

PLANNING COMMISSION AGENDA
Monday, November 30, 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: 854 5877 6408 OR

ACCESS VIA ONE-TOUCH TELEPHONE IS +13126266799,,85458776408# OR

ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/85458776408>

1. Meeting called to order

2. Roll Call/Introductions

3. Approval of Minutes

4. Citizens' Comments

5. Public Hearing Items

A. **CONDITIONAL USE** – Consider a request for a conditional use to occupy the eastern portion of the existing site with an online vehicle auction business with outdoor storage of used, undamaged, and damaged vehicles located at 7213 USH 41, submitted by IAA Inc., Applicant, Hribar Holdings LLC. (Parcel ID No. 104-04-22-07-100-000)

6. Non-Public Hearing Items

A. **CONDITIONAL USE EXTENSION** – Review a request to grant an extension of a conditional use to construct an independent-living senior housing building at 5327 Douglas Avenue, submitted by Alf McConnell, Applicant, McConnell Trust Alfred G. (Parcel ID No. 104-04-23-20-102-131)

B. **ROAD NAME CHANGE** – Review a request to rename 993 linear feet of Village roadway from Erie Street to Waters Edge Drive, submitted by the Village of Caledonia.

7. Adjournment

Dated November 25, 2020

Karie Pope
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows:

If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body.

To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

President Dobbs called the meeting to order at 6:03 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 Stillman and Trustee Martin were also present.

Absent: None

Also Present: Development Director Peter Wagner and Public Works Director Tom Lazcano

3. Approval of Minutes

Motion by Bill Folk to approve the minutes from the September 28, 2020. Seconded by Jonathan Schattner. Motion carried unanimously.

4. Citizens' Comments

Don Ford – 5044 Hearthsides Ln – concerned about the one entrance/exit to the Briarwood and had not been informed previously about the public hearings for development.

Tony Yocco – 5029 Candlelight Dr - expressed concern with the increase of traffic and the safety of the 24 children currently living in the subdivision.

Jane Ford – 5044 Hearthsides Ln - concerned with the safety of the families and higher amount of traffic this will bring in on a road not suitable for higher traffic volume. She spoke about the stopping of development 15 years ago and were not informed that development was going to start again.

Shawn Niemiec – 5036 Heathside Ln – also voiced her concern about the traffic and safety of the residents and families in the subdivision. She spoke about the difficulty that residents currently struggle with the Tennis club traffic and the accessing of 4 Mile Road currently due to traffic. Lack of communication from the Village.

Matt Albrecht – 5040 Candlelight Dr – expressed his concern for the traffic and asked to consider additional options like adding in an additional entrance/exit into the subdivision for everyone's safety. He said the residents are currently cleaning up the debris from the tree removal that has started.

Tim Kleppin – 5023 Hearthsides Ln – concerned about the current accessibility vehicles are barely able to by-pass two cars by adding more vehicles there are more safety concerns for the community.

Aggie Finfrock – 806 4 Mile Rd – expressed concern for the storm sewer/ water & sewer issues currently in the subdivision. She also had concern for the children and their safety with not only the traffic but the development plans showing the retention pond and the depth of it.

Jana Kim – 5113 Briarwood Ln – spoke of her concerns for the traffic safety for the children and families in the community.

Peg Pulice – 5034 Candlelight Dr – expressed safety concerns for the children with the amount of traffic and the installation of the retention pond.

Clint Wiedholz-5104 Briarwood Ln- had concerns for the safety of the children in-regards to the traffic, the retention pond and the entrance/exit in and out of the subdivision.

5. Public Hearing Items followed by Commission Recommendations

5A. 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)

Peter Wagner read from his report:

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.

Public Hearing 6:44 p.m.

In favor:

Applicant Rebecca Dove- would like to preserve and not over-populate Bernese Mountain Running dogs. Would just like to have the capability to have and own other animals on their property. They are not requesting this rezone to commercialize the breeding of dogs.

Against: None

Public Hearing Closed: 6:49 p.m.

5A. Commission Deliberation

Plan Commission Members asked if there would be a Conditional Use Plan for the breeding of dogs. Peter Wagner explained a Kennel License would have to be obtained for the dogs and if a conditional use was needed the neighbors would be notified. Commission Members asked if raising these animals were for business or recreational use. They also were concerned about the Racine County Ordinance in place for number of animals and if the applicant knew their limitations. Wagner stated it was 3 horses on 7 acres of agricultural or 4 horse on 9 acres, first 2 acres of agricultural allows 33 chickens and 10 goats for every 2 acres for agricultural.

Motion by Schattner to approve and 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.

Seconded by Folk.

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.

5B. 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

From: Tom Lazcano P.E.
Public Works Director

Re: Title 14, Chapter 1
Flag Lots and Length to Width Ratio

The Planning Commission requested modifications to the Land Division Regulations regarding Flag Lots and Length to Width ratio requirements. Currently, the Ordinance states Flag Lots are not allowed and puts a maximum Length to Width ratio at 2.5:1 for all properties, with no exceptions. These rules work well for most cases, however, there are times when a lot cannot meet one of these requirements but can meet all other requirements and in those instances, we have given waivers. Some Commissioners feel waivers are warranted but the Ordinance is very rigid, so they do not vote for the waivers, even if they support them. The Commissioners recommended modifying the Ordinance to allow for waivers in certain instances and with the recommendation of staff.

The Public Works Director and Planning Director have come up with changes that would allow Flag Lots and exceeding the maximum length to width ratio, under certain circumstances. These changes will allow Commissioners to vote for waivers that meet certain criteria as outlined in the proposed changes.

The Department of Public Works recommends approval of the proposed changes on the attached document.

Public Hearing Open 7:03 p.m.

In favor: None

Against: None

Public Hearing Closed 7:06 p.m.

5B. Commission Deliberation

Plan Commission questioned condition number 5 if this would be allowed in all zoning locations. Tom Lazcano said all would be allowed with the waiver but if it was outside of the sanitary and sewer service area the Village would give more leeway to.

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

Seconded by Minork.

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.

6A. Non-Public Hearing Items

6A. 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)

Peter Wagner read from his report:

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.

6A. Commission Deliberation

Plan Commission Members wondered where the road/entrance to the property is. Wagner stated the private drive is on the NE corner. Plan Commission expressed concern with the elevation change among the property and questioned the typed of material used in the parking lot. Dan Oakes said the grade on the parking lot is only 1.5%, the Berms are almost 25 feet high and the lights shine straight down. Oakes explained that there would only be 10 to 15 trailers staying overnight and the parking lot is recycled concrete with black top mix not gravel.

Motion by Knitter to approve and 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.

Seconded by Schattner.

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.

6B. 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)

Peter Wagner read from his report:

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.

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.

6B. Commission Deliberation

Plan Commission Members questioned the height size of building sign requirements on the building. Plan Commission asked if this was on a per applicant basis or over all sign code requirement maximum of 1200sqft total for 2 or more tenants in a commercial building. Wagner stated the sign code requirement is for all commercial buildings with 2 or more tenants, which is why the applicants turned in a master sign plan instead of just having the 32sqft sign requirement per sign.

Motion by Knitter to approve and 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.

Seconded by Just.

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

6C. 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

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.

6C. Commission Deliberation

Plan Commission Members asked if this would violate condition #5 in the ordinance change regarding flag lots. Lazcano said no these parcels are family owned.

Motion by Knitter 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.

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- 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.

Seconded by Schattner.

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.

6D. 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)

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.

6D. Commission Deliberation

Plan Commission Members asked for the history on this development in question. Lazcano said he has Plan Commission Minutes from June 29, 2005 – the concept plan for land density was approved unanimously. There were 7 people who commented during that public hearing with some of the same concerns as heard earlier tonight during the public comments. At the August 31, 2005 Plan Commission meeting approved the rezoning from P2 to R6, PUD, 2-Family Residential District to allow fifteen 2-Family residential units. During that meeting there were concerns brought to attention about the traffic they said it was likely to decrease not increase and at that time there were 9 tennis courts, large pool, running track, a banquet hall and a 270' x 120' parking lot that has since

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been taken down after 2005. In September 2005 the preliminary plat was approved by Plan Commission and the Village Board and had been given extensions 4-times since that meeting every three years.

Plan Commission Members asked if during any of the 2005 meeting if there were any emergency service issues with one-way in/out if not then ask police and fire what their comments would be. Lazcano said the fire department had been talked to about this in the past and stated they had no issues with accessibility. Plan Commission stated they have been wrestling with this development but let's make this extension the last one. They asked if Nancy Washburn can address some of the comments the neighbors had. Nancy Washburn stated she was in agreeance that Newport Builders or she would out-reach and meet with the neighbors about these concerns.

Motion by Knitter 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.
- In addition this will be the last extension granted for this development.

Seconded by Waanggard.

ROLL CALL

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

Motion carried 6/1.

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Bill Folk. Motion carried unanimously. Meeting adjourned at 8:16 p.m.

Respectfully submitted,
Erika Waege
Administrative Assistant Building/Engineering



PLAN COMMISSION REPORT

Proposal: Conditional Use

Description: Review of a request to approve a conditional use, allowing the applicant to occupy the eastern portion of the existing site with an online vehicle auction site with outdoor storage for used, undamaged, and damaged vehicles located at 7213 Hwy 41 until June 27, 2022.

Applicant(s): Insurance Auto Auction (IAA) Inc.

Address(es): 7213 Hwy 41

Suggested Motion: That the Plan Commission recommends that the Village Board approves the Conditional Use Permit, with conditions, allowing the a portion of the existing site at 7213 Hwy 41, as outlined in Exhibit A, to be occupied with an online vehicle auction platform with outdoor storage for used, undamaged, and damaged vehicles for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. Based on the existing similar use on the property, the proposed use appears to fit with the uses in the zoning district.
3. The proposed use is being incorporated into an existing sales, service and rental of semi-tractors and trailers business and the proposed use is of a similar nature.
4. The proposed use will occur only in the location illustrated in Exhibit B.

Owner(s): Hribar Holdings LLC

Tax Key(s): 104-04-22-07-100-000

Lot Size(s): 38.76 ac

Current Zoning District(s): B-5, Highway Business District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Commercial
Plan:

Background: The applicant is requesting approval of a conditional use permit for the property for the operation of an outdoor storage yard of used, damaged and undamaged vehicles for an online auto auction business on the eastern most portion of the property located at 7213 HWY 41 to allow for IAA Inc. The property owner recently expanded their site for the outdoor storage of tractor trailers for their existing business, however, due to the pandemic, their business has slowed down, and they currently do not need to use the area at this time. For economic reasons, the property owner wishes to lease the easternmost portion of their property to IAA Inc.

Recently, the Village Board approved an extension of a similar use for the middle portion of the property, to Copart, until 2025. At that time, residents along 6 ½ Mile Road expressed concerns and complaints regarding extending the operation of the business due to the unsightliness of the area and not complying with conditions of approval. Staff has received approximately 20 complaints starting from September 2019 and as recently as September 2020. The complaints have come from primarily one resident stating that Copart has been operating outside of approved business hours, and two other residents have filed complaints regarding the glare from the car's windshields. Of the nearly two-dozen complaints, the majority were unverifiable. Staff worked with Copart and the property owner to rectify the situation. The property owners were able to identify a third-party, car hauler who had access to the locks to the site and was terminated for operating out of approved hours of operation. Another incident was the result of Copart asking for permission to work on a Saturday that was granted by staff at Village Hall. Amston and Copart have consistently communicated with staff and provided steps to eliminate operating outside of approved hours.

The applicant is aware of the past concerns by residents for this type of use, but believes the location further east and further away from the view of residential homes makes this use more suitable than the middle location on the property. The applicant has indicated in their narrative, their business operations, storage layout, hours of operation, security, and lighting. The applicant states that there is no salvage or parting of cars associated with this business. The applicant has indicated that this use is a temporary overflow lot for their business and not a long-term use. The property owner intends to use the area for their original intent which was trailer and equipment storage when the business climate improves. At this time, the applicant is requesting a use of 18 months with possible extensions based on compliance with permit requirements.

If the Plan Commission is comfortable with the proposed use, staff recommends utilizing similar conditions of approval as applied to Copart as the uses are similar as illustrated in Exhibit A. If approved, IAA Inc. only has permission to utilize the easternmost portion of the parcel as shown in Exhibit B. The Plan Commission has the authority to add, modify, or subtract conditions as part of their deliberation. If the Plan Commission finds the revised conditions of approval acceptable, staff has provided a suggested motion for consideration.

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EXHIBIT A: IAA Inc. Conditions of Approval

1. **Occupancy Permit.** The applicant must obtain an occupancy permit card from the Village Building Inspection Department and associated fees to occupy the far eastern portion of the existing site with an online vehicle auction platform for used undamaged and damaged vehicles. The occupancy permit must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning & Zoning Department on November 2, 2020.
5. **Hours of Operation.** The hours of operation of the proposed Copart operation must be from 7:30 a.m. – 6:00 p.m. Monday through Friday only.
6. **Annual Well Report.** Applicant must conduct groundwater testing at the property by September 1, 2021, and at least annually thereafter, and must submit the findings of each such test to the Village. If any well test indicates that there are any sources of contamination attributable to the operation of the applicant, action must be taken by the property owner and/or Applicant to remedy this contamination. In addition, the Village may impose such additional conditions on the operation as are warranted to address the contamination or may terminate the use if no such conditions can adequately address the contamination. If the owner or operator fails to provide the Village with an annual groundwater testing report, the Village may undertake such testing and charge back the cost of such testing as a special charge against the property.
7. **Slating in the Fencing.** Eight-foot green slats must be installed and maintained for the full length of the existing north cyclone fence.
8. **Annual Environmental Testing and Report.** The property owner and/or the Applicant must have an annual environmental site assessment (Phase 1) conducted for the land utilized by the Applicant and associated report prepared. A copy of this report must be submitted to the Village on an annual basis. If the annual environmental site assessment (Phase 1) indicates that there are any sources of contamination attributable to the operation of the applicant, action must be taken by the property owner and/or the Applicant to remedy this contamination. In addition, the Village may impose such additional

conditions on the operation as are warranted to address the contamination or may terminate the use if no such conditions can adequately address the contamination. If the owner or operator fails to provide the Village with an annual environmental site assessment (Phase 1) report, the Village may commission the assessment and charge back the cost of such testing as a special charge against the property.

9. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Utility Engineer before permits are issued.
10. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
11. **Hazardous Materials and Environmental Protection.** All aspects of the submitted Environmental Safety Plans must be followed relative to Process and Requirements, Ground and Stormwater Protection and Prohibited Activities.
12. **Parking.** Parking at the site must be in compliance with the submitted plans. All parking of undamaged and damaged vehicles associated with IAA Inc. must be conducted in the proposed parking lot as outlined on the submitted site plan. Each conventional vehicle parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition. The property owner or operator must by January 3, 2021 and at least annually thereafter, arrange with the Village Fire Department for an inspection of the property and must immediately implement any changes the Fire Department deems appropriate to protect against any threat of fire or other hazard.
13. **Landscaping.** Landscaping at the site must be in compliance with the previously approved Landscaping Plan received by the Racine County Development Services Office on September 17, 2015.
14. **Lighting.** To the extent of any outside lighting is installed, all lighting at the site must be installed and maintained in compliance with the previously approved Lighting Plan. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. In addition, the property owner or operator must, within 30 days of the date of this approval, provide the Village with documentation from a qualified lighting expert or contractor certifying that all current lighting complies with the previously approved Lighting Plan.

-
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. **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.
 17. **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.
 18. **Expiration.** This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grants a written extension. Written extension requests must be submitted to the Village Planning & Zoning Department thirty (30) days before permit/approval expiration.
 19. **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.
 20. **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 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 21. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this conditional use 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.
 22. **Amendments to Conditional Use Approval.** 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.

-
23. **Previous Conditional Use Requirements.** All applicable conditions from the previous conditional use approvals for Hribar Holdings LLC and subsequent amendments outlined in Resolutions Nos. 2014-29, 2015-82, 2017-20 and 2017-80 shall remain in effect, unless otherwise amended herein.
 24. **Duration of Conditional Use.** This conditional use approval is intended to be temporary and will expire **June 27, 2022**. No sooner than 6 months before this expiration, the applicant must appear before the Plan Commission and Village Board to request additional time to extend the conditional use approval, if this is their desire, or this activity must cease and the conditional use approval is no longer valid unless additional time is granted by the Village of Caledonia Plan Commission and the Village Board. Nothing herein prevents the Village Board from denying an extension of the temporary use beyond the term of eighteen months based on changes in on-site or off-site conditions, including changes in use on-site and changes in the development of the surrounding parcels that would make a continuation of this temporary conditional use incompatible with the new development surrounding it.
 25. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Hribar Holdings LLC, IAA Inc. and their heirs, successors, and assigns, including tenants, 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.
 27. **Road Reservation Areas.** Nothing herein shall prohibit the Village from exercising its rights under the Road Reservation and Easement Agreement, recorded as Document No. 2431997, at the Racine County Register of Deeds (the "Road Reservation"). The Village may exercise its rights under the Road Reservation during the term of this temporary conditional use permit and the property owner and permit owner shall remove any uses under this conditional use permit from the Road Reservation area immediately to allow the dedication of the Road Reservation area. In addition, if the property owner or permit holder seeks to extend this temporary conditional use beyond the term set forth under Condition No. 24, the Village, in its sole discretion, may determine this extension to be land development and require that one and/or both of the areas reserved under the Road Reservation permit should be dedicated for public right-of-way and constructed to Village standards based on site conditions on or off this property, impacts from this conditional use, and/or vehicular traffic caused by this conditional use.
 28. **No Vehicle Parts Allowed to Be Sold.** No salvage yard activity such as selling parts of vehicles, associated with the Copart operation, from the site is allowed. All vehicles that are stored at the site must be sold in their entirety as a whole unit not sold in portions or parts.

Respectfully submitted:



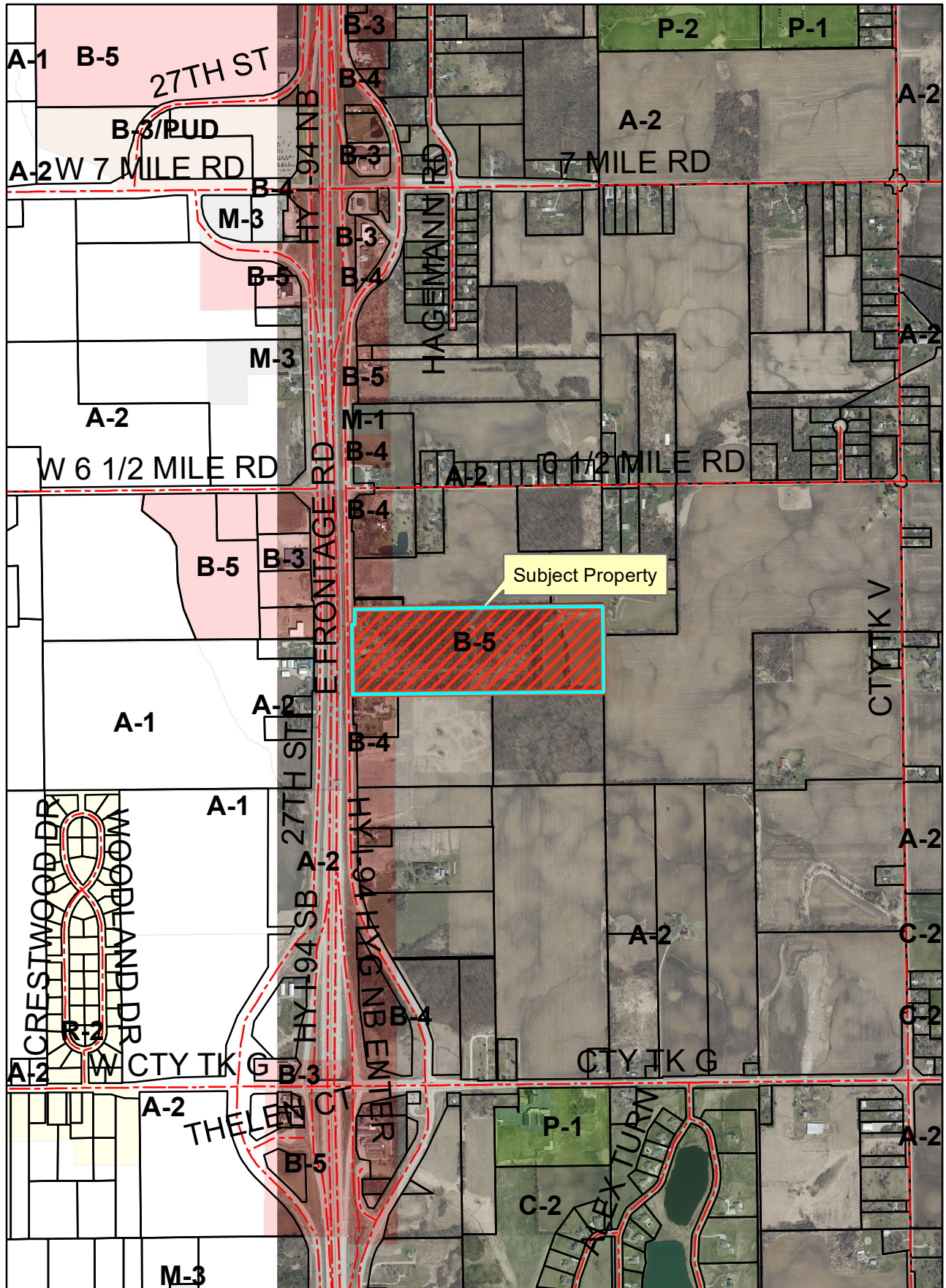
Peter Wagner, AICP
Development Director

Prepared:


Jarmen Czuta
Zoning Administrator

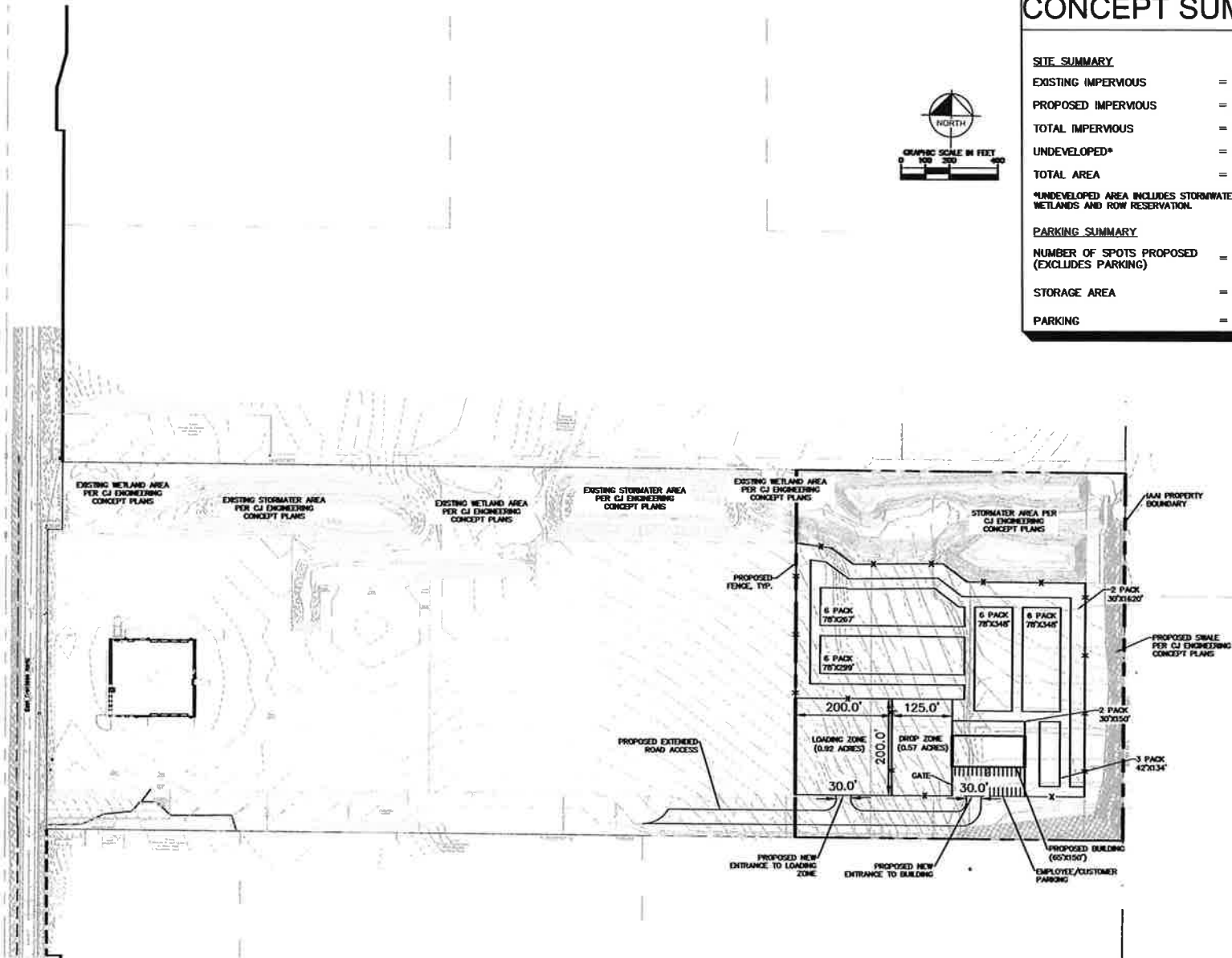
Location Map

7213 Hwy 41



Legend

 7213_HWY_41



CONCEPT SUMMARY

SITE SUMMARY

EXISTING IMPERVIOUS	= 0 ACRES
PROPOSED IMPERVIOUS	= 6.93 ACRES
TOTAL IMPERVIOUS	= 6.93 ACRES
UNDEVELOPED*	= 5.40 ACRES
TOTAL AREA	= 12.33 ACRES

*UNDEVELOPED AREA INCLUDES STORMWATER, EXISTING WETLANDS AND ROW RESERVATION.

PARKING SUMMARY

NUMBER OF SPOTS PROPOSED (EXCLUDES PARKING)	= 720
STORAGE AREA	= 3.15 ACRES
PARKING	= 23

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4201 WARFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555
 PHONE: 830-487-5550 WWW.KIMLEY-HORN.COM



DATE 10/13/2020
 DESIGNED BY MDH
 CHECKED BY JUK

IAAI CALEDONIA, WI
 PARKING LAYOUT EXHIBIT
 EAST FRONTAGE ROAD, CALEDONIA, WI, USA

SHEET NUMBER
 OV. 1

EXHIBIT B



November 2, 2020

VIA HAND DELIVERY

Mr. Pete Wagner, Development Director
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

RE: Conditional Use Permit – IAA, Inc.
Part of 7213 Highway 31
Parcel No. 104-04-22-07-100-000

Dear Mr. Wagner:

This firm represents IAA, Inc. in regards to a conditional use permit application for a portion of 7213 Highway 41. My client operates an online auto auction site. This location would be for surplus storage of inventory.

Enclosed please find the following:

- Conditional Use Application
- Application Fee (\$750.00)
- Property Layout
- Operational Plan for the site
- Environmental Insurance Information
- Site photos
- Legal description of the entire parcel

Please let me know if you need any additional information.

Very truly yours,

DeMARK, KOLBE & BRODEK, S.C.

By:

Micheal D. Bannon

MDB/ck
Enclosures

dkblaw.com

Phone:
(262) 886-9720

Fax:
(262) 886-3074

7418 Washington Ave.
Racine, WI 53406

DeMARK, KOLBE & BRODEK
A LIMITED LIABILITY S.C.

396001-14201

SPT 10/27/20

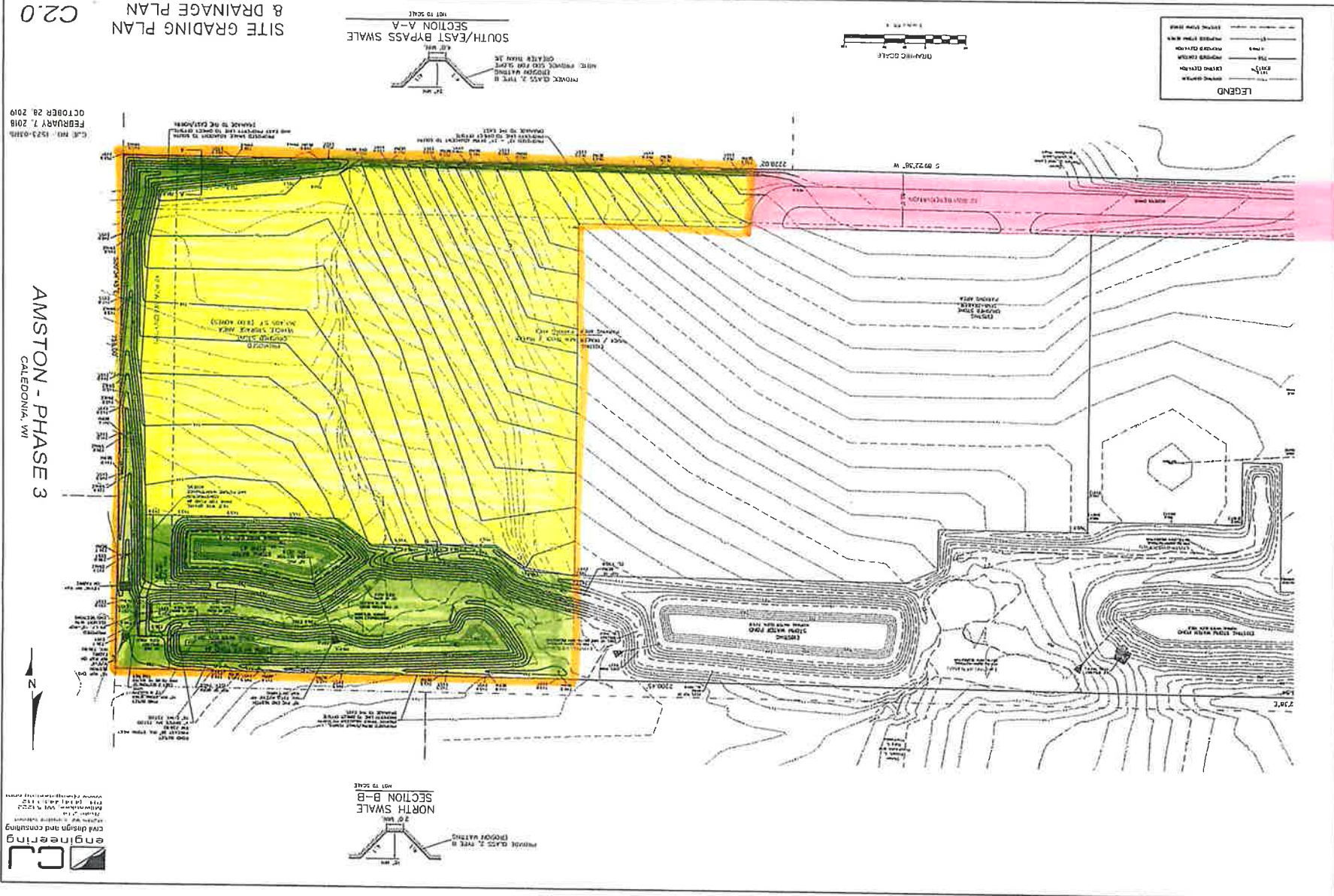
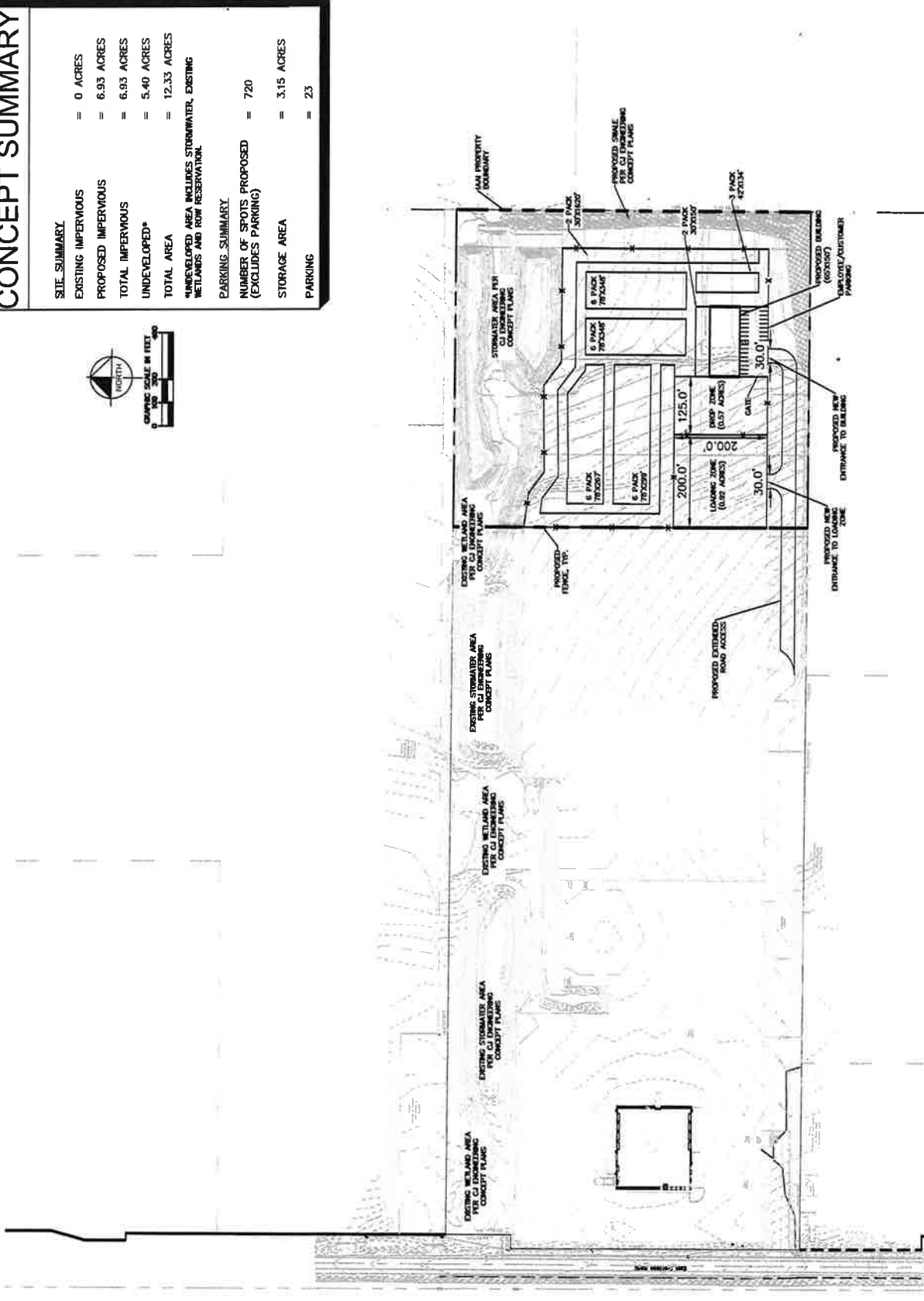


EXHIBIT A



CONCEPT SUMMARY

SITE SUMMARY	
EXISTING IMPERVIOUS	= 0 ACRES
PROPOSED IMPERVIOUS	= 6.93 ACRES
TOTAL IMPERVIOUS	= 6.93 ACRES
UNDEVELOPED*	= 5.40 ACRES
TOTAL AREA	= 12.33 ACRES
*UNDEVELOPED AREA INCLUDES STORMWATER EXISTING METLAGENS AND ROW RESERVATION.	
PARKING SUMMARY	
NUMBER OF SPOTS PROPOSED (EXCLUDES PARKING)	= 720
STORAGE AREA	= 3.15 ACRES
PARKING	= 23



IAA Operational Statement

I. INTRODUCTION TO APPLICANT

Insurance Auto Auctions, Incorporated (IAA) works in partnership with a variety of sellers, including insurance companies, dealerships, rental car companies and fleet lease companies to facilitate the efficient sale by auction of total loss and theft-recovery vehicles. Vehicles are sold quickly and efficiently, with 70% of its business being conducted via the internet. IAA has positively expanded its business, adding over a hundred facilities over the last 10 years. Currently IAA employs over 1,800 people and has over 160 facilities in the United States and Canada (Impact Auto Auctions).

IAA's auto auction business involves receiving and selling vehicles that have been damaged in accidents or recovered after being stolen. The vehicles are not dismantled; no parts are removed from the vehicles, nor is any maintenance done on the vehicles. The vehicles are sold in the same condition as when they arrive. IAA follows strict regulatory compliance at federal, state and local levels, including regular environmental audits. IAA has best management practices for dealing with the rare spillage or leakage from a vehicle, which is outlined in more detail below.

II. SITE SPECIFIC OPERATIONS

- A. **Traffic to and from Site.** This site will operate as an overflow yard. As such, there will be no one from the general public coming to the site. The traffic will be transports coming to and from the site.
- B. **Layout of the Parking Area.** The automobiles will be arranged in five cells within the area. These areas are shown as "6 pack," "2 pack," and "3 pack." This identifies the number of cars parked in each row bumper to fender. No stacking or piling of cars will occur on site at any time. The cars will be parked in such a manner to limit any glare coming from the windshields into neighboring properties.
- C. **Employee Office.** There will be an office trailer on site to house inventory records and for workers on site to utilized as temporary shelter from the elements. The only utility to the office will be electricity.
- D. **Hours of Operations.** The hours of operation will be 7:30 a.m. to 6:00 p.m. Monday through Friday only. There will be no activity on site after 6:00 p.m. unless a security issue arises.
- E. **Fencing.** The site will be secured by cyclone fence around the parking area as shown on the site plan. The fencing on the North side of the property will have green slats installed.
- F. **Environmental Protection Plan.** Given the nature of the use as primarily a holding area for damaged vehicles, and no reclamation, repair, dismantling, or

salvage is conducted on the property, spillage, fumes, and odors from the site will rarely occur. In rare circumstances, a vehicle that has been damaged may leak while it's being stored, but IAA implements standards and best management practices for addressing these issues, including the following: visual inspection of vehicles, proper handling and storage of vehicles, and training of personnel, preventive maintenance of stormwater infrastructure, and inspections of storage areas and vehicles upon arrival. All IAA facility employees receive routine training on the management of any such leaks. IAA follows a specified set of standards to ensure high quality operations, which are outlined in the Environmental Best Management Practices Manual containing the standards IAA applies to its operations which were developed by Tetra Tech EM, Inc., a leading international environmental consulting firm. In addition, to address any environmental issues that might arise out of IAA's operations, IAA carries a pollution liability policy issued by Chubb, insurance company which has financial strength ratings of A++ by Standard and Poor's, which policy covers all of its locations throughout the US, Canada and the U.K. (A Certificate evidencing insurance coverage along with a description of the policy is attached as Exhibit "A".)

Finally, IAA will have an annual Phase I environmental report completed on the site. This report will be forwarded to the Village each year.

- G. **Lighting.** In order to eliminate any disruption to neighboring property owners, there will not be lighting in the inventory area. Lighting, if any, will be down lighting installed on the office trailer and would be full cut-off lights that will not glare onto abutting properties or public roadways.
- H. **Security.** Since the site will not be lit at night, security will be through the use of night vision cameras. These cameras are electronically monitored from an offsite station when the property is not being utilized.
- I. **Maintenance of Area.** As with all of our locations, we maintain the property to a high standard and prevent trash and debris from building up on the site.

Further, the area around the location will be maintained throughout the year. IAA will only be occupying 56% of the total area, leaving 44% as green space to act as a buffer to neighboring properties.
- J. **No Salvage Operations.** IAA will not conduct any salvage operations from the site. All vehicles that we will bring to the site will be sold in their entirety. Parts are not sold at our facilities. Vehicles leave in the same condition as they arrived.

III. LENGTH OF PERMIT

IAA is requesting an initial permit period of 18 months with longer periods thereafter based on its compliance with permit requirements.

CHUBB®

**Premises Pollution Liability
Portfolio Insurance Policy**

**Illinois Union Insurance Company
Chicago, Illinois**

Declarations

This Policy is issued by the stock insurance company identified above (hereinafter *the Insurer*).

THIS POLICY PROVIDES LIABILITY COVERAGE ON A CLAIMS-MADE AND REPORTED BASIS, WHICH COVERS ONLY CLAIMS FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR WITHIN THIRTY DAYS THEREAFTER, UNLESS AN EXTENDED REPORTING PERIOD APPLIES. THIS POLICY ALSO PROVIDES FIRST-PARTY COVERAGES ON A DISCOVERED AND REPORTED BASIS, WHICH COVERS ONLY POLLUTION CONDITIONS AND INDOOR ENVIRONMENTAL CONDITIONS, AS APPLICABLE, FIRST DISCOVERED DURING THE POLICY PERIOD AND FOR WHICH A FIRST-PARTY CLAIM IS REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR WITHIN THIRTY DAYS THEREAFTER. FINALLY, THIS POLICY PROVIDES COVERAGE FOR EMERGENCY RESPONSE COSTS THAT IS LIMITED BY MORE SPECIFIC REPORTING CRITERIA AND COVERS ONLY EMERGENCY RESPONSE COSTS INCURRED, AND REPORTED TO THE INSURER, IN WRITING, WITHIN THE SPECIFIC TIMING REQUIREMENTS IDENTIFIED IN THIS POLICY. PLEASE READ THIS POLICY CAREFULLY. SOME OF THE PROVISIONS CONTAINED IN THIS POLICY RESTRICT COVERAGE, SPECIFY WHAT IS AND IS NOT COVERED AND DESIGNATE YOUR RIGHTS AND DUTIES. LEGAL DEFENSE EXPENSES ARE SUBJECT TO AND SHALL ERODE THE LIMITS OF LIABILITY AND ANY APPLICABLE SELF-INSURED RETENTION.

THE DECLARATIONS, TOGETHER WITH THE COMPLETED AND SIGNED APPLICATION, THIS POLICY, AND ANY ENDORSEMENTS OR SCHEDULES ATTACHED HERETO, CONSTITUTE THE INSURANCE POLICY.

Policy No.: PPL G71537092 001	Renewal of: NEW
Item 1.	First Named Insured: IAA, Inc.
	Address: Two Westbrook Corporate Center Westchester, Illinois 60154

Coverages Purchased: Coverage A. - Coverage B. - Coverage C. -
 ("X" Indicates Coverage Purchased)

Item 2.	Policy Period: <small>(Local Time of the Address Shown in Item 1., above.)</small>	Policy Inception Date: 06/28/2019 12:01 A.M.	Policy Expiration Date: 06/28/2023 12:01 A.M.
Item 3.	Limits of Liability: In U.S. Dollars	a. \$10,000,000	Per Pollution Condition or Indoor Environmental Condition Limit of Liability
		b. \$25,000,000	Total Policy and Program Aggregate Limit of Liability for all Pollution Conditions and Indoor Environmental Conditions
Item 4.	Self-Insured Retention / Deductible Period: In U.S. Dollars	a. \$250,000	Per Pollution Condition or Indoor Environmental Condition
		b. 3	Days Per Pollution Condition or Indoor Environmental Condition

Mike Bannon

From: Kern, Matthew [Matthew.Kern@marsh.com]
Sent: Friday, October 30, 2020 11:33 AM
To: Mike Bannon
Cc: 'Hoopis, Rich'; Sterrett, Pamela L
Subject: RE: IAA Caledonia
Attachments: IAA Dec. Page - PLL.pdf

Hi Mike. Sorry for the delay. Below is a description of the policy. Page 1 of the dec. page is attached. The policy has blanket additional insured when required by written contract so if the village requires additional insured status under the policy in their contract they have it by virtue of this provision (see Additional Insured sections 3-4 below) . We can also specifically schedule them if needed. I'll give you a call to discuss:

The following is a summary of the PLL Program:

- Carrier: Chubb (writing on Illinois Union Insurance Company)
- Limits: \$10,000,000 (each incident) / \$25,000,000 (aggregate)
- Self-Insured Retention:
 - \$250,000 (each incident) / \$1,000,000 (aggregate) / \$50,000 (maintenance)
 - 3-Day Waiting Period for Business Interruption and Extra Expense
- Term: 4-Year (6/28/2019 to 6/28/2023)
- Retroactive Dates:
 - 6/28/2019 for Covered Operations and Non-Owned Disposal Sites
 - No Retroactive Dates apply to any other coverage unless applied by the carrier for locations added after policy inception
- Insured Schedule:
 - First Named Insured: IAA, Inc., Two Westbrook Corporate Center, Westchester, Illinois 60154
 - Additional Named Insureds:
 1. IAA Acquisition Corp.
 2. IAA Acquisition Corp. dba Valley Auto Pool
 3. IAA Acquisition Corp. dba Wisconsin Auto Auction
 4. IAA Services, Inc.
 5. Insurance Auto Auctions Corp.
 6. Insurance Auto Auctions Corp. dba Auto Disposal Company of Alabama
 7. Insurance Auto Auctions of Georgia, LLC
 8. Insurance Auto Auctions Tennessee LLC

9. Insurance Auto Auctions, Inc.
10. Insurance Auto Auctions, Inc. dba LA Auto Salvage
11. Insurance Auto Auctions, Inc. dba Los Angeles Auto Sales
12. ADS Ashland, LLC
13. ADS Priority Transport, Ltd.
14. Auto Disposal of Bowling Green, Inc.
15. Auto Disposal of Chattanooga, Inc.
16. Auto Disposal of Memphis, Inc.
17. Auto Disposal of Nashville, Inc.
18. Auto Disposal of Paducah, Inc.
19. Auto Disposal Systems, Inc.
20. Auto Disposal Systems, Inc., dba Insurance Auto Auctions
21. Automotive Recovery Services, Inc. dba Insurance Auto Auctions
22. Axle Holdings Acquisition Company, LLC
23. Axle Holdings Acquisition Company, LLC dba Insurance Auto Auctions
24. Axle Holdings II, LLC
25. Axle Holdings, Inc.
26. Salvage Disposal Company of Georgia
27. Salvage Disposal Company of Georgia dba Insurance Auto Auctions
28. Salvage Disposal Company of Georgia dba Insurance Auto Auctions of Knoxville

29. All corporations, limited partnerships, limited liability partnerships, limited liability companies or other business entities or associations, other than joint ventures and general partnerships, as now or may hereafter exist during the “policy period”, in which the “first named insured”, itself, or through a direct chain of underlying majority-owned operating subsidiary corporations, limited partnerships, limited liability partnerships, or limited liability companies, maintains at least a fifty percent (50%) ownership interest (hereinafter Majority-Owned Affiliates); and

30. All joint ventures or general partnerships, as now or may hereafter exist during the “policy period”, to which the “first named insured”, itself, or one of its Majority-Owned Affiliates, is a party and maintains at least a fifty percent (50%) ownership interest, but only to the extent of the “first named insured’s” or Majority-Owned Affiliates’ legal responsibility for the liabilities of such joint venture or general partnership.

- Additional Insureds:
 1. All corporations, limited partnerships, limited liability partnerships, limited liability companies or other business entities or associations, other than joint ventures and general partnerships, as now or may hereafter exist during the “policy period”, in which a “named insured” maintains an ownership interest; and

2. All joint ventures or general partnerships, as now or may hereafter exist during the "policy period", to which a "named insured" is a party, but solely to the extent of the "named insured's" legal responsibility for the vicarious liability of such joint venture or general partnership.

3. All counterparties of a "named insured", or other third-party persons or entities, where such status as an "additional insured" is required by a written contract that has been executed between the "named insured" and such counterparty prior to the relevant "claim" or "first-party claim" to which this insurance applies.

4. All counterparties of a "named insured", or other third-party persons or entities, where such status as an "additional insured" is required by a written contract that has been executed between the "named insured" and such counterparty prior to the relevant "claim" or "first-party claim" to which this insurance applies.

- Coverage:
 - First-Party Onsite Cleanup Costs
 - Third-Party Offsite Cleanup Costs
 - Third-Party Onsite/Offsite Bodily Injury and Property Damage (including Natural Resources Damage)
 - Blanket Non-Owned Disposal Sites Coverage
 - First and Third-Party Transportation Coverage
 - First-Party Business Interruption and Extra Expense
 - Contingent Business Interruption and Extra Expense (\$10MM / \$10MM Sublimits Apply)
 - Asbestos Lead-Based Paint (Cleanup Costs in Soil / Groundwater, Third-Party Bodily Injury and Property Damage and Cleanup in Structures if Accidentally Disturbed)
 - Blanket Underground Storage Tank Endorsement: Any "underground storage tank" at a "covered location" that is used solely for the purpose of holding water or wastewater, unless specifically excluded under separate endorsement to this policy
 - Blanket Divested Properties Endorsement - All locations divested by a "Named Insured" between 06/28/2019 and policy expiration.

- ▶ Special Conditions
 - 120-Day Automatic Extended Reporting Period
 - Known Conditions Exclusion Amendatory Endorsement (Giveback for Disclosed Conditions and "Pollution conditions" or "indoor environmental conditions" that have been reported to the "responsible person" as not being actionable pursuant to "environmental law" in any Phase I or Phase II Environmental Site Assessment report (or its functional equivalent) specifically prepared for a "named insured" by a qualified environmental consultant.

90-Day Notice of Cancellation for all reasons other than non-payment of premium

Disclosed Documents Endorsement (all Environmental Reports sent to the Carrier are deemed Disclosed Documents and scheduled by endorsement)

Insured Contract Endorsement:

1. All written contracts concerning "covered operations" or "covered locations where a "named insured" or "foreign entity" agreed to indemnify a counterparty for environmental

costs and liabilities arising from the "named insured's" or "foreign entity's" "covered operations" or operations or control over a "covered location", including all leases for "covered locations"

2. Notwithstanding the foregoing, "environmental indemnity obligations" shall not include any contract or agreement in which a "named insured" or "foreign entity" agrees to indemnify any such third-party for "pollution conditions" or "indoor environmental conditions" that: 1) first commence, in whole or in part; and 2) are reported to a "named insured" or "foreign entity", prior to the date of execution of such contract or agreement, unless such conditions are specifically identified or described, or identified or described in documents listed, on the Schedule of Disclosed Conditions Endorsement attached to this Policy, if any.

Automatic Acquisition Endorsement – Fixed Rate for Acquired Properties

Choice of Counsel Endorsement

Global Insurance Program

Pre-Approved Consultants Endorsement

From: Mike Bannon <mike@dkblaw.com>
Sent: Friday, October 30, 2020 11:09 AM
To: Kern, Matthew <Matthew.Kern@marsh.com>
Cc: 'Hoopis, Rich' <RHoopis@IAAI.com>
Subject: IAA Caledonia
Importance: High

Matthew:

I really need today info on the environmental policy maintained by IAA. Dec sheet? Description of the policy? Can we add the village as an additional named insured?

My filing deadline is NOW.

Thanks, Mike

Micheal D. Bannon
DeMark, Kolbe & Brodek, S.C.
7418 Washington Avenue
Racine, WI 53406
Phone: 262-886-9720
Fax: 262-886-3074
mike@dkblaw.com

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View from 6 1/2 Mile Road as of 10/29/2020



View from 6 1/2 Mile Road as of 10/29/2020



Highway V



South view - Highway G



East Frontage Road and Driveway



East Frontage Road and Driveway



Legal Description:

Parcel I:

That part of the Southwest 1/4 of Section 7, Township 4 North, Range 22 East, described as follows: Begin at a point 50 rods North of the Southwest corner of the Southwest 1/4 of said Section 7; run thence East 140 rods more or less to the North and South 1/4 line of said Section 7; thence North 46 rods; thence West to the West line of said Section; thence South 46 rods to the place of beginning. EXCEPTING THEREFROM the East 10 acres of the above described parcel and Excepting land conveyed to Racine County for highway purposes by Deed #409956. ALSO EXCEPTING THEREFROM land conveyed by an Award of Damages recorded on March 11, 2011 under Document No. 2279164. Said land being in the Village of Caledonia, Racine County, Wisconsin.

NOTE: Address: Frontage Road

Tax Key No.: 104-04-22-07-100-000

PARCEL II:

The East 10 acres of the following: That part of the Southwest Fractional 1/4 of Section 7, Township 4 North, Range 22 East, bounded as follows: Begin at a point 50 rods North of the Southwest corner of the Southwest Fractional 1/4 of said Section; thence East 140 rods more or less to the East line of said 1/4 Section; thence North on said East line 46 rods; thence West 140 rods, more or less to the West line of said Southwest 1/4; thence South on said West line 46 rods to the place of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

NOTE: Address: Frontage Road

Tax Key No.: 104-04-22-07-030-000



PLAN COMMISSION REPORT

Proposal: Conditional Use Extension

Description: Review a request to extend the approved conditional use for Parkview Gardens IV (5327 Douglas Avenue) previously known as Parkview IV (5329 Douglas Avenue) of the Parkview Campus located at 5327 Douglas Avenue until December 31, 2022.

Applicant(s): Alf McConnel

Address(es): 5327 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the Conditional Use Permit for the construction of the Parkview Gardens IV located at 5327 Douglas Avenue be granted its final extension which will expire December 31, 2022 subject to compliance with all Village ordinances and previous conditions of approval.

Owner(s): McConnell Trust Alfred G

Parcel ID No.(s): 104-04-23-20-102-131

Lot Size(s): 4.3 acres

Current Zoning District(s): B-2, Community Business District, R-7 PUD, Multi-Family Residential District, Planned Unit Development

Overlay District(s): N/A

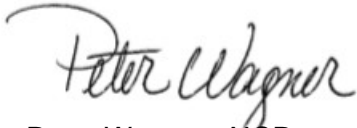
Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: High Density Residential (less than 6,200 SF per dwelling)

Background: The applicant is requesting an extension until December 31, 2022 of the Conditional Use Permit to construct the Parkview Garden IV at 5327 Douglas Avenue, originally approved by the Village Board in January 2009. In 2016, the Village Board approved an extension of the conditional use through Resolution No. 2016-105 extending the approval until December 31, 2018. In 2018 the Village Board approved a two-year extension expiring December 31, 2020 through Resolution 2018-137. Included with this report is the applicant's written request for the extension along with previous staff reports of prior extension requests.

Staff recommends that the Plan Commission recommends to the Village Board extending the approval of the conditional use permit until December 31, 2022 to allow the applicant sufficient time to submit a building permit application and begin construction. Staff also suggests that this be the last extension of the approval granted originally in 2009. Although nothing may have changed regarding the proposal, staff is working on updating the zoning code and intends to have the revised code adopted before 2022. There may be changes to the code that may make the approved building non-conforming. If the Plan Commission agrees that this request is reasonable, staff has provided a suggested motion for consideration.

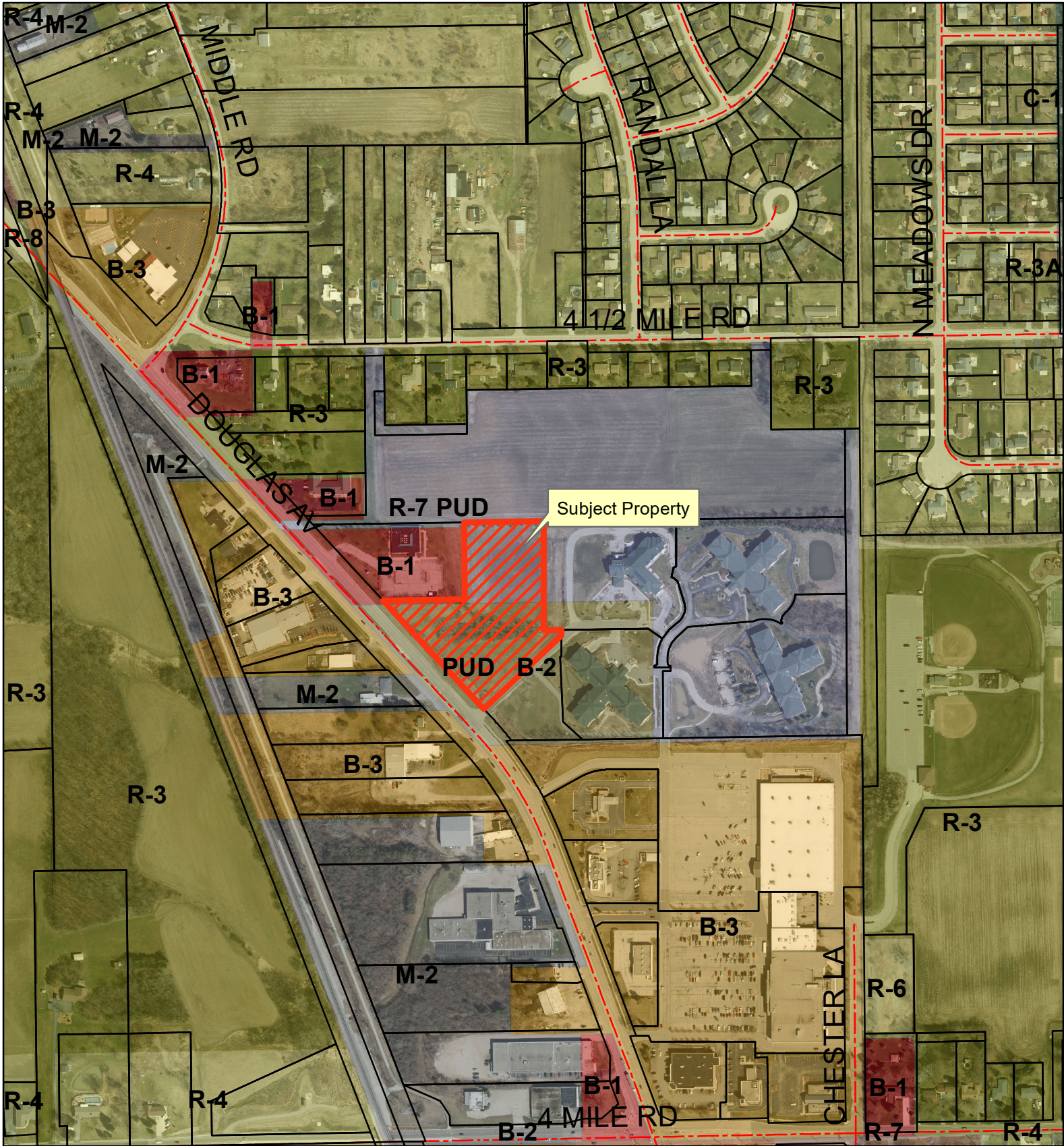
Respectfully prepared & submitted:



Peter Wagner, AICP
Development Director

Location Map

5327 Douglas Avenue



Legend

	5327_Douglas		A-3		B-4		LAKE		P-1 (VIL)		R-2		R-5		RIVER
	<all other values>		B-1		M-1		P-2		R-2S		R-3		R-5A		VILLAGE
	Zoning		B-1 (VIL)		M-2		PC-1 (VIL)		R-3 (VIL)		R-3A		R-6		WATER
	ZONECLASS		B-2		M-3		PUD		R-4		R-7		R-7/PUD		
			B-3		M-4		R-1		R-1 (VIL)		R-8				
			B-3/PUD		CITY		P-1								

LIBERTY MORTGAGE & DEVELOPMENT COMPANY

ALF G. McCONNELL
PRESIDENT
alfmcconnell@gmail.com

2677 ORRINGTON AVENUE
EVANSTON, IL 60201-1760
PHONE: (847) 491-9707
FAX: (847) 556-6528

October 21, 2020

Re: Request for Zoning Extension
Phase IV of The Parkview ("Parkview IV")
[Possibly renamed Parkview Gardens IV]
5329 Douglas Ave., Village of Caledonia, Wisconsin
[Revised address: 5327 Douglas Ave.]

Mr. Peter Wagner
Development Director
Town Hall
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

Dear Pete:

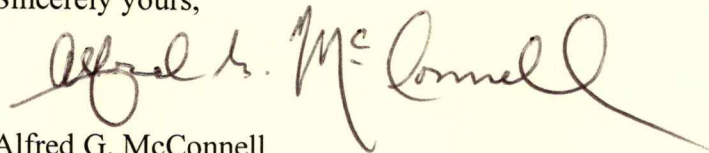
Per our communications last week, this letter shall serve as my request that the Village of Caledonia grant a two-year extension on the zoning of Parkview IV (optional name: Parkview Gardens IV), which is to be located at 5327 Douglas Avenue (the former proposed address under consideration was 5329 Douglas Ave.).

Under this extension, it is understood that the development of Parkview IV (optional name: Parkview Gardens IV) must comply with all previous conditions of approval.

Under separate cover, I will mail to you a \$25 check, payable to Village of Caledonia.

Should you have any questions, please contact me.

Sincerely yours,



Alfred G. McConnell
Authorized Representative of a Wisconsin LLC to be formed
2677 Orrington Ave.
Evanston, IL 60201

AGM:nbl
enclosure



December 4, 2018

Alfred G. McConnell
2677 Orrington Ave.
Evanston, IL 60201

Re: Two-year Extension Request for Parkview Gardens IV (5327 Douglas Avenue) previously known as Parkview IV (5329 Douglas Avenue) of the Parkview Campus, Village of Caledonia, Wisconsin

Dear Mr. McConnell:

On December 3, 2018, the Caledonia Village Board considered your request for a two-year extension of approval for Parkview Gardens IV (5327 Douglas Avenue) previously known as Parkview IV (5329 Douglas Avenue) of the Parkview Campus. The Board granted approval by adopting Resolution No. 2018-137. This extension is approved subject to compliance with all applicable Village ordinances and other applicable Wisconsin Statutes and regulations at the time of construction and compliance with all previous conditions of approval. This approval will expire on December 31, 2020, unless additional extensions are granted.

If you have any comments or questions, please contact this office at (262) 886-8440 or via e-mail (jarmen.czuta@racinecounty.com).

Yours truly,

A handwritten signature in black ink, appearing to read "Jarmen Czuta".

Jarmen Czuta
Caledonia Zoning Administrator

cc: Elaine Sutton Ekes, Jim Dobbs, Tom Christensen, Karie Torkilsen
Anthony Bunkelman, Jim Keecker, Tom Lazcano, Jeff Muenkel
Alf McConnell (alfmccconnell@gmail.com)
File Copy

RESOLUTION NO. 2018-137

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING THE TWO-YEAR EXTENSION FOR PARKVIEW GARDENS IV (5327 DOUGLAS AVENUE PREVIOUSLY KNOWN AS PARKVIEW IV OF THE PARKVIEW CAMPUS, ALFRED MCCONNELL, APPLICANT

The Village Board for the Village of Caledonia resolves as follows:

WHEREAS, Alfred McConnell requested a two-year extension for approval of Parkview IV (5329 Douglas Avenue) now known as Parkview Gardens IV with a revised address of 5327 Douglas Avenue of the Parkview Campus.

WHEREAS, the Village of Caledonia Plan Commission has recommended granting of the extension for Parkview Gardens IV until December 31, 2020 as recommended by the Zoning Administrator.

NOW, THEREFORE, BE IT RESOLVED, that the requested extension as recommended by the Plan Commission, is hereby approved subject to compliance with all applicable Village ordinances and other applicable Wisconsin Statutes and regulations at the time of construction and compliance with all previous conditions of approval.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 3rd day of December, 2018.

VILLAGE OF CALEDONIA

By: James R. Dobbs

James R. Dobbs
Village President

Attest: Karie Torkilsen

Karie Torkilsen
Village Clerk

770272.137

RECEIVED

DEC 04 2018

RACINE COUNTY

E-MAIL MEMORANDUM

TO: Karie Torkilsen (Ktorkilsen@caledonia-wi.gov)
Village of Caledonia Clerk

FROM: Jarmen Czuta
Caledonia Zoning Administrator

SUBJECT: Alfred McConnell
Parkview Gardens IV, 5327 Douglas Avenue (Revised name and
address)
Formerly known as Parkview IV, 5329 Douglas Avenue

November 26, 2018, two-year extension request
Recommended Reasons for Approval

DATE: November 19, 2018

Background

The original R-7 Multi-family Residential District/ Planned Unit Development Overlay District (PUD) "Campus" style approval for this development was granted many years ago. Due to the magnitude of this development, it was scheduled to be developed in phases. The most recent two-year extension of the approval granted by the Caledonia Village Board on October 3, 2016 by adopting Resolution 2016-105, for Parkview IV is due to expire on December 31, 2018. At this time, the developer is requesting another two-year extension of the previously granted approval for Parkview IV, 5329 Douglas Avenue and also requesting that this building now have a **revised name of Parkview Gardens IV with a revised address of 5327 Douglas Avenue**. The developer has requested that the previous approval be extended until December 31, 2020.

Approval is recommended as:

The approval for this phase of the "Campus" style development was granted in 2009 and due to the magnitude of this development as well as economic factors the developer has encountered, more time is required to complete Phase IV of "The Parkview" (with a revised name of Parkview Gardens IV and a revised address of 5327 Douglas Avenue). Approval should be subject to compliance with all applicable Village ordinances and other applicable Wisconsin Statutes and regulations at the time of construction and compliance with all previous conditions of approval.

c: E. Sutton Ekes, J. Dobbs, Tom Christensen, A. Bunkelman, T. Lazcano, J. Keeker
K. Torkilsen, J. Muenkel, File
Alf McConnell (alfmccconnell@gmail.com)

LIBERTY MORTGAGE & DEVELOPMENT COMPANY

ALF G. McCONNELL
PRESIDENT
alfmcconnell@comcast.net

2677 ORRINGTON AVENUE
EVANSTON, IL 60201-1760
PHONE: (847) 491-9707
FAX: (847) 491-0900

November 12, 2018

Re: Request for Zoning Extension
Phase IV of The Parkview ("Parkview IV")
[Now renamed Parkview Gardens IV]
5329 Douglas Ave., Village of Caledonia, Wisconsin
[Revised address: 5327 Douglas Ave.]

Mr. Jarmen Czuta
Caledonia Zoning Administrator
Public Works & Development Services Department
Racine County
14200 Washington Avenue
Sturtevant, WI 53177-1253

Dear Jarmen:

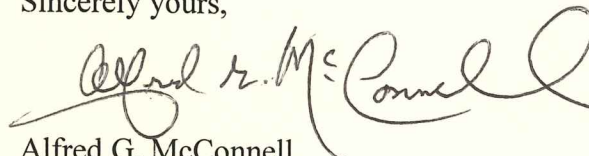
Per our conversation last week, this letter shall serve as my request that the Village of Caledonia grant a two-year extension on the zoning of Parkview IV (revised name: Parkview Gardens IV), which is to be located at 5327 Douglas Avenue (the former address under consideration was 5329 Douglas Ave.).

Please note that our current zoning approval expires December 31, 2018. Therefore, this requested extension would expire on December 31, 2020, unless additional extensions are granted. Under this extension, it is understood that I must continue to comply with all previous conditions of approval.

Per your request, I am enclosing my \$25 check, payable to Racine County.

Should you have any questions, please contact me.

Sincerely yours,



Alfred G. McConnell
Authorized Representative of a Wisconsin LLC to be formed
2677 Orrington Ave.
Evanston, IL 60201

RECEIVED

NOV 13 2018

RACINE COUNTY

AGM:nbl
enclosure

RACINE COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

14200 Washington Avenue
Sturtevant, WI 53177

phone: (262) 886-8470 fax: (262) 886-8488
www.racineco.com

January 22, 2009

Alfred McConnell
2677 Orrington Avenue
Evanston, IL 60201

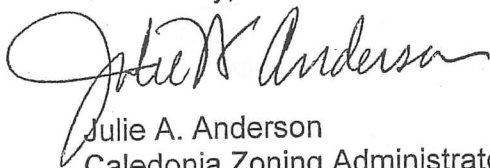
SUBJECT: R-7/PUD Conditional Use to Construct Parkview IV of Caledonia
(Building # 5), 5329 Douglas Avenue, Village of Caledonia
Part of Parcel Id. No.104-04-23-20-102-171

Dear Alfred:

The Village of Caledonia Board of Supervisors approved the subject conditional use at their January 20, 2009, meeting. The Village granted approval as this use appears to be permitted by underlying zoning and based on the other things going on in the area, the proposed use appears to fit with the uses in the district. You will be allowed to proceed with the subject project. This project will be located on the "Parkview Campus" as Parkview IV (Building #5) at 5329 Douglas Avenue, Section 20, Town 4 North, Range 23 East, Village of Caledonia.

Under this approval, you must comply with all of the conditions listed in the attached Exhibit A, along with any conditions set forth by Village staff. Failure to comply with the terms and conditions of this approval as listed in Exhibit A or by Village staff could result in the issuance of citation(s) and permit revocation. **PLEASE BE SURE TO READ EXHIBIT A.** If you have any comments or questions, please contact this office at (262) 886-8470.

Yours truly,



Julie A. Anderson
Caledonia Zoning Administrator
Planning & Development Director

JAA/ni

attachment

cc: K. Torkilsen, R. Coutts, T. Lebak, E. Ekes, all w/attachment
file

ORIGINAL

1. The applicant must obtain zoning permit cards from the office of the Caledonia Zoning Administrator after paying the required fees for the new, three-story senior independent-living building. The zoning permit card and building permit must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. The applicant must submit a staked survey with site dimensions, building dimensions, and building setbacks from lot lines before permits will be issued. The survey must be prepared by a registered land surveyor.
3. The independent-living senior housing building (one new three-story building), including cross-access driveways, must be located and developed according to the revised site plans received by Racine County Planning in December of 2008. The proposed density is appropriate for the R-7/PUD and the proposed parking areas have been designed based on the campus needs for all buildings.
4. There is a future, single-story building connection illustrated for proposed Building #4, which will connect to the Parkview Gardens Assisted Living Building. Separate zoning and building permits will be required for this connection.
5. Proposed Parkview IV (Building #5) will have an address of 5329 Douglas Avenue.
6. Any additional buildings, and any change of purpose for any of the buildings on the entire Parkview campus under the umbrella of this R-7 PUD will require further review and approval by the Village of Caledonia.
7. By virtue of this approval, the R-7 PUD lands will be combined with the existing PUD Area. The Certified Survey Map land division requirements of the Village of Caledonia need to be followed. The PUD development area has public road frontage along Douglas Avenue (State Trunk Highway 32).
8. The western portion of the site that is not part of this R-7 PUD review will remain zoned B-2/PUD Community Business District/Planned Unit Development Overlay District.
9. As shown on the submitted plans and as described in the submitted documents, the proposed new building must be compatible with the existing structures in terms of building façade character, scale and mass, rooflines and roof shapes, materials (real stone on the exterior), colors, and architectural details.

10. The proposed cross-access driveway easements must be located and constructed according to the plans submitted to the Village of Caledonia. This will facilitate traffic flow through the site without directly accessing State Trunk Highway (STH) 32 (Douglas Avenue).
11. Design of the medians and any other required highway improvements (shadow lanes, turning lanes, etc.) must be determined by the jurisdictional highway authority. The Wisconsin Department of Transportation or the Village of Caledonia may require a traffic impact analysis for the project for this section of STH 32. The applicant is responsible for the cost of any off-site traffic improvements, if so determined by the jurisdictional highway authority. This would be particularly important if any change of purpose or change of use for the multi-unit residential buildings occurs.
12. All gravel access roads must be constructed so as to allow both fire/rescue vehicles and pedestrians to traverse them.
13. Within 45 days after the applicant receives storm water drainage approval, the applicant must submit a detailed site-landscaping plan to the Village of Caledonia for review and approval before installing landscaping. Additional plantings may be incorporated into the overall site development scheme with no additional approvals needed, but no plantings may be deleted.
14. The proposed roads in this development will be private. The site owner is responsible for construction and maintenance of these roads. All new roadways must be constructed to a standard acceptable to the Village of Caledonia before occupancy of the new buildings occurs.
15. This new building will have underground parking. The surface parking layout for the new multi-unit buildings must be located as illustrated on the site plan. Aisles and spaces must be clearly marked. The driveways and all parking areas serving this operation must be maintained in an all-weather, dust-controlled condition.
16. A complete drainage plan for this entire site must be submitted to the Village of Caledonia Engineer for review and approval. The Village will not issue building permits for this site until the storm water plan is approved.
17. This Planned Unit Development approval will expire within twelve months of the date of this letter unless substantial work has commenced pursuant to such grant. No construction may begin after this date unless an extension is granted by the Village of Caledonia.

18. The applicant must allow full and unlimited access to the project site at any reasonable time to any Village of Caledonia employee who is investigating the project's construction, operation, or maintenance.
19. Only clean fill may be used for this project. Fill material may not contain any sod, brush, roots, or other perishable material. No re-bar, asphalt, scrap wood, or other types of construction debris is permitted as fill material. Rock particles larger than three-fourths of the layer thickness must be removed from the material before compacting with the fill.
20. The applicant is responsible for compliance with the provisions of Article VII, Division 4, Performance Standards of Chapter 20 Zoning, Racine County Code of Ordinances (see attached copy), as adopted by the Village of Caledonia.
21. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses.
22. This site must have graveled roads, access drives, and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public or private roadways during construction. Any sediment reaching a public or private road must be removed by street cleaning (not flushing) before the end of each workday or as determined by the jurisdictional highway authority.
23. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; replacing broken and vandalized parts; replacing burned out light bulbs; and cleaning, painting, and repairing windows and building facade.
24. Keep exterior site lighting to the absolute minimum required for the site. Exterior lighting is intended to promote a safe and attractive character throughout the Village of Caledonia without creating a nuisance to adjacent properties. Light fixtures must be selected with care to ensure that they are appropriately scaled in relation to their setting and to ensure that they are of a style that is compatible with the character of their immediate environment. All exterior lighting must comply with the following standards:

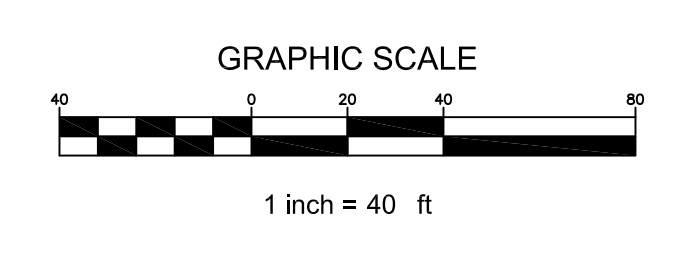
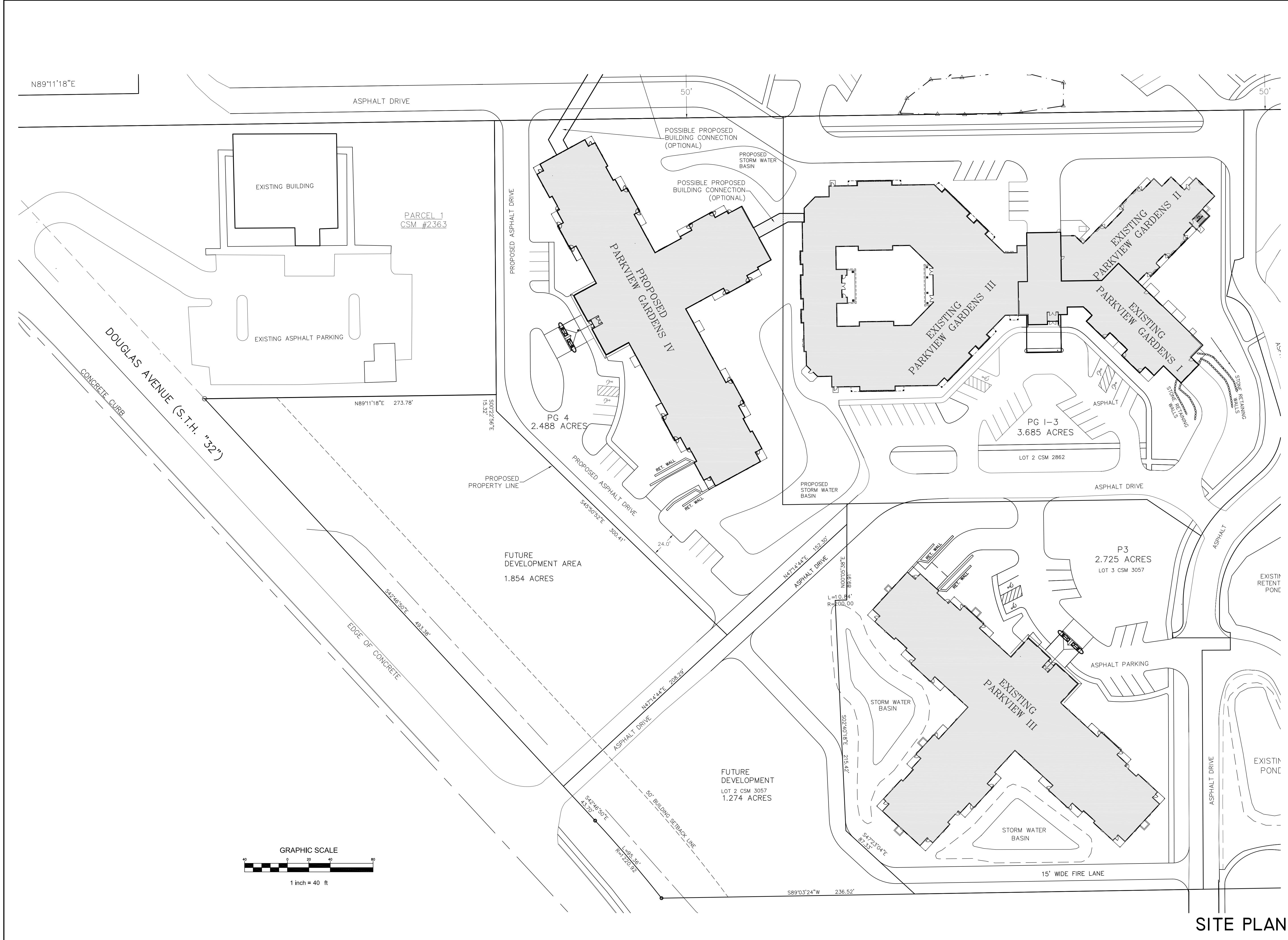
- Luminaries must be aimed, shielded, or relocated to minimize glare.
 - The maximum allowable light spillover to an adjacent residential property is 0.5 foot-candles measured at the property line, four feet above grade. For all other types of land uses, the maximum allowable light spillover may be 0.75 average foot-candles, measured in the same manner.
 - Lighting levels must be measured in foot-candles with a portable, direct-reading light meter. The meter sensor must be mounted no more than four feet above the ground line in a horizontal position. Readings must be taken only after the cell has been exposed long enough to provide a constant reading. Measurements must be made after dark with the light sources in question on, then with the same sources off. The difference between the two readings must be compared to the maximum permitted illumination.
 - All lighting wires/cables must be placed underground.
 - Accent lighting should be used to highlight architectural and landscape design elements when appropriate.
 - When any exterior lighting is installed or substantially modified, an exterior lighting plan must be submitted to the Village of Caledonia in order to determine whether the requirements of this section have been met.
 - Illumination of uses must meet the Illuminating Engineering Society of North America (IES) minimum standards.
25. No additions, deletions, or changes may be made to these conditions without the prior approval of the Village of Caledonia.
26. Your accepting the planned unit development approval, obtaining any zoning or building permits, and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Alfred McConnell and Associates, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
27. It is the property owner's responsibility to inform any subsequent owner of the existence of these conditions.



PARKVIEW GARDENS IV
CALEDONIA, WI

CJE NO.: 1447R20
NOVEMBER 19, 2020

C1.0



SITE PLAN

N89°11'18\"/>

ASPHALT DRIVE

PARCEL 1
CSM #2363

EXISTING BUILDING

EXISTING ASPHALT PARKING

DOUGLAS AVENUE (S.T.H. "32")

N89°11'18\"/>

273.78'

PG 4
2.488 ACRES

FUTURE DEVELOPMENT AREA
1.854 ACRES

FUTURE DEVELOPMENT
LOT 2 CSM 3057
1.274 ACRES

P3
2.725 ACRES
LOT 3 CSM 3057

EXISTING PARKVIEW III

EXISTING PARKVIEW GARDENS III

EXISTING PARKVIEW GARDENS II

EXISTING PARKVIEW GARDENS I

PG 1-3
3.685 ACRES

LOT 2 CSM 2862

STORM WATER BASIN

STORM WATER BASIN

15' WIDE FIRE LANE

PROPOSED STORM WATER BASIN

PROPOSED STORM WATER BASIN

POSSIBLE PROPOSED BUILDING CONNECTION (OPTIONAL)

POSSIBLE PROPOSED BUILDING CONNECTION (OPTIONAL)

PROPOSED ASPHALT DRIVE

PROPOSED ASPHALT DRIVE

ASPHALT DRIVE

ASPHALT DRIVE

ASPHALT

ASPHALT DRIVE

PROPOSED PROPERTY LINE

PROPOSED ASPHALT DRIVE

EDGE OF CONCRETE

ASPHALT DRIVE

50' BUILDING SETBACK LINE

STONE RETAINING WALLS

STONE RETAINING WALLS

EXISTING RETENT POND

EXISTING POND

S89°03'24\"/>

15.27'

S89°03'24\"/>

S89°03'24\"/>

300.41'

S89°11'18\"/>

483.38'

N71°14'41\"/>

208.79'

S82°16'50\"/>

43.70'

S89°03'24\"/>

236.52'

S82°16'50\"/>

215.42'

S82°16'50\"/>

43.70'

N60°00'38\"/>

1.658'

N67°14'41\"/>

192.30'

L=10.84'

R=200.00'

50'

50'

50'

50'

50'

24.0'

24.0'

L=35.36'

R=220.92'

L=35.36'

R=220.92'

L=35.36'

R=220.92'

MEMORANDUM

Date: November 25, 2020

To: Plan Commission

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

Re: Water's Edge Drive Name Change

During the TID 5 redevelopment discussions the team suggested renaming the roadway along the development area from Erie Street to Water's Edge Drive to match the road name immediately north and to help make the property more marketable. Having Water's Edge Drive in the address instead of Erie Street would be more appropriate for the property with the view of Lake Michigan that it has.

The name change would affect a 990-foot segment of the roadway. There are three properties affected by the name change besides the TID 5 properties. These properties have been notified and had questions but no objections. The Engineering Department recommends the renaming of a portion of Erie Street as Water's Edge Drive.

Legal description – Water’s Edge Drive

Lands being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 16, the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 21, all being a part of Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Beginning at the Northwest corner of the Northeast 1/4 of said Section 21, Thence North 00°28’13” West along the West line of the Southeast 1/4 of said Section 16 a distance 328.00 feet; Thence North 89°21’00” East 50.19 feet to the East right-of-way line of “Water’s Edge Drive”; Thence Southeasterly 18.04 feet along the arc of a curve whose center lies to the Southwest, whose radius is 305.67 feet and whose chord bears South 17°17’26” East 18.04 feet; Thence South 65°30’45” West 6.47 feet to the East right-of-way line of “Erie Street” extended northerly and being 49.5 feet East of said West line of the Southeast 1/4 of Section 16; Thence South 00°28’13” East along said East right-of-way line 308.20 feet to the intersection of said East right-of-way line of “Erie Street” and the North line of the Northeast 1/4 of Section 21; Thence South 00°27’09” East along said East right-of-way line a distance of 656.37 feet; Thence South 89°14’27” West 82.50 feet to the West right-of-way line of “Erie Street”; Thence North 00°27’09” West along said West line 656.63 feet to the North line of the Northwest 1/4 of said Section; Thence North 89°21’20” East along said North line a distance of 33.00 feet to the point of beginning.

Lands containing 70,467 Square feet (1.62 Ac.) of land more or less.

RESOLUTION NO. 2020-_____

A RESOLUTION OF THE VILLAGE BOARD RENAMING A PORTION OF AN IMPROVED RIGHT-OF-WAY IN THE VILLAGE OF CALEDONIA CURRENTLY NAMED "ERIE STREET" TO "WATER'S EDGE DRIVE" BEGINNING AT 1,170 FEET NORTH OF THE INTERSECTION OF KENTWOOD DRIVE AND ERIE STREET AND EXTENDING NORTHERLY ALONG SUCH RIGHT-OF-WAY LINE TO CONNECT WITH THE CURRENTLY NAMED WATER'S EDGE DRIVE.

WHEREAS, there is located within the Village of Caledonia, Racine County, Wisconsin (the "Village"), a certain improved right-of-way located North of Four Mile Road that is presently named "Erie Street"; and,

WHEREAS, there is a planned redevelopment of property at the northern end of Erie Street in the Village, which the Village would like to provide direction and recognition of by renaming a portion of the improved right-of-way leading into the new development "Water's Edge Drive." This change will match the current name of the improved right-of-way that begins north of the curve that extends to the termination of the right-of-way at the end of the street, as set forth in the map attached as **Exhibit A** and as legally described on **Exhibit B**, as "Water's Edge Drive".

WHEREAS, the Village Board has deemed it fitting and proper to rename this street as provided for above.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia, Wisconsin as follows:

1. That the portion of the public road currently named "Erie Street" beginning at 1,170 feet North of the intersection of Kentwood Drive and Erie Street and extending northerly along such right-of-way line to connect with the currently named Water's Edge Drive shall, henceforth, be known as "Water's Edge Drive" as set forth in the map attached as **Exhibit A** and as legally described on **Exhibit B**; and,
2. That, henceforth, all official maps and plats of the Village, including all zoning and street maps, shall be amended to reflect this new street name; and
3. That a certified copy of this Resolution shall also be duly filed and recorded in the Office of the Racine County Register of Deeds.
4. That this Resolution shall be immediately effective upon posting and recording, as provided by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of December, 2020.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs, Village President

Attest: _____
Karie Pope, Village Clerk