

SPECIAL PLANNING COMMISSION AGENDA

Monday, November 16, 2020 at 5:00 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: 873 4298 5600 OR

ACCESS VIA ONE-TOUCH TELEPHONE IS: +13126266799,, 87342985600# OR

ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/87342985600>

1. Meeting called to order

2. Roll Call/Introductions

3. Public Hearing Items followed by Commission Recommendations

- A. LAND USE AMENDMENT – Consider an amendment to the 2035 Comprehensive Plan that would update the Recommended Land Use Plan 2035 Map from Commercial, Governmental & Institutional and Primary Environmental Corridor to High Density Residential (less than 6,200 square feet per dwelling) for the properties located at 5915, 5919, and 5945 Erie Street submitted by CCM- Caledonia LLC, Applicant, Village of Caledonia, Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, & 104-04-23-21-006-000)
- B. REZONE AND PLANNED UNIT DEVELOPMENT – Review a request to rezone with a planned unit development overlay for the property at 5915 Erie Street from B-1, Neighborhood Business District and properties at 5919 and 5945 Erie Street from P-1, Institutional Park District to R-8 PUD, Planned Residential District Planned Unit Development submitted by CCM-Caledonia LLC, Village of Caledonia, Owner (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, & 104-04-23-21-006-000)

4. Non-Public Hearing Items

- A. CERTIFIED SURVEY MAP – Review a certified survey map submitted by the Village of Caledonia reconfiguring three parcels located at 5915, 5919, and 5945 Erie Street. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, & 104-04-23-21-006-000)

5. Adjournment

Dated November 13, 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.



PLAN COMMISSION REPORT

Proposal: Land Use Amendment

Description: Review a request to change the Land Use Plan Map for the properties located at 5915, 5919, & 5945 Erie Street from Commercial, Governmental and Institutional, and Primary Environmental Corridor to High Density Residential (less than 6,200 SF per dwelling) for a future multi-family residential development.

Applicant(s): CCM-Caledonia, LLC

Address(es): 5915, 5919, & 5945 Erie Street

Suggested Motions: That the Plan Commission recommends to the Village Board the following amendments to the 2035 Land Use Plan Map:
1) 5915 Erie Street, Parcel ID No. 104-04-23-21-003-000, from Commercial to High Density Residential (less than 6,200 SF per dwelling);
2) 5919 Erie Street, Parcel ID No. 104-04-23-21-005-000, from Governmental and Institutional and Primary Environmental Corridor to High Density Residential (less than 6,200 SF per dwelling);
3) 5945 Erie Street, Parcel ID No. 104-04-23-21-003-000, from Commercial to High Density Residential (less than 6,200 SF per dwelling) for the following reasons:
1. The requested land use designation of High Density Residential is compatible with adjacent land use plan designations.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to R-8 PUD, Planned Residential District, Planned Unit Development and the redevelopment of blighted properties.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000

Lot Size(s): 1.9 acres, 2.2 acres, & 15.9 acres

Current Zoning District(s): B-1, Neighborhood Business District, P-1, Institutional Park District

Overlay District(s): Shoreland, Wetland Overlay District

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial, Governmental & Institutional, Primary Environmental Corridor

Background: The applicant is requesting a land use plan amendment for the properties at 5915, 5919, and 5945 Erie Street. Currently, the three parcels have land use designations of commercial, governmental, and primary environmental corridor. The purpose of the land use amendment request is to provide the applicant the opportunity to rezone the parcels to high density residential so that the site can be redeveloped into a high density residential development. Currently the parcels contain an old commercial building (Western Publishing) and a closed school (Olympia Brown School). If the land use map were to be amended as requested, the intent of the developer is to request rezoning of the properties to R-8, Planned Residential District, Planned Unit Development for the construction of a condominium development.

Parcels in the area of the subject parcels are currently identified on the Land Use Plan Map as a mix of Low and Medium Density Residential to the north and west, and a mix of Governmental and Low Density Residential to the south. The High Density Residential land use category would allow for the rezoning of the parcel to R-8, Planned Residential District for the development of a condominium project.

These parcels are within the sanitary and water service area and have the necessary infrastructure to accommodate this type of land use. Multi-family land uses exist on nearby parcels and have been a compatible land use in the neighborhood. As part of TID 5 project plan, 5 Mile will be extended to Erie Street. This will help accommodate increased traffic associated with the future development of the site.

Included with this report is a concept design and site plan to better illustrate what the applicant intends to develop on this site if granted approval for a land use amendment. The applicant will also need to receive approval for the rezoning of the properties which is part of this meeting's agenda. In addition, a certified survey map will be submitted as part of a phased development approach to this project. Finally, the applicant will need to come back before the Village for approvals of a condominium plat and a Building, Site, & Operation Plan Review prior to permits being issued.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcel located on Erie Street.

If the Plan Commission feels that the proposed Land Use Plan Amendment from Commercial, Governmental, and Primary Environmental Corridor to High Density Residential is appropriate, staff drafted a suggestion motion to recommend approval of the Land Use Plan Amendments for the parcels to High Density Residential (less than 6,200 SF per dwelling).

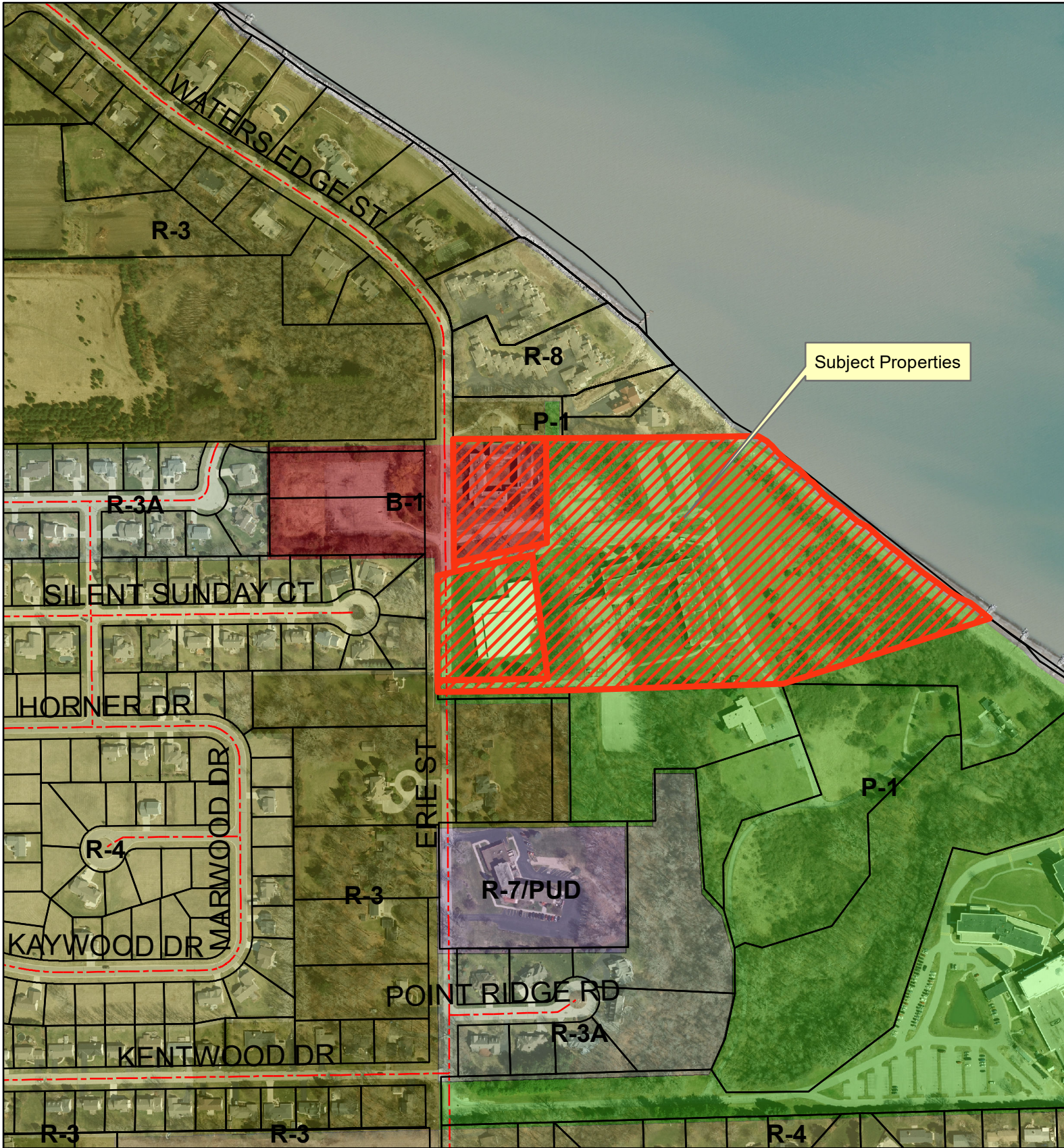
Respectfully submitted:



Peter Wagner, AICP
Development Director

Location Map

5915, 5919, & 5945 Erie Street



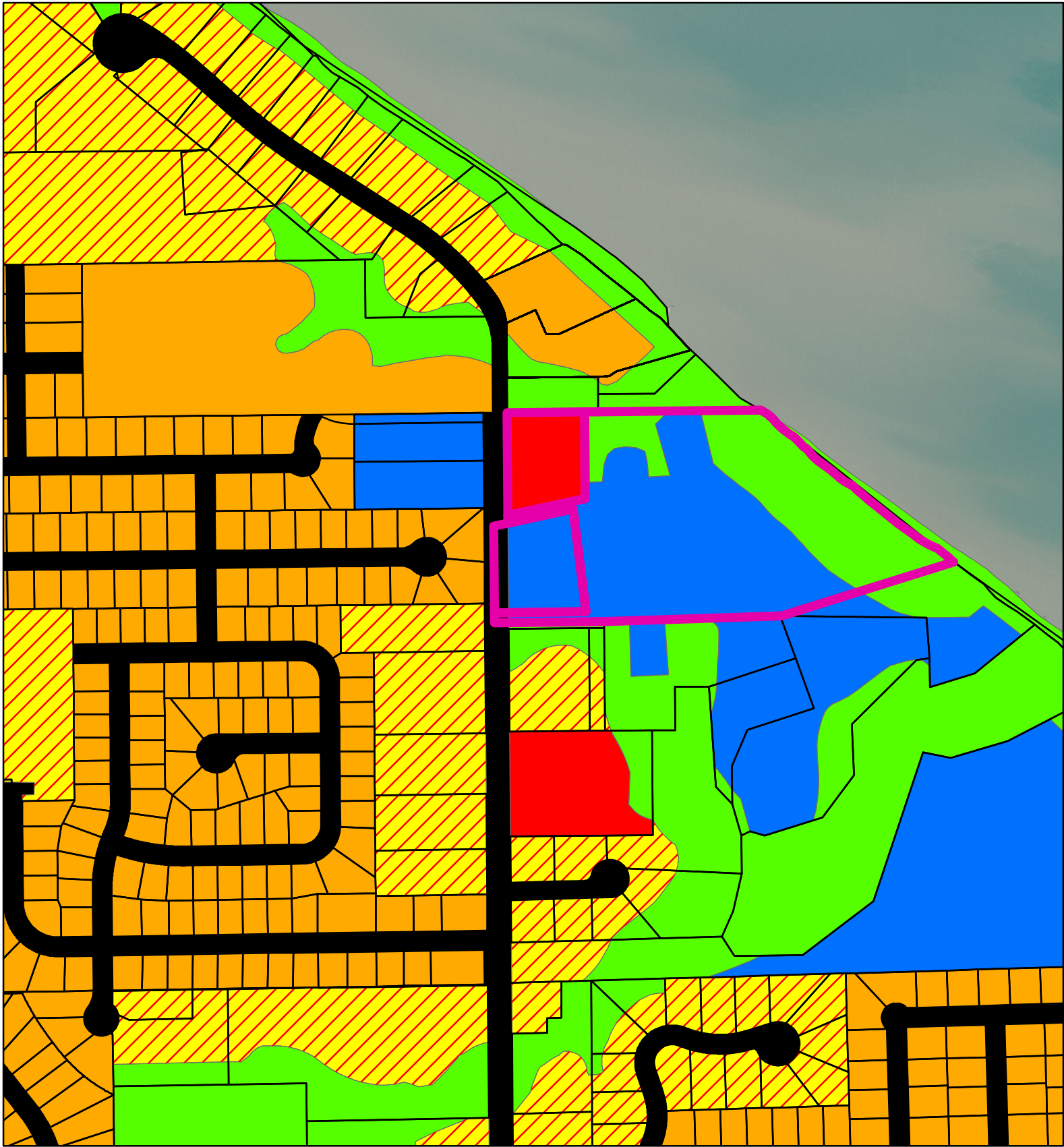
Subject Properties

Legend

| | | | | | | | |
|------------------|-----------|------|-----------|------------|-----------|---------|---------|
| Zoning | B-1 | B-5 | M-1 | P-2 | R-2S | R-5A | VILLAGE |
| | B-1 (VIL) | B-6 | M-2 | PC-1 (VIL) | R-3 | R-6 | WATER |
| ZONECLASS | B-2 | C-1 | M-3 | PUD | R-3 (VIL) | R-7 | |
| | B-3 | C-2 | M-4 | R-1 | R-3A | R-7/PUD | |
| | B-3/PUD | CITY | P-1 | R-1 (VIL) | R-4 | R-8 | |
| | B-4 | LAKE | P-1 (VIL) | R-2 | R-5 | RIVER | |

Land Use Map






5915, 5919, & 5945 Erie Street
















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



October 12, 2020

Village of Caledonia
5043 Chester Lane
Racine, WI 53402

RE: Land Use Amendment – Narrative (Waters Edge Place)

Dear Village Plan Commission,

I am pleased to be writing you this narrative on behalf of CCM-Caledonia, LLC as part of the Land Use Amendment Application for a Planned Unit Development Overlay District located at Tax Parcels 104-04-23-21-003, 104-04-23-21-005 and 104-04-23-21-006. We are requesting the 2035 Land Use Plan to be amended from its current use of commercial, governmental and institutional, and primary environmental corridor to a Planned Unit Development Overlay District for medium/high density residential. The purpose for the amendment is to develop 280 total residential units containing 64 townhomes and 216 multifamily units in accordance with the Tax Incremental District No. 5 Development Agreement Between the Village of Caledonia and CCM-Caledonia, LLC for Waters Edge Place. The goal of the agreement and this amendment are to bring a diversity of housing types to the Village due to the shortage of housing choices in the Village and surrounding area. By amending the land use to the requested above the property will be able to help achieve the goals of the Village and CCM-Caledonia under the development agreement.

Please accept this letter as our narrative in conjunction with the Land Use Amendment Application dated October 12, 2020. We are excited to be working with the Village on the project and to see the projects completion.

Best,



Nicklaus Jung
General Counsel
Cardinal Capital Management, Inc.
njung@cardinalcapital.us

Legal Descriptions of Parcels

COMMITMENT NO. LMT-66208 (PARCEL 1)

EFFECTIVE DATE: FEBRUARY 1, 2019

Legal Description:

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North-South 1/4 line of said Section 21; thence North 00°05'51" East, 363.75 feet on the said North-South 1/4 line to the point of beginning. Reserving therefrom the rights of the public in and to the Westerly 49.5 feet of the above described parcel for roadway purposes. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Address: 5945 Erie Street

Tax Key No. 104-04-23-21-003-000

COMMITMENT NO. LMT-66209 (PARCEL 2)

EFFECTIVE DATE: FEBRUARY 5, 2019

Legal Description:

That part of the Northeast fractional 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; thence South along the North and South 1/4 line of said Section, 724.41 feet; thence East parallel with the North line of said Section 1861.6 feet to water's edge of Lake Michigan; thence Northwesterly along said water's edge to the North line of said Section ; thence West along said North line of Section 21, 1088.5 feet to the place of beginning. EXCEPTING THEREFROM land conveyed by deeds as recorded on April 12, 1978 as Document No. 1024958 and as recorded on September 7, 1979 as Document No. 1059987, and ALSO EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North and South 1/4 line of said Section 21; thence North 00°05'51" East 363.75 feet on the said North and South 1/4 line to the point of beginning. ALSO FURTHER EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence South 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Owner: Racine Unified School District

Address: 5919 Erie Street

Tax Key No. 104-04-23-21-005-000

COMMITMENT NO. LMT-66210 (PARCEL 3)

EFFECTIVE DATE: FEBRUARY 5, 2019

Legal Description:

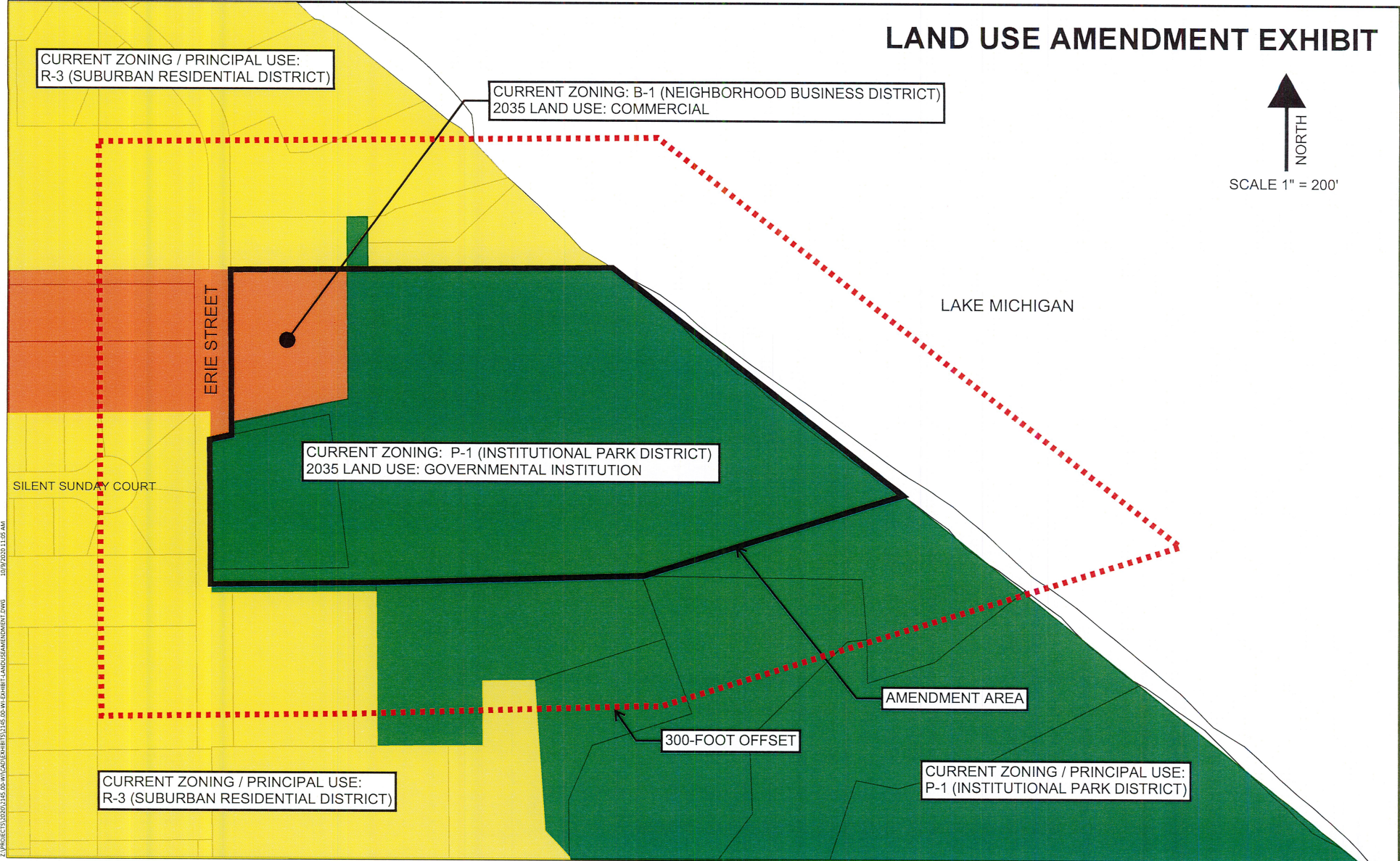
That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence south 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Owner: Racine Unified School District

Address: 5915 Erie Street

Tax Key No. 104-04-23-21-006-000

LAND USE AMENDMENT EXHIBIT



Z:\PROJECTS\2020\1145_00-WI-CAD\EXHIBIT\1145_00-WI-EXHIBIT-LANDUSEAMENDMENT.DWG 10/9/2020 11:05 AM

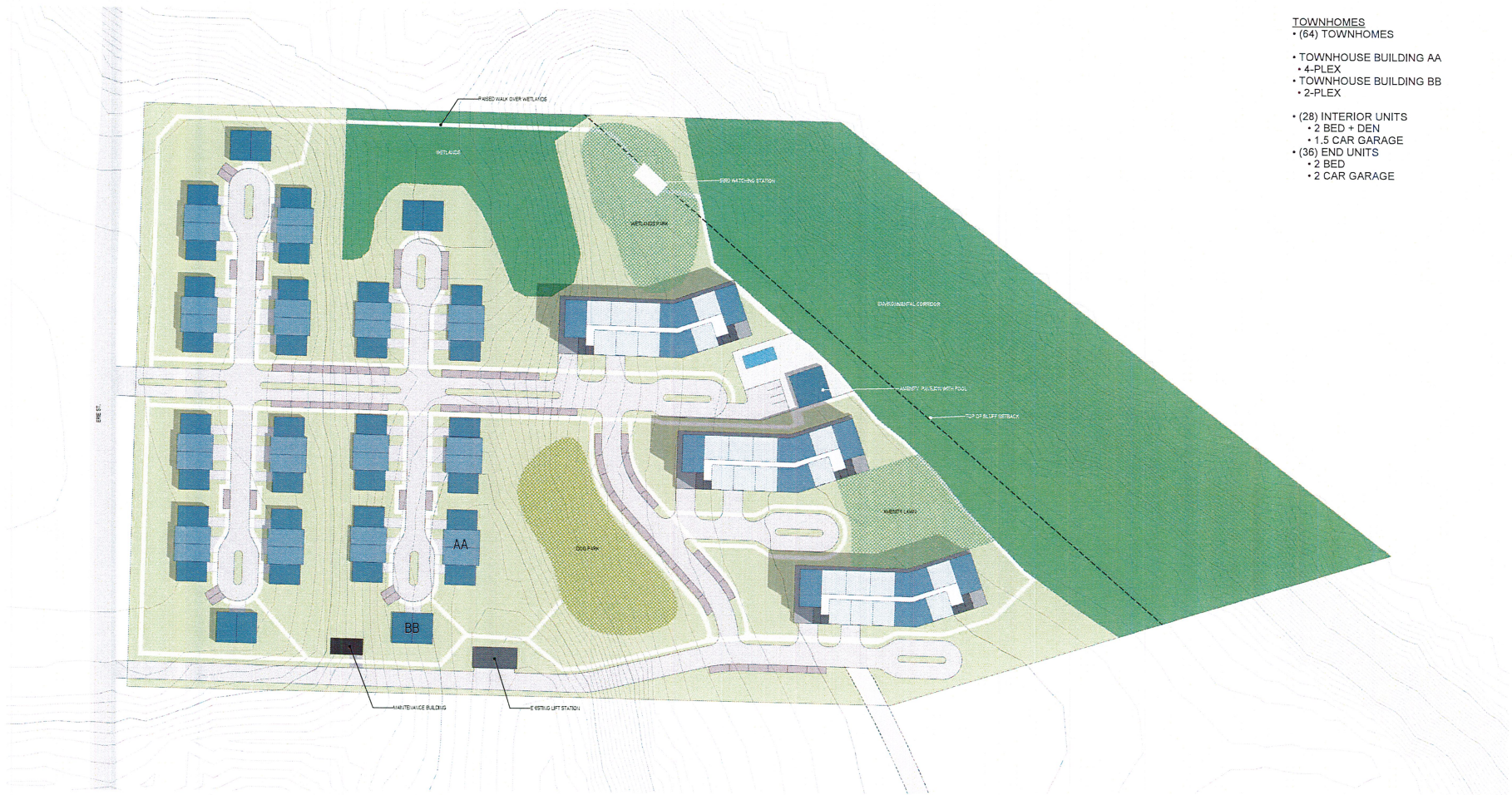
3 BUILDINGS (72 UNITS EA)

- 3 BUILDINGS, 216 UNITS
- 6 STORIES @ 12 UNITS/FL = 72 UNITS EA.
- 144 1-BEDROOMS (66%), 72 2-BEDROOMS (33%)
- 2 BELOW GRADE PARKING GARAGE LEVELS
- 1 BELOW GRADE PARKING SPACE PER UNIT
- 1 SPACE PER BEDROOM + GUEST PARKING USING SUPPLEMENTAL SITE PARKING

TOWNHOMES
• (64) TOWNHOMES

- TOWNHOUSE BUILDING AA
- 4-PLEX
- TOWNHOUSE BUILDING BB
- 2-PLEX

- (28) INTERIOR UNITS
 - 2 BED + DEN
 - 1.5 CAR GARAGE
- (36) END UNITS
 - 2 BED
 - 2 CAR GARAGE





AERIAL TO NORTHEAST

MEMORANDUM

TO: PLAN COMMISSION & VILLAGE BOARD

FROM: PETER WAGNER

SUBJECT: DRAFT CONDITIONS & RESTRICTIONS – WATER’S EDGE PLACE

DATE: NOVEMBER 12, 2020

The proposed conditions and restrictions included with the request to rezone the parcels at 5945, 5919, & 5915 Erie Street are a draft. The applicant may revise the proposed conditions and restrictions prior to Monday’s meeting.



PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review a request to rezone the properties located at 5915, 5919, & 5945 Erie Street from B-1, Neighborhood Business District, and P-1, Institutional Park District to R-8 PUD, Planned Residential District, Planned Unit Development for a future multi-family residential development.

Applicant(s): CCM-Caledonia, LLC

Address(es): 5915, 5919, & 5945 Erie Street

Suggested Motions: That the Plan Commission recommends to the Village Board that the property located at 5915 Erie Street (Parcel ID No. 104-04-23-21-006-000) be rezoned from B-1 Neighborhood Business District to R-8 PUD, Planned Residential District Planned Unit Development and that the properties located at 5919 and 5945 Erie Street (Parcel ID Nos. 104-04-23-21-005-000 and 104-04-23-21-003-000) be rezoned from P-1, Institutional Park District to R-8 PUD, Planned Residential District Planned Unit Development and in compliance with conditions found in Exhibit A for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. This rezoning is compatible with surrounding uses in the area.
3. The 2035 Land Use Plan designates this property as High Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.
4. This rezoning will result in a multi-family development like what is illustrated in Exhibit B.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000

Lot Size(s): 1.9 acres, 2.2 acres, & 15.9 acres

Current Zoning District(s): B-1, Neighborhood Business District, P-1, Institutional Park District

Overlay District(s): Shoreland, Wetland Overlay District

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial, Governmental & Institutional, Primary Environmental Corridor


Background: The applicant is requesting the rezone of multiple parcels to R-8 PUD to accommodate the redevelopment of the parcels into a multi-family residential project. The parcel located at 5915 Erie Street is currently zoned B-1, Neighborhood Business District that once operated the Western Publishing Company. The parcels located at 5919 and 5945 Erie Street are currently zoned P-1, Institutional Park District which was once operated an Olympia-Brown Elementary School. The buildings on these parcels have been vacant for nearly two decades. The applicant intends to develop a total of 280 residential units containing 63 townhomes and 216 multi-family units.

The applicant has also requested an amendment to the 2035 Comprehensive Plan Land Use Map to accommodate this rezoning request. Prior to submitting a building, site, and operations plan, the applicant will be submitting a certified survey map (CSM) to reconfigure the parcels to accommodate the phased development of this project. Once the CSM is recorded, the applicant will need to submit a site plan for review prior to submitting building permits. As illustrated in Exhibit B, the applicant has provided a concept development plan. This concept plan was introduced and has been well received by neighbors in the area.

These parcels are within the sanitary and water service area and have the necessary infrastructure to accommodate this type of high-density rezoning classification. Multi-family land uses exist on nearby parcels and have been a compatible land use in the neighborhood. As part of TID 5 project plan, 5 Mile will be extended to Erie Street. This will help accommodate increased traffic associated with the future development of the site. As part of this rezoning request, a Planned Unit Development Overlay District will be adopted as part of this rezone to accommodate for the density, setbacks, open space, and parking requirements. These conditions of approval are found in Exhibit A.

If the Plan Commission feels that the proposed rezoning is appropriate, staff drafted a suggestion motion to recommend approval of the rezoning for the parcels to R-8 PUD with conditions as outlined in Exhibit A.

Respectfully submitted:



Peter Wagner, AICP
Development Director

October 19, 2020

Village of Caledonia
5043 Chester Lane
Racine, WI 53402

RE: Planned Unit Development (PUD) Application – Narrative (Waters Edge)

Dear Village Plan Commission,

I am pleased to be writing you this narrative on behalf of CCM-Caledonia, LLC (the “Developer”) as part of the Planned Unit Development Application for the property located at Tax Parcels 104-04-23-21-003, 104-04-23-21-005 and 104-04-23-21-006, as further described in the attached legal description. CCM-Caledonia, LLC and the Village of Caledonia (the “Village”) entered into that certain Tax Incremental District No. 5 Development Agreement for Waters Edge Place. In accordance with the obligations of the Developer and the Village we are submitting this letter with our application for a Planned Unit Development. The purpose for the application is to develop 280 total residential units containing 64 townhomes and 216 multifamily units in accordance with the Development Agreement. The goal of the agreement and this application are to bring a diversity of housing types to the Village due to the shortage of housing choices in the Village and surrounding area. By applying for a PUD will allow property be able to help achieve the goals of the Village and Developer under the development agreement.

First and foremost, the reason for the PUD application is the current zoning of B-1 Neighborhood Business District and P-1 Institutional Park District does not appropriately support the goals of the Developer and the Village for the development of the property. The zoning we are requesting for the PUD are based on a base zoning of R-8 Planned Residential District. As part of the R-8 base zoning for the PUD we are at the following as our proposed and what the requirements are as follows:

Site Area = 20.10 acres (875,605.23 SF)
Base Zoning (R-8 Planned Residential District)
Area

Development Area

Required = 10 acres in one ownership (min.)
Actual = 20.1 acres

Development Width

Required = 450' (min.)
Provided = 724'



Park Land Area
Required = 20% of development area (min.)
Provided = >20%

Lot Area
Required = 4,000 SF / row house (min.) 8,000 SF / one-family dwellings (min.)
Provided = 3,127

Lot Width
Required = 120' for 1.5 story row houses (min.) / 65' for one-family dwellings
Provided = ~45' per streety fronting townhome

Building Height
Required = 35' (max.)
Provided = Townhouse AA = >35'
Townhouse BB = <35'
Multiunit = >25' (~80')

Setbacks:
Street = 30'
Side Platted Developments = 10'
Unplatted Developments = 30'
Rear = 75'
Shore = 75'
Top of Bluff Setback
Internal lot lines = 5'

Density:
Required = Units/Gross Acre Allowed = <no requirement>
Proposed = Units/Gross Acre Actual = 13.93 units/acre

Parking:
Required = 2.0 spaces/unit
Proposed = 1.8 spaces/unit

The proposed project conforms with the base zoning in most nearly all of the base requirements with a few minor exceptions that are needed to have a successful project. Under the lot area requirement the proposed project would have a higher density than the current zoning with a slight deviation to approximately 3,127 sf/ unit which with the higher density is necessary to create the higher tax basis and bring the diversity of housing types the Village's needs and ensure feasibility. Further, as part of the density requirements the lot width is less in order to provide the number of townhomes and the height increase for the multiunit towers to meet the unit requirements. The height increase will also maximize the view for those in the buildings but will also be set far enough toward the bluff to prevent views from those coming from Erie street and in surrounding property. The placement of the townhomes, which is the reasoning for the change to the setback, allows for the density needed by the Developer and the Village while keeping them on the front of the property as a balance with the multiunit tower. The public purpose of the setbacks is to have spacing with neighbors and the smallest setback of the BB townhomes of around 30' which is to Erie street creating additional

setback and limiting any concerns from neighboring properties. The other deviation is for the parking requirements. While the base parking requirement is 2 spaces per unit, due to the type of development and large amount of 1 bedroom units, it is feasible to reach a goal of 1 parking space per bedroom, which we do achieve. We are comfortable knowing that 1.8 spaces per unit and more than 1 space per bedroom will be adequate for the project and is what we have seen on other successful projects. Overall, the PUD would allow for the diverse housing types to support the Village's plan and need more housing and housing choices within the community, while meeting the financial feasibility goals of the Developer and having little impact on the neighboring community.

The proposed project in accordance with the Development Agreement works to achieve the Villages comprehensive plan to acknowledge the need for a diversity of housing types and shortage of housing choices in the Village and surrounding community. The project also meets the Village goal of expand the Village's housing stock and the goals of TID 5 through the tax increment created by the project.

Please accept this letter as our narrative in conjunction with the Planned Unit Development Application submitted October 19, 2020. We are excited to be working with the Village on the project and to see the project's completion.

Best,



Nicklaus Jung
General Counsel
Cardinal Capital Management, Inc.
njung@cardinalcapital.us

Legal Descriptions of Parcels

COMMITMENT NO. LMT-66208 (PARCEL 1)

EFFECTIVE DATE: FEBRUARY 1, 2019

Legal Description:

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North-South 1/4 line of said Section 21; thence North 00°05'51" East, 363.75 feet on the said North-South 1/4 line to the point of beginning. Reserving therefrom the rights of the public in and to the Westerly 49.5 feet of the above described parcel for roadway purposes. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Address: 5945 Erie Street

Tax Key No. 104-04-23-21-003-000

COMMITMENT NO. LMT-66209 (PARCEL 2)

EFFECTIVE DATE: FEBRUARY 5, 2019

Legal Description:

That part of the Northeast fractional 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; thence South along the North and South 1/4 line of said Section, 724.41 feet; thence East parallel with the North line of said Section 1861.6 feet to water's edge of Lake Michigan; thence Northwesterly along said water's edge to the North line of said Section ; thence West along said North line of Section 21, 1088.5 feet to the place of beginning. EXCEPTING THEREFROM land conveyed by deeds as recorded on April 12, 1978 as Document No. 1024958 and as recorded on September 7, 1979 as Document No. 1059987, and ALSO EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North and South 1/4 line of said Section 21; thence North 00°05'51" East 363.75 feet on the said North and South 1/4 line to the point of beginning. ALSO FURTHER EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence South 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Owner: Racine Unified School District

Address: 5919 Erie Street

Tax Key No. 104-04-23-21-005-000

COMMITMENT NO. LMT-66210 (PARCEL 3)

EFFECTIVE DATE: FEBRUARY 5, 2019

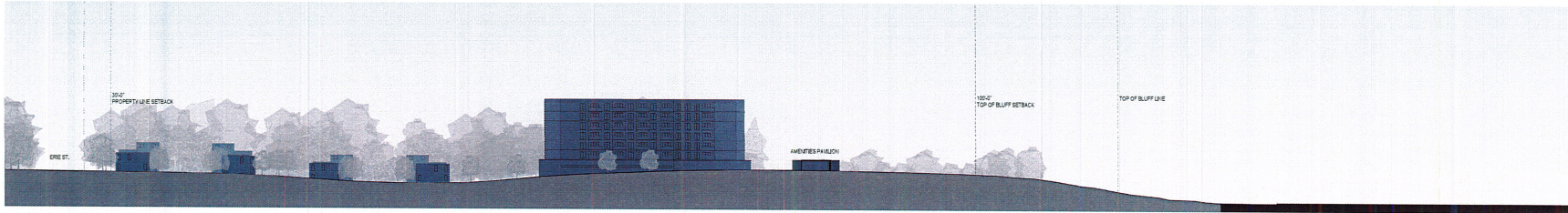
Legal Description:

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence south 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Owner: Racine Unified School District

Address: 5915 Erie Street

Tax Key No. 104-04-23-21-006-000



2 SITE SECTION
1" = 50'-0"



1 SITE PLAN
1" = 50'-0"

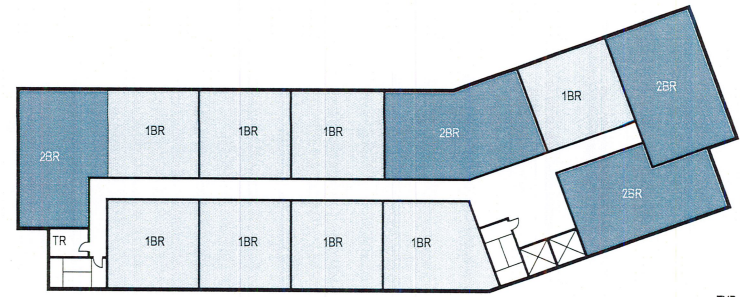
BUILDING DATA

- MULTI-FAMILY BUILDINGS**
- 3 STORIES @ 12 UNITS PER FLOOR = 72 UNITS EA.
 - 3 BUILDINGS = 216 UNITS
 - 144 1-BEDROOM (60%), 72 2-BEDROOMS (33%)
 - 2 LEVELS BELOW GRADE PARKING GARAGE
 - 1 GARAGE SPACE PER UNIT
 - HEIGHT: 95'
- TOWNHOMES**
- 8 BUILDINGS 'AA' (4-PLEX) = 32 UNITS
 - 16 BUILDINGS 'BB' (2-PLEX) = 32 UNITS
 - 24 BUILDINGS, 64 UNITS
 - 16 INTERIOR UNITS (25%)
 - 2 BR + DEN
 - 1 CAR GARAGE
 - 48 END UNITS (75%)
 - 2 BEDROOMS
 - 1.5 CAR GARAGE
 - HEIGHT: 45' (BLDG. 'AA'), 35' (BLDG. 'BB')

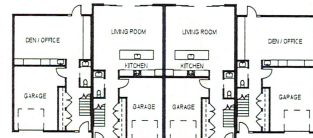
ZONING DATA

- BASE ZONING**
- R-8 PLANNED RESIDENTIAL DISTRICT
- DEVELOPMENT AREA**
- REQUIRED: 10.00 ACRES (MIN.)
 - PROVIDED: 20.16 ACRES
- DEVELOPMENT WIDTH**
- REQUIRED: 45' (MIN.)
 - PROVIDED: 74'
- PARK LAND AREA**
- REQUIRED: 20% (MIN.)
 - PROVIDED: >20%
- LOT AREA**
- REQUIRED: 4,000 SF (MIN.) / ROW HOUSE
 - 8,000 SF (MIN.) / ONE-FAMILY DWELLING
 - PROVIDED: 3,127 SF / UNIT
- LOT WIDTH**
- REQUIRED: 120' (MIN.) FOR 1.5 STORY ROW HOUSES
 - 80' (MIN.) FOR ONE-FAMILY DWELLING
 - PROVIDED: 45' PER STREET-FRONTING TOWNHOME
- BUILDING HEIGHT**
- REQUIRED: 35' (MAX.)
 - PROVIDED: (SEE BUILDING DATA)
- DENSITY**
- PROVIDED: 13.83 UNITS PER ACRE
- PARKING**
- REQUIRED: 2 SPACES / UNIT
 - PROVIDED: 1.8 SPACES / UNIT (1.3 SPACES / BEDROOM)
 - 565 SPACES (250 GARAGE, 185 SURFACE)

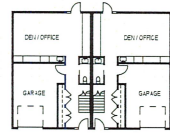




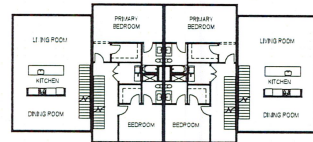
TYP. RESIDENTIAL PLAN



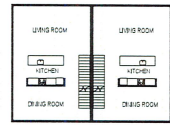
AA FIRST FLOOR
1/16" = 1'-0"



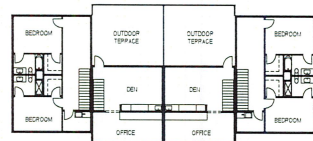
BB FIRST FLOOR
1/16" = 1'-0"



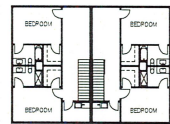
AA SECOND FLOOR
1/16" = 1'-0"



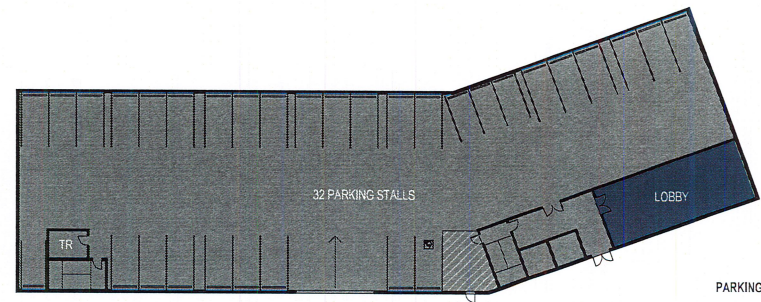
BB SECOND FLOOR
1/16" = 1'-0"



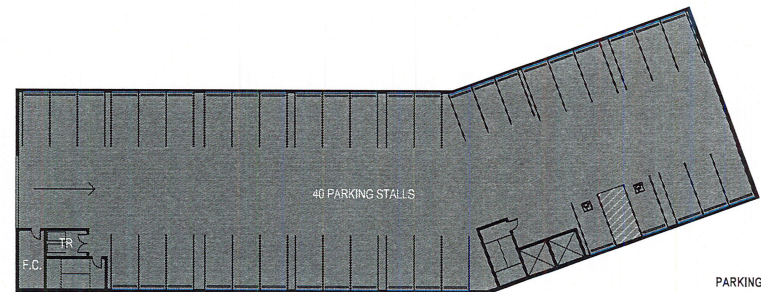
AA THIRD FLOOR
1/16" = 1'-0"



BB THIRD FLOOR
1/16" = 1'-0"



PARKING 01 PLAN



PARKING 02 PLAN

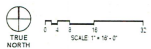




Exhibit A: Water's Edge Place Planned Unit Development (PUD) Conditions and Restrictions

Applicant: CCM-Caledonia LLC

Approved by Plan Commission: _____

Property Address(es): 4915, 4919, & 4945 Erie Street Approved by Village Board: _____

Parcel ID Nos.: 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000

1. LEGAL DESCRIPTION

5945 Erie Street (Parcel ID No. 104-04-23-21-003-000)

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North-South 1/4 line of said Section 21; thence North 00°05'51" East, 363.75 feet on the said North-South 1/4 line to the point of beginning. Reserving therefrom the rights of the public in and to the Westerly 49.5 feet of the above described parcel for roadway purposes. Said land being in the Village of Caledonia, Racine County, Wisconsin.

5919 Erie Street (Parcel ID No. 104-04-23-21-005-000)

That part of the Northeast fractional 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; thence South along the North and South 1/4 line of said Section, 724.41 feet; thence East parallel with the North line of said Section 1861.6 feet to water's edge of Lake Michigan; thence Northwesterly along said water's edge to the North line of said Section ; thence West along said North line of Section 21, 1088.5 feet to the place of beginning. EXCEPTING THEREFROM land conveyed by deeds as recorded on April 12, 1978 as Document No. 1024958 and as recorded on September 7, 1979 as Document No. 1059987, and ALSO EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North and South 1/4 line of said Section 21; thence North 00°05'51" East 363.75 feet on the said North and South 1/4 line to the point of beginning. ALSO FURTHER EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence South 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

5915 Erie Street (Parcel ID No. 104-04-23-21-006-000)

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence south 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Exhibit A: Water's Edge Place Planned Unit Development (PUD) Conditions and Restrictions

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this planned unit development unless modified as set forth herein.
- B. The planned unit development concept plan as set forth in the application, narrative, and concept site plans dated October 19, 2020 are incorporated hereby by reference and shall be modified to comply with these conditions and restriction. A precise detailed site plan for the area affected by the Planned Unit Development and phasing plan, including condominium plat, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

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

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Utility Director and Public Works Director for approval, if required. The Village's Utility Director's and Public Works Director's approval must be received prior to the issuance of any building permits.
- E. The Applicant shall comply with the Development Agreement between the Applicant, Cardinal Capital Management, Inc., and the Village dated as of September 21, 2020 (the "Development Agreement"). Pursuant to the Development Agreement, applicant shall enter into a subsequent agreement with the Village that addresses the anticipated on-site and off-site infrastructure including but not limited to private driveways, site grading and erosion controls, stormwater improvements, public sanitary sewer and water services by the Village Sewer Utility District and Water Utility District to implement the planned unit development in accordance with the Village's Code of Ordinances. The Applicant agrees to contract with or otherwise arrange with said Utility Districts for the furnishing of public sewer and water services to the Project. All such work shall be pursuant to plans and specifications approved by the Village and Utility Districts and the Village. Applicant acknowledges and agrees that it is responsible for all costs of on-site construction and installation of improvements required by the Village and Utility Districts in accordance with the Village's Code of Ordinances. These agreements are required so as to ensure the construction or installation of public or other improvements required in Item 1 above, and/or as specified by these conditions and restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- G. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each phase prior to the issuance of occupancy permits for that phase. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16 of the Village's Municipal Code. The Landscape Plan shall follow the Village of Caledonia planting requirements.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be a maximum of three (3) 6-story multifamily buildings (maximum height 95') and a maximum of sixty-four (64) townhomes (maximum height 45'), with a total maximum of 280 units. Each unit will have a minimum of 3,127 square feet per unit. Accessory buildings, garages, a clubhouse, and a pool are permitted so long as they are compliant with all applicable provisions of the Municipal Code, these conditions and restrictions and applicable permits are applied for an obtained before construction.
- B. The proposed development will incorporate a minimum of 20% of the development area as privately owned common open space.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.

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

4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Public Works Director for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Public Works Director.
- B. The site plan shall include a minimum of 505 parking stalls with an average of no less than 1.8 parking stalls/unit for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code. Parking shall include underground, garage and surface parking.
- C. A cross-access easement relocating an access easement that runs to the benefit of the property to the south shall be provided to the Village prior to the issuance of any permits for any phase of this planned unit development and such easement shall be mapped and described on the certified survey map required for the properties. The easement shall be recorded with the Racine County Register of Deeds at the time of recording of the certified survey map.
- D. An easement providing access to the Village's lift station along the southern boundary line for the properties shall be granted to the Village prior to the issuance of any permits for any phase of this planned unit development and such easement shall be mapped and described on the certified survey map required for the properties. The form of the easement shall be in a form approved by the Village's Utility Director and shall be recorded with the Racine County Register of Deeds at the time of the recording of the certified survey map..

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and Development Director in accordance with Title 16, Chapter 3, Section 3 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

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

| | Street Setback | Rear Setback | Side Setback |
|---------------------|----------------|--------------|--------------|
| Principal Structure | 30 ft | 75 ft | 10 ft |
| Accessory Structure | 30 ft | | |
| Parking | 25 ft | 15 ft | 15 ft |

7. TIME OF COMPLIANCE

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

8. OTHER REGULATIONS

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

9. INTERNAL PRIVATE DRIVEWAY NETWORK

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

10. STORMWATER

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

11. FIRE DEPARTMENT APPROVAL

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

12. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

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

13. DEMOLITION; BLUFF STABILIZATION

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

14. SIGNAGE

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

15. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

16. PROPERTY MAINTENANCE REQUIRED

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

17. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

18. ACCESS

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

19. COMPLIANCE WITH LAW

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

20. REIMBURSE VILLAGE COSTS

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

21. AMENDMENTS TO PLANNED UNIT DEVELOPMENT

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

22. BINDING EFFECT

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

23. VIOLATIONS & PENALTIES

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

24. REVOCAION

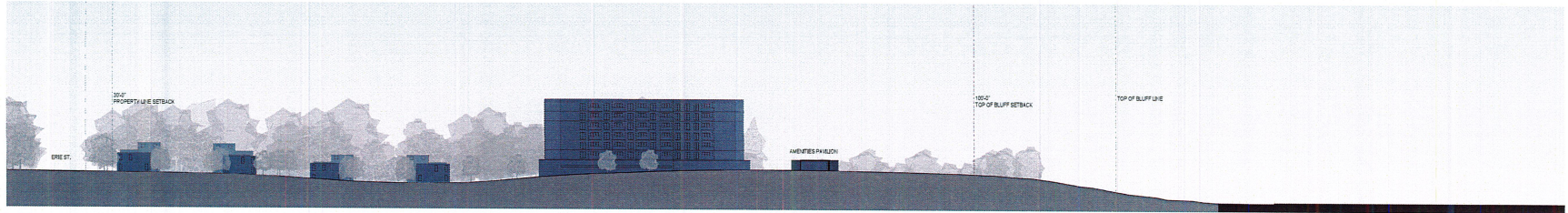
Should an applicant, its heirs, successors or assigns and any other users of the properties including any owner's association(s), fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Planned Unit Development approval may be revoked. The process for revoking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

25. AGREEMENT

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

26. SUBSEQUENT OWNERS

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



2 SITE SECTION
1" = 50'-0"



1 SITE PLAN
1" = 50'-0"

BUILDING DATA

- MULTI-UNIT BUILDINGS**
- 6 STORIES @ 12 UNITS PER FLOOR = 72 UNITS EA.
 - 3 BUILDINGS = 216 UNITS
 - 144 1-BEDROOM (60%), 72 2-BEDROOMS (33%)
 - 2 LEVELS BELOW GRADE PARKING GARAGE
 - 1 GARAGE SPACE PER UNIT
 - HEIGHT: 95'
- TOWNHOMES**
- 8 BUILDINGS 'AA' (4-PLEX) = 32 UNITS
 - 16 BUILDINGS 'BB' (2-PLEX) = 32 UNITS
 - 24 BUILDINGS, 64 UNITS
 - 16 INTERIOR UNITS (25%)
 - 2 BR + DEN
 - 1 CAR GARAGE
 - 48 END UNITS (75%)
 - 2 BEDROOMS
 - 1.5 CAR GARAGE
 - HEIGHT: 45' (BLDG. 'AA'), 35' (BLDG. 'BB')

ZONING DATA

- BASE ZONING**
- R-4 PLANNED RESIDENTIAL DISTRICT
- DEVELOPMENT AREA**
- REQUIRED: 10.00 ACRES (MIN.)
 - PROVIDED: 20.16 ACRES
- DEVELOPMENT WIDTH**
- REQUIRED: 45' (MIN.)
 - PROVIDED: 72'
- PARK LAND AREA**
- REQUIRED: 20% (MIN.)
 - PROVIDED: >20%
- LOT AREA**
- REQUIRED: 4,000 SF (MIN.) / ROW HOUSE
 - 8,000 SF (MIN.) / ONE-FAMILY DWELLING
 - PROVIDED: 3,127 SF / UNIT
- LOT WIDTH**
- REQUIRED: 120' (MIN.) FOR 1.5 STORY ROW HOUSES
 - 80' (MIN.) FOR ONE-FAMILY DWELLING
 - PROVIDED: 45' PER STREET-FRONTING TOWNHOME
- BUILDING HEIGHT**
- REQUIRED: 35' (MAX.)
 - PROVIDED: (SEE BUILDING DATA)
- DENSITY**
- PROVIDED: 13.83 UNITS PER ACRE
- PARKING**
- REQUIRED: 2 SPACES / UNIT
 - PROVIDED: 1.8 SPACES / UNIT (1.3 SPACES / BEDROOM)
 - 565 SPACES (250 GARAGE, 185 SURFACE)





MEMORANDUM

Date: November 11, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. *Tom Lazcano*
Public Works Director

Re: Western Publishing/Olympia Brown – Certified Survey Map
Parcel ID's: 104-04-23-21-003-000; 104-04-23-21-005-000; & 104-04-23-21-006-000

The Engineering Department has received a Certified Survey Map (CSM) to reconfigure the three properties located at 5915 Erie Street, 5919 Erie, Street, and 5945 Erie Street into 3 new Lots, in the Village of Caledonia. The CSM was submitted by the TID 5 development group and the final version will be prepared by Foth Engineering.

This CSM is for the creation of three lots from three existing lots. Currently, the properties contain the Western Publishing building, the old Olympia Brown school and accessory buildings and parking lots. The proposed lots would have the following; Lot 1 would contain the proposed condominium towers, Lots 2 and 3 would each contain about half of the proposed town home style condominiums and a stormwater pond.

The lots are located within the Village of Caledonia's Sanitary Sewer & Water Service Area. All buildings on these lots will need to connect to Village of Caledonia sewer and water facilities. These connections will need to be made by the property owner/developer at their own cost.

The properties have a B-1 and P-1 Zoning Classification. The property is planned to be rezoned to a R-8 PUD Zoning and the Comprehensive plan is being updated to allow for the proposed condominium development. The proposed CSM will meet the required zoning minimums and will follow the comprehensive land use plan once the updates are approved.

Lot 1 will be a flag lot, however, it meets exceptions that allow for a flag lot as it was already a flag lot and it was already an irregular shaped lot.

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

Move to approve the Certified Survey Map subject to the following:

- **Subject to Rezoning and Comprehensive Plan proposed changes being approved.**

- **Subject to comments from Village staff and any technical corrections prior to Final Recording.**
- **Existing easements may need to be updated or removed and will need to be shown on the CSM**
- **A cross access agreement between Lots may be needed.**
- **An approved grading and storm water management plan will be needed in order to receive building permits.**
- **Sewer and Water connections will need to be made by the property owner.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary and must be approved by the Village prior to final recording.**

Z:\PROJECTS\2020\2145-00\W1CAD\MASTER\MASTER.DWG 11/9/2020 5:02 PM

