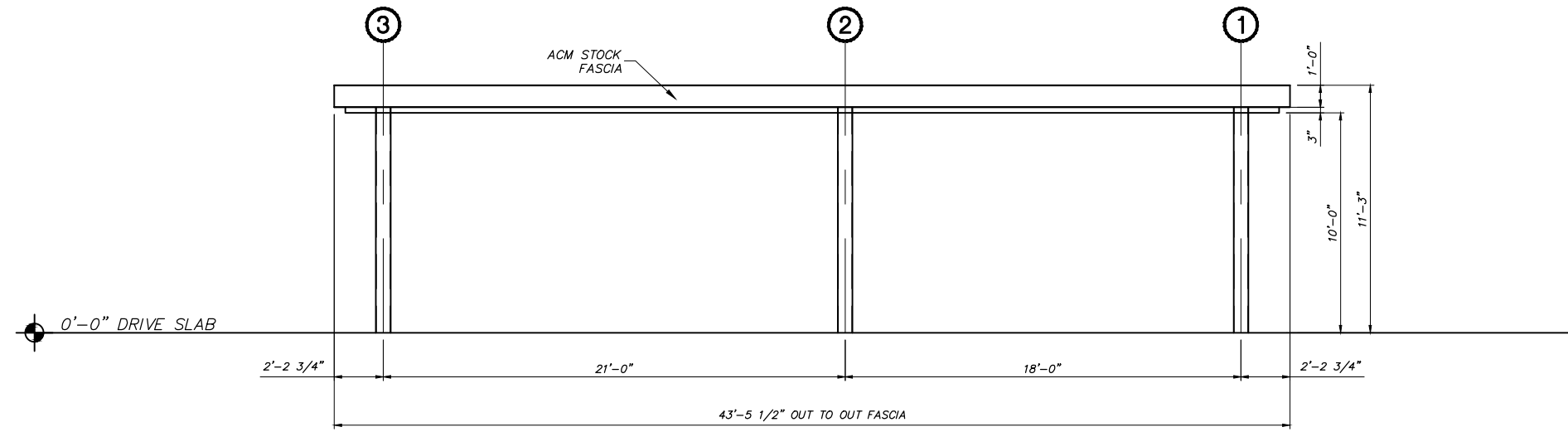


**SITE PLAN** (SEPTEMBER 1, 2020)

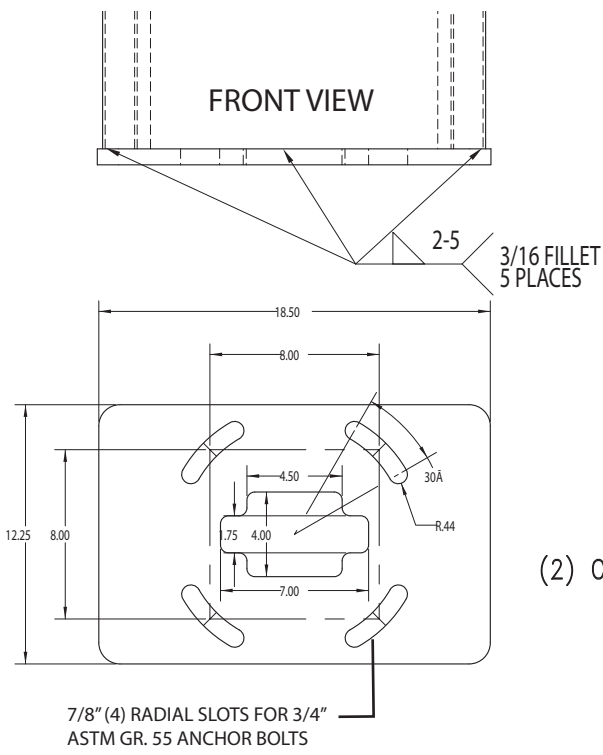
SCALE: 1" = 30' CALEDONIA, WISCONSIN



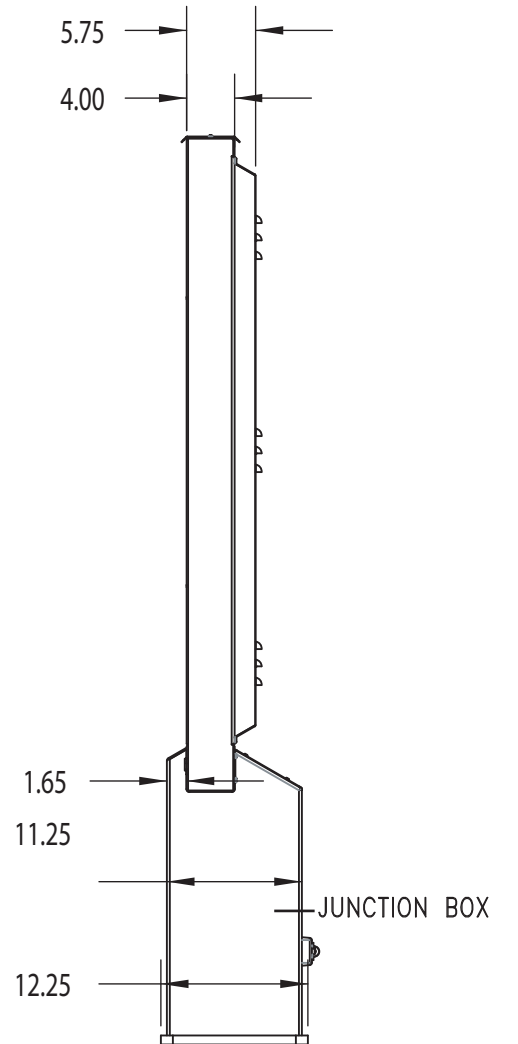
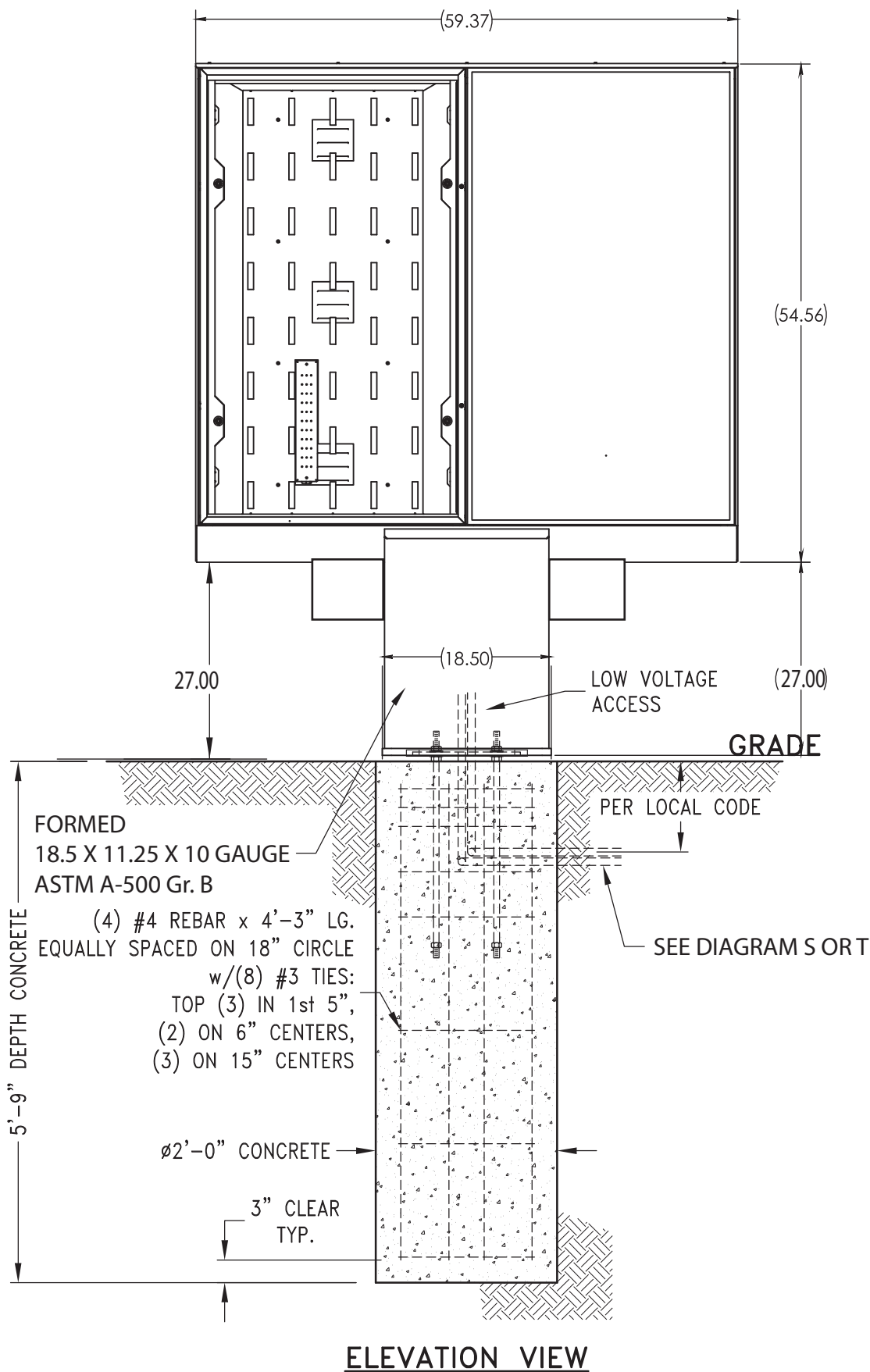
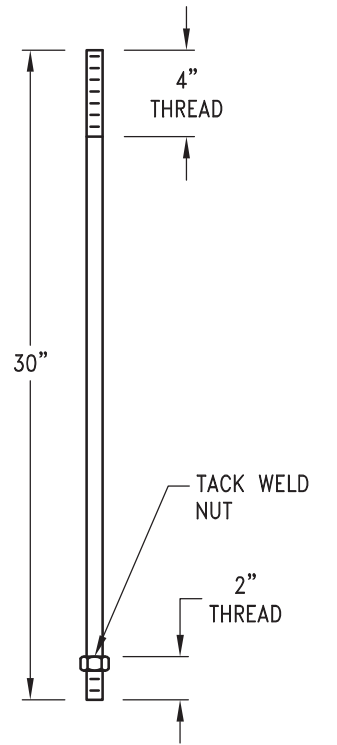
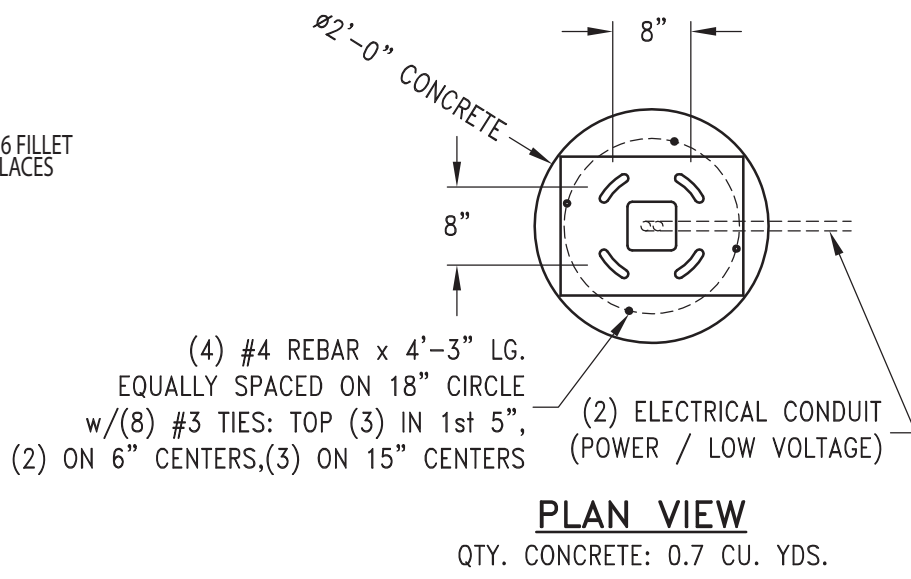
2803 BUTTERFIELD RD.  
SUITE 340  
OAK BROOK, IL 60523  
TEL: (312) 795-1245  
FAX: (312) 795-6123



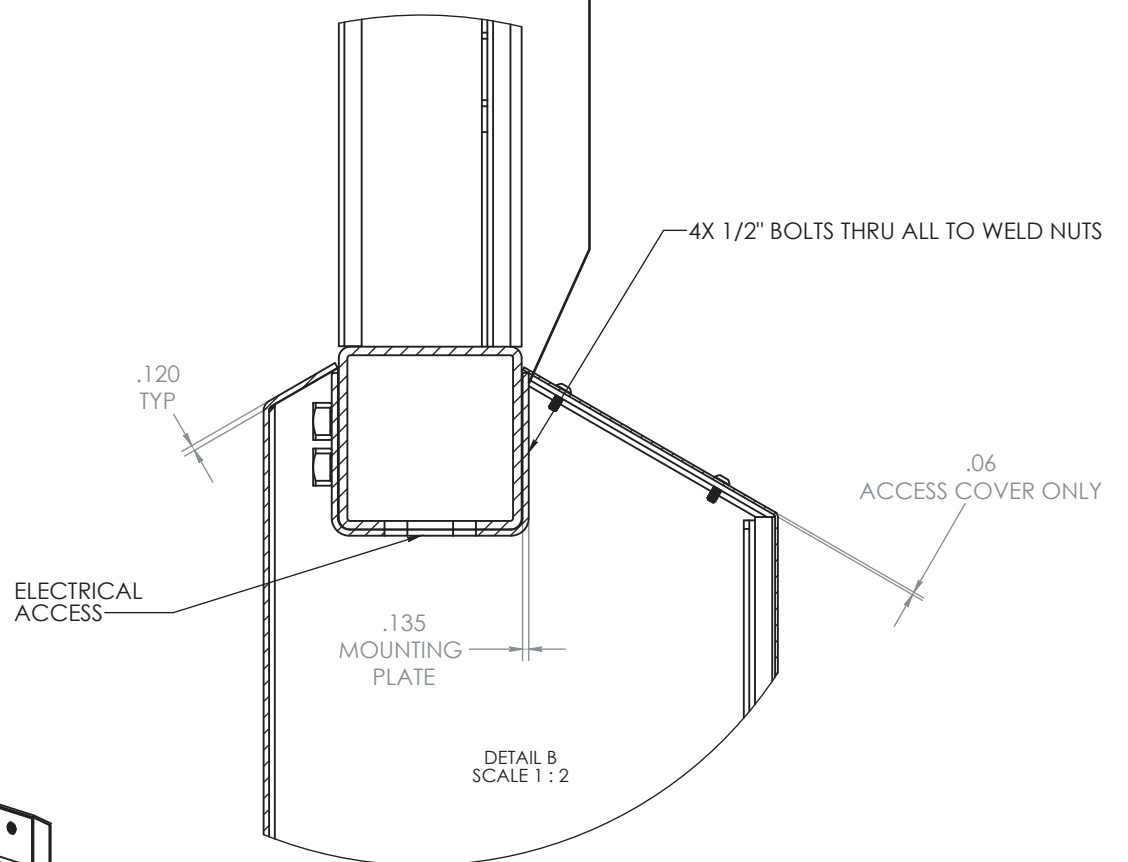
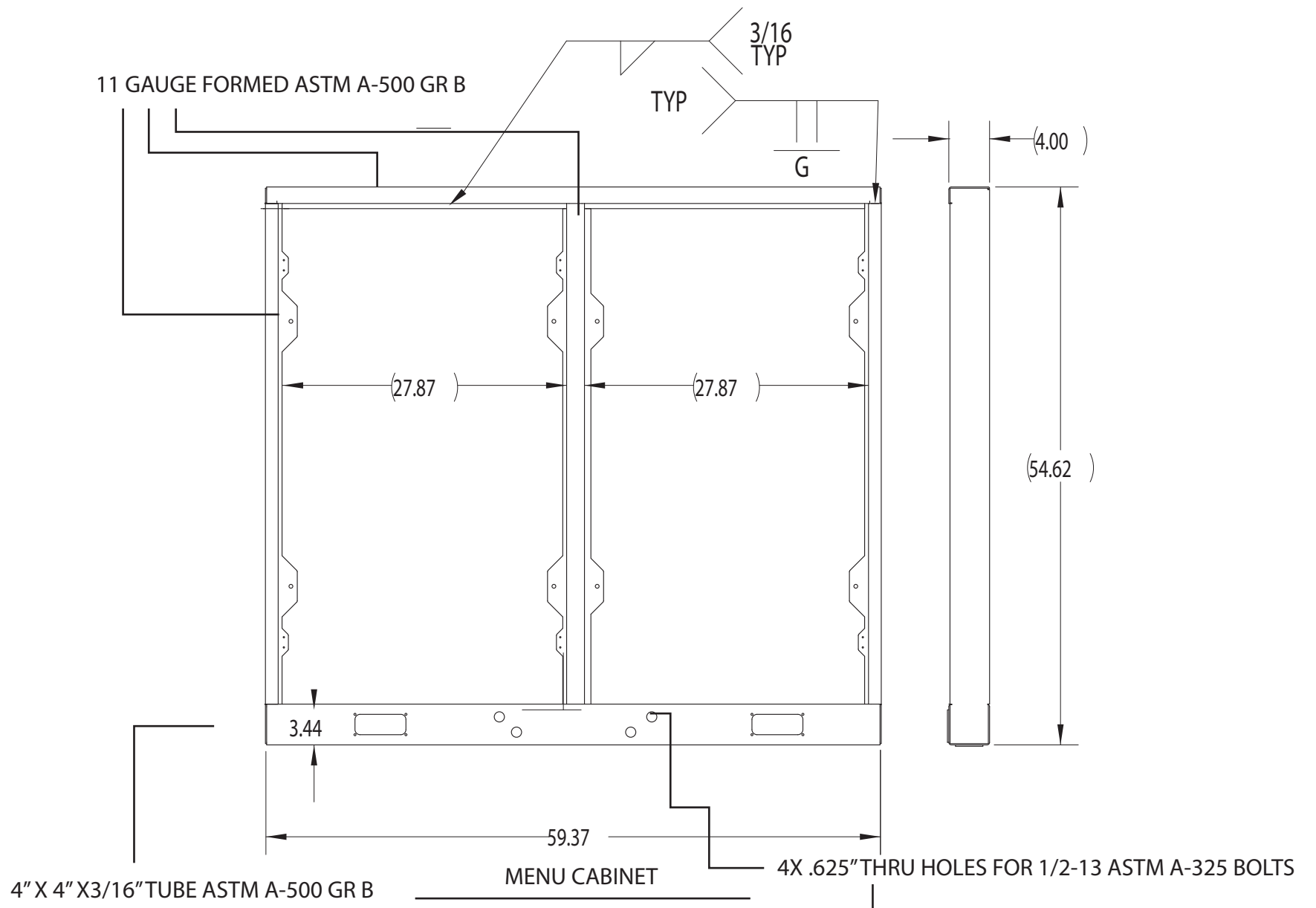




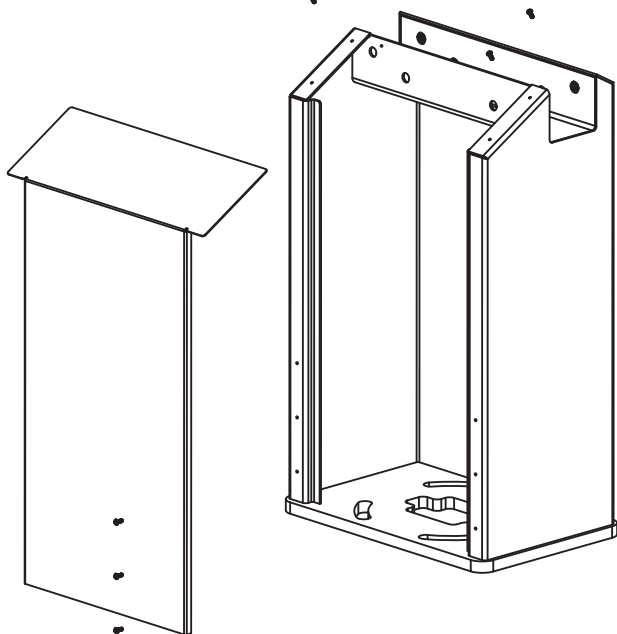
**BASE PLATE DETAIL**  
3/4" ASTM A-36 STEEL



SEE DETAIL VIEWS - SHEET 2



CUT AWAY VIEW PEDESTAL TO CABINET CONNECTION



PEDESTAL

FRANKLIN & SHARON WELCH  
A & W RESTAURANT  
APPROVAL CONDITIONS  
JUNE 3, 2013

13. 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.
14. 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; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
15. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached), as adopted by the Village of Caledonia.
16. This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grant a written extension. Written extension requests must be submitted to the Racine County Public Works and Development Services Department within thirty (30) days before permit/approval expiration.
17. 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.
18. 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 14 and 16 of the Village of Caledonia Code of Ordinances.
19. **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 Caledonia Zoning Administrator in writing.
20. Your accepting this approval/permit and beginning the project means that you have read, understand, and agree to follow all conditions. Therefore, Franklin and Sharon Welch and their heirs, successors, and assigns are responsible for full compliance with these conditions.
21. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



# RACINE COUNTY

## PUBLIC WORKS & DEVELOPMENT SERVICES DEPARTMENT

14200 Washington Avenue, Sturtevant, WI 53177-1253

Phone: (262) 886-8440 Fax: (262) 886-8480

James A. Ladwig  
County Executive

Julie A. Anderson  
Director of Public Works & Development Services

June 4, 2013

Franklin & Sharon Welch  
3043 92<sup>nd</sup> Street  
Sturtevant, WI 53177

SUBJECT: B-3 Conditional Use to construct an A & W restaurant, with a drive-through and a 13' x 13' storage shed & to obtain approval for a master sign plan; 13520 Northwestern Avenue; Parcel Id. No. 104042230020200, Village of Caledonia

Dear Mr. & Mrs. Welch:

The Caledonia Village Board approved the subject conditional use at their June 3, 2013 meeting. The Board granted approval as this use is permitted by underlying zoning through the conditional use process; based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district; and the proposal complies with all other provisions of the zoning ordinance such as lot width and area, yards, height, and parking. You will be allowed to proceed with the subject project, which will be located at 13520 Northwestern Avenue; Section 30, Town 4 North, Range 22 East, Village of Caledonia.

Attached to this letter is Exhibit A, which lists the conditions of approval, established by the Village of Caledonia. You must comply with all of the conditions listed in Exhibit A. **PLEASE BE SURE TO READ EXHIBIT A.**

Failure to comply with the terms and conditions of this approval as listed in Exhibit A or as established by the Village of Caledonia could result in the issuance of citation(s) and permit revocation. If you have any comments or questions, please contact this office at (262) 886-8440 or via e-mail: Jarmen.Czuta@GORacine.org.

Yours truly,

Jarmen Czuta  
Caledonia Zoning Administrator

JC/ni

attachment

JC/ni

c: Elaine Sutton Ekes, Bob Bradley, Mark Janiuk } e-mailed on 06-04-2013 ni  
Mike Hayek, Jim Keeker, Karie Torkilsen  
Philip Welch  
File



FRANKLIN & SHARON WELCH  
A & W RESTAURANT  
APPROVAL CONDITIONS  
JUNE 3, 2013

1. The applicant must obtain zoning permit cards from the office of the Village Zoning Administrator after paying a zoning permit fee of \$1070.00 for the A & W restaurant building, \$120.00 for the shed, and \$1500 for the advertising signs (\$2690.00 total). These cards must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. The proposed operation must be located, constructed, and utilized in accordance with the plans and documents received by the Racine county Development Services Office on April 24, 2013.
4. The hours of operation shall be 10:00 a.m. to 10:00 p.m. for the dining room and 10:00 a.m. to 1:00 a.m. for the drive-through.
5. Parking at the site must be in compliance with the submitted plan.
6. Landscaping at the site must be in compliance with the submitted plan. The landscaping plan must be fully implemented by September 15, 2014.
7. Lighting at the site must be in compliance with the submitted Site Lighting and Photometrics Plan. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. The advertising signs at the site must be in compliance with the submitted Master Sign Plan. Each individual advertising sign at the site will require a separate zoning permit.
9. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for the site. Comply with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District.
10. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
11. The property owner or designated agent must contact the WI Department of Transportation and must comply with all regulations and requirements of the WI Department of Transportation.
12. Prior to the issuance of the zoning permits, the applicant must obtain a sanitary permit for the installation of a Private Onsite Wastewater Treatment System (POWTS) to serve the proposed A & W restaurant.

SITE PLAN NOTES

**A&W PARCEL DATA:**

LOT AREA 2.11 AC.  
 BUILDING AREA 2,779 S.F. (78 SEATS)  
 PARKING PROVIDED: 58 CUSTOMER CARS  
 5 EMPLOYEE CARS  
 13 ADDITIONAL PARALLEL SPACES

**LOT 2**  
 2.34 AC.  
 (N.I.C.)

**PROPOSED LOT 1**  
 2.11 AC.  
 (A&W PARCEL)

**LOT 3**  
 2.49 AC.  
 (N.I.C.)

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...
- DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHNICAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.) VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. HIGHWAY (IF APPLICABLE) AND CITY ENCROACHMENT PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.

KEY NOTES

- CONSTRUCT 6" P.C.C. CURB AND GUTTER
- 12" CONCRETE CURB (ENTIRE BUILDING LENGTH)
- CURB TO MEET EXISTING CURB ELEVATION.
- HEAVY DUTY PAVEMENT
- CONSTRUCT P.C.C. SIDEWALK
- CONSTRUCT P.C.C. DEPRESSED CURB RAMP - MAX. SLOPE 1:12
- NEW CURB, GUTTER, AND/OR SIDEWALK AND DRIVEWAYS PER CITY STANDARDS.
- CONSTRUCT 6" THK. P.C.C. PAD W/ #3's @ 18" O.C. OVER 6" CRUSHED AGG. OR GRAVEL BASE.
- CONSTRUCT TRASH ENCLOSURE. ON 6" PCC PAD
- CONCRETE PAVING BEHIND ORDER POST
- DOUBLE FACED ILLUMINATED DIRECTIONAL SIGN (SIGN FACE AS NOTED) BY SIGN SUPPLIER. ROUGH ELECTRICAL BY G.C. (1.2 AMPS). UNDER SEPARATE PERMIT, IF REQUIRED BY TRAFFIC FLOW. ONE (1) DIRECTIONAL SIGN IS STANDARD.
- MENU BOARD, SENSOR LOOP & SPEAKER PEDESTAL BY SIGN SUPPLIER. FOUNDATION AND ROUGH ELECTRICAL BY G.C. (4.0 AMPS). INSTALL 80' FROM DRIVE-THRU WINDOW.
- 1000 WATT (208) VOLT YARDLIGHT. PROVIDE CUT-OFF SHIELDS WHERE NOTED ON PLAN. LIGHT FIXTURES SUPPLIED BY OWNER, INSTALLED BY G.C. MAX. OVERALL STANDARD HEIGHT = 22'-0". SEE PHOTOMETRIC PLAN.
- INSTALL GUARD POST PER DETAILS (TYP.)
- PAINT CROSSWALK - WHITE
- PAINT 24" HIGH LETTERS - WHITE
- PAINT TRAFFIC ARROWS - WHITE
- PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND.
- PAINT 4" WIDE SOLID STRIPE - YELLOW. (BLUE @ DIAGONAL DISABLED STRIPING)
- LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.
- NEW CONCRETE PAVEMENT FOR DRIVE THRU
- GREASE TRAP LOCATION.
- ACCESSIBLE PARKING SIGN
- INTERNAL ROOF DRAIN
- CATCH BASIN LOCATIONS.
- PROPOSED NEW MSB, CT & METER LOCATION
- GAS METER PER P.G.&E. REQUIREMENTS.
- NEW CONCRETE WHEEL STOPS (TYPICAL)
- 1-1/2" WATER POINT OF ENTRY. (BRING UP IN STUD WALL). PROVIDE SHUT OFF VALVE AT POINT OF ENTRY.
- COTG FOR BUILDING SEWERS.
- NEW TRANSFORMER LOCATION
- NEW CONCRETE OUTDOOR PATIO
- EXISTING STRUCTURE TO BE DEMOLISHED
- BIKE RACK AREA 6' X 6 (2 BIKE PARKING RACK)
- 20' TALL PYLON SIGN. ELEC. ROUGH IN BY G.C.
- REMOVE EXISTING SEPTIC TANK
- NEW E.O.S STATION (TYPICAL)
- NOT USED.
- HANDICAP "SWING-SIDE" MANEUVERING SPACE AT ALL EXTERIOR DOORS. 2% MAX. SIDEWALK SLOPE, 2' TO STRIKE SIDE OF DOOR, 5' OUT FROM DOOR.
- PEDESTRIAN SAFETY RAIL
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- IRRIGATION CONTROLLER REFER TO SHEET LANDSCAPE DRAWINGS.
- SOFFIT CLEARANCE SIGN SUPPLIED BY OWNER.
- PREVIEW BOARD, INSTALL 30'-0" FROM SPEAKER

EOS = ELECTRONIC ORDER STATIONS

**RECEIVED**  
 APR 24 2013  
**RACINE COUNTY**



2803 BUTTERFIELD RD  
 SUITE 340  
 OAK BROOK, IL 60523  
 TEL: (312) 795-1245  
 FAX: (312) 795-6123

A DATE	DESCRIPTION
03-11-13	FOR REVIEW
03-14-13	TENANTS COMMENTS
03-22-13	TENANTS COMMENTS
04-01-13	TENANTS COMMENTS

CONTRACT DATE: xx-xx-xx  
 BUILDING TYPE: AW-Gen 4  
 PLAN VERSION: OCT 09  
 SITE NUMBER: xx-xxxx  
 STORE NUMBER: xx-xxxx

A&W  
 County Hwy 'K' & East Frontage Rd  
 Caledonia, WI 53108



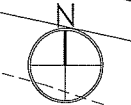
'AW-GENERATION 4'

SITE PLAN  
**SP1**

PFDA JOB NO: XXXXX  
 PLOT DATE:

EAST FRONTAGE ROAD

COUNTY HWY "K"



SITE PLAN 1" = 30' A



Meeting Date: July 27, 2020

Item No. 5b

## PLAN COMMISSION REPORT

Proposal: Building, Site & Operation (BSO) Plan

Description: Review a request to modify the building plan for a 5,328 square-foot commercial development at 4917 Douglas Avenue.

Applicant(s): Lee Jaramillo

Address(es): 4917 Douglas Avenue

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operations plan for a 5,328 square-foot commercial building be approved for the property located at 4917 Douglas Avenue for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operations review process.
2. This use will not adversely affect the surrounding property values.

---

Owner(s): Johnson Financial Group & Wisconsin Department of Transportation

Tax Key(s): 104-04-23-29-138-000 & 104-04-23-29-151-000

Lot Size(s): ±2.7 acres

Current Zoning District(s): B-2, Community Business District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial

**Background:** The Plan Commission recently approved the conditional use and building, site, and operations plan in July for this site. Since that time, a tenant was secured for the site and requested exterior façade modifications to better reflect their image. Due to the significant change in design, the property owner has resubmitted the building changes for the proposed multi-tenant building located at 4917 Douglas Avenue. Included in your report are exhibits showing the modifications. No changes to the parking, landscaping, or grading are proposed as part of this review. Furthermore, the proposed use is required to comply with all conditions that were part of the original approval by the Plan Commission and Village Board.

If the Plan Commission is comfortable with the proposed modifications to the building, staff has prepared a suggested motion at the beginning of this report.

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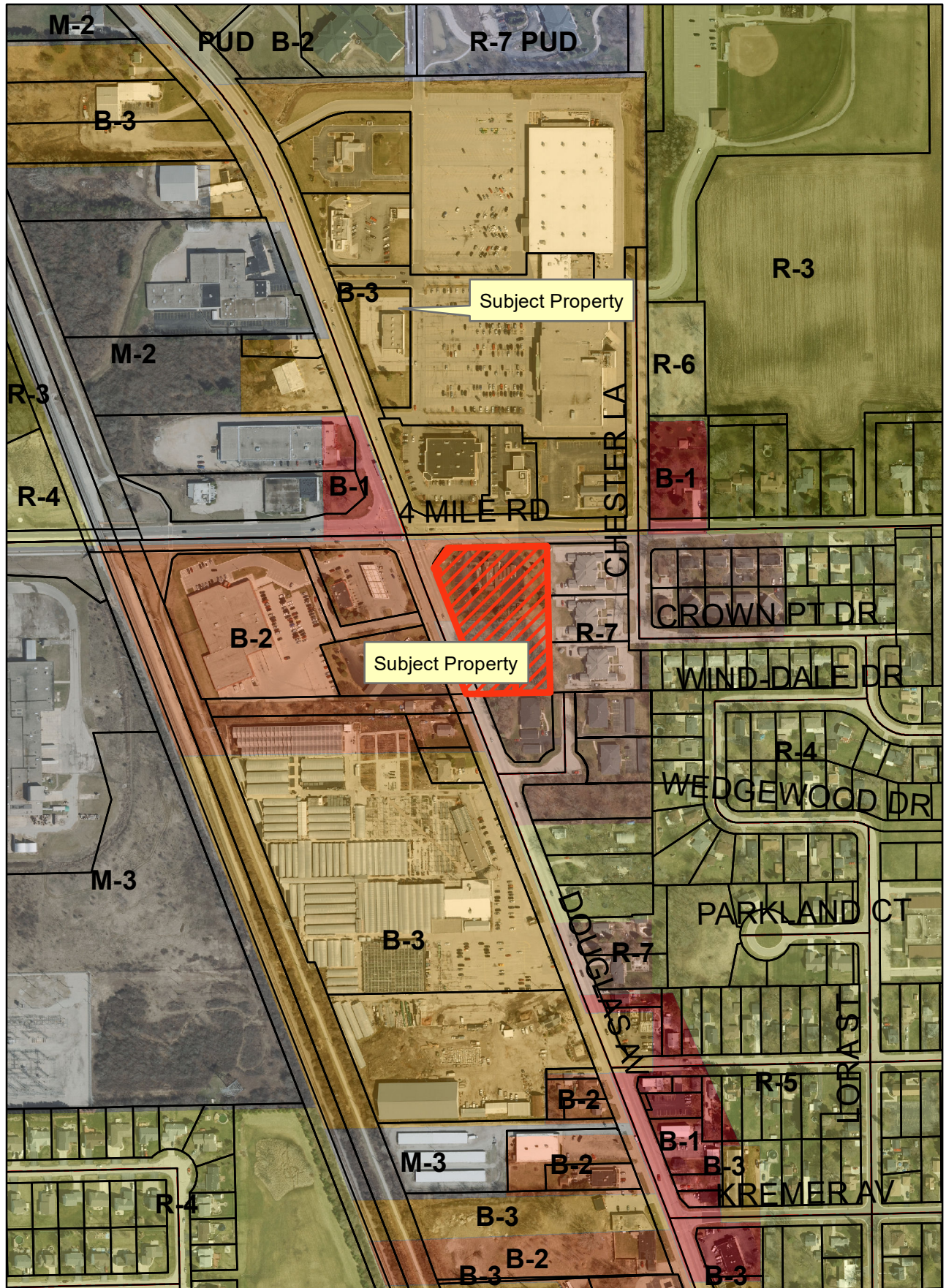
Respectfully submitted:




Peter Wagner, AICP  
Development Director

# Location Map

## 4959 & 4917 Douglas Avenue



### Legend

 4959 & 4917 Douglas Avenue



T 414.220.9640

751 N Jefferson St.  
Suite 200  
Milwaukee, WI 53202

CONSULTANTS:

TRUE NORTH COMMONS

4959 DOUGLAS AVENUE  
CALEDONIA, WI 53402

SHEET TITLE:  
ARCHITECTURAL SITE PLAN

REVISIONS:

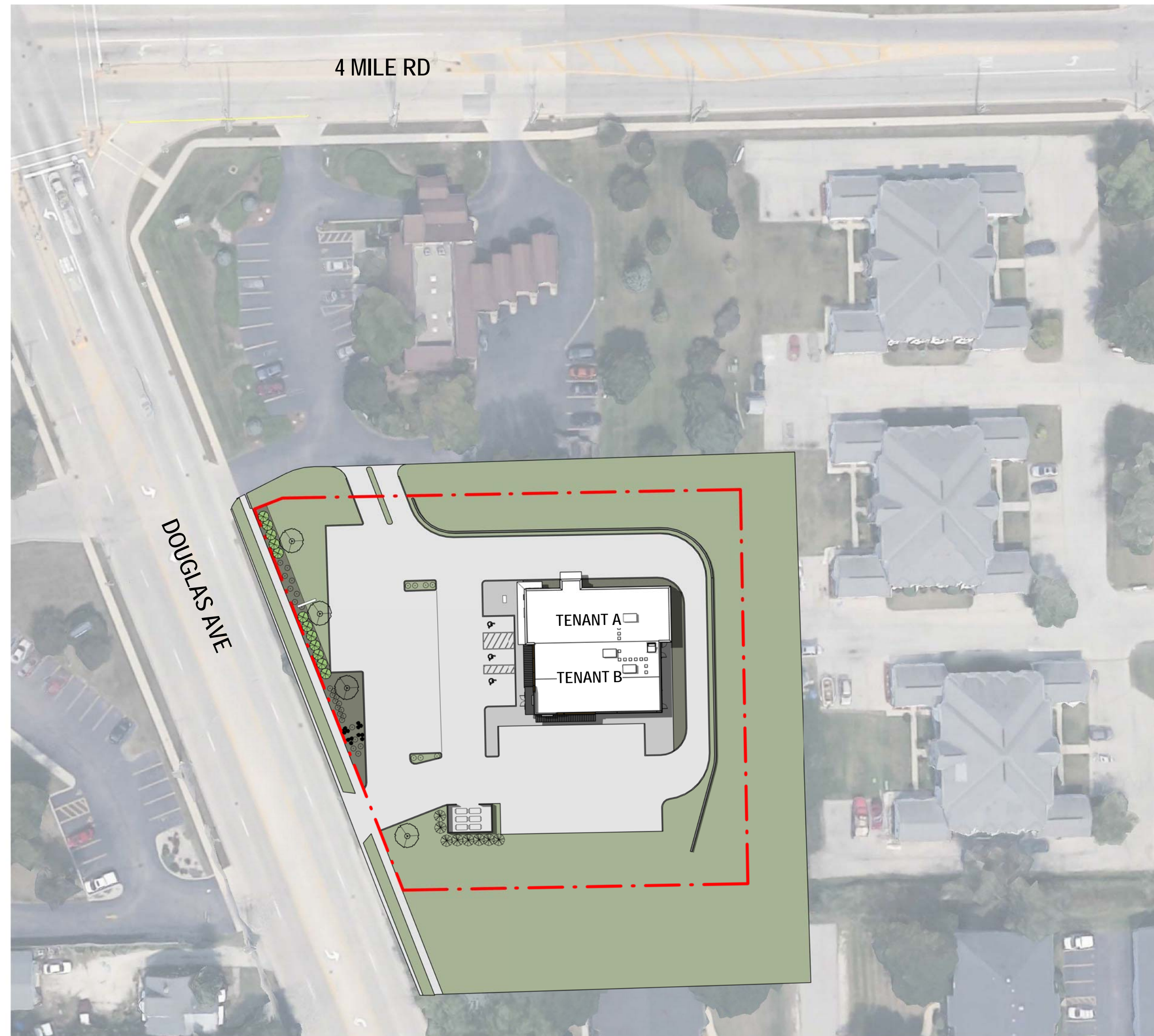
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PROJECT NUMBER 200903

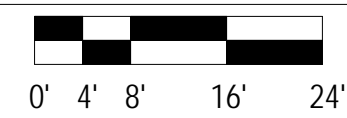
SET TYPE

DATE ISSUED 09/22/2020

SHEET NUMBER A2

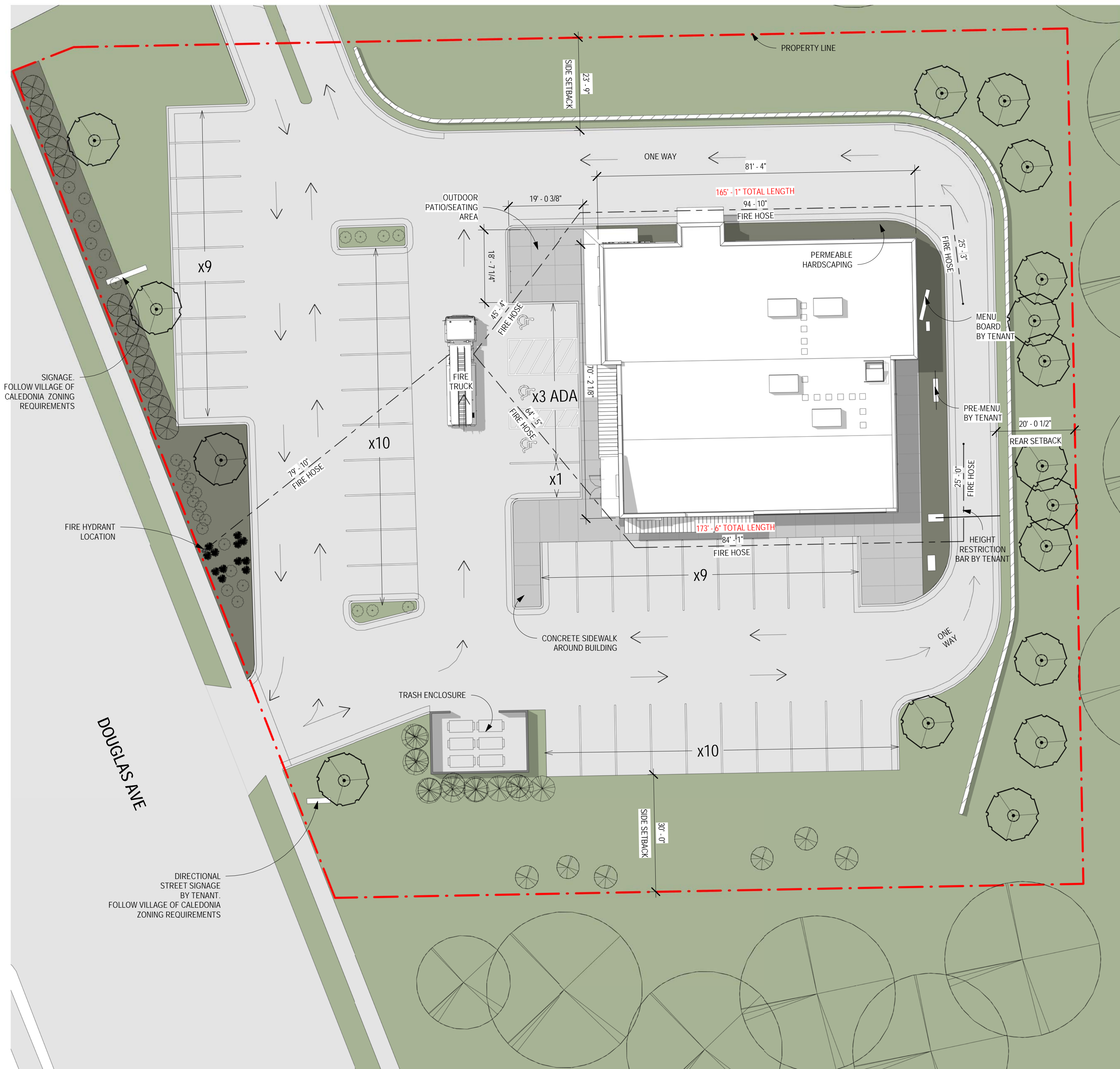


**2 KEY PLAN**  
Scale: 1" = 50'-0"

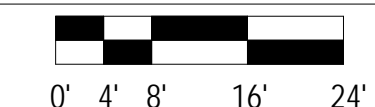


SQUARE FOOTAGE	
TENANT A	2,510 GSF
TENANT B	2,788 GSF
TOTAL BUILDING AREA (INCL. MECH.)	5,432 GSF
SITE AREA	50,708 SF

PARKING COUNT	
STANDARD PARKING	39 STALLS
ACCESSIBLE PARKING	3 STALLS
TOTAL	42 STALLS



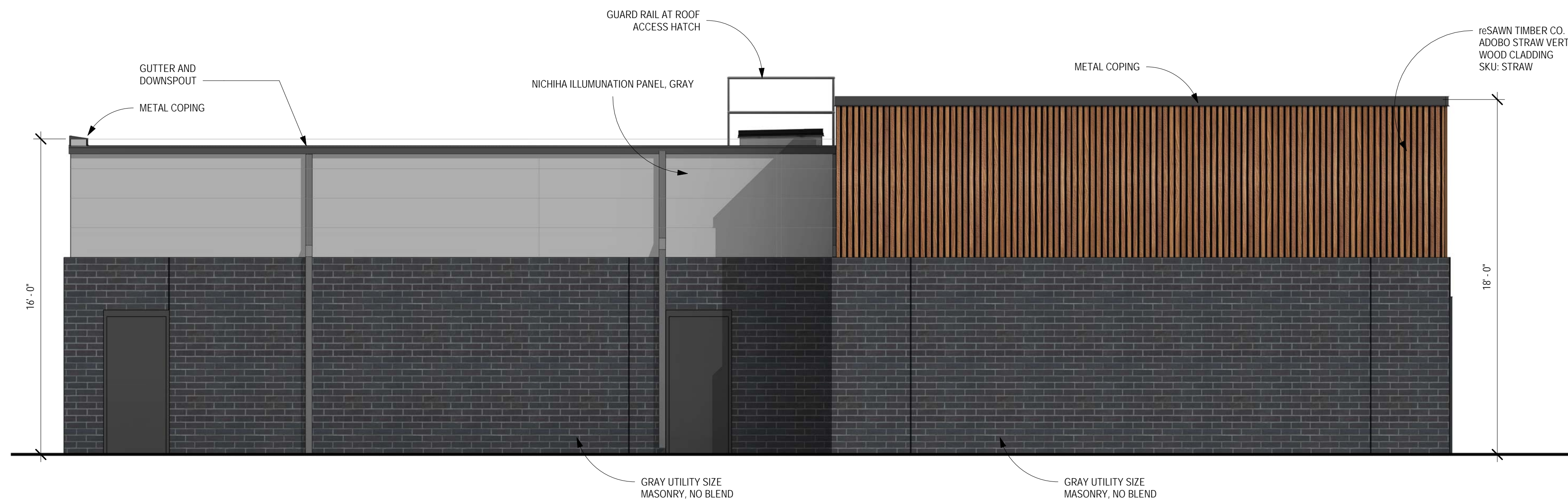
**1 CONCEPT SITE PLAN**  
Scale: 1/16" = 1'-0"





**2 NORTH ELEVATION**

Scale: 1/4" = 1'-0"  
 01.35' 2.65' 5.3' 8'



**1 EAST ELEVATION**

Scale: 1/4" = 1'-0"  
 01.35' 2.65' 5.3' 8'



T 414.220.9640  
 751 N Jefferson St.  
 Suite 200  
 Milwaukee, WI 53202

CONSULTANTS:

TRUE NORTH COMMONS

4959 DOUGLAS AVENUE  
 CALEDONIA, WI 53402

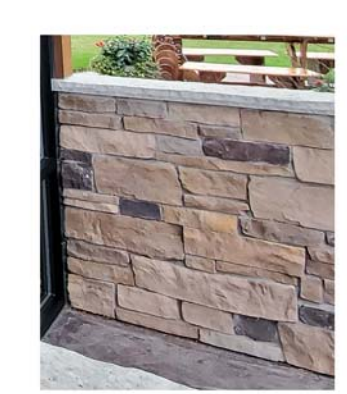
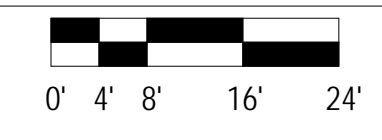
SHEET TITLE:  
 ELEVATIONS

REVISIONS:

SCALE	VARIABLES
PROJECT NUMBER	200903
SET TYPE	
DATE ISSUED	09/22/2020
SHEET NUMBER	<b>A3</b>



**2 WEST ELEVATION**  
Scale: 1/4" = 1'-0"



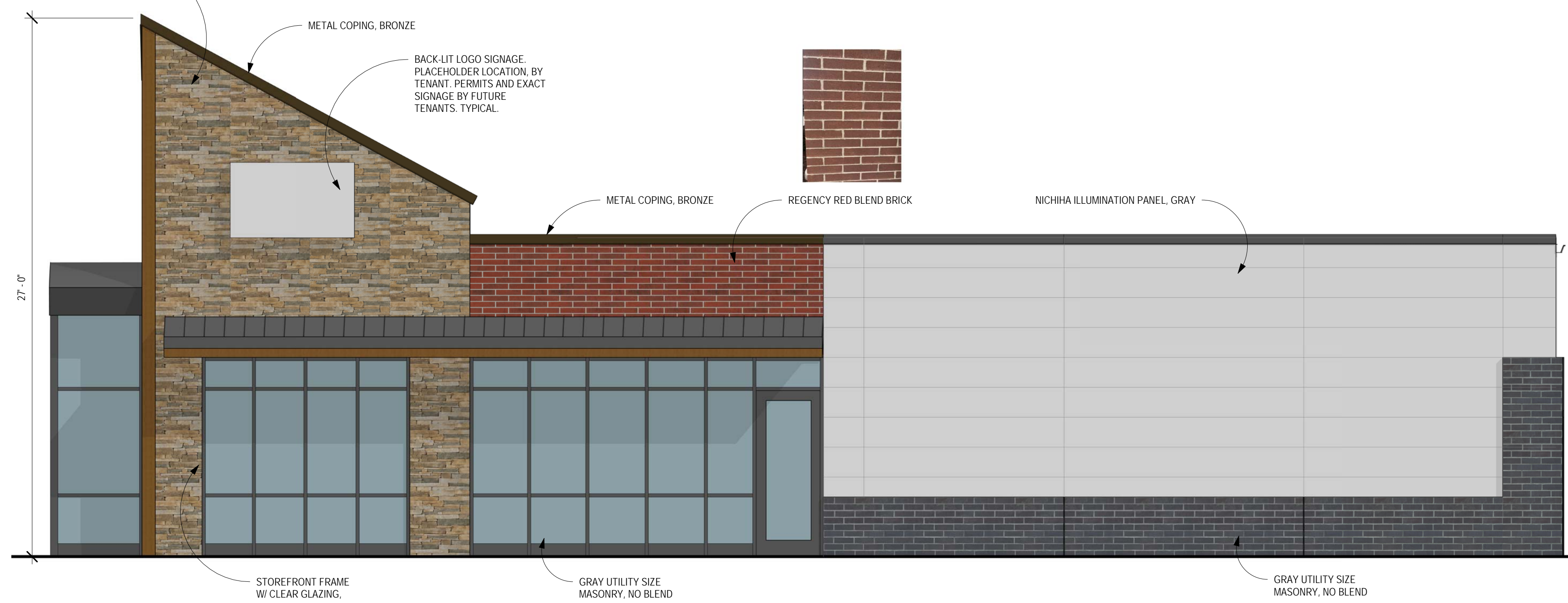
GLEN-GERY ASHFORD STACKSTONE



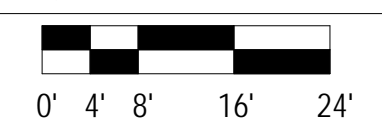
ROUGH SAWN WOOD COLUMNS CEDAR TONE, BROWN STAIN



WOOD DOOR, CEDAR TONE NATURAL STAIN



**1 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



T 414.220.9640  
751 N Jefferson St.  
Suite 200  
Milwaukee, WI 53202

CONSULTANTS:

TRUE NORTH COMMONS

4959 DOUGLAS AVENUE  
CALEDONIA, WI 53402

SHEET TITLE:  
ELEVATIONS

REVISIONS:

SCALE	VARIABLE
PROJECT NUMBER	200903
SET TYPE	
DATE ISSUED	09/22/2020
SHEET NUMBER	A4

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NO.	DATE	REVISIONS	BY
1	7/2/20	Starbucks Site Plan	JPH
2	7/24/20	RFI #1	JLH
3	7/30/20	Utility Comm mtg.	JLH

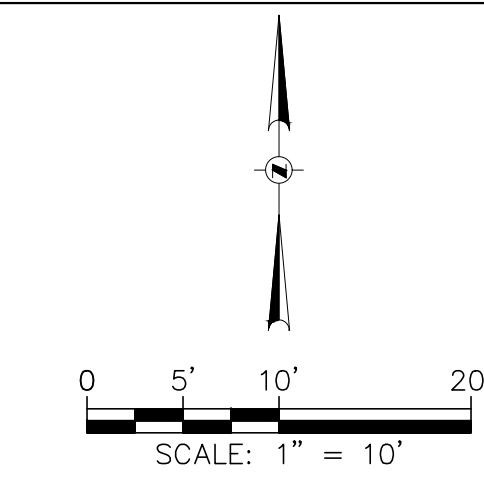
NO.	DATE	REVISIONS	BY
1	7/2/20	Starbucks Site Plan	JPH
2	7/24/20	RFI #1	JLH
3	7/30/20	Utility Comm mtg.	JLH

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0118
DATE:	09/15/2020
DRAWN BY:	MDS
CHECKED BY:	DAS
APPROVED BY:	JLH
SCALE:	AS SHOWN

SHEET TITLE:  
SITE GRADING PLAN

SHEET NUMBER:



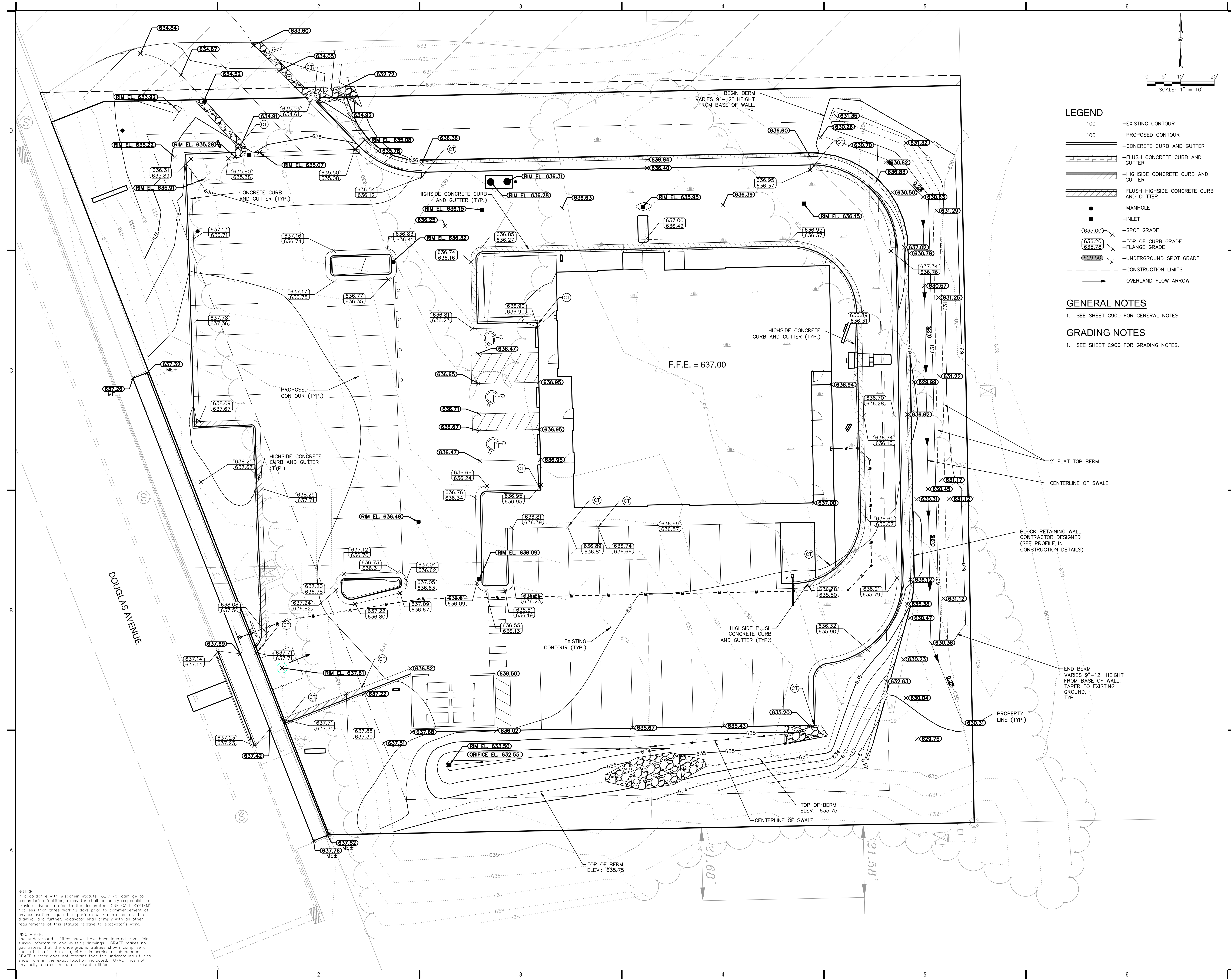
- LEGEND**
- 100- -EXISTING CONTOUR
  - 100- -PROPOSED CONTOUR
  - CONCRETE CURB AND GUTTER
  - FLUSH CONCRETE CURB AND GUTTER
  - HIGHSIDE CONCRETE CURB AND GUTTER
  - FLUSH HIGHSIDE CONCRETE CURB AND GUTTER
  - -MANHOLE
  - -INLET
  - -SPOT GRADE
  - -TOP OF CURB GRADE
  - -FLANGE GRADE
  - -UNDERGROUND SPOT GRADE
  - -CONSTRUCTION LIMITS
  - -OVERLAND FLOW ARROW

**GENERAL NOTES**

- SEE SHEET C900 FOR GENERAL NOTES.

**GRADING NOTES**

- SEE SHEET C900 FOR GRADING NOTES.



**NOTICE:**  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.


**DISCLAIMER:**  
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

X:\M\2020\20200118\Design\Civil\00C\_00\_C400\_SiteGradingPlan\_0118 9/15/2020 3:08 PM

# MEMORANDUM

Date: September 24, 2020

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Newman Road – Certified Survey Map  
Parcel ID's: 104-04-22-25-063-000

---

The Engineering Department has received a Certified Survey Map (CSM) from Gregory Kiriaki. The CSM is for a property located on Newman Road, approximately 1,000 feet north of 3 Mile Road in the Village of Caledonia. The existing property is approximately 21 acres in size. There is approximately 480 feet of frontage along Newman Road.

The existing parcel currently contains a pond, a farm field, two small areas of wetlands and a wooded area.

This CSM is for the creation of two lots on the parcel. Lot 1 would be ~10.3 acres and the owner's plan is to build a single family home with an outbuilding. Lot 2 will be ~10.3 acres in size and the owners plan to build a single family home with an outbuilding as well.

The property is located within the Sanitary Sewer & Water Service Area. Both lots would need to connect to sewer and water services. Extension of facilities will be required and is the responsibility of the property owner.

The property currently has an R-3 Zoning Classification. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential (19,000 SF to 1.49 Acres per dwelling unit). Both of the Lots on the CSM follow the existing Zoning but do not follow the Comprehensive Land Use Plan.

A Concept Plan for this CSM went before the Plan Commission in April and was approved by the Plan Commission.

With this submittal there are 2 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. These Wavier/Modifications are for:

1. Approving a flag lot.
2. Approving lots that exceed the 2.5 to 1 Length to Width ratio

In regards to Waiver/Modification request #1, the CSM is proposing the creation of 2 flag lots. The existing property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots.

In regards to Waiver/Modification request #2, the CSM is proposing the creation of 2 lots that exceed the 2.5 to 1 max length to width ratio. Again, this property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots that fall within the 2.5 to 1 ratio.

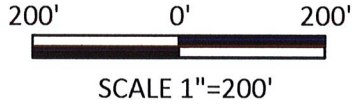
If the Plan Commission **is willing** to support the CSM the following motion is recommended.

**Move to approve the CSM subject to the following:**

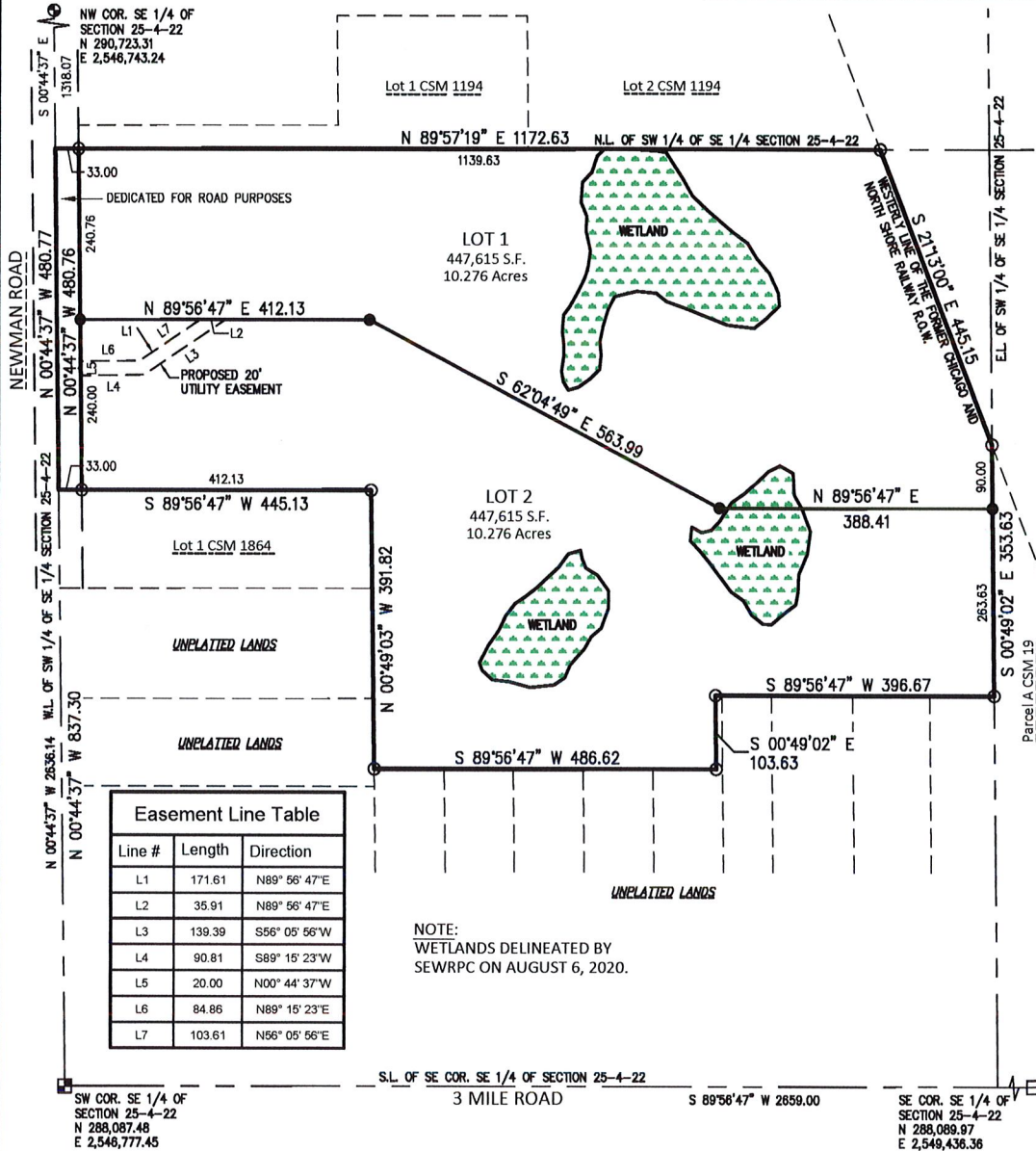
- **The Final CSM is subject to the Land Division per Lot fee.**
- **Address any comments and technical corrections from Village Staff.**
- **The approval of Wavier/Modification Requests #1 & 2.**
- **An approved grading plan will be needed prior to approval of the final CSM and storm water management plan may be needed if land disturbance thresholds are met.**
- **Extending and connecting to sanitary sewer and water will be required for both Lots.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

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

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



RECORDING DATA



Easement Line Table		
Line #	Length	Direction
L1	171.61	N89° 56' 47"E
L2	35.91	N89° 56' 47"E
L3	139.39	S56° 05' 56"W
L4	90.81	S89° 15' 23"W
L5	20.00	N00° 44' 37"W
L6	84.86	N89° 15' 23"E
L7	103.61	N56° 05' 56"E

NOTE:  
WETLANDS DELINEATED BY  
SEWRPC ON AUGUST 6, 2020.

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

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

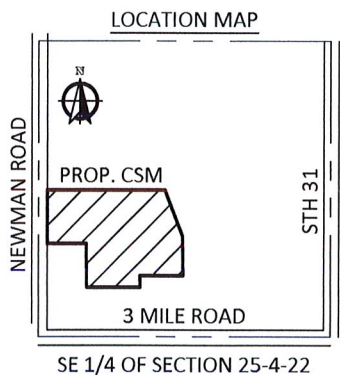
## SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 4 North, Range 22 East in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commerce at the South 1/4 corner of said Section 25, thence N00°44'37"W, 837.30 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the point of beginning of this description; continue thence N00°44'37"W, 480.77 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence N89°57'19"E, 1172.63 feet along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the Westerly line of the former Chicago and North Shore Railway right of way; thence S21°13'00"E, 445.15 feet along the Westerly line of the former said Chicago and North Shore Railway right of way to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence S89°49'02"E, 353.63 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the North line of the South 5 acres of the East 12 acres of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence S89°56'47"W, 396.67 feet along the North line of the South 5 acres of the East 12 acres of the said Southwest 1/4 of the Southeast 1/4 of said Section 25 to the West line of the aforesaid 5 acre parcel; thence S00°49'02"E, 103.63 feet along the North line of the South 5 acres of the East 12 acres of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence S89°56'47"W, 486.62 feet parallel with the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence N00°49'03"W, 391.82 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 1864 (CSM 1864), recorded in the office of the Register of Deeds for Racine County, Wisconsin on July 16, 1996, as Document No. 1546260; thence S89°56'47"W, 445.13 feet along the North line of Lot 1 of said CSM 1864 to the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 and the point of beginning. Containing 20.552 acres. (Excluding right of way)

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

August 28, 2020

Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)634-5588



NOTES:  
ZONING OF PARCELS IS R-3

OWNERS/LAND SPLITTERS:  
MATT AND BRIDGET BODENBACH  
1839 TREVINO TRAIL, MT. PLEASANT, WI 53405

GREG KIRIAKI  
5702 CAMBRIDGE LANE, UNIT 8, RACINE, WI 53406

ALLYSON WRIGHT.  
5702 CAMBRIDGE LANE, UNIT 8, RACINE, WI 53406

BEARINGS BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON  
NAD 1983/2011. THE SOUTH LINE OF SE 1/4 OF  
SECTION 25-4-22 IS ASSUMED TO BEAR  
S 89°56'47" W.

### LEGEND:

- 1" O.D. IRON PIPE FOUND
- 3/4" O.D.x18" REBAR - 1.68LBS/LIN FT.
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND
- ⊞ 6" CAST IRON MON. W / BRASS CAP FOUND
- ALUMINUM PLUG IN CONCRETE

**mb** Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: [www.nmbc.net](http://www.nmbc.net)

This Instrument was drafted by Mark R. Madsen August 28, 2020

2020.0055.01.DWG  
SHEET 2 OF 5 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

We Matt and Bridget Bodenbach as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Matt and Bridget Bodenbach have caused these presents to be signed as Owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Matt Bodenbach

\_\_\_\_\_  
Bridget Bodenbach

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Matt and Bridget Bodenbach, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

OWNERS' CERTIFICATE

I Greg Kiriaki as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Greg Kiriaki have caused these presents to be signed as Owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Greg Kiriaki

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Greg Kiriaki, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

I Allyson Wright as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Allyson Wright have caused these presents to be signed as Owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Allyson Wright

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Allyson Wright, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

Educators Credit Union, a corporation duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificates of Matt and Bridget Bodenbach, Greg Kiriaki and Allyson Wright, owners.

IN WITNESS WHEREOF, the said Educators Credit Union has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_ day of \_\_\_\_\_, 2020.

Educators Credit Union  
\_\_\_\_\_

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4  
NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Karie Torkilsen, Clerk  
VILLAGE OF CALEDONIA



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: [www.nmbosc.net](http://www.nmbosc.net)