

**PLANNING COMMISSION AGENDA**  
**Monday, October 26, 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: 829 7795 6661 OR**

**ACCESS VIA ONE-TOUCH TELEPHONE IS: +13126266799,,82977956661#OR**

**ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/82977956661>**

- 1. Meeting called to order**
- 2. Roll Call/Introductions**
- 3. Approval of Minutes**
- 4. Citizens' Comments**
  
- 5. Public Hearing Items followed by Commission Recommendations**
  - A. REZONE – Review a request to rezone the property located directly east of 6001 6 Mile Road from R-2, Suburban Residential District (Unsewered) to A-2, Agriculture and Rural Residential District II, submitted by Travis and Rebecca Dove, Applicant and Owner. (Parcel ID No. 104-04-2213-022-000)
  - B. ORDINANCE TEXT AMENDMENT – Ordinance No. 2020-16 — An Ordinance To Amend Chapter 1 Of Title 14 And Chapter 3 Of Title 14 Of The Code Of Ordinances For The Village Of Caledonia Governing Minor Land Divisions And Subdivisions Pertaining To The Shape And Orientation Of Flag Lots In Minor Land Divisions (Via Certified Survey Map) And Subdivisions And Setting Forth Criteria That The Village May Consider In Granting A Waiver To Allow A Flag Lot
  
- 6. Non-Public Hearing Items**
  - A. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Consider a request to construct and utilize an 1,800 square-foot commercial building and parking lot located at 3500 Fourteen Point Lane, Daniel Oakes, Applicant, Top Flight LLC, Owner. (Parcel ID No. 168-04-21-25-004-000)
  - B. SIGN PLAN REVIEW – Review a proposed sign plan for the multi-tenant commercial building located at 4917 Douglas Avenue, submitted by Steve Prochaska, Applicant, True North Commons, Owner (Parcel ID No. 104-04-23-29-138-200)
  - C. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jerome Bartley to combine the three following Parcel ID Nos. 104-04-23-21-029-000 104-04-23-21-030-000 & 104-04-23-21-031-000 located along 5725 Charles Street
  - D. CONDOMINIUM PRELIMINARY PLAT EXTENSION – Consider a request to extend the approval for the preliminary condominium plat for Briarwood Condominiums located at 5102 Briarwood Lane (Parcel ID No. 104-04-23-21-061-000)
  
- 7. Adjournment**

Dated October 22, 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 6:03 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**

Motion by Tom Knitter to approve the minutes from the August 31, 2020. Seconded by Bill Folk. Motion carried unanimously.

**4. Citizens' Comments**

No comments were made.

**5. Non-Public Hearing Items**

**5A. 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)**

Peter Wagner read from his report:

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 it 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.

**5A. Commission Deliberation**

Plan Commission was concerned if the building met the zoning requirements and if it was for multi-tenants. They questioned how would the trucks enter in/out of the lot and would there be correct distant for turning? The Plan Commission would like to have a traffic plan as part of the conditions of approval. They would like to see the building setback the same distance or further than the neighboring buildings. Plan Commission members asked how the remainder of the site would be landscaped. Ryan stated no-mow turf would be used temporarily. The

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Commission expressed concern about outside storage or overnight parking. Ryan explained tenant only vehicles would be parked by their specific storage area on the road between the buildings which is about 50 to 60 feet wide.

Motion by Jonathon Schattner to approve and 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.
5. Add a truck plan condition.

Seconded by Joseph Minork. Motion carried unanimously.

**ROLL CALL**

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

**Motion carried unanimously.**

**5B. 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)**

Peter Wagner read from his report:

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 for the canopy and menu boards as proposed on the site plan.

**5B. Commission Deliberation**

Plan Commission Members expressed concerned about the clockwise traffic turning of the second lane mainly for the recreational vehicle usage. The applicant said they are asking the recreational vehicles to park on the North side of the lot where it is one-way. She explained the drive-thru will be a flat surface it won’t have raised curbs

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and the posts for the canopy will be in the grassy areas of the drive-thru. Plan Commission had concerns about the lighting of the menu boards and if it would cause any issues.

Motion by Trustee Wanggaard to approve and 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.
3. The proposed use will comply with conditions of approval in Exhibit A.

Seconded by Schattner. 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.**

**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)**

Peter Wagner read from his report:

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.

**5C. Commission Deliberation**

Plan Commission Members had concerns about the aesthetics with different materials. Peter Wagner said per Village requirements the design does meet the correct building materials accepted. Commission Members asked about the signage requirements. Wagner stated the applicant has been asked to submit and bring a sign plan back to the board for approval.

Motion by Knitter to approve and recommends to the Village Board that the revised 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.

Seconded by Just. 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.**

**5D. 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)**

Tom Lazcano read from his Memorandum:

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.

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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.

**5D. Commission Deliberation**

Motion by Tom Knitter 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.

Seconded by Bill Folk. Motion carried unanimously.

**ROLL CALL**

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

**Motion carried 5 to 2**

**6. - Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Jonathon Schattner. Motion carried unanimously. Meeting adjourned at 7:01 p.m.

Respectfully submitted,  
Joslyn Hoeffert  
Deputy Village Clerk



### PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review of a request to rezone the parcel east of 6001 6 Mile Road from R-2, Suburban Residential District (unsewered) to A-2, General Farming and Residential District II.

Applicant(s): Travis & Rebecca Dove

Address(es): 6 Mile Road

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the property east of 6001 6 Mile Road (Parcel ID No. 104-04-22-13-022-000) be rezoned from R-2, Suburban Residential District (unsewered) to A-2, General Farming and Residential District II for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. This rezoning will recognize the current and future agricultural uses of the property.
3. The 2035 Land Use Plan designates this property and adjacent properties as Agricultural, Rural Residential and Open Land. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Travis & Rebecca Dove

Tax Key(s): 104-04-22-13-022-000

Lot Size(s): ±8.0 acres

Current Zoning District(s): R-2, Suburban Residential District (unsewered)

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Agriculture, Rural Residential, and Open Land

**Background:** The subject property is a vacant ±8.0-acre lot which is currently zoned R-2, Suburban Residential District (unsewered). The current R-2 zoning has been in place since Caledonia adopted the zoning maps in 1970. At this time, the applicant is requesting that the subject property be rezoned to A-2 General Farming and Residential District II. The reason for this rezoning request is to recognize the current and future agricultural uses of the property. The applicant intends to utilize the parcel for agricultural and dog breeding purposes and would like to preserve the rural atmosphere of the Village as described in the submitted narrative along with this report.

Adjacent properties to the west and north are currently zoned A-2, Agriculture, and to the east R-2, Suburban Residential. The 2035 Land Use Plan designates this property and all surrounding properties as Agricultural, Rural Residential and Open Land. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

If the Village feels that this request is appropriate approval is recommended as:

1. This rezoning will not adversely affect the surrounding property values.
2. This rezoning will recognize the current and future agricultural uses of the property.
3. The 2035 Land Use Plan designates this property and adjacent properties as Agricultural, Rural Residential and Open Land. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

If the Plan Commission is comfortable with the proposed rezoning, staff has provided a suggested motion.

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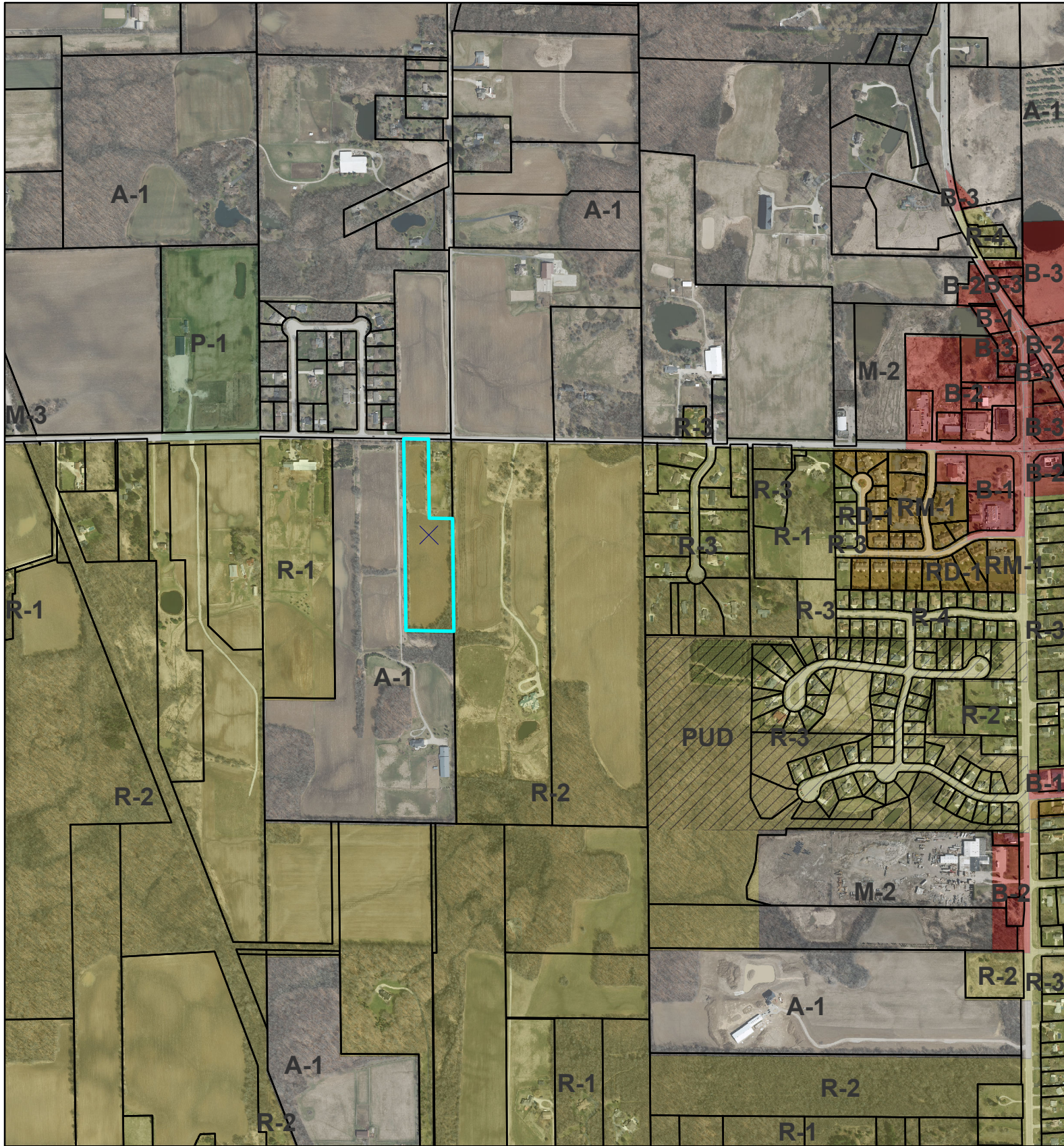
Respectfully submitted:



Peter Wagner, AICP  
Development Director

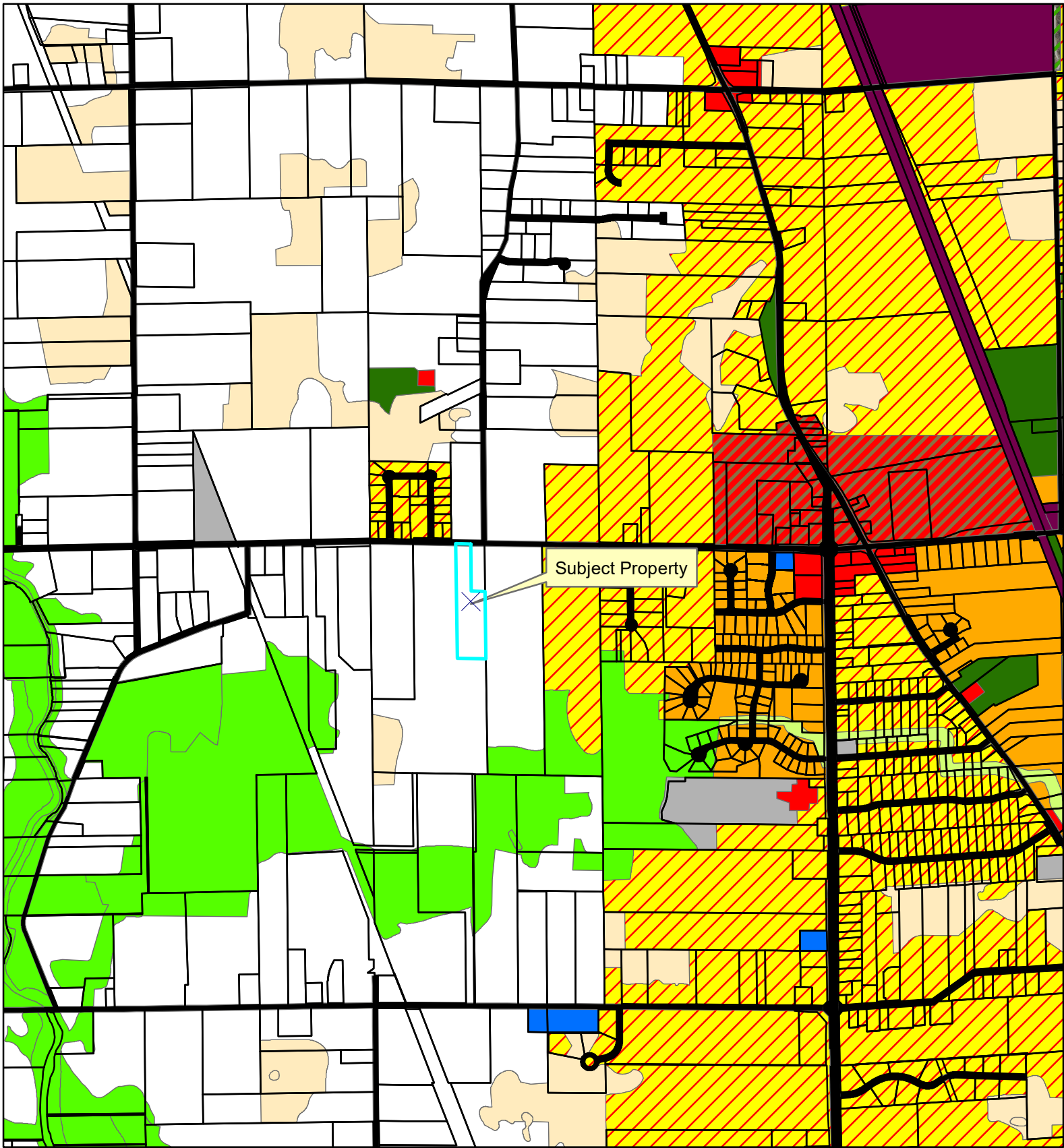


# Location Map 6 Mile Road Travis & Rebecca Dove



# 2035 Land Use Map

## 6 Mile Rd - Dove



### Legend

#### Recommended 2035 Land Use Plan

#### LANDUSECOD

LOW DENSITY RESIDENTIAL (19,000 SF TO 1.49 AC PER DU)

MEDIUM DENSITY RESIDENTIAL (6,200 SF TO 18,999 SF PER DU)

HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SF PER DU)

COMMERCIAL

OFFICE PARK

MIXED USE - COMMERCIAL AND RESIDENTIAL

INDUSTRIAL

INDUSTRIAL/BUSINESS PARK

TRANSPORTATION, COMMUNICATION AND UTILITIES

STREET AND HIGHWAYS

GOVERNMENTAL AND INSTITUTIONAL

RECREATIONAL

EXTRACTIVE

LANDFILL

AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

OTHER OPEN LANDS



Travis and Rebecca Dove  
4256 S. 14<sup>th</sup> Street  
Milwaukee, WI 53221


August 6, 2020

Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402  
In regards to Lot 1 6 mile Road, Parcel ID 104042213022000

To whom it may concern,

We are writing to request approval to change the zoning of our property from R-2 to A-2. We are a young couple with two young children. When we were looking for properties, we had a certain criterion that we wanted to have. Our goal is to be able to raise our family on land that we can be proud of. When reviewing the realtor's documents, it listed that the land was zoned residential and agricultural which would give us the ability to do everything we wanted. After we bought the property, we enjoyed walking the land and admiring all the wildlife with our children. Once we started the planning process of building our dream home, we found out the land was solely zoned R-2. When doing research, we found that the land was never used for anything other than farming and the proposed 2035 land-use map lists it as agricultural, low-density residential, and open space. The property west of us is listed as agricultural, along with the entire neighborhood across the street found on Botting Road. We breed and raise nationally ranked Bernese Mountain dogs and want to be able to have kennels. We hope to have a pasture with horses, goats, and chickens. We want to be able to preserve Caledonia's peaceful village by achieving our family's goal of a rural community. To have all the animals that we want and the ability to have the kennel on our property, we are requesting that our property be rezoned to A-2. Our property meets the requirements of a minimum 5 acres and a width of 150 feet. Our property is 8 acres with a width of 171.36 feet at the road and 329.92 feet wide towards the back of our property. Thank you for taking the time to review our rezoning application.

Sincerely,

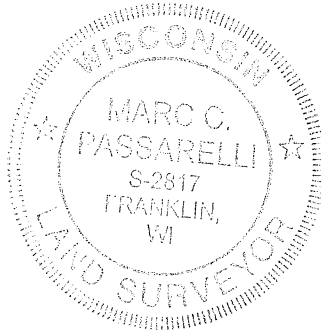


*Travis and Rebecca Dove*  
Travis and Rebecca Dove



sai@wi.rr.com  
 2554 N. 100TH STREET  
 P.O. BOX 26596  
 WAUWATOSA, WISCONSIN 53226  
 (414) 257-2212 FAX: (414) 257-2443

MARC C. PASSARELLI P.L.S.



**LEGEND**

- ⊙ - Denotes Found Iron Rod with Cap
- - Denotes Found Iron Pipe
- - Denotes Set 3/4" Rebar
- ×711.93 - Denotes Spot Elevation
- ~~~~~ - Denotes Treeline
- 704- - Denotes Contour Line

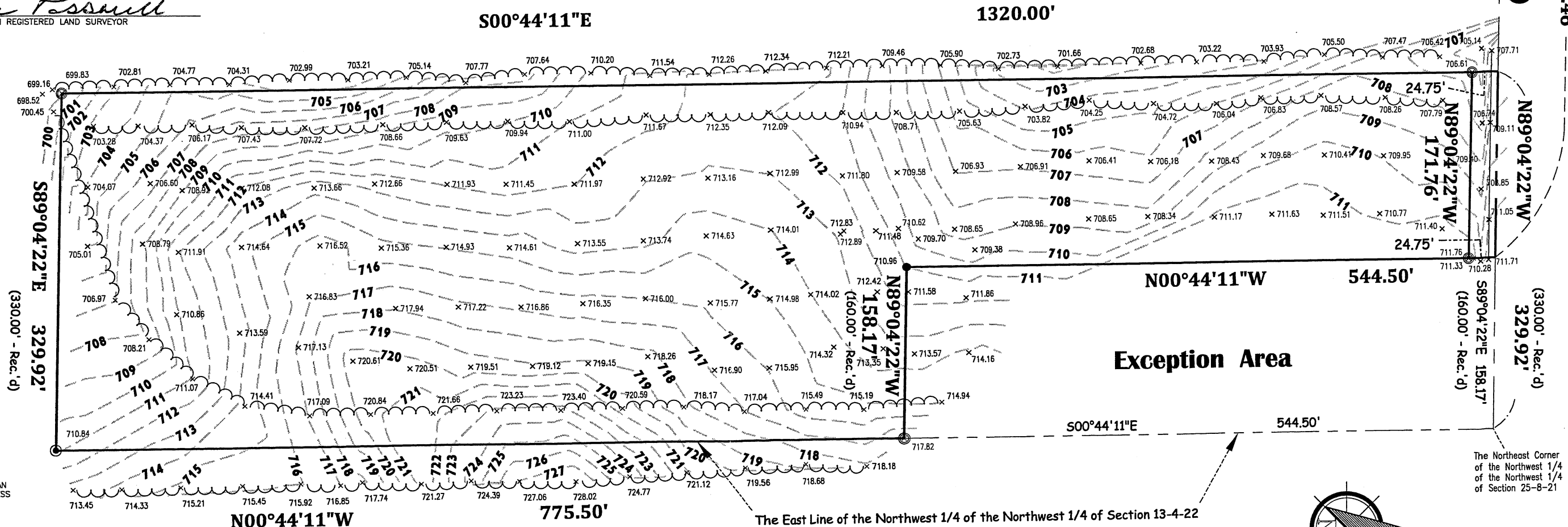
**PLAT OF SURVEY**

That part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 13, Township 4 North, Range 22 East, bounded as follows: Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 4 North, Range 22 East, run thence West 330 feet; thence South 1320 feet; thence East 330 feet, thence North 1320 feet to the place of beginning. EXCEPTING THEREFROM the following; That part of the Northwest 1/4, of the Northwest 1/4 of Section 13, Township 4 North, Range 22 East, bounded as follows: Begin at the North line of said Section at a point that is located East 1158.46 feet from the Northwest corner of said Section; continue thence East 160 feet along said North line to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section; run thence South 02° 02' 50" East 544.50 feet along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section; thence West 160 feet; thence North 02° 02' 50" West 544.50 feet to the point of beginning. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.

Address: vacant land - 6 Mile Road  
 Tax Key No.: 104-04-22-13-022-000

AREA OF PROPERTY  
 349,230 Sq. Ft.  
 8.017 Acres  
 (R-W Included)

*Marc Passarelli*  
 WISCONSIN REGISTERED LAND SURVEYOR



The Northwest Corner of the Northwest 1/4 of Section 13-4-22 Concrete Monument with Brass Cap Elevation: 688.33' NGVD 1929 Datum

6 MILE RD. (C.T.H. "G")  
 The North Line of the Northwest 1/4 of Section 13-4-22  
 S89°04'22"E 1158.46'

S89°04'22"E  
 (330.00' - Rec.'d)  
 329.92'

S89°04'22"E  
 (160.00' - Rec.'d)  
 329.92'

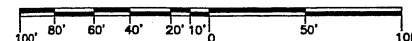
NOTE: THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

Surveyed for: **TRAVIS & REBECCA DOVE**

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

"I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

SCALE: 1" = 100'



**Ordinance No. 2020-16**

**AN ORDINANCE TO AMEND CHAPTER 1 OF TITLE 14 AND CHAPTER 3 OF TITLE 14 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CALEDONIA GOVERNING MINOR LAND DIVISIONS AND SUBDIVISIONS PERTAINING TO THE SHAPE AND ORIENTATION OF FLAG LOTS IN MINOR LAND DIVISIONS (VIA CERTIFIED SURVEY MAP) AND SUBDIVISIONS AND SETTING FORTH CRITERIA THAT THE VILLAGE MAY CONSIDER IN GRANTING A WAIVER TO ALLOW A FLAG LOT**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Sec. 14-1-5(g)(1)(b) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"b. **Flag Lots.** Flag Lots shall not be approved unless a waiver is granted by the Plan Commission under this subsection. The Plan Commission may allow a Flag Lot under the following circumstances:

- i. The parent lot is irregular in shape;
- ii. The parent lot is already a Flag Lot;
- iii. The parent lot contains encumbrances such as wetlands, floodplain or environmental corridors;
- iv. Allowing of the Flag Lot would eliminate a landlocked parcel;
- v. The parent lot is located outside of the water and sanitary sewer service area; and
- vi. Other abnormal circumstances specific to the parcel as recommended by the Public Works Director."

2. That Sec. 14-1-5(g)(3)(b) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"b. The ratio of the entire length of the side of a residential lot to the frontage on the public street or at the setback line, whichever is greater, of the lot shall not be greater than 2.5:1 unless waived by the Plan Commission. Long lots normally cannot be divided without exceeding the 2.5:1 ratio. The Public Works Director may recommend allowing an exceedance by waiver of the 2.5:1 ratio based on surrounding lots, availability of utilities and/or to eliminate a land locked parcel."

3. That Sec. 14-3-4(c)(2)(c)(i)(b) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"b. **Flag Lots.** Flag Lots shall not be approved unless a waiver is granted by the Plan Commission under this subsection. The Plan Commission may allow a Flag Lot under the following circumstances:

- i. The parent lot is irregular in shape;
- ii. The parent lot is already a Flag Lot;
- iii. The parent lot contains encumbrances such as wetlands, floodplain or environmental corridors;
- iv. Allowing of the Flag Lot would eliminate a landlocked parcel;
- v. The parent lot is located outside of the water and sanitary sewer service area; and
- vi. Other abnormal circumstances specific to the parcel as recommended by the Public Works Director."

4. That Sec. 14-3-4(c)(2)(c)(ii) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"b. The ratio of the entire length of the side of a residential lot to the frontage on the public street or at the setback line, whichever is greater, of the lot shall not be greater than 2.5:1 unless waived by the Plan Commission. Long lots normally cannot be divided without exceeding the 2.5:1 ratio. The Public Works Director may recommend allowing an exceedance by waiver of the 2.5:1 ratio based on surrounding lots, availability of utilities and/or to eliminate a land locked parcel."

5. This ordinance shall take effect upon adoption and publication as required by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2020.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs, President

Attest: \_\_\_\_\_  
Karie Pope, Clerk



## PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Conditional Use & Site Plan Review

Description: Review a request to construct and utilize an 1,800 square-foot commercial building with parking lot with outdoor storage of semi-trailers for the property located at 3500 Fourteen Point Lane, Village of Raymond

Applicant(s): Daniel Oakes

Address(es): 3500 Fourteen Point Lane

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the conditional use and site plan for the construction of an 1,800 square-foot office building and parking lot for the operation of a truck trailer leasing business located on the property at 3500 Fourteen Point Lane be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. Based on other uses in the area, this use appears compatible with current uses in the area.
3. 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.
4. Any change of use will require review by the Village of Raymond and the Village of Caledonia.
5. The proposed use will comply with conditions outlined in Exhibit A.

Owner(s): Top Flight LLC

Tax Key(s): 168-04-21-25-004-000

Lot Size(s): 79.79 acres

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

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Industrial and Business Park and Isolated Natural Resource Area

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**Background:** The applicant is proposing to construct an 1,800 square-foot commercial building and parking lot for truck trailers for the property located at 3500 Fourteen Point Lane in the Village of Raymond. Any development located within the Village of Raymond cooperative boundary area is reviewed by the Village of Caledonia. This is a third phase of development for the 79-acre site. This development is approximately 0.4 miles west of the Interstate and the view of this development from the freeway is obstructed by existing commercial development to the east.

The building exterior is white metal panels with a four-foot brick wainscoting and a gray, steel roof. The metal panels walls are broken up with windows and will have an overhang at the front entrance. The purpose of this building is an office building for Premier Leasing, a tractor-trailer leasing company. The business will utilize much of the site for outdoor storage of trailers with a 142-trailer stall parking lot.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. 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. This building does not have any loading docks.
2. Street Edge Landscaping Required – Requires street frontage landscaping with trees 50' on center minimum and/or berms for screening.
  - a. Landscaping proposed is minimal. The proposed plan includes multiple pine trees behind the proposed building and includes a berm along the perimeter of the site where additional pines trees set apart every 30 feet along HWY K. Along the perimeter of the site, trees are to be no more than 50' on center of the tree trunk and be planted parallel to the right-of-way. The parking around the building does not face a public street, therefore, no perimeter landscaping around the parking spaces is 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. Ground mechanicals are located behind the building.
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 Fourteen Point Lane.
- 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. The submitted lighting plan is in compliance with the 0.5 foot-candle requirement and have fixtures that are down-cast, cutoff fixtures. The proposed pole lights will be 20 feet in height atop a four-foot base which exceeds the twenty-foot height limit. However, the Plan Commission has the discretion to allow for taller poles if determined to be beneficial such as reducing the number of light poles to illuminate the same area.
- 10. Signage – No signage is being proposed at this time. If 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. As this development will be located behind existing development and include berms along the perimeter of the development, this project will likely not be visible from the freeway. Grading, stormwater, and other development regulations will be reviewed and approved by the Village of Raymond.

Engineering Comments:

The Storm Water Management Plan for the site must conform to the Village of Caledonia requirements. Will need to provide the Finished Yard Grade Elevation for the building. Typically, the finished yard grade is 4” below the Finished Floor elevation. Will need to provide a minimum of 8” of positive pitch away from the Finished Yard Grade of the building at all points. Will need to provide swales at a minimum 0.8% centerline slope with side slopes not being steeper than 4:1 on all grading.

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.

Respectfully submitted:



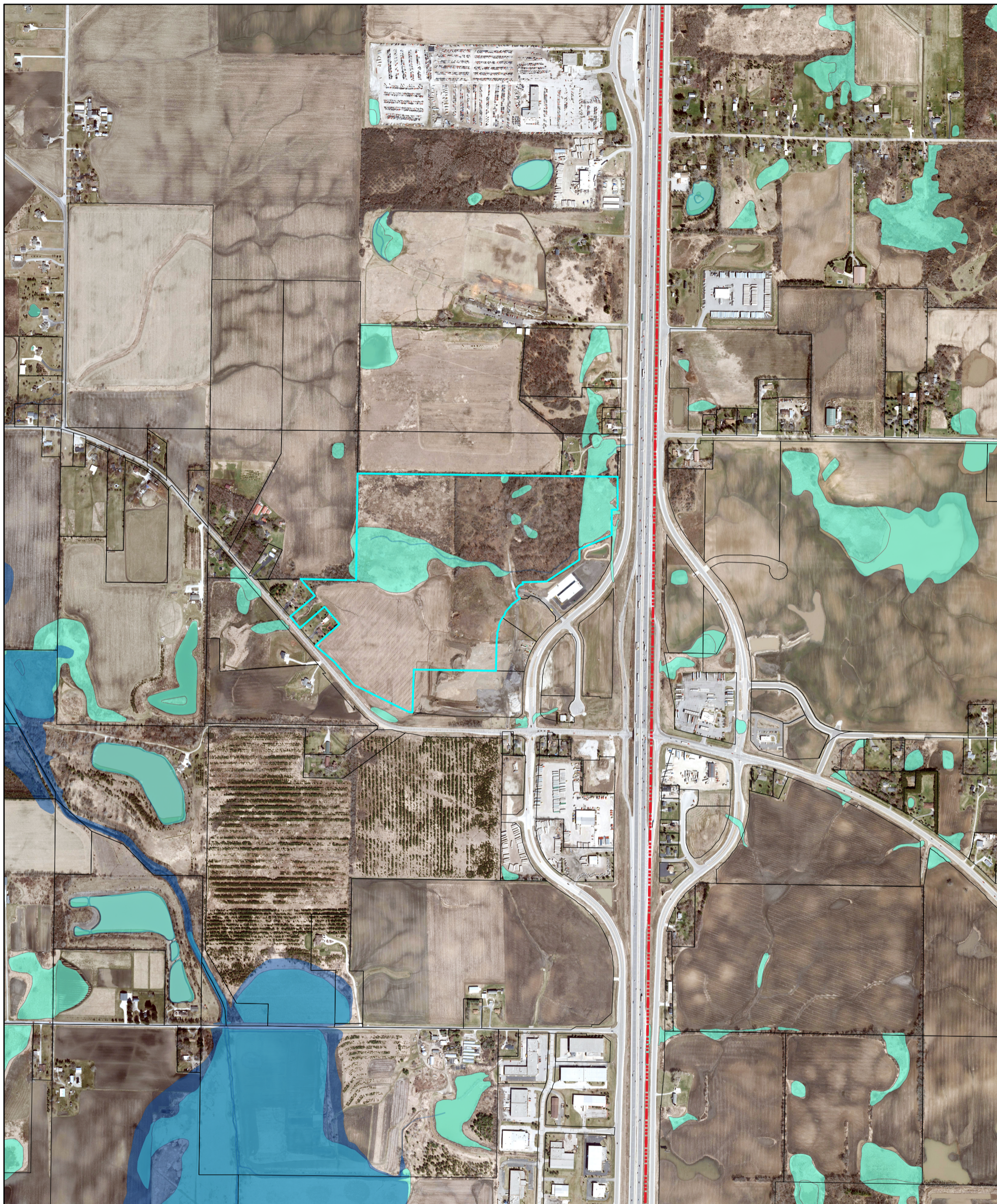
Peter Wagner, AICP  
Development Director

# Exhibit A: Conditions of Approval

Top Flight LLC  
3500 Fourteen Point Lane

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 proposed installation of pine trees 30-feet along HWY k 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.** Lighting at the site must be in compliance with the approved lighting plan submitted to the Village and comply with design standards design standards stated in Exhibit K of the Cooperative Boundary Agreement.

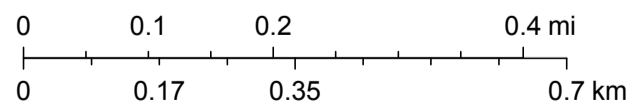
# ArcGIS Web Map



October 19, 2020

- Tax Parcels
- 2010 DNR Wetland Survey
- Municipal Boundaries
- Fema FloodPlain
- 2015 Spring Aerial
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:13,257



Racine County, SEWRPC, Southeastern Wisconsin Regional Planning Commission, Wisconsin DNR, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



# DRIVEN TO BE YOUR PARTNER

A lot has changed, but our commitment to partnership hasn't. Premier's vision is to be your trusted partner of choice for outsourced trailer solutions.

[LEARN MORE](#)



**Requested Conditions:**

1. Hours of operation – 7am to 5pm, but they will not want to be limited. A client may need to deliver or pick up after hours, but that would be rare. They are a storage facility, so trucks will not idle or be on for long periods of time.
2. Employees – 1-5 per the location. This is a rental location so not a lot of staff.
3. Premier Trailers LLC is a national trailer leasing company. They have clients that need trailers during their peak seasons, etc... so they need inventory available to supply them when needed. While this is only a small snapshot, please refer to their website for additional detail. They will do minor repairs on site, such as tire, brake lines, etc.... Any major repairs would be done off site.
4. Signage – Likely directional or highway signage if possible, as permitted by code.
5. With this being a seven (7) year term, Premier is excited about the possibility of expanding further into Wisconsin to serve their customer base.



## Building 306 30'x12'x60' (#1) Color Definition

<b>Roof (4/12 PITCH)</b>	<b>Color</b>	<b>Porch/Eyebrow/Lean-To</b>	<b>Color</b>
HiRib Steel	Charcoal	Eyebrow Soffit	Charcoal
Vent-A-Ridge	Charcoal	Novabrik Under Eyebrow	Charcoal
Soffit	Charcoal	Gutter	Charcoal
Gable Trim (Roof)	Charcoal		
Fascia	Charcoal		
Gutter	Charcoal		
Ceiling	White ‡		
		<b>Walk Doors</b>	<b>Color</b>
		Walkdoor No CrossBuck/Panel (Fibersteel & MB)	White
		Special Walkdoor No Crossbuck	White
		Fibersteel Trim	White
<b>Side &amp; End Wall</b>	<b>Color</b>		
HiRib Steel	White		
3"x4" Upper Downspouts	White		
Corner Trim Above Wainscot	White		
Transition Trim	White		
Interior Liner of Wall	White §		
<b>Wainscot</b>	<b>Color</b>		
HiRib Steel	Charcoal		
Corner Trim	Charcoal		
Base Trim	Charcoal		
Novabrik	Charcoal		
3"x4" Lower Downspouts	Charcoal		
<b>Windows</b>	<b>Color</b>		
MB Windows	White **		
Trim	White		

\*\* Features not manufactured by Morton may have a color deviation from Morton painted steel colors.

This building will not be connected to another building and no other Morton building is on site.

‡ Floating 2"x4" - 16" o.c. for gypsum, OSB or FRP  
§ 2"x4" Wall Stripping at 16" o.c.

### 306 30'x12'x60' (#1) Column Plan

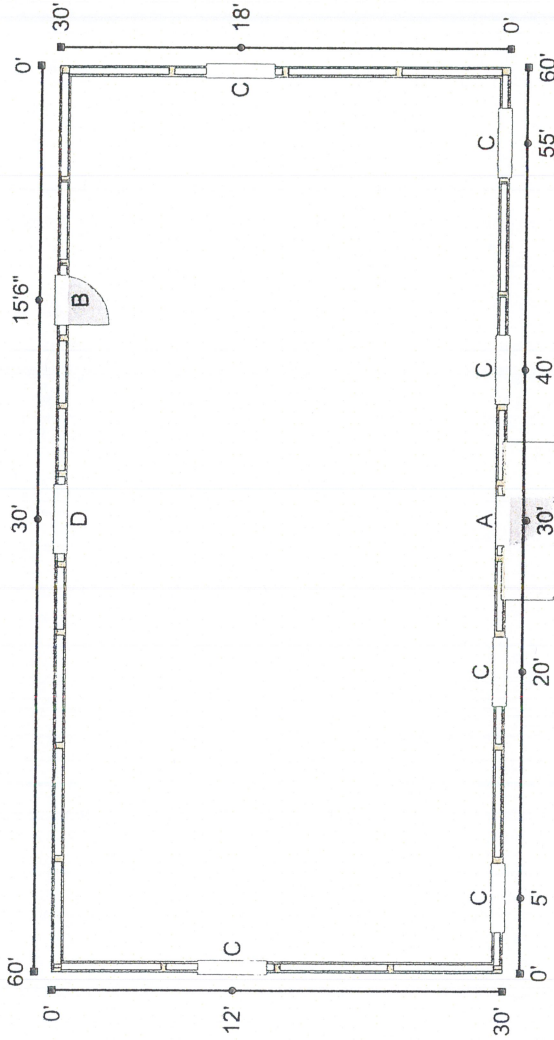
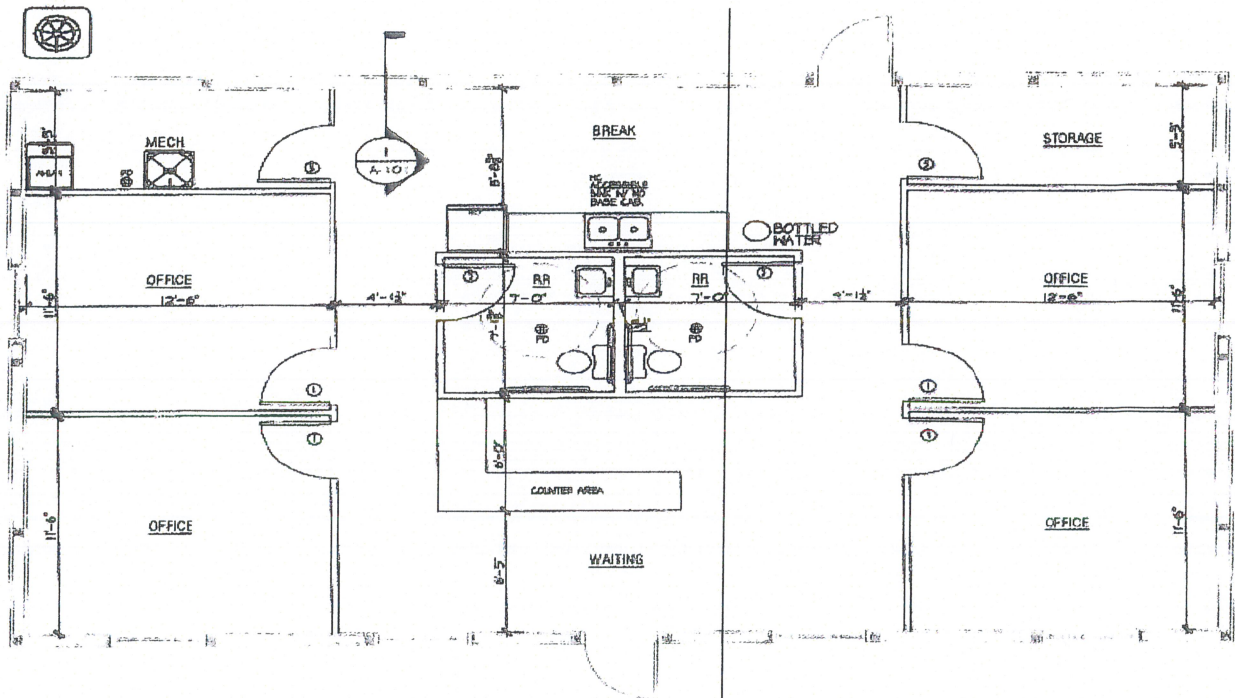


Exhibit B – Office Floor Plan (±1,800 SF)



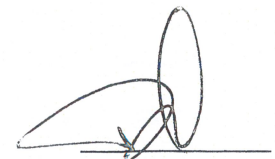
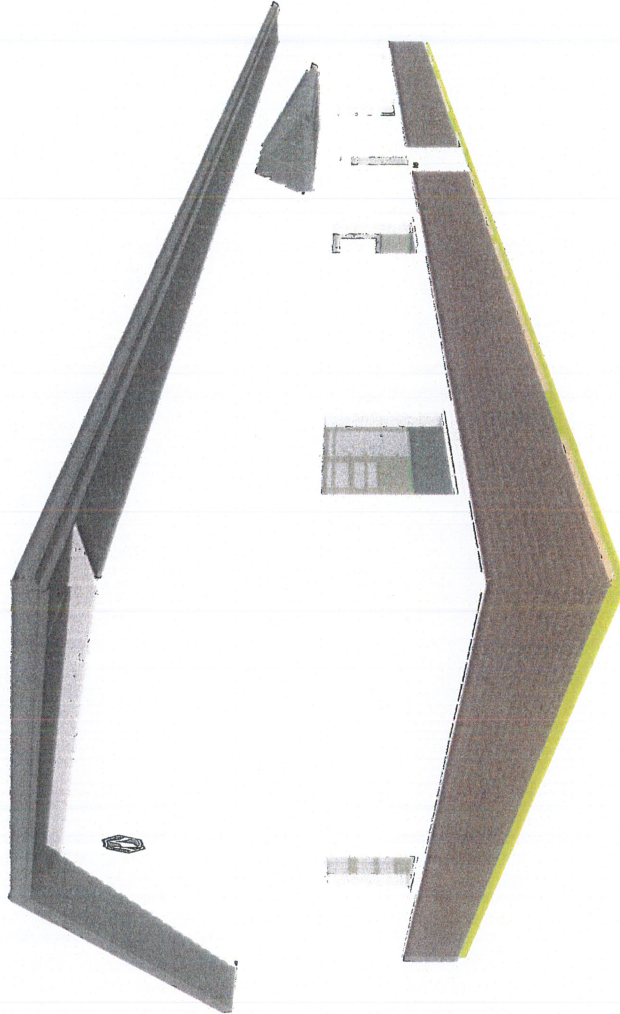
**INTERIOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"




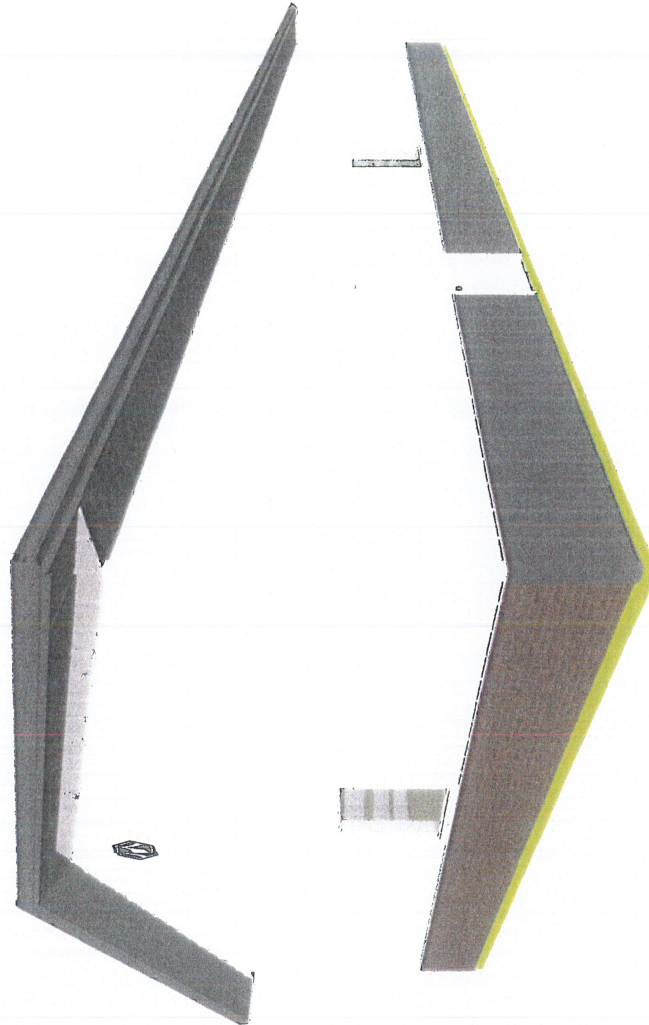
*[Handwritten Signature]*  
9-11-20



### 306 30'x12'x60' West and South Walls

A handwritten signature in black ink, consisting of a large, stylized 'M' and 'B' followed by a horizontal line.

### 306 30'x12'x60' East and North Walls











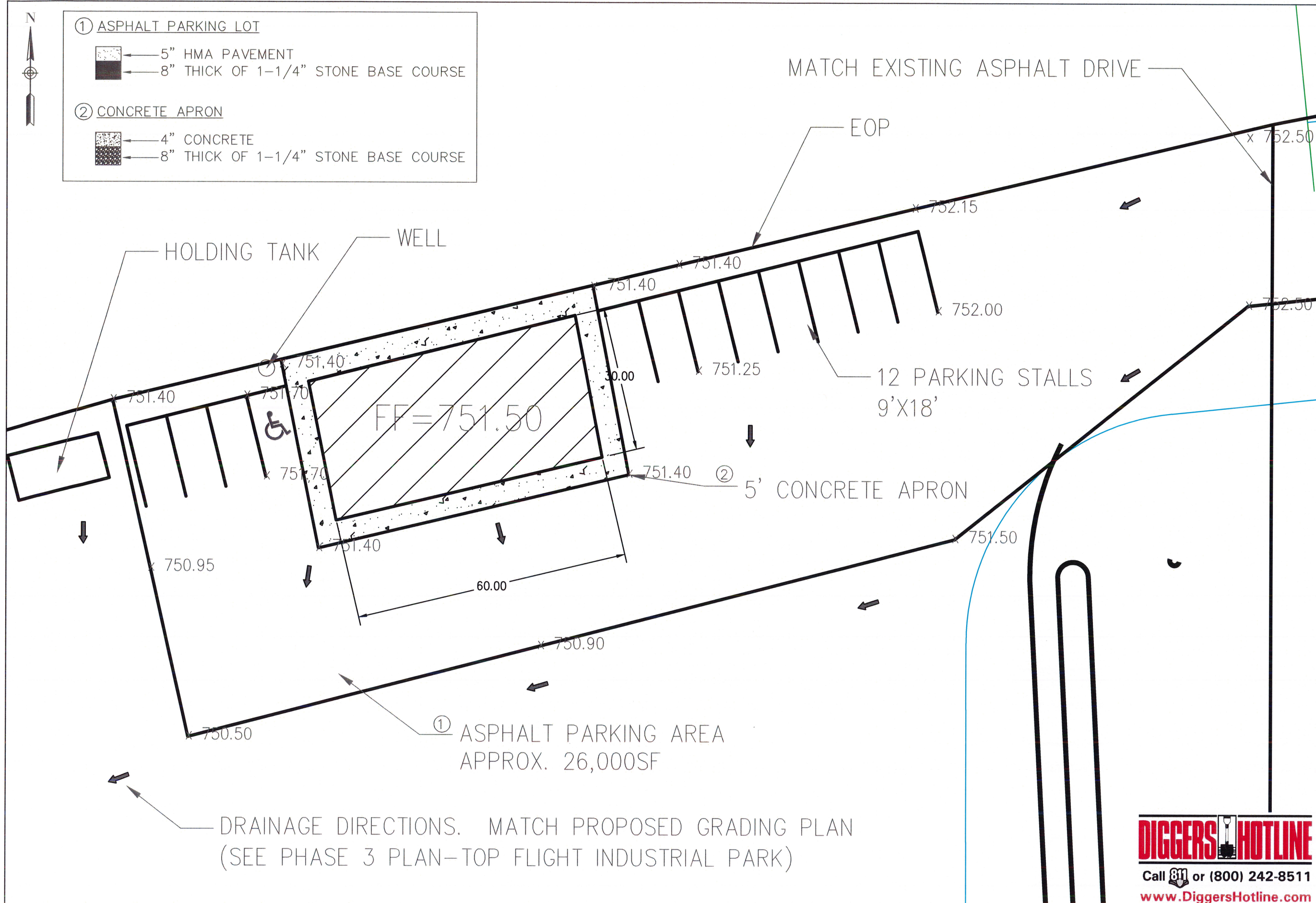


① ASPHALT PARKING LOT

-  5" HMA PAVEMENT
-  8" THICK OF 1-1/4" STONE BASE COURSE

② CONCRETE APRON

-  4" CONCRETE
-  8" THICK OF 1-1/4" STONE BASE COURSE



PREPARED FOR:  
PREMIER LEASING

PREPARED BY:  
A.W. OAKES & SON  
2000 OAKES ROAD  
RACINE, WISCONSIN 53406  
OFFICE (262) 886-4474 / FAX (262) 886-1897  
www.awoakes.com

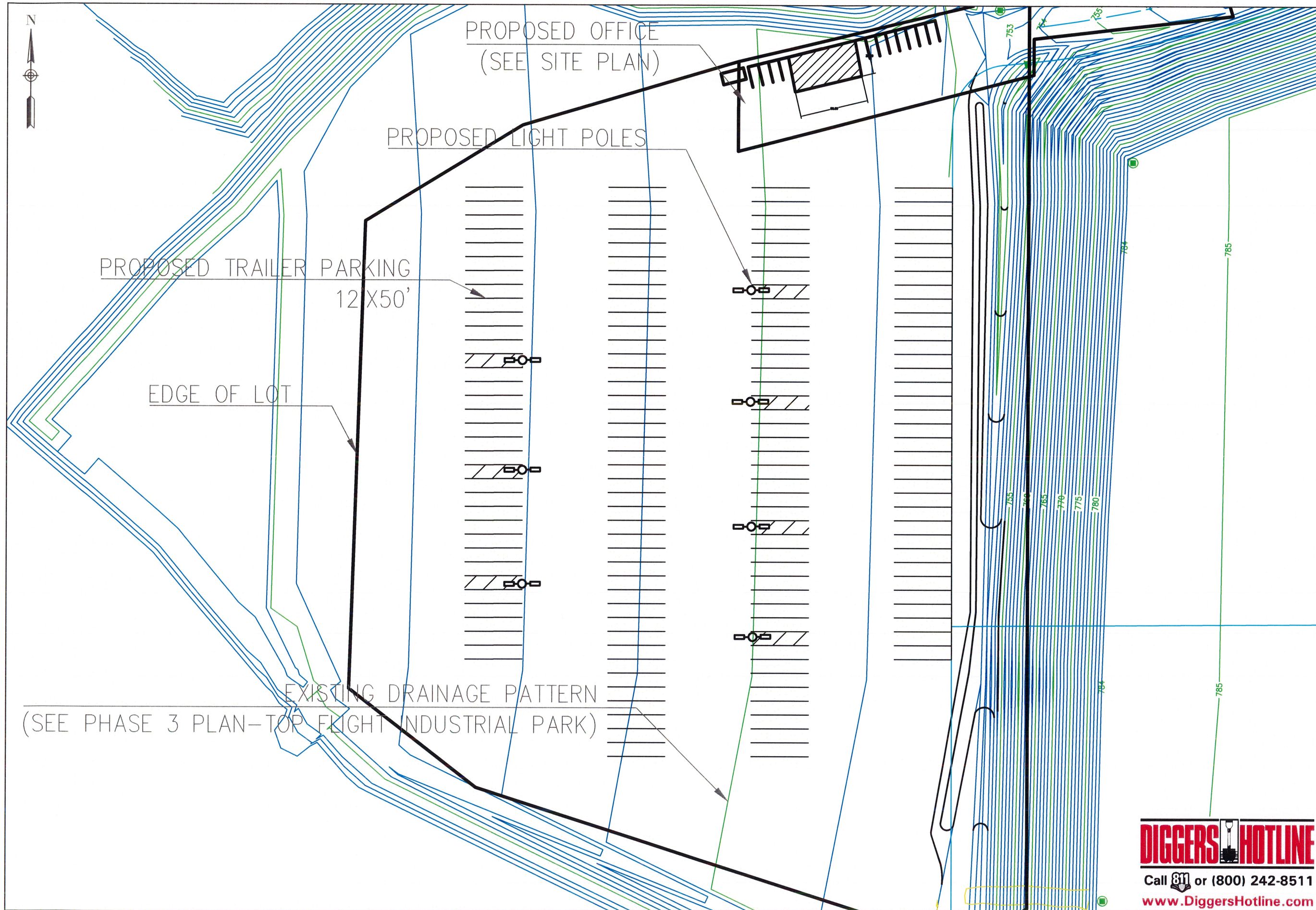
SITE:  
3500 FOURTEEN POINT LANE



DRAWN BY: MWK  
CHECKED BY: DO  
SCALE: 1"=20'  
DATE: 9-23-2020  
PROJECT NO:

REVISIONS		
NO#	DESCRIPTION	DATE:

**DIGGERS HOTLINE**  
Call 811 or (800) 242-8511  
www.DiggersHotline.com



PREPARED FOR:  
  
PREMIER LEASING

PREPARED BY:  
  
A.W. OAKES & SON  
2000 OAKES ROAD  
RACINE, WISCONSIN 53406  
OFFICE (262) 886-4474 / FAX (262) 886-1897  
www.awoakes.com

SITE:  
  
3500 FOURTEEN POINT LANE



DRAWN BY: MWK  
CHECKED BY: DO  
SCALE: 1"=80'  
DATE: 9-24-2020  
PROJECT NO:

REVISIONS		
NO#	DESCRIPTION	DATE:

**DIGGERS HOTLINE**  
Call 811 or (800) 242-8511  
www.DiggersHotline.com



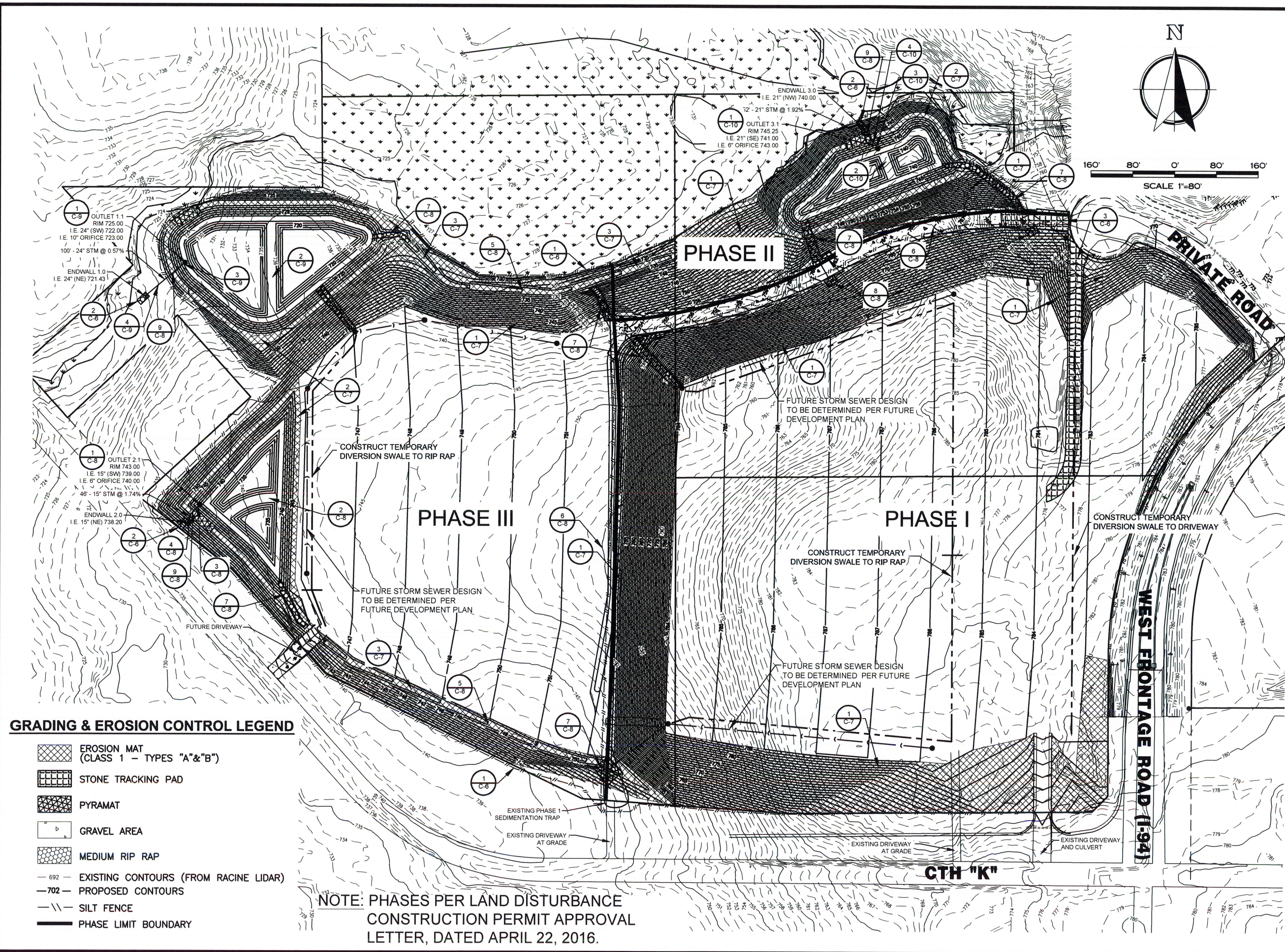
Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
 Tele: (262)634-5588 Website: www.nmbssc.net

**TOP FLIGHT INDUSTRIAL PARK**  
 SITE GRADING &  
 EROSION CONTROL PLAN  
 FOR  
**TOP FLIGHT, LLC.**  
 TOWN OF RAYMOND, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM  
 DRAFTED: JEG  
 DATE: 08-25-2016  
 CHECKED: ALI  
 DATE: 08-26-2016  
 2013.0019.05  
 SHEET  
**C-3**

**ISSUE FOR REVIEW - 8-26-16**



**GRADING & EROSION CONTROL LEGEND**

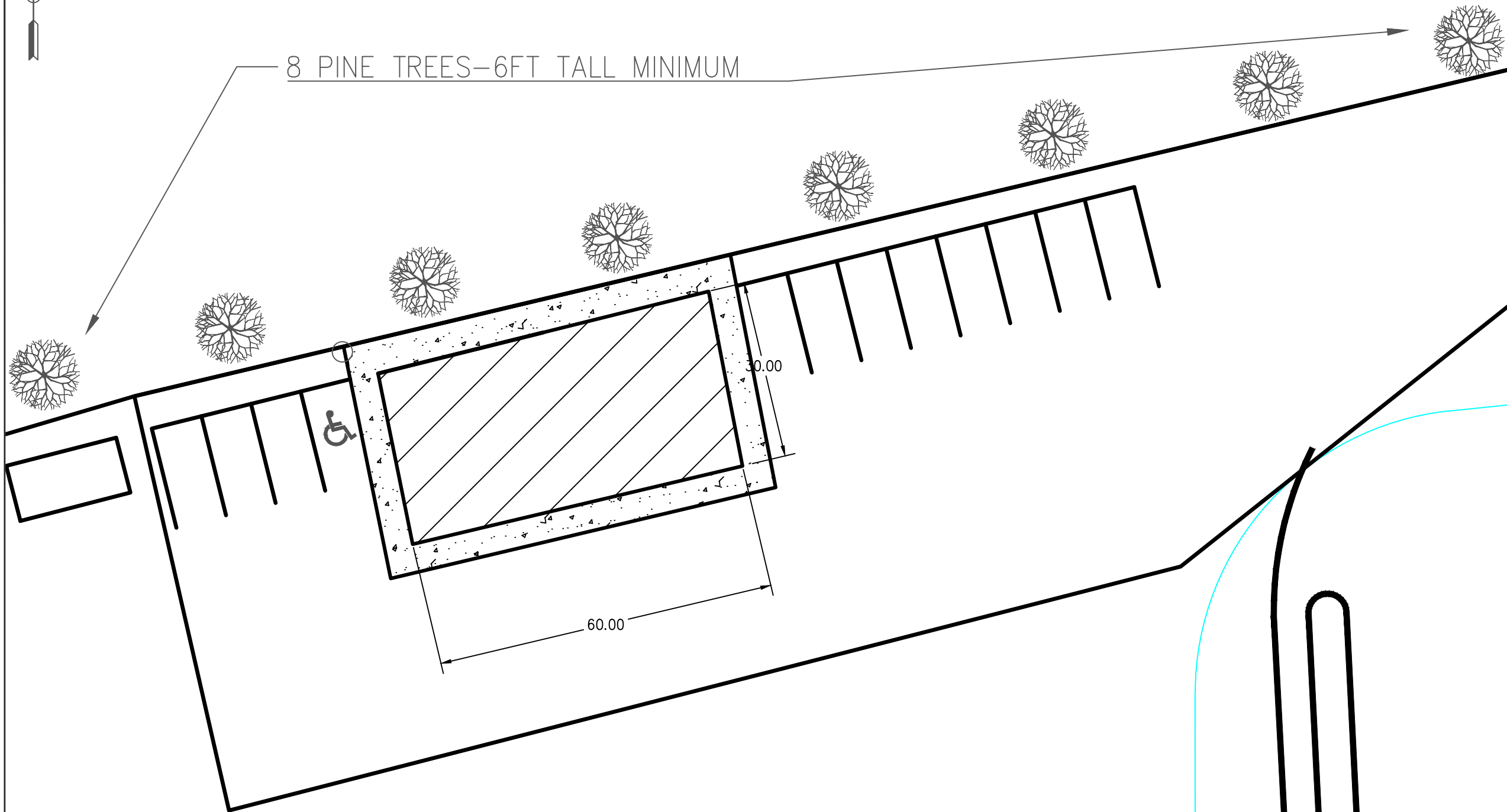
- EROSION MAT (CLASS 1 - TYPES "A" & "B")
- STONE TRACKING PAD
- PYRAMAT
- GRAVEL AREA
- MEDIUM RIP RAP
- 692 - EXISTING CONTOURS (FROM RACINE LIDAR)
- 702 - PROPOSED CONTOURS
- - - SILT FENCE
- - - PHASE LIMIT BOUNDARY

NOTE: PHASES PER LAND DISTURBANCE CONSTRUCTION PERMIT APPROVAL LETTER, DATED APRIL 22, 2016.

# LANDSCAPE PLAN



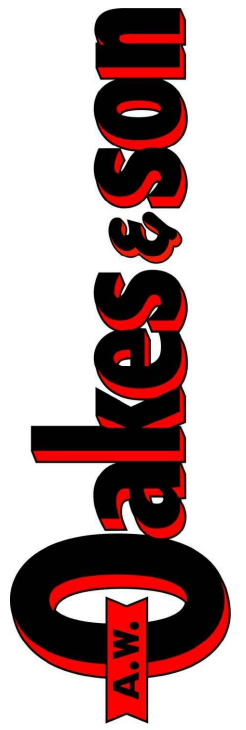
8 PINE TREES—6FT TALL MINIMUM



PREPARED FOR:  
PREMIER LEASING

PREPARED BY:  
A.W. OAKES & SON  
2000 OAKES ROAD  
RACINE, WISCONSIN 53406  
OFFICE (262) 886-4474 / FAX (262) 886-1897  
www.awoakes.com

SITE:  
3500 FOURTEEN POINT LANE



DRAWN BY: MWK  
CHECKED BY: DO  
SCALE: 1"=20'  
DATE: 9-23-2020  
PROJECT NO:

REVISIONS		
NO#	DESCRIPTION	DATE:

**DIGGERS HOTLINE**  
Call 811 or (800) 242-8511  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	3M-4L	SINGLE	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-WH
	2	4M-6L	SINGLE	1.000	6100	47	XSPW-B-WM-4ME-6L-57K-UL-BZ
	7	K-5ME-2	2 @ 180°	1.000	16277	130	OSQ-A-NM-5ME-K-57K-XX-XX w/OSQ-DAXX

Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.18	6.3	0.0	N.A.	N.A.

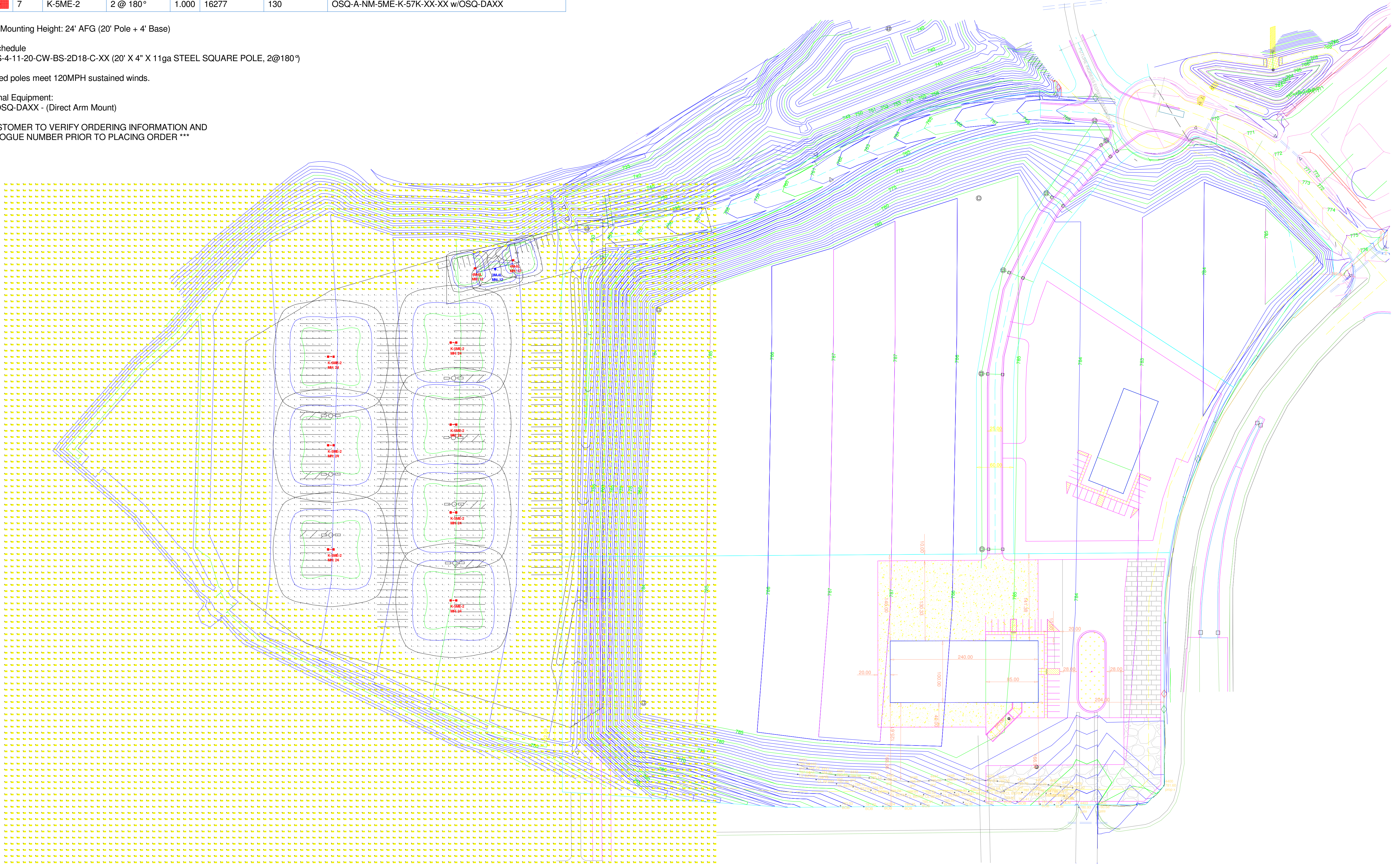
Fixture Mounting Height: 24' AFG (20' Pole + 4' Base)

Pole Schedule  
 (7) SSS-4-11-20-CW-BS-2D18-C-XX (20" X 4" X 11ga STEEL SQUARE POLE, 2@180°)

Proposed poles meet 120MPH sustained winds.

Additional Equipment:  
 (14) - OSQ-DAXX - (Direct Arm Mount)

\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*



**PLAN COMMISSION REPORT**

Proposal: Sign Plan Review

Description: Review a sign plan for the multi-tenant commercial building located at 4917 Douglas Avenue.

Applicant(s): Stephen Prochaska

Address(es): 4917 Douglas Avenue

**Suggested Motion:** That the Plan Commission recommends that the Village Board approve a sign plan submitted by Stephen Prochaska on behalf of True North Commons as presented for the property located at 4917 Douglas Avenue for the following reasons:

1. The sizes and locations of proposed signs meet the regulations of the zoning district.
2. The proposed number of signs is permissible through the sign plan review process.

---

Owner(s): True North Commons

Tax Key(s): 104-04-23-29-138-200

Lot Size(s): 2.58 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 applicant is requesting approval of a master sign plan the multi-tenant commercial building located at 4917 Douglas Avenue. The applicant is wishing to install more signs than is permitted by code which is one wall sign per tenant and one monument sign. The sign code does allow for additional signs to be installed if a master sign plan is reviewed and approved by the Village if the total square footage of all proposed signs do not exceed 1,200 square feet.


The proposed sign plan only has details for the southernmost tenant. The other tenant did not have specifics, but six sign placeholders were illustrated on the elevation drawings. O&H Bakery would like to install a total of four wall signs in its tenant space. All four signs comply with size and design codes. A monument sign is proposed for this site, but no specifics were submitted. Overall, the applicant is requesting a total of nine wall signs and one monument sign. Although the square footage of the other tenant is unknown, staff has calculated that if all proposed signs were designed at the largest permissible size, the total square footage of all signs would not exceed 1,200 square feet.

The proposed sign plan intends to maximize the visibility of the businesses by increasing the number of permitted wall signs. It is common for corner tenants to utilize both facades for signage purposes. Staff has some concern regarding the proposed south elevation wall sign as it faces a residential dwelling. However, the distance between the building and residential dwelling is approximately 100 feet or more and will have vegetative screening at the lot line to reduce the visual impact of the development and any glare from the sign.

If the Plan Commission is comfortable with the proposed plan, a suggested motion has been prepared at the beginning of this report.

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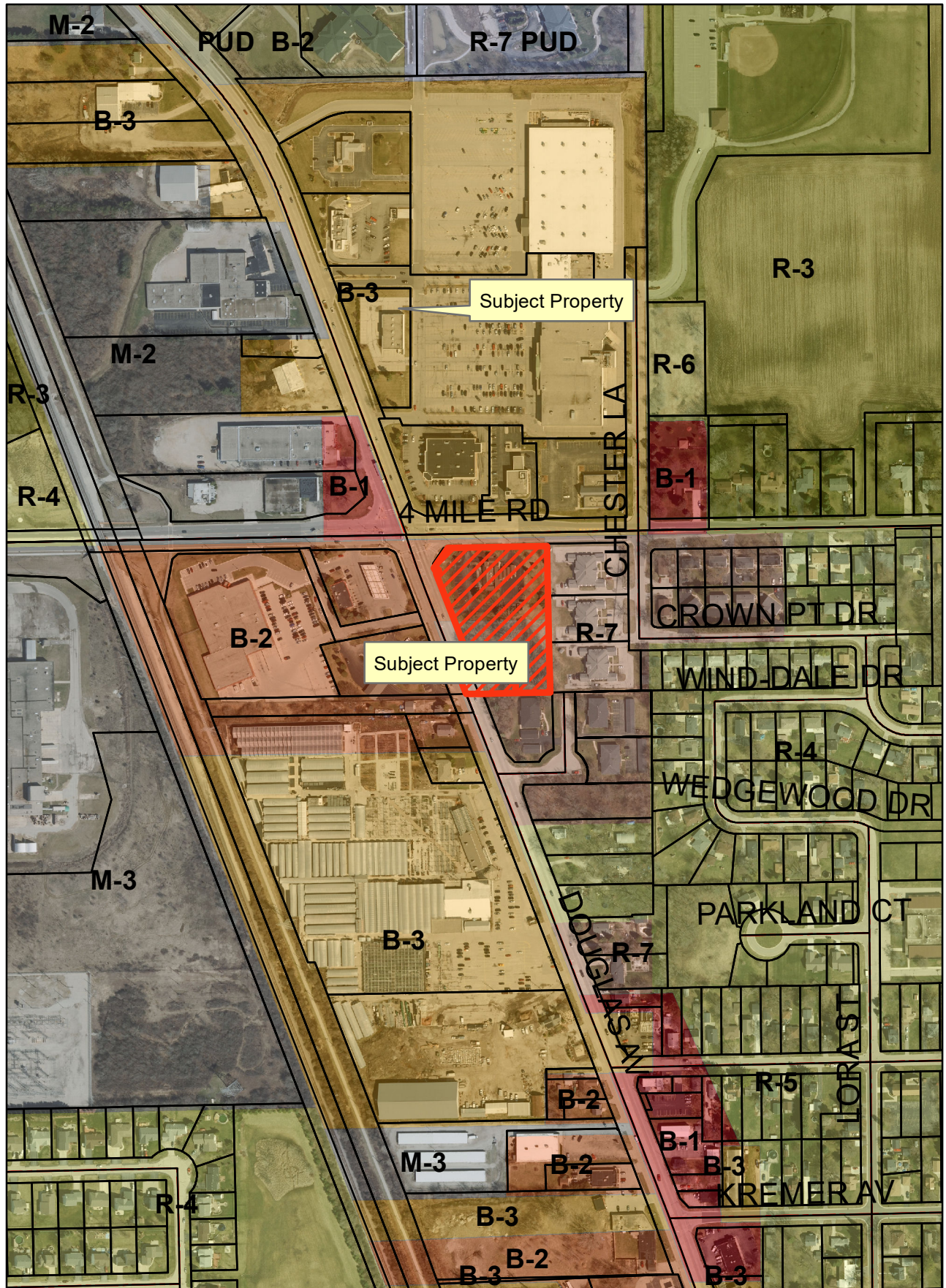
Respectfully submitted by:




Peter Wagner, AICP  
Development Director

# Location Map

## 4959 & 4917 Douglas Avenue



### Legend

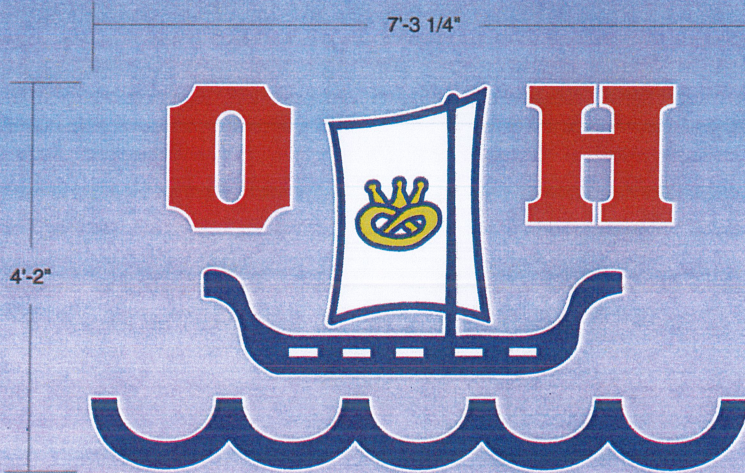
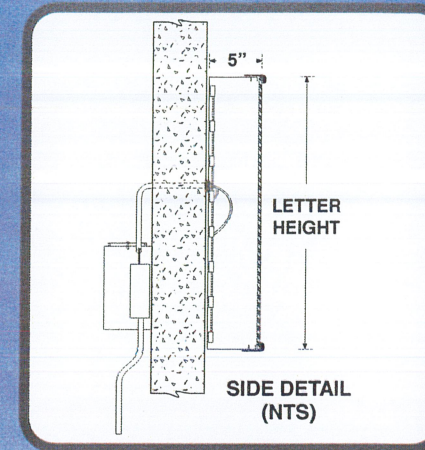
 4959 & 4917 Douglas Avenue

**BUILDING SIGNAGE**

WEST & SOUTH ELEVATION

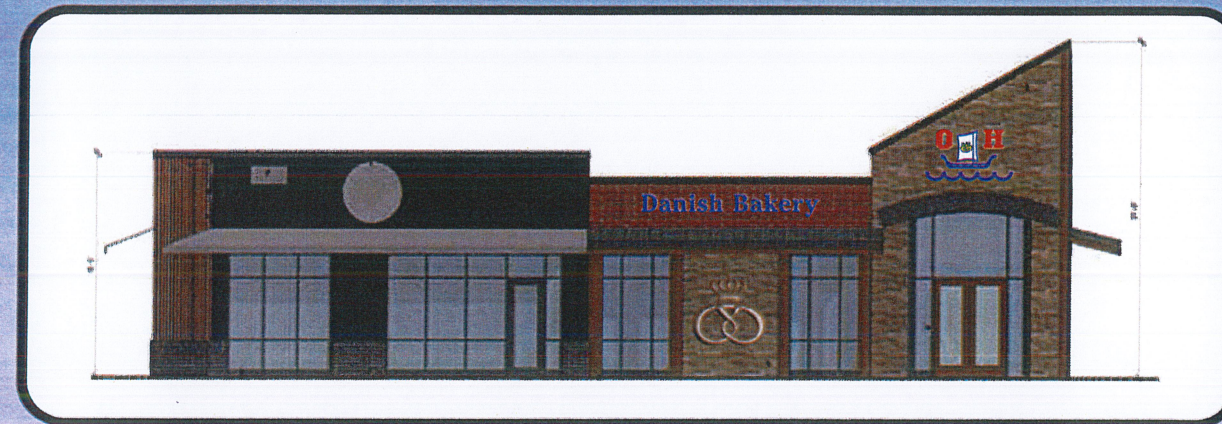


QTY: 1  
SQUARE FOOTAGE: 27 SQ. FT.

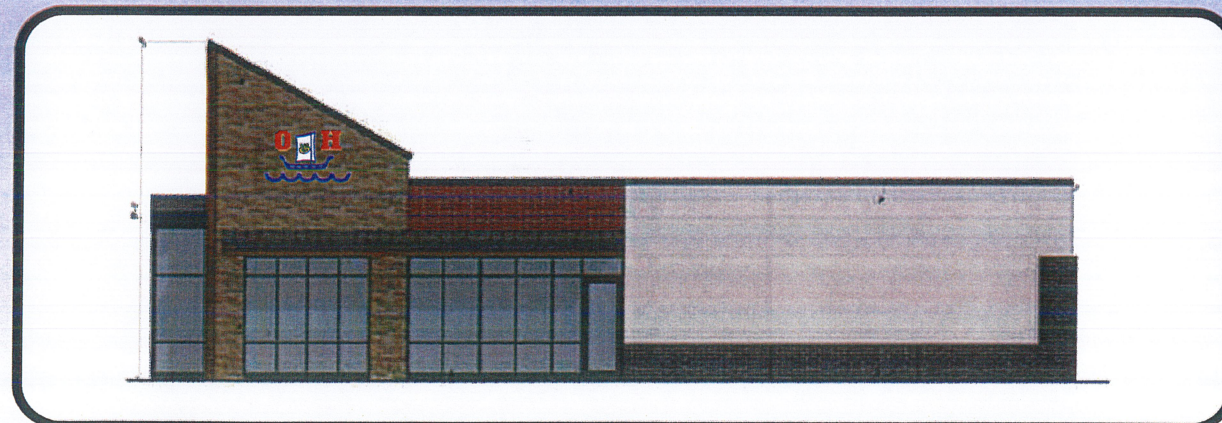


QTY: 2  
SQUARE FOOTAGE: 31 SQ. FT. PER ELEVATION

TRUE NORTH COMMONS / CHANNEL LETTERING  
THREE (3) SETS OF FACE LIT CHANNEL LETTERS  
.063 ALUMINUM BACKS 5" DEEP .040 ALUMINUM RETURNS ( MAP BRUSHED ALUM.)  
3/16" WHITE PLEXI FACES W/ 1" SILVER TRIM CAP  
WHITE LED ILLUMINATION  
LETTERS MOUNTED FLUSH TO FASCIA



WEST ELEVATION  
SCALE: NTS



SOUTH ELEVATION  
SCALE: NTS

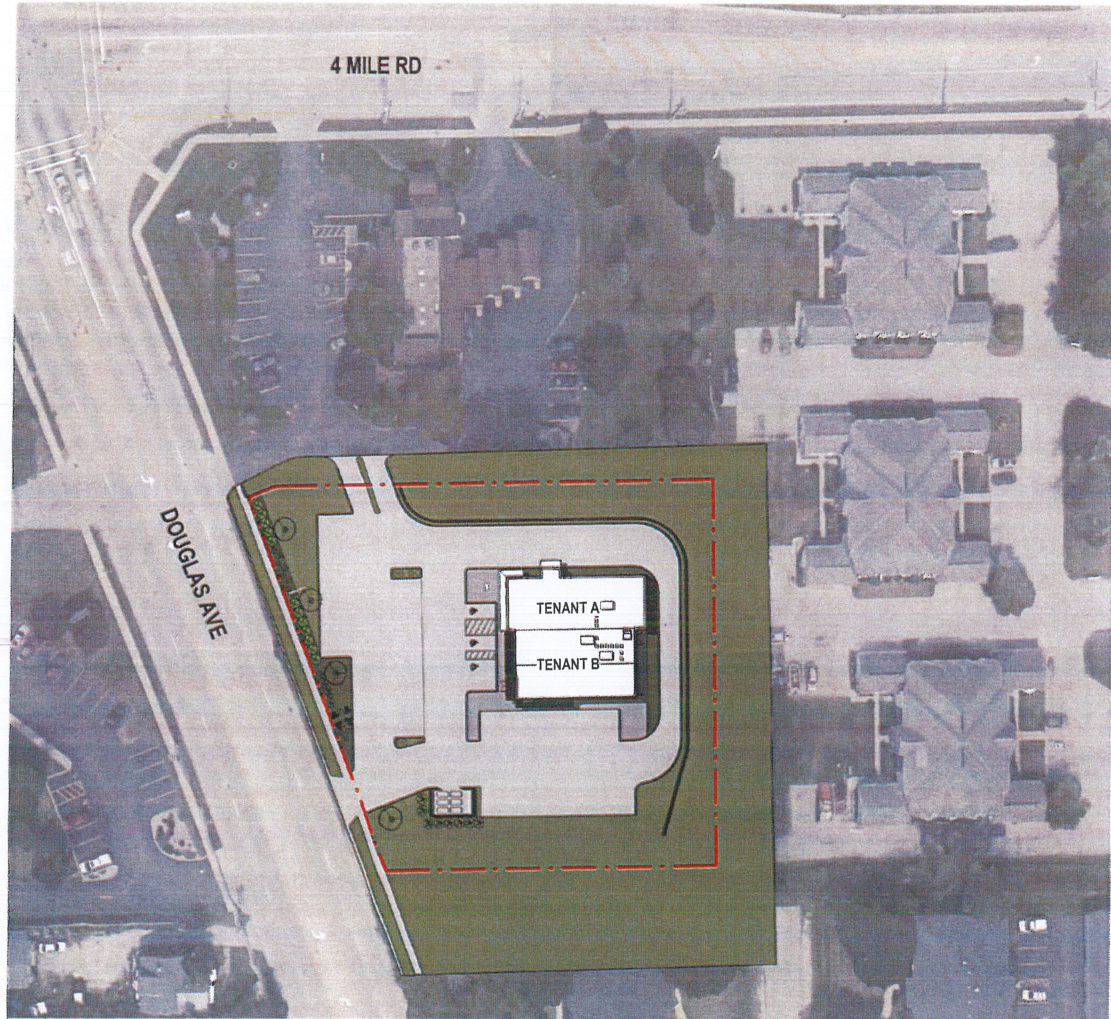


"We Project Your Image"

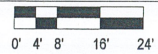
PH: (262) 554-6066  
TOLL FREE: (800) 554-8110

Client: TRUE NORTH COMMONS	Date: 9-23-20	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE <b>LED</b> <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP BRUSHED ALUMINUM	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> 3M CARDINAL RED TRANS. <input type="checkbox"/> 3M YELLOW TRANS. <input type="checkbox"/> 3M LIGHT BLUE TRANS.	Client Signature: _____
	Drawing #: 2(1)	△ 9-25-20	△	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 3		Signature _____ Date _____
Address: 4959 DOUGLAS AVE	Sheet: 1 of 1	△	△	Sign Specifications: NOTED ABOVE			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS  The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
City, State: CALEDONIA, WI 53402	Scale: 1/2" = 1'	△	△				
Sales Rep: STEPHEN PROCHASKA	Designer: KD	△	△				

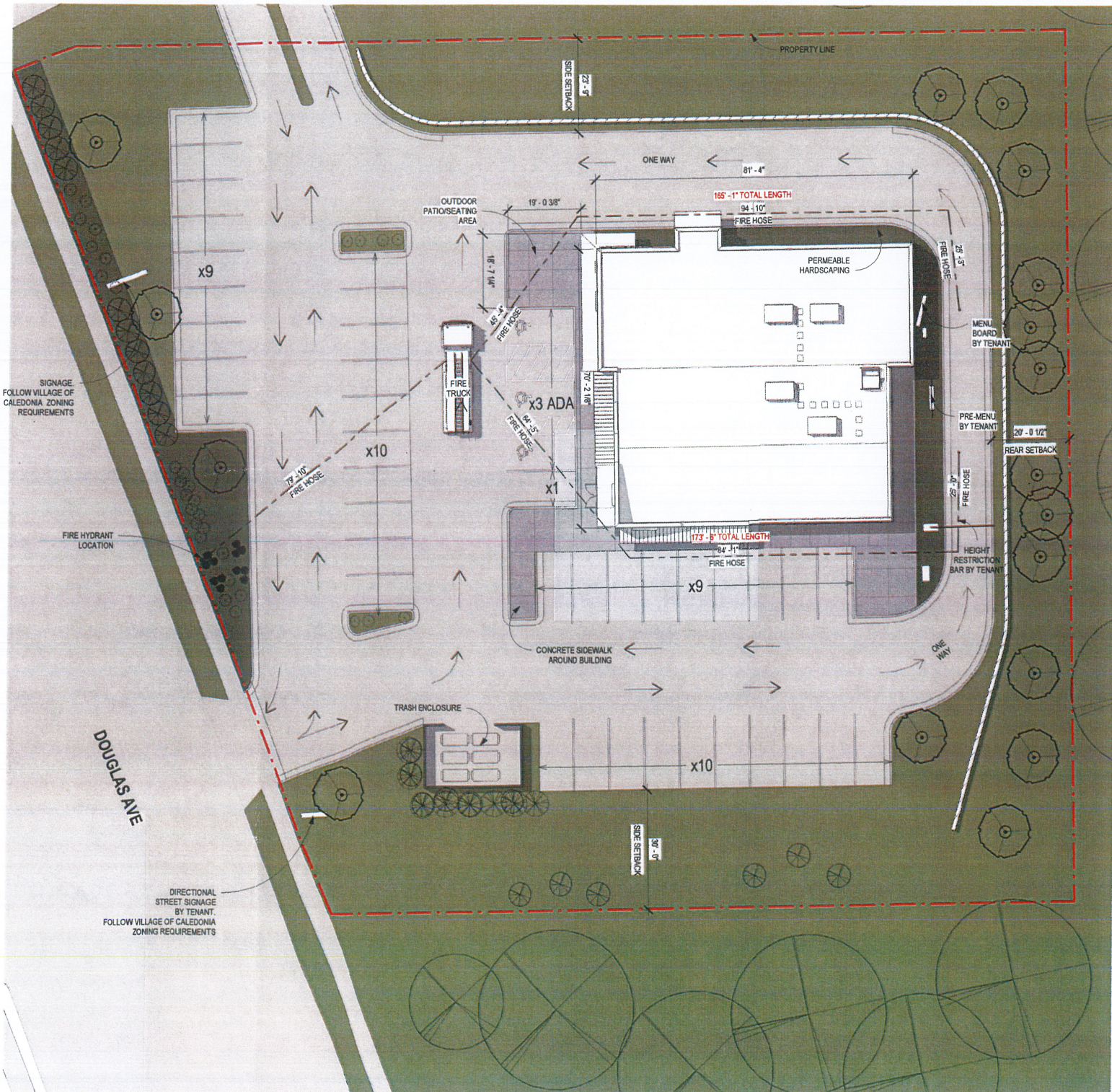
NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.



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



SQUARE FOOTAGE		PARKING COUNT	
TENANT A	2,510 GSF	STANDARD PARKING	39 STALLS
TENANT B	2,788 GSF	ACCESSIBLE PARKING	3 STALLS
TOTAL BUILDING AREA (INCL. MECH.)	5,432 GSF	TOTAL	42 STALLS
SITE AREA	50,708 SF		



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



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

CONSULTANTS:

TRUE NORTH COMMONS

4888 DOUGLAS AVENUE  
CALEDONIA, WI 53402

SHEET TITLE:  
ARCHITECTURAL SITE PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	200903
SET TYPE	
DATE ISSUED	09/22/2020
SHEET NUMBER	<b>A2</b>

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 mlg.	JLH

### LEGEND

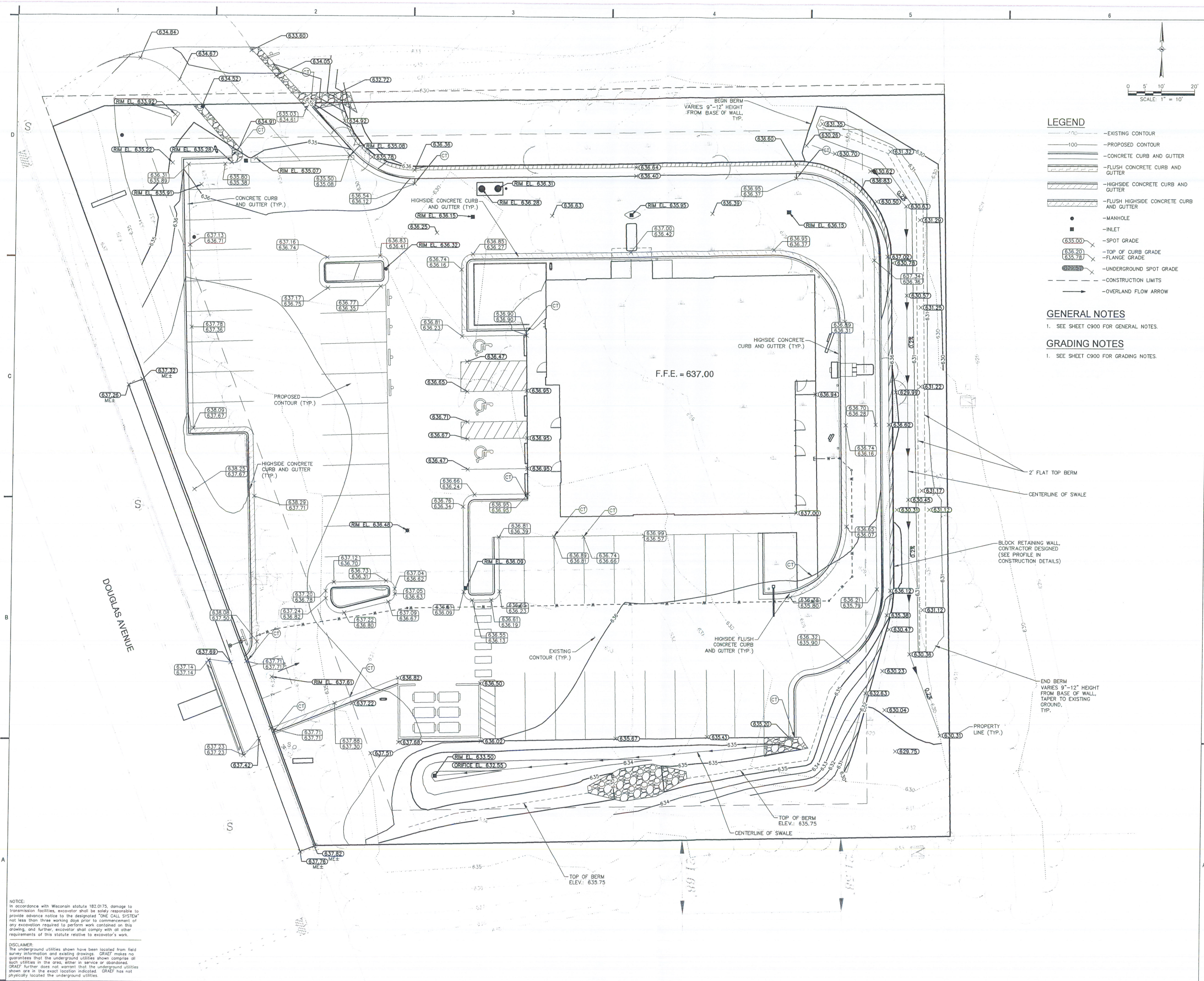
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — CONCRETE CURB AND GUTTER
- — — — — FLUSH CONCRETE CURB AND GUTTER
- — — — — HIGHSIDE CONCRETE CURB AND GUTTER
- — — — — FLUSH HIGHSIDE CONCRETE CURB AND GUTTER
- — — — — — MANHOLE
- — — — — — INLET
- — — — — — SPOT GRADE
- — — — — — TOP 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.



DD SET

B

A

### PROJECT INFORMATION:

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

### SITE TITLE:

SITE GRADING PLAN

### SHEET NUMBER:

# C400

X:\ML\2020\2020118\Design\Civil\0100\_C\_400\_SiteGradingPlan\_0118 9/15/2020 3:08 PM

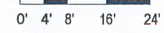
**NOTICE:**  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained 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.



**2 WEST ELEVATION**

Scale: 1/4" = 1'-0"



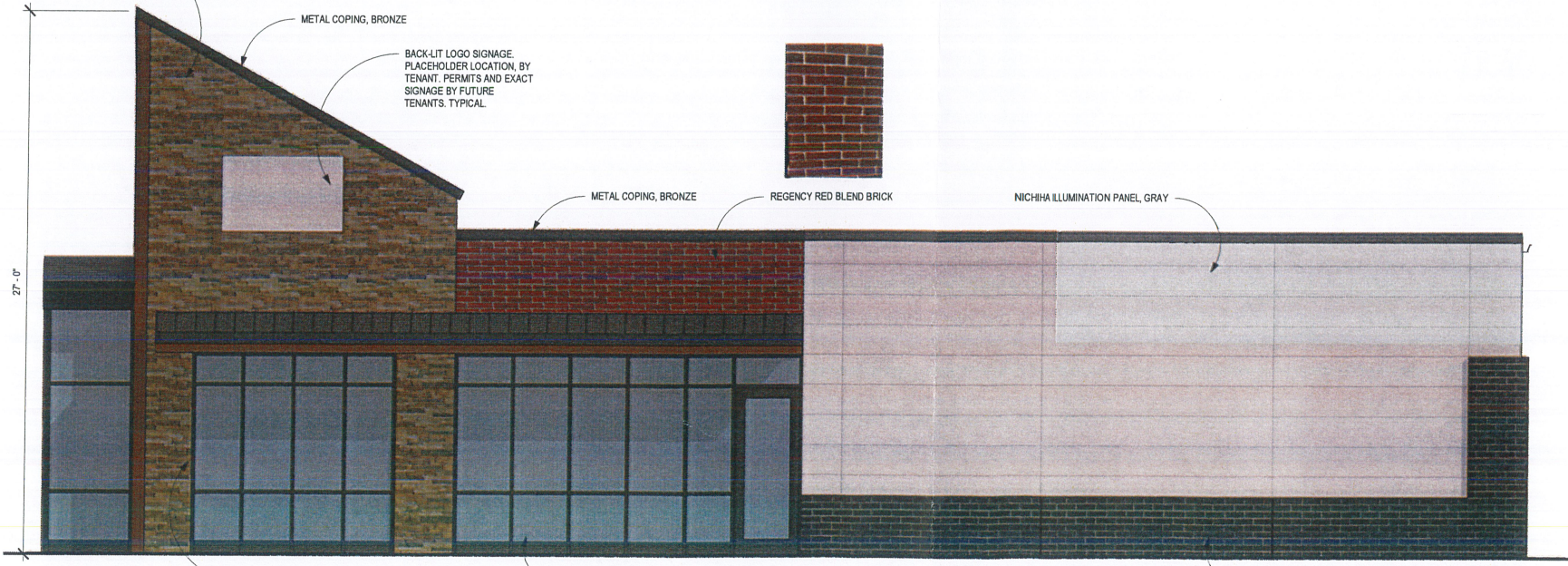
GLEN-GARY ASHFORD STACKSTONE



ROUGH SAWN WOOD COLUMNS CEDAR TONE, BROWN STAIN

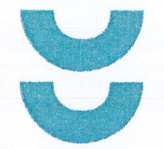


WOOD DOOR, CEDAR TONE NATURAL STAIN



**1 SOUTH ELEVATION**

Scale: 1/4" = 1'-0"



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

CONSULTANTS:

TRUE NORTH COMMONS

4659 DOUGLAS AVENUE  
CALEDONIA, WI 53402

SHEET TITLE:  
ELEVATIONS

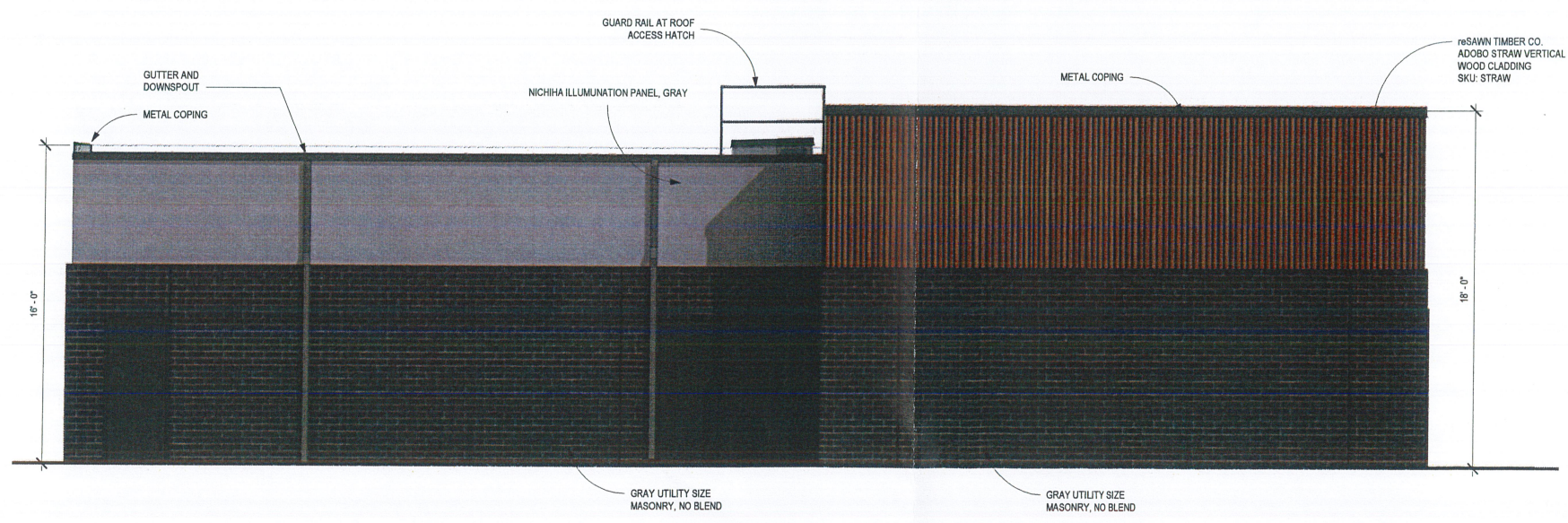
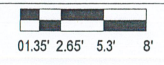
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	200903
SET TYPE	
DATE ISSUED	09/22/2020
SHEET NUMBER	<b>A4</b>

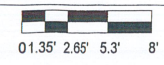




**2 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



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



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

CONSULTANTS:

TRUE NORTH COMMONS

4689 DOUGLAS AVENUE  
CALEDONIA, WI 53402

SHEET TITLE:  
ELEVATIONS


REVISIONS:

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

# MEMORANDUM

Date: October 22, 2020

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Bartley – Certified Survey Map  
Parcel ID's: 104-04-23-21-029-000; 104-04-23-21-030-000 &  
104-04-23-21-031-000

---

The Engineering Department has received a Certified Survey Map (CSM) from Jerome Bartley. The CSM is to condense three properties located along Charles Street in the Village of Caledonia into 2 Lots. The existing properties are approximately 8.369 acres in size. There is approximately 323 feet of frontage along Charles Street.

The existing parcels currently contain two homes with outbuildings, farm field, a small area of wetlands and a large wooded area on a landlocked parcel.

This CSM is for the creation of two lots on the parcel. Lot 1 would be ~7.673 acres and would remain as a single-family home with outbuildings and the farm field and large wooded area. Lot 2 would be ~.696 acres in size and would contain a single-family home with outbuildings.

The property is located within the Sanitary Sewer & Water Service Area. Both lots are already built out and are connected to utilities.

The properties currently have R-3 and R-4 Zoning Classifications. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. R-4 Zoning requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. Both Lots on the CSM would stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot.

In regards to Waiver/Modification request #1, the CSM is proposing the creation of flag lot for Lot 1. The owner of the three properties wishes to combine the rear portion of one lot and a large landlocked parcel with the center lot. Doing so would create a flag lot but would also eliminate a landlocked parcel. The opportunity to eliminate a landlocked parcel is why the Engineering Department is in support of this CSM.

If the Plan Commission and Village Board **are 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.**
- **The approval of Wavier/Modification Request #1.**
- **Address the Village's comments/changes to the draft CSM prior to recording.**
- **An approved grading will be needed and the storm water management plan may need to be needed if disturbance or impervious surface area thresholds are met.**
- **A wetland delineation will need to be performed on the entire property and the CSM will need to be amended. A wetland delineation deposit will be held until the delineation and CSM amendment are completed.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET ONE OF THREE SHEETS

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,  
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

PREPARED BY:  
J.K.R. Surveying, Inc.,  
Jeffrey K. Rampart (262-6201180)  
8121 22nd Avenue Kenosha, WI 53143  
262-652-8110 fax 262-652-9695

OWNERS ADDRESS:  
Jerome C. Bartley  
5725 Charles Street  
Racine, WI 53402

Tax Key No.:  
104-04-23-21-029

Currently Zoned - 104-04-23-21-029-000  
(R-3)  
1 Family Suburban Residential  
100 Minimum Frontage & Minimum 20,000 Sq.Ft.

Building Setback Requirements:  
35' minimum front setback  
50' minimum rear setback  
10' minimum sides setback

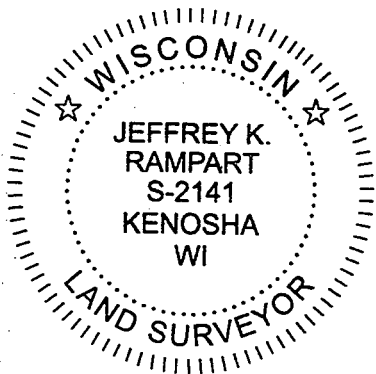
Currently Zoned - 104-04-23-21-030-000 & 031-000  
(R-3, R-4)

1 Family Urban Residential  
R-4 = 75' Minimum Frontage & Minimum 10,000 Sq.Ft.

Building Setback Requirements:  
25' minimum front setback  
25' minimum rear setback  
10' minimum sides setback

SURVEYOR'S CERTIFICATE

I, Jeffrey K. Rampart, hereby certify that I have prepared this Certified Survey Map at the direction of the owner(s); THAT such map is a correct representation of the exterior boundaries of the land surveyed and are described as: Part of the Southwest Quarter of the Northwest Quarter of Section 21, Town 4 North, Range 23 East of the Fourth Principal Meridian; lying and being in the Village of Caledonia, Racine County, Wisconsin and being more particularly described as: Commence at the northwest corner of the Northwest Quarter of said Section 21; thence S00°28'40"E along the west line of said quarter section 1434.72 feet; thence N89°07'34"E 38.00 feet to a point on the east line of Charles Street and to the point of beginning; thence continue N89°07'34"E 273.00 feet; thence S00°28'40"E parallel to the west line of said quarter section 111.00 feet; thence S89°07'34"W 273.00 feet to the east line of aforesaid Charles Street; thence N00°28'40"W along said east line and parallel to the west line of said quarter section 111.00 feet to the point of beginning.



That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes on Certified Survey Maps and the Village of Caledonia Land Division and Platting Ordinance.

Dated this 22nd day of September, 2020.

SURVEYOR.....  
WISCONSIN REGISTERED LAND SURVEYOR  
JEFFREY K. RAMPART

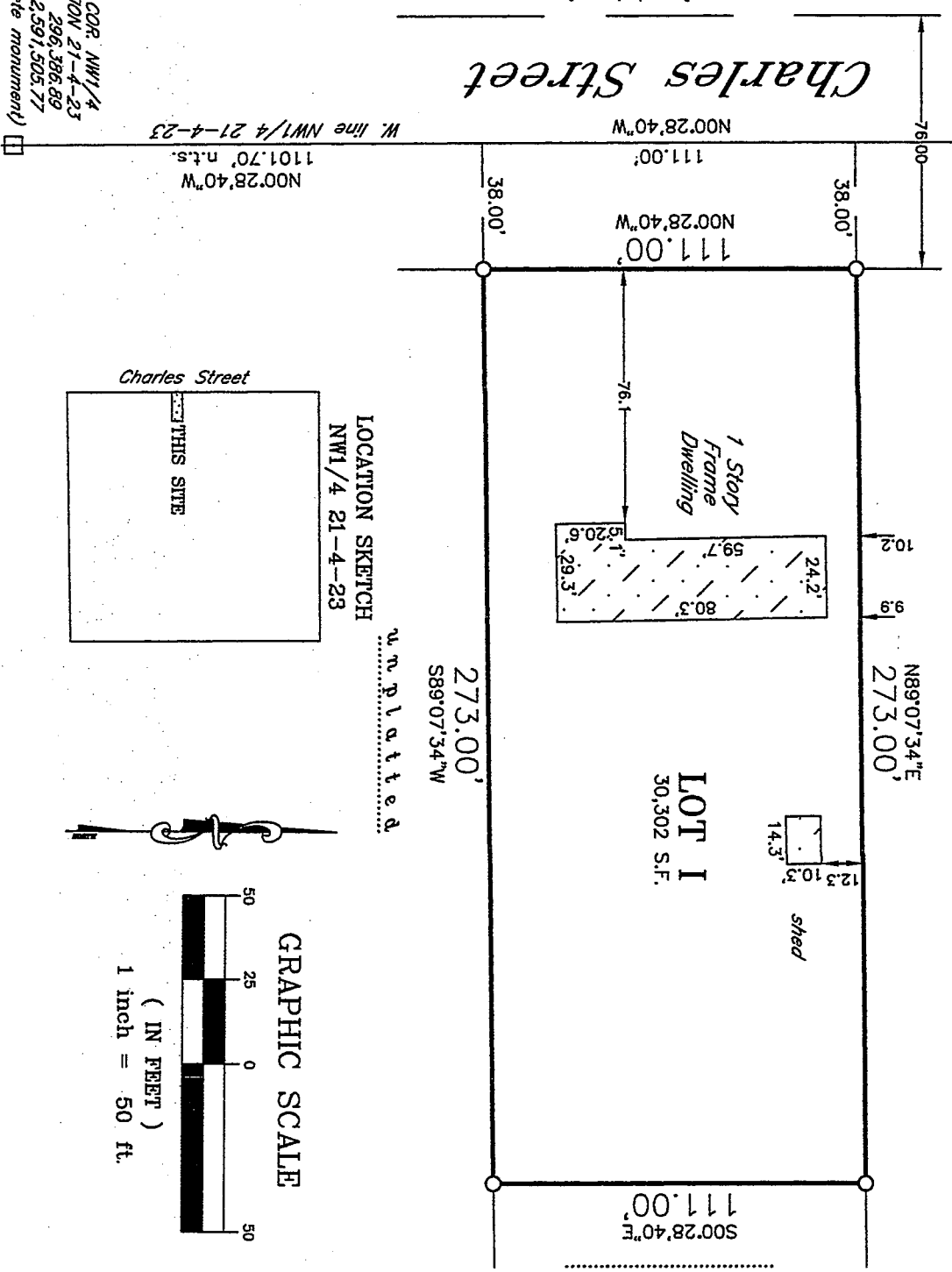
NW COR. NW1/4  
SECTION 21-4-23  
N. 299.034.10  
E. 2,591,483.70  
(concrete monument)

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET TWO OF THREE SHEETS**

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,  
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

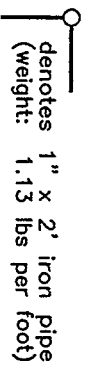
**OWNER**  
.....  
Jerome C. Bartley  
5725 Charles Street  
Racine, Wisconsin 53402

SW COR. NW1/4  
SECTION 21-4-23  
N. 296.386.89  
E. 2,591,505.77  
(concrete monument)

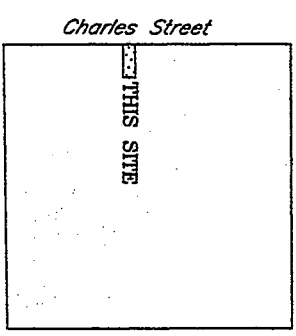


Bearings hereon refer to  
grid north, state plane coordi-  
nate system south zone.

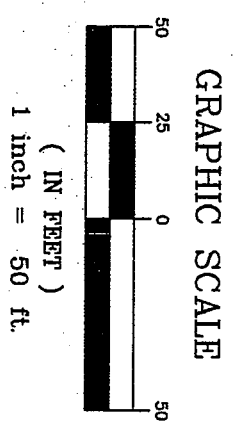
NOTE: Lots shown hereon  
shall be served by public  
sanitary sewer facilities.



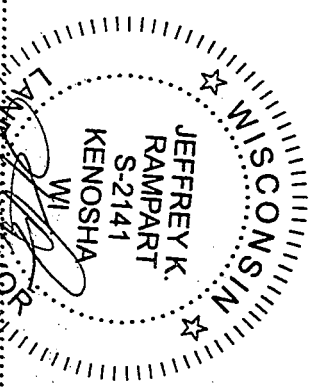
LOCATION SKETCH  
NW1/4 21-4-23



Unplatted



J.K.R. SURVEYING, INC.  
8121 32ND AVENUE KENOSHA, WI 53143



WISCONSIN REGISTERED LAND SURVEYOR  
JEFFREY K. RAMPART  
Dated: September 22, 2020

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET THREE OF THREE SHEETS  
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,  
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

OWNERS CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this Certified Survey Map is required to be submitted to the Village Board of the Village of Caledonia for approval.

OWNER.....  
JEROME C. BARTLEY

STATE OF WISCONSIN  
RACINE COUNTY S.S.

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

My Commission Expires.....  
NOTARY PUBLIC

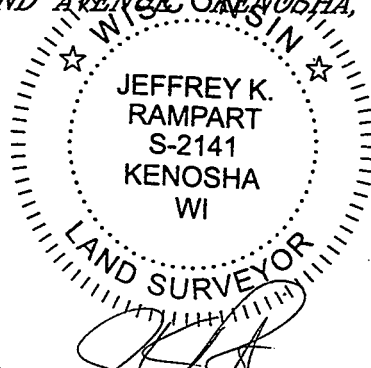
VILLAGE BOARD APPROVAL:

This certified survey map has been submitted to and approved by the Village Board of the Village of Caledonia on this ..... day of ....., 20\_\_\_.

VILLAGE PRESIDENT.....

J.K.R. SURVEYING, INC.  
8121 22ND AVENUE, KENOSHA, WI 53143

OWNER  
.....  
Jerome C. Bartley  
5725 Charles Street  
Racine, Wisconsin 53402



.....  
WISCONSIN REGISTERED LAND SURVEYOR  
JEFFREY K. RAMPART

Dated..September 22, 2020...

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET ONE OF THREE SHEETS

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,  
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

PREPARED BY:  
J.K.R. Surveying, Inc.,  
Jeffrey K. Rampert (262-6201180)  
8121 22nd Avenue Kenosha, WI 53143  
262-652-8110 fax 262-652-9695

OWNERS ADDRESS:  
Jerome C. Bartley  
5725 Charles Street  
Racine, WI 53402

Currently Zoned - 104-04-23-21-029-000  
(R-3)  
1 Family Suburban Residential  
100 Minimum Frontage & Minimum 20,000 Sq.Ft.

Building Setback Requirements:  
35' minimum front setback  
50' minimum rear setback  
10' minimum sides setback

Currently Zoned - 104-04-23-21-030-000 & 031-000  
(R-3, R-4)

1 Family Urban Residential  
R-4 = 75' Minimum Frontage & Minimum 10,000 Sq.Ft.

Building Setback Requirements:  
25' minimum front setback  
25' minimum rear setback  
10' minimum sides setback

Tax Key Nos.:

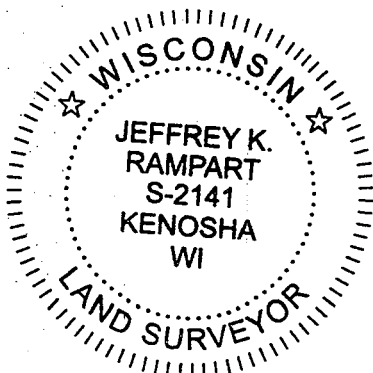
104-04-23-21-029, 030 & 031

SURVEYOR'S CERTIFICATE

I, Jeffrey K. Rampart, hereby certify that I have prepared this Certified Survey Map at the direction of the owner(s); THAT such map is a correct representation of the exterior boundaries of the land surveyed and are described as: Part of the Southwest Quarter of the Northwest Quarter of Section 21, Town 4 North, Range 23 East of the Fourth Principal Meridian; lying and being in the Village of Caledonia, Racine County, Wisconsin and being more particularly described as: Commence at the northwest corner of the Northwest Quarter of said Section 21; thence S00°28'40"E along the west line of said quarter section 1434.72 feet; thence N89°07'34"E 311.00 feet to the point of beginning; thence continue N89°07'34"E 522.68 feet; thence S00°28'40"E parallel to the west line of said quarter section 552.10 feet; thence S88°53'56"W 463.70 feet; thence N00°28'40"W parallel to the west line of said quarter section 230.94 feet; thence S89°07'34"W 332.00 feet to the east line of Charles Street; thence N00°28'40"W along said east line and parallel to the west line of said quarter section 212.00 feet; thence N89°07'34"E 273.00 feet; thence N00°28'40"W parallel to the west line of said quarter section 111.00 feet to the point of beginning.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes on Certified Survey Maps and the Village of Caledonia Land Division and Platting Ordinance.

Dated this ..22nd.. day of ..September..., 2020.

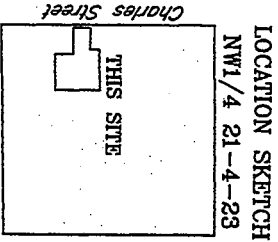
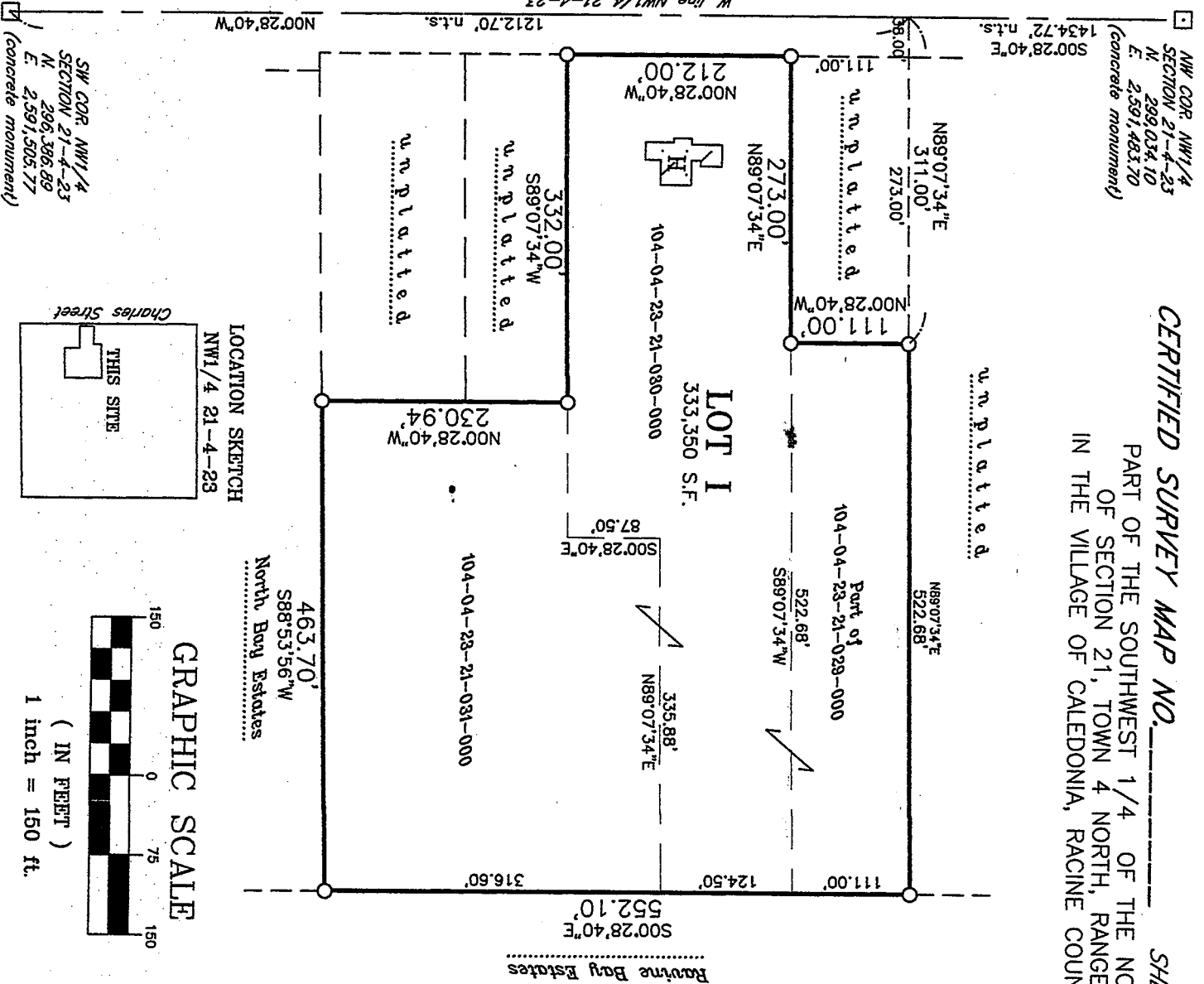


SURVEYOR.....  
WISCONSIN REGISTERED LAND SURVEYOR  
JEFFREY K. RAMPART

# Charles Street

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**SHEET TWO OF THREE SHEETS**  
 PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
 OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,  
 IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

**OWNER**  
 .....  
 Jerome C. Bartley  
 5725 Charles Street  
 Racine, Wisconsin 53402

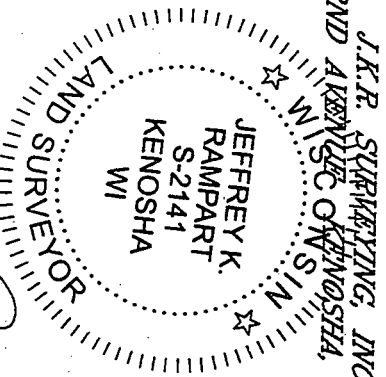


Bearings hereon refer to grid north, state plane coordinate system south zone.

NOTE: Lots shown hereon shall be served by public sanitary sewer facilities.

H - HOUSE  
 G - GARAGE  
 S - SHED

denotes 1" x 2" iron pipe (weight: 1.13 lbs per foot)



J.K.R. SURVEYING, INC.  
 8121 RAND AVENUE, KENOSHA, WI 53143

WISCONSIN REGISTERED LAND SURVEYOR  
 JEFFREY K. RAMPART

Dated September 22, 2020



CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET THREE OF THREE SHEETS  
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 21, TOWN 4 NORTH, RANGE 23 EAST,  
IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

OWNERS CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this Certified Survey Map is required to be submitted to the Village Board of the Village of Caledonia for approval.

OWNER.....  
JEROME C. BARTLEY

STATE OF WISCONSIN  
RACINE COUNTY S.S.

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

My Commission Expires.....  
NOTARY PUBLIC

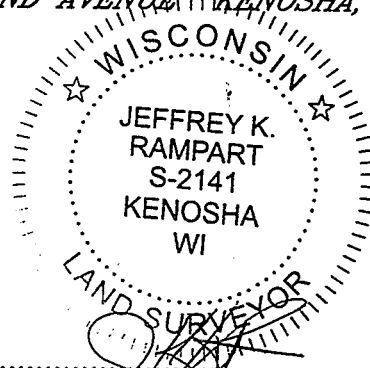
VILLAGE BOARD APPROVAL:

This certified survey map has been submitted to and approved by the Village Board of the Village of Caledonia on this ..... day of ....., 20\_\_\_.

VILLAGE PRESIDENT.....

J.K.R. SURVEYING, INC.  
8121 22ND AVENUE KENOSHA, WI 53143

OWNER  
.....  
Jerome C. Bartley  
5725 Charles Street  
Racine, Wisconsin 53402




.....  
WISCONSIN REGISTERED LAND SURVEYOR  
JEFFREY K. RAMPART

Dated September 22, 2020.....

# MEMORANDUM

Date: October 22, 2020

To: Plan Commission  
Village Board

From: Tom Lazcano P.E.   
Public Works Director

Re: Briarwood of Caledonia Plat  
Parcel ID: 104-04-23-21-061-000

---

The Engineering Department has received a condominium plat for Briarwood Condominium from Briarwood of Caledonia, LLC. Briarwood is a Condominium located at the north end of Candlelight Drive in the Village of Caledonia. The property that makes up Briarwood of Caledonia is approximately 7.92 acres in size. This condominium is located within the sanitary sewer service area and this plat is for the creation of 30 units.

As background for the Plan Commission, Briarwood of Caledonia has previously been through the Concept Plan and Preliminary Plat process. The Preliminary Plat was approved by the Village Board in 2005. Due to the downturn in the economy and the housing market, the development and improvements were not constructed. Several extensions have been granted and the Developer is now ready move forward with the project. It should be noted that when the preliminary plat was approved, private roads were allowed. The Village has agreed to allow a private road for the condominium.

The property currently has a R-6 PUD Zoning Classification on it. R-6 Zoning requires 100 feet of frontage and 20,000 square feet size. The Planned Unit Development Overlay (PUD) allows flexibility in the overall development design. The Developer will use the allowed flexibility to maximize the units in the condominium.

If the Plan Commission and Village Board **are willing** to support the Condominium plat, the following motion is recommended.

**Move to approve the Briarwood Condominium Plat subject to the following:**

- **Payment of the per lot division fee.**
- **All comments from Village of Caledonia staff and any technical corrections will need to be addressed prior to recording.**
- **The plat must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

**CONDOMINIUM PLAT OF  
BRIARWOOD  
A CONDOMINIUM**

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
WAUKESHA COUNTY) S5

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of BRIARWOOD, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED  **APRIL 17, 2020**  
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



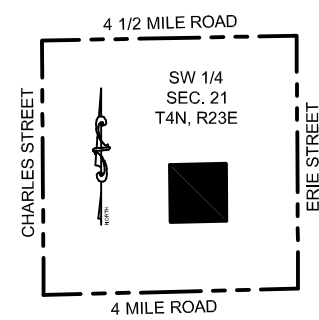
REGISTER OF DEEDS

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

Prepared for:  
Briarwood of Caledonia, LLC  
8338 Corporate Drive, Suite 300  
Racine, WI 53406

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	117.76'	85.00'	N40°06'27"W	108.57'

**VICINITY SKETCH  
SCALE 1"=2000'**



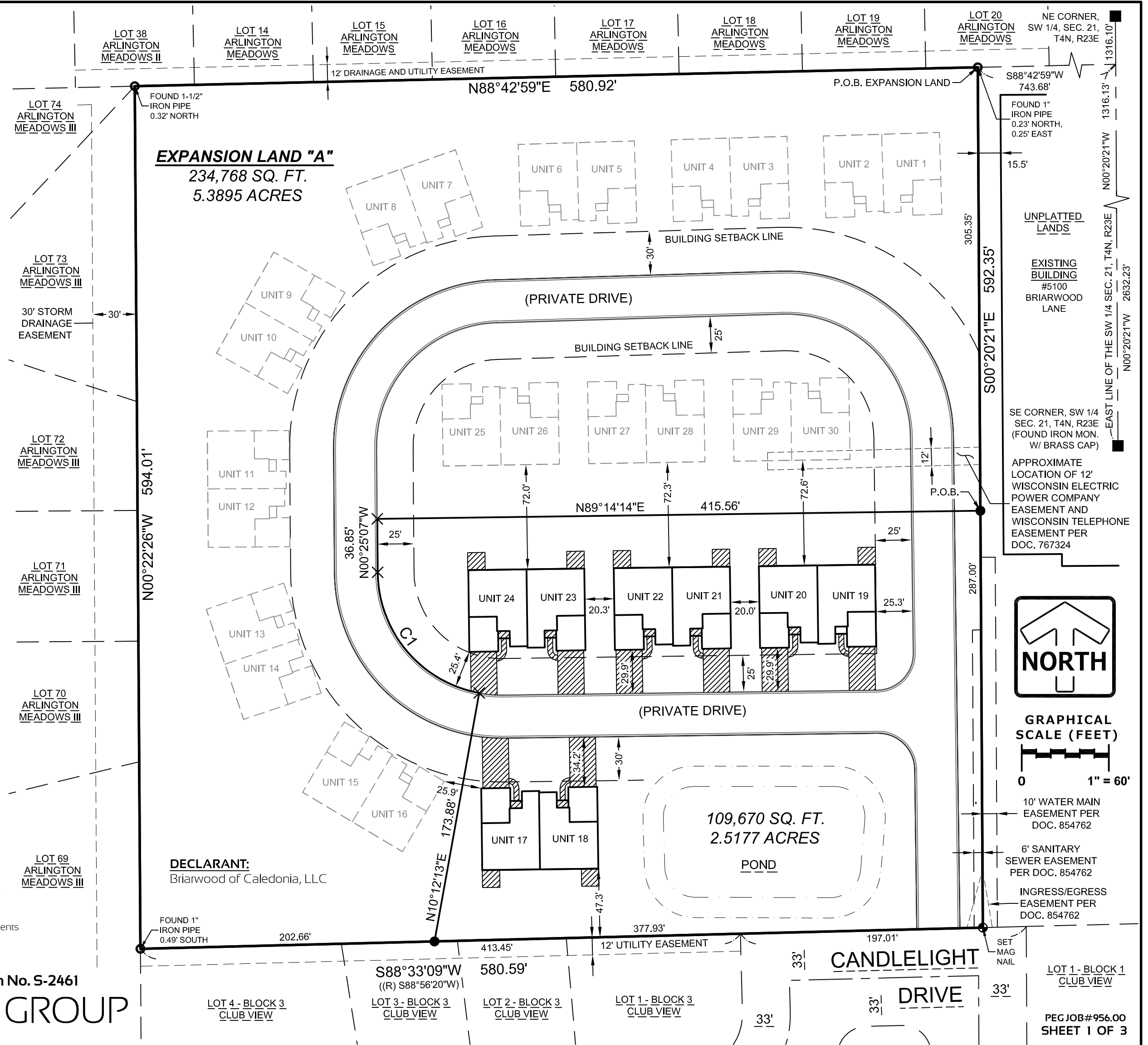
**NOTES:**

- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD, 1927). The east line of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East bears N00°20'21"W.

**LEGEND:**

- Denotes Found Iron Pipe
- Denotes Set Mag Nail
- Denotes Set 3/4" x 18" Iron Rebar
- Denotes Set Chiseled Cross
- Denotes "Recorded As"
- Indicates Limited Common Elements

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**



**GRAPHICAL SCALE (FEET)**



- 10' WATER MAIN EASEMENT PER DOC. 854762
- 6' SANITARY SEWER EASEMENT PER DOC. 854762
- INGRESS/EGRESS EASEMENT PER DOC. 854762

LOT 1 - BLOCK 1 CLUB VIEW  
PEG JOB #956.00  
SHEET 1 OF 3

**CONDOMINIUM PLAT OF  
BRIARWOOD  
A CONDOMINIUM**

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

**CONDOMINIUM LAND  
LEGAL DESCRIPTION:**

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 00°20'21" West along the east line of said Southwest 1/4, 1316.13 feet; thence South 88°42'59" West and then along the north line of Certified Survey Map No. 1960 and then along the south line of Arlington Meadows, a recorded subdivision, 743.68 feet; thence South 00°20'21" East, 305.35 feet to the Point of Beginning;

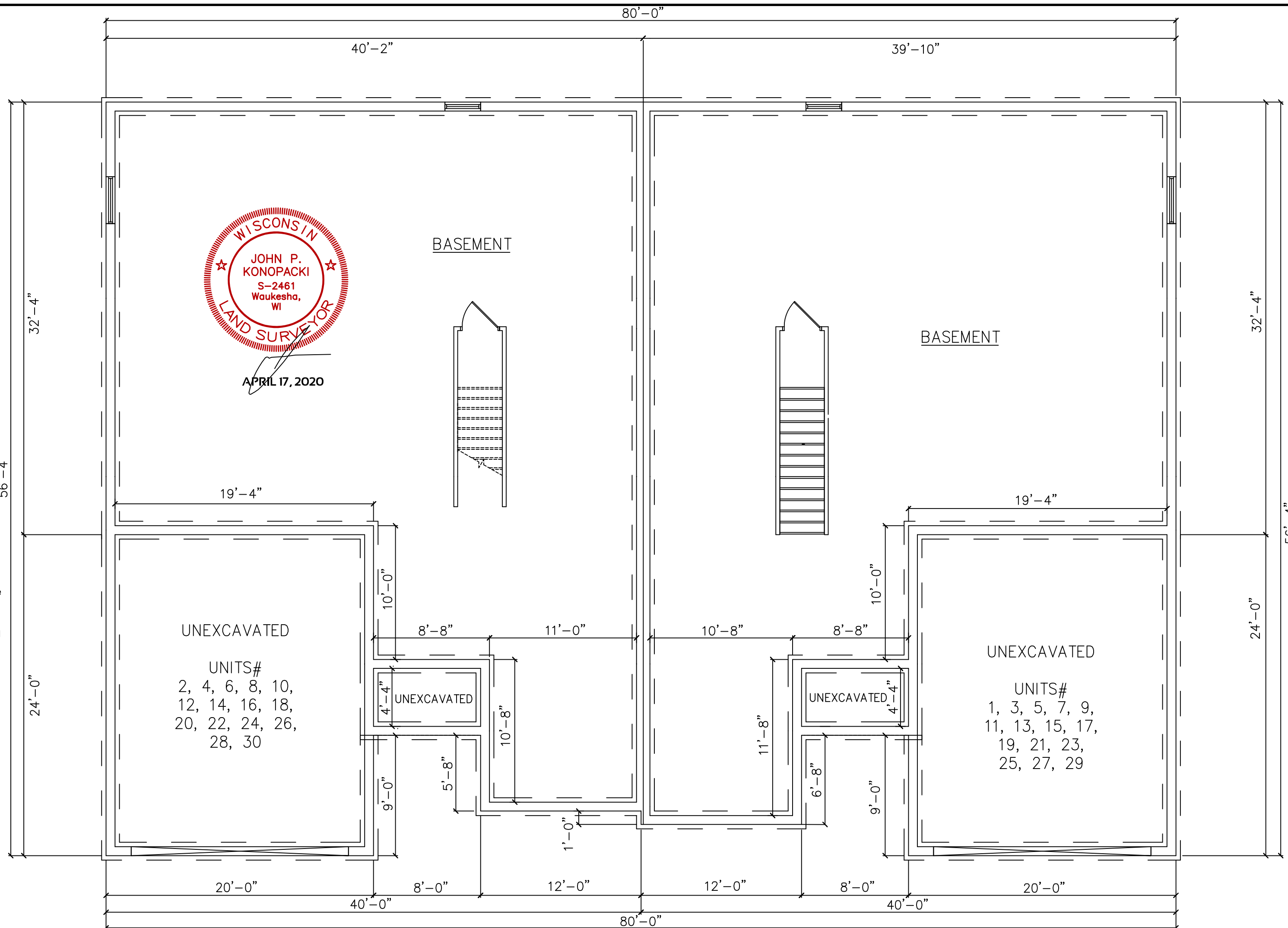
Thence continuing South 00°20'21" East, 287.00 feet to the north line of Club View, a recorded subdivision; thence South 88°33'09" West along said north line, 377.93 feet; thence North 10°12'13" East, 173.88 feet to a point on a curve; thence northwesterly 117.76 feet along the arc of said curve to the right, whose radius is 85.00 feet and whose chord bears North 40°06'27" West, 108.57 feet; thence North 00°25'07" West, 36.85 feet; thence North 89°14'14" East, 415.56 feet to the Point of Beginning.

**EXPANSION LAND LEGAL DESCRIPTION:**

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 00°20'21" West along the east line of said Southwest 1/4, 1316.13 feet; thence South 88°42'59" West and then along the north line of Certified Survey Map No. 1960 and then along the south line of Arlington Meadows, a recorded subdivision, 743.68 feet to the Point of Beginning;

Thence South 00°20'21" East, 305.35 feet; thence South 89°14'14" West, 415.56 feet; thence South 00°25'07" East, 36.85 feet to a point on a curve; thence southeasterly 117.76 feet along the arc of said curve to the left, whose radius is 85.00 feet and whose chord bears South 40°06'27" East, 108.57 feet; thence South 10°12'13" West, 173.88 feet to the north line of Club View, a recorded subdivision; thence South 88°33'09" West along said north line, 202.66 feet to the east line of Arlington Meadows III, a recorded subdivision; thence North 00°22'26" West along said east line, 594.01 feet to the south line of Arlington Meadows II, a recorded subdivision; thence North 88°42'59" East along said south line and then along the south line of the aforesaid Arlington Meadows, 580.92 feet to the Point of Beginning.



This instrument drafted by  
**John P. Konopacki**  
PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

NOT TO SCALE  
FOUNDATION PLAN

**NOTES:**  
- Buildings and improvements shown represent proposed construction.  
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

PEG JOB#956.00  
SHEET 2 OF 3

**CONDOMINIUM PLAT OF  
BRIARWOOD  
A CONDOMINIUM**

Being a part of the Southeast 1/4 of  
the Southwest 1/4 of Section 21,  
Township 4 North, Range 23 East,  
Village of Caledonia, Racine County,  
Wisconsin.

**VILLAGE APPROVAL**

Approved by the Village of Caledonia on this \_\_\_\_ day of \_\_\_\_\_, 2020.

Date

Karie Pope, Village Clerk

**TREASURER' CERTIFICATE**

I do hereby certify that in accordance with the records in the Offices of the City Clerk and Finance Department of the Village of Caledonia, there are no unpaid taxes or unpaid special assessments on any of the lands included in this Condominium Plat on this \_\_\_\_ day of \_\_\_\_\_, 2020.

Kathy Kasper, Village of Caledonia Finance Director



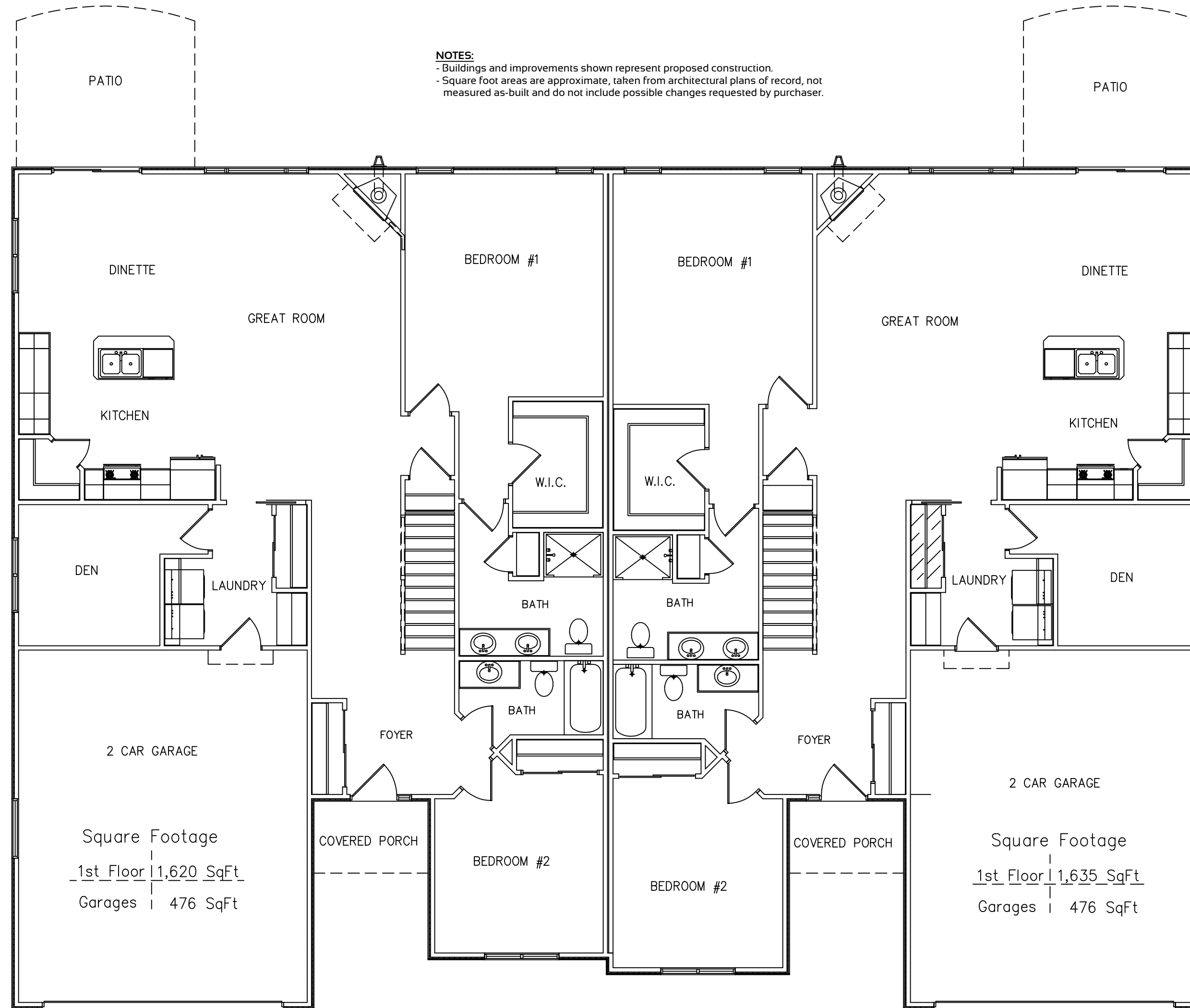
APRIL 17, 2020

This instrument drafted by  
John P. Konopacki  
PLS-Registration No. S-2461

**PINNACLE ENGINEERING GROUP**

**NOTES:**

- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.



Square Footage  
1st Floor | 1,620 SqFt  
Garages | 476 SqFt

Square Footage  
1st Floor | 1,635 SqFt  
Garages | 476 SqFt

FLOOR PLAN  
NOT TO SCALE