

PLANNING COMMISSION AGENDA
Monday, January 25, 2021 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: 860 3114 6515 OR

ACCESS VIA ONE-TOUCH TELEPHONE IS: +16465588656,,86031146515#OR

ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/86031146515>

- 1. Meeting called to order**
- 2. Roll Call/Introductions**
- 3. Approval of Minutes**
- 4. Citizens' Comments**

5. Public Hearing Items

- A. **CONDITIONAL USE REVIEW** – Review a request for a conditional use to construct a 165-foot tall cell tower located at 8451 Frontage Road submitted by Verizon Wireless, Applicant, American Transmission Company LLC, Owner. (Parcel ID No. 104-04-22-06-041-000)
- B. **CONDITIONAL USE AMENDMENT** – Review a conditional use amendment for the property located at 1306 4 Mile Road allowing the applicant to expand hours of operation for Casey's General Store submitted by Mikael Lage, Applicant, Casey's Marketing Company, Owner. (Parcel ID No. 104-04-23-051-000)
- C. **(CANCELLED) REZONE** – Review a request to rezone the parcel located at 4727 Park Ridge Road from R-2S, Suburban Residential District (Sewered) to R-3, Suburban Residential District, submitted by Nancy Washburn, Applicant, Warren C. Knuth Trust, Owner. (Parcel ID No. 104-04-22-25-029-000)

6. Non-Public Hearing Items

- A. **PRELIMINARY PLAT EXTENSION** – Consider a request to extend the approval for a preliminary plat for the subdivision known as Catlyn Woods located at 6235 Middle Road, submitted by Nance Washburn, Applicant, Middle Road Investments LLC, Owner. (Parcel ID No. 104-04-23-17-072-000)
- B. **PRELIMINARY PLAT EXTENSION** – Consider a request to extend the approval for a preliminary plat for the subdivision known as Audubon Arboretum located at 6444 Charles Street, submitted by Nancy Washburn, Applicant, Audubon Park-Racine LLC, Owner. (Parcel ID Nos. 104-04-23-17-083-000, 104-04-23-17-084-000, & 104-04-23-17-085-000)
- C. **PRELIMINARY PLAT EXTENSION** – Consider a request to extend the approval for a preliminary plat for the subdivision known as Homestead Acres located along Northwestern Avenue, east of the railroad tracks

7. Adjournment

Dated January 21, 2021

Joslyn Hoeffert, Deputy 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 6:01 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.

Absent: None

Also Present: Development Director Peter Wagner and Trustee Martin.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the October 26, 2020. Seconded by Bill Folk. Motion carried unanimously.

4. Citizens' Comments

None.

5. Public Hearing Items followed by Commission Recommendations

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)

Peter Wagner read from his report:

“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.

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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.”

Public Hearing 6:12 p.m.

In favor:

Steve Hribar 7213 Hwy 31– would like to have a new tenant for a temporary time frame to help with the halt of other business due to COVID-19.

Mike Bannon (of DeMark, Kolbe & Brodek, S.C.) – explained that it is to be an overflow lot no public onsite. The transporting of vehicles would go back and forth during normal business hours. These are not junk vehicles and would not be stacked on top or another vehicle. The applicant will install slats in the fences to help block vehicles lights within the lot.

Against:

Sandy Dewalt – 13212 6½ Mile Rd – questioned if there is any blocking of reflection off the vehicles and the hours of operation. She was concerned about the impact of surrounding well waters and was worried that the fence and natural surroundings won’t block the reflection off vehicles.

Jodi Switalski – 13222 6 ½ Mile Rd – was concerned about water contamination, visibility, light pollution, hours of operation, crime, noise pollution, property values, and explosives.

Ralph Dunn – 13500 6 ½ Mile Rd – is against this unless vehicles were to be kept on a concrete base in buildings with drains to a holding tank to avoid ground water contamination. He would like to see more blinders put in place to conceal activity and visual eye sores.

Public Hearing Closed: 6:33 p.m.

5A. Commission Deliberation

Plan Commission Members questioned the type of paving on the site and asked if the east lot was for tractor trailers. Steve Hribar said the lot currently has an asphalt gravel mix and it is for tractor trailers but due to COVID all business has come to a halt. Commission Members questioned the time frame for the new tenant and if the applicant was notified about the complaints from surrounding residents. Hribar replied that the tenant would have an 18-month lease contract and asked if Mr. Wagner could clarify if the tenant was notified of the complaints made. Wagner said he did give the applicant past complaints to consider. Commission Members asked if everything on the property was compliant. Wagner said after visiting the site today, he clarified the conditions of

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the site complied. Plan Commission Members questioned how many transports would go through daily and the lot capacity.

Mike Bannon from DeMark, Kolbe & Brodek, S.C. confirmed the 18-month lease contract with potential renewals. He said there will be a temporary building just for holding the records for this overflow lot. Bannon stated the hours of operation will be from 7:30 a.m. to 6 p.m., the vehicles being brought into this lot aren't junk vehicles that are to be auctioned off. Rich Hoopis from IAA, Inc. explained the capacity would roughly be 1000 to 1250 cars with additional traffic until the lot is full. The transports per day on average will be 10 to 15 and may be slightly higher some days. Commission Members asked Hribar what was Coparts numbers per day. Hribar said less than the applicant due to size of the vehicles and the lot.

Commission Members were concerned about the placement of the vehicles with some facing North/South and some East/West. Bannon said the lot topography is lower than the Copart lot and with the slat fencing and trees this would help block the glare. He explained as far as environmental concerns they have a \$25,000,000.00 environmental insurance policy and the Village of Caledonia is an additional name of insured.

Motion by Trustee Wanggaard to approve and recommends to the Village Board that 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.

Seconded by Bill 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.

6A. 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)

Peter Wagner read from his report:

“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.

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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.”

6A. Commission Deliberation

None.

Motion by Knitter to approve and 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.

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.

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.

Peter Wagner read Tom Lazcano’s Memorandum:

“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.”

6B. Commission Deliberation

Plan Commission Members questioned if there would be any residential cost to change the title of their properties. Wagner stated the property owner would be responsible for those costs.

Motion by Knitter to approve and recommends that the Village Board approve the request to rename 993 linear feet of Village roadway from Erie Street to Waters Edge Drive, submitted by the Village of Caledonia.

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Seconded by Minorik.

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

7. - Adjournment

Motion by Schattner to adjourn. Seconded by Wanggaard. Motion carried unanimously. Meeting adjourned at 7:33 p.m.

Respectfully submitted,
Erika Waege
Administrative Assistant Building/Engineering



PLAN COMMISSION REPORT

Proposal: Conditional Use/BSO Review

Description: Review a request to approve a conditional use and site plan for a proposed cell tower located at 8451 Frontage Road.

Applicant(s): Verizon Wireless

Address(es): 8451 Frontage Road

Suggested Motion: That the Plan Commission recommends to the Village Board that a conditional use and building, site, and operational plan for the construction of a 165-foot cell tower for the property located at 8451 Frontage Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding property values.

Owner(s): American Transmission Company LLC

Tax Key(s): 104-04-22-06-041-000

Lot Size(s): 7.9 acres

Current Zoning District(s): B-4, Planned Business District, A-2, General Farming and Residential District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial, Medium Density Residential, & Agricultural, Rural Residential, and Open Land

Background: The applicant is requesting approval of a conditional use and building, site, and operation plans for a wireless communications tower facility located at 8451 Frontage Road. The tower will be 165-foot tall monopole and include a 5-foot lighting rod and located in the western portion of the property. The applicant will utilize the existing equipment shelter located by the American Transmission Company Tower and extend connections to the new monopole as shown on the submitted site plans.

This tower is being constructed to replace a nearby telecommunications array located on the nearby American Transmission Tower located on the same parcel. The American Transmission Company is discontinuing the use of their towers as a co-location facility for telecommunications, similar to the case on River Road last year. The applicant supplied a narrative and site plan explaining the project proposal.

The proposed tower complies with the Title 16, Chapter 9: Mobile Tower Siting regulations of the Village Municipal Code. Engineering had no concerns or issues with the proposed siting of the facility. If the Plan Commission is comfortable with the proposed communications tower, staff has drafted a suggested motion for consideration.

EXHIBIT A CONDITIONS

Verizon Wireless Communications Site Located at 7706 W. River Road

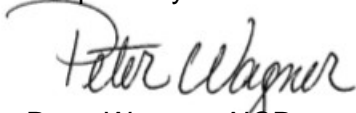
1. **Building Permit.** The applicant must obtain building permit from the Village and pay all applicable zoning and building fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must always be kept at the project site until the project has been 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 use (165' mobile service monopole with a 5' lighting rod and associated ground equipment) must be located, conducted and utilized in compliance with the plans and documents received by the Village Planning Department on November 17, 2020.
5. **Lease Agreement.** Prior to the issuance of the building permit the applicant must provide a lease agreement or binding lease memorandum which shows on its face that it does not preclude the site owner from entering into leases on the site with other provider(s); the legal descriptions and amount of property leased; in the event of abandonment, the Village reserves the right to remove the tower at the property owner's expense.
6. **Abandonment.** Any mobile service support structure and facilities not in operation for a continuous period of twelve (12) months shall be considered abandoned. In such circumstances, the owner of the mobile service support structure and facility of the property where the structure and facility are located must remove the support structure and all supporting equipment, buildings, and foundations to a depth of five (5) feet, and must restore the location to its natural condition (except any grading may remain in the after-condition as determined by the zoning administrator) within ninety (90) days of receipt of notice from the zoning administrator. If removal and

restoration to the satisfaction of the zoning administrator does not occur within the said ninety (90) days, the zoning administrator may remove and salvage said mobile service support structure and facility and restore the site at the expense of the mobile service provider or property owner. The applicant must submit a copy of a signed agreement, which may be the lease agreement, between the property owner and the owner of the mobile service facility detailing requirements for abandonment and subsequent removal based on the provisions of Section 16-9-7(a). Said agreement must also identify that the agreement must be binding on future property owner(s) and future owner(s) of the mobile service support structure and facility. The mobile service support structure and facility must be recorded in the Register of Deed's Office and a copy of the deed must be filed with the Zoning Administrator prior to the issuance of the building permit.

7. **Liability.** The Village does not warrant any mobile service support structure against design or structural failure. The Village does not certify that the design is adequate for any tower and the Village hereby accepts no liability through the issuance of a conditional use permit or building permit.
8. **Illumination Not Allowed.** Mobile service support structures must not be illuminated except as required by the Wisconsin Division of Aeronautics or the Federal Aviation Administration.
9. **Security For Removal.** The applicant shall provide to the Village, prior to the issuance of the permit, a performance bond in the amount of twenty thousand dollars (\$20,000.00) to guarantee that the tower and all supporting equipment, buildings, and foundations will be removed when no longer in operation. The Village must be named as obligee in the bond, and it must approve the bonding company. The face of the bond must reflect that the Village will be given notice if the bonding company cancels the bond. If, prior to the removal of the tower, tower removal rates exceed twenty thousand dollars (\$20,000.00), the Village reserves the right to require a corresponding increase in the bond amount.
10. **Pre-Development Agreement.** The applicant must execute a Pre-Development Agreement with the Village of Caledonia at an amount determined by the Village of Caledonia. Contact the Village of Caledonia at 262-835-4451 to execute the Pre-Development agreement.
11. **Continued Compliance.** Upon written inquiry by the Plan Commission, the permit holder under this section shall have the burden of presenting credible evidence establishing to a reasonable degree of certainty the continued compliance with all conditions placed upon the conditional use permits. Failure to establish compliance with all conditions placed upon the conditional use will be grounds for revocation.
12. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached), as adopted by the Village of Caledonia.
13. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project will be required to go through the conditional use review process.

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14. **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.
 15. **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; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
 16. **Access.** The applicants must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 17. **Compliance with Law.** The applicants are responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations, including Titles 14 and 16 of the Village of Caledonia Code of Ordinances.
 18. **Reimburse Village Costs.** Applicant shall reimburse 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.
 19. **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 Caledonia Zoning Administrator 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.
 20. **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, Patrice Lewis, Verizon Wireless, and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
 21. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
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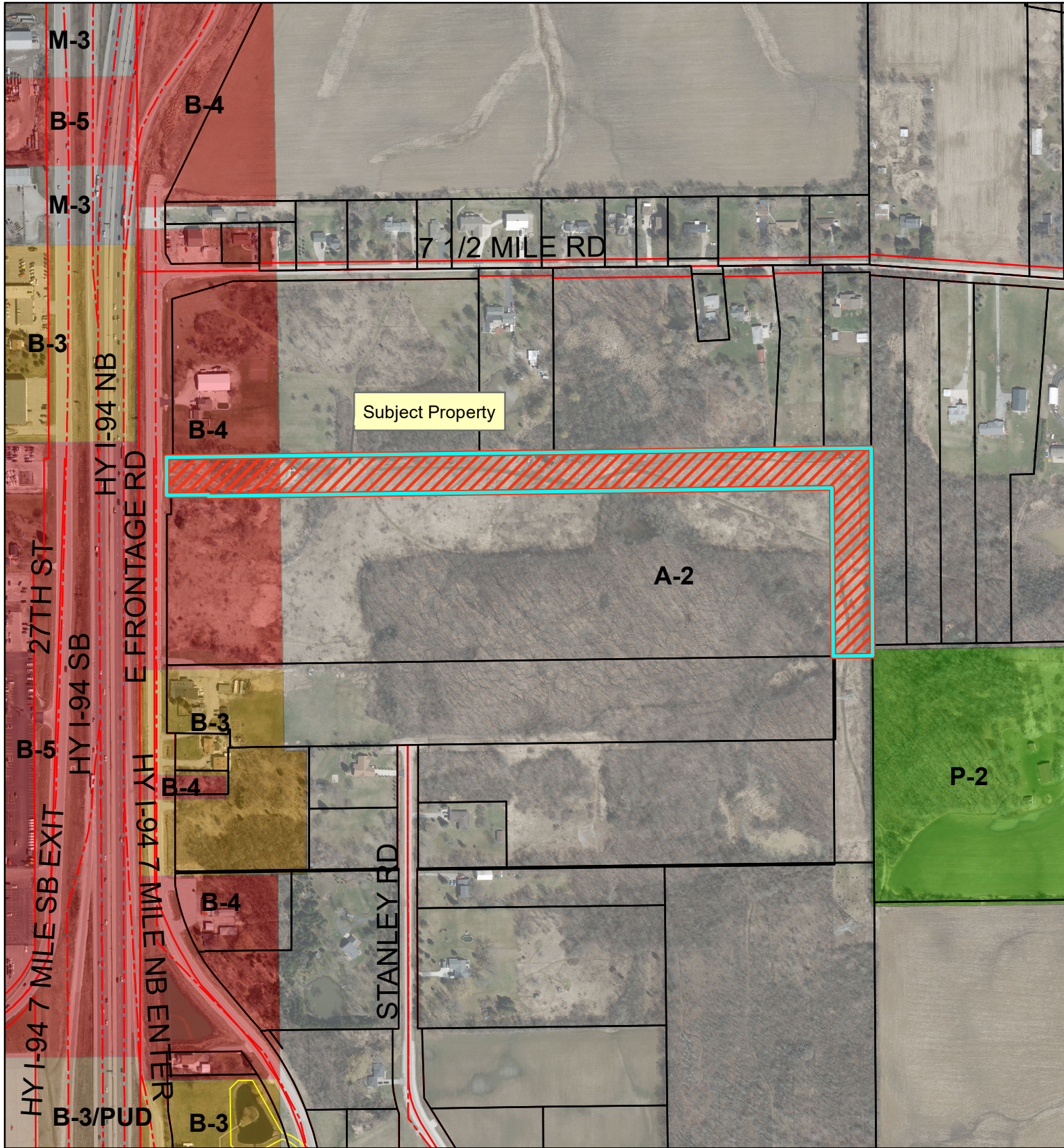
Respectfully submitted:




Peter Wagner, AICP
Development Director

Location Map

8451 USH 41



Legend

 8451_USH_41



Via: USPS Priority Mail

November 17, 2020

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

Re: Conditional Use Permit Application Submittal / New Verizon Wireless Mobile Service Support Structure / ATC/WE Energies Property-8451 Frontage Road, Caledonia, WI 53108

Parcel ID #: 104-04-22-06-041-000

Mr. Wagner:

On behalf of our client Verizon Wireless, enclosed please find the required project information along with a completed Village of Caledonia Conditional Use Permit Application form for a proposed new mobile service support structure (communications tower) and facilities (antennas and tower mounted equipment) at the above referenced address.

The application and the corresponding submittal information have been prepared in accordance with the State of Wisconsin Mobile tower siting regulations found at Wis. Stat. Sect. 66.0404. The application procedures for a new mobile service support structure (tower) and mobile service facility (communications equipment) are found at Wis. Stat. Sect. 66.0404(2)(b) and list six (6) requirements for a completed application.

Below is a narrative on these six (6) requirements, including the specific project information. I have also enclosed a copy of the State of Wisconsin regulations for your reference as you review this submittal.

1. The name and business address of, and the contact individual of, the applicant.

Applicant(s):

Verizon Wireless
Patrice Lewis
IL/WI-Network Real Estate
1515 Woodfield Road
Schaumburg, IL 60173

ATC/WE Energies
Robert Bokowski
Right of Way Agent

Contact Individual:

Peter Schau
Ton 80 Realty Services, Inc.
8463 Old County K
Harshaw, WI 54529



We Energies - Property Management
231 W. Michigan St. - A252
Milwaukee, WI 53203

2. The location of the proposed support structure.

8451 Frontage Road, Caledonia, WI 53108
Parcel ID # 104-04-22-06-041-000

The location of the proposed 165' tall (170' overall height with lighting rod) mobile service support structure will be in the side yard area immediately southwest of the existing mobile service support structure currently hosting applicants' facilities upon the +/-125' wide American Transmission Company ("ATC") fee owned right of way ("property"). The existing mobile service structure is located within the center of the ATC high voltage transmission tower approximately 420' east of the Frontage Road right of way. The new support structure will be located approximately 60' southwest of the existing support structure 9' on center from the south property line as depicted in the enclosed survey and construction drawings.

3. The location of the proposed mobile service facility.

8451 Frontage Road, Caledonia, WI 53108
Parcel ID # 104-04-22-06-041-000

Verizon Wireless proposes to construct a 165' tall (170' overall height with lighting rod) mobile service support structure for its immediate use as the new support structure for their tower mounted mobile service facilities (antennas and other tower mounted equipment) currently being hosted upon the existing 156' tall support structure located approximately 60' to the northeast upon the same property. Verizon Wireless will continue to utilize their ground-based facilities (equipment shelter, emergency backup power generator, ancillary appurtences) locations as they currently exist upon the property at this facility.

4. If the application is to substantially modify an existing support structure...

The application is for a new 165' tall (170' overall height with lighting rod) mobile service support structure; as such, the submittal requirements of this section are not applicable.

5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile services support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

See the enclosed construction drawings depicting the proposed 165' tall (170' overall height with lighting rod) mobile service support structure and the Verizon Wireless equipment and component installations containing the above described information applicable to the proposed project.



6. If the application is to construct a new mobile service support structure, an explanation as to why the application chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has the responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

The 165' tall (170' overall height with lighting rod) mobile service support structure being proposed by Verizon Wireless with this application will serve as the replacement support structure to the one that is currently installed within the center of the ATC high voltage transmission tower approximately 60' northeast of the proposed location upon the same parcel. Verizon Wireless' facilities have been in operation from this location since 1996 via a master agreement with Wisconsin Electric Power Company ("WEPCO"), the then owner of the property. Pursuant to the enclosed letter dated July 7, 2017 from WE Energies, WE Energies and ATC as successors in interest to WEPCO will no longer allow for the continued use of these types of communication support structures within their high voltage transmission towers once the current agreement governing Verizon Wireless' use of the site expires on April 19, 2021. Upon receipt of this notice of non-renewal by WE Energies and ATC, Verizon Wireless began evaluating the relocation options for its facilities including the geographic needs required to maintain an equal level of service to its local area network that the existing facilities have provided since 1996.

The immediate proximity to the I-94 expressway that the existing location has provided to Verizon Wireless for the last 24+years supports their service to this section of such a heavily traveled interstate highway making it an integral component of their local area network. Having these types of facilities embedded in close proximity to such a voluminous and fluid user population is essential for Verizon Wireless to maintain the quality of their services to this locale, and requires both the robust signal strength and the ability to proportionately spread the user traffic across multiple sectors so that it can maximize the level of traffic (or capacity) these facilities can handle. When defining the acceptable geographic location for the relocation of an operating facility that is already functioning at this level, the search area center begins with the existing site location and the boundary ends where service and functionality begins to degrade as one moves away from that site.

As determined by the Verizon Wireless Radio Frequency ("RF") Engineering group the acceptable geographic boundary for this replacement facility is illustrated by the enclosed Search Area Map labeled "*Verizon Wireless Search Area Map: 7 Mile Road Relo*". A search of this and the immediate surrounding areas was performed, and enclosed in the application materials is a sworn statement from the Verizon Wireless RF Engineer assigned to the site attesting to the fact that collocation is not a feasible option for this site, as there are no existing structures of any kind which exist within the Verizon Wireless Search Area that could be utilized for a collocation.

Even though they cannot continue to offer the existing location for the mobile support structure for use by Verizon Wireless exactly as it sits today, WE Energies and ATC are willing to allow for the continued use of the site by Verizon Wireless at new location for a mobile service support structure upon the property. As they describe in their notice of non-renewal letter, they have defined locations parallel to the high voltage transmission lines and infrastructure that would conform to their operational and



safety standards and be available for the location of a new mobile support structure. In a collaborative effort with the WE Energies and ATC staff responsible for the management of their properties and facilities, the proposed location was identified as the best one that would both allow Verizon Wireless to replicate the service provided by the existing facility and also meet the ATC operational and safety requirements necessitating this relocation. As denoted on the Verizon Wireless search area map attached to the RF Engineering sworn statement, the proposed site is located at the center of the defined search area.

Additional Discussion

The proposed project is for the construction and installation of a new 165' tall (170' overall height with lighting rod) mobile service support structure to allow for the continued operations of the Verizon Wireless unmanned mobile service facilities upon the WE Energies/ATC property located at 8451 Frontage Road, Caledonia, WI 53108. As the enclosed plans depict, the mobile service support structure will be a 165' monopole tower (170' overall height with lightning rod) upon which Verizon Wireless will install its tower mounted antennas and equipment at the 160' centerline. The tower structure will be designed so that it can also host two (2) additional future installations of similar equipment at the 150' and 140' centerlines.

The Verizon Wireless coaxial and hybrid cable will be routed down the inside of the tower and exist at its base from where it will be routed underground north past the existing service drive before transitioning to an above ground ice bridge finally connecting it to the existing Verizon Wireless equipment shelter. With these ground areas being over 360' from the nearest public right of way to the west, combined with the exiting improvements and natural features of the underlying property, the resulting alterations to the existing ground facilities as they exist today will be negligible in comparison and continue to be obscured from the surrounding public viewsheds.

The aforementioned location and design characteristics the new tower structure and related facilities were developed carefully with the input of the WE Energies and ATC staff to ensure that they are compatible with the existing and future use of the property as a high voltage transmission line. Locating the new monopole tower structure on the same parcel in relatively close proximity to the existing high voltage tower of a similar height is often considered the best practice by conventional planning standards. Many communities encourage the clustering of structures of taller heights in this fashion as the best method to provide the services that require such tall structures, while at the same time offering the best opportunity to preserve the existing character and aesthetic of the underlying property and the surrounding areas which we feel is accomplished with the proposed new support structure location.

Wireless communication facilities and structures are permitted with a conditional use permit in the B-4 and A-2 Zoning Districts, both of which encompass the subject parcel. The proposed tower structure is presumed located in the A-2 Zoning District, just east of the presumed boundary of the B-4 Zoning District. Per our initial discussions on this matter, an estimated depth of 360' was presumed when locating these boundaries though an official definition could not be identified in the Village zoning records. The parent parcel is completely surrounded by other properties featuring the same Business and Agricultural zoning designations, and the closest offsite residential use or structure is over 700' to the north on the opposite side of the ATC High Voltage transmission lines.



Again, the site has been positioned upon the underlying rectangular shaped parcel in location complimentary with its current use and improvements and so as not to interfere with any anticipated future uses of the site. In doing so, the location of the center of the proposed tower upon the property is setback from the nearest property lines by 9.0', a distance less than the A-2 zoning district side yard requirement of 25'. However, enclosed please find a stamped engineering letter from NELLO, the designated tower manufacturer for the project ensuring that that in the event of structural failure, the tower will be designed to buckle over at the height of 120' and above and remain intact, versus any sort of collapse of the structure into a defined fall radius from the base of the tower. As specified in Wisconsin State Statutes 66.0404(2)(g), the enclosed engineering certification of the 0' fall zone, preempts the local district setback requirements of the Village of Caledonia zoning ordinance, and automatically reduce the enforceable setback for the tower structure to that same 0' distance. Along with these specified zoning design requirements, the new tower structure shall conform to all applicable ANSI/TIA 222-G, FCC, and FAA regulations and standards governing such facilities.

This facility will provide a great benefit for the community, in that it will allow Verizon Wireless to continue to provide its wireless communication services, in their most advanced technological state and at their highest level of quality, to the Village of Caledonia and the surrounding area as it has since 1996. The proposed new facilities will not require any public participation, or result in any public cost for public facilities and services which would be detrimental to the economic welfare of the community. In fact, the wireless communication services provided by Verizon Wireless are in demand by both businesses and individuals, and their availability will continue to be an economic asset to the community. The enhanced E-911 services provided by these facilities will also continue to assist in the protection of the public health, safety, and welfare of the community. Furthermore, the new tower structure will offer the space and structural capacity that the existing single use tower structure does not have, making it available for other communications equipment installations and opening the door for additional future use and/or services all to the continued benefit of the community.

Besides the six (6) application requirements defined by Wis. Stat. Sect. 66.0404(2)(b), I have also enclosed a copy of the Federal Airways & Airspace Report for the proposed tower at this location (please also know that there are no airports or private landing strips within a three (3) mile radius of the proposed site location to notify of this application) confirming that notice is not required to the FAA for the proposed tower at this location, a signed letter from the WE Energies real estate representative consenting to the submittal of this conditional use application upon the property and confirming that the lease agreement will contain the provisions required by Sec. 16-9-4(c) of the Village of Caledonia Zoning Ordinance (a copy of the memorandum of the agreement will be provided to the Village of Caledonia as soon as it is available), a tabular and map inventory of all of the Verizon Wireless facility locations in Racine County with the information sought in Sec. 16-9-4(h) of the Village of Caledonia Zoning Ordinance, and a check made payable to the Village of Caledonia in the amount of \$750.00 for the applicable Conditional Use application fee. In addition, a completed, signed, and notarized Village of Caledonia Pre-Development Agreement and check made payable to the Village of Caledonia in the amount of \$2,000.00 for the initial deposit required for all Conditional Use Permit Applications is enclosed.



Finally, I believe the above information satisfies the applicable application requirements as defined by the Village of Caledonia Zoning Ordinance and as preempted by Wis. Stat. Sect. 66.0404; and is ready to be scheduled for consideration by the Village of Caledonia Planning Commission. I look forward to the public hearing for this request, and will be present at the meeting to address any remaining questions that the commission or members of the public may have regarding the application and proposed use of the site.

Should you have any additional information needs or questions regarding the application, the enclosed materials, or the proposed use of the site, please contact me directly at (773) 919-5112, or by e-mail at pschau@ton80realtyservices.com.

Sincerely,

Peter Schau

Peter Schau
President
Ton 80 Realty Services, Inc.

Enclosures as described



We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

July 7, 2017

Verizon Wireless
Attn: Ms. Deena Lee Recine
1515 E. Woodfield Road
Suite 1400
Schaumburg, IL 60173

RE: Verizon Sites to be relocated from ATC Transmission Towers

Dear Ms. Recine,

This letter serves as notification of the intent of Wisconsin Electric Power Company ("WEPCO"), d/b/a We Energies, and American Transmission Company LLC ("ATC"), the current owner of transmission facilities formerly owned by WEPCO, to phase-out all PCS carriers including Verizon Wireless from selected wireless sites located on 230kV and 345kV transmission towers, concurrent with the contract expiration. The original contract between WEPCO and PCS Primeco, L.P., dated April 10, 1996 (the "Contract"), as succeeded to by Verizon Wireless. The Contract expires on April 9, 2021 and currently is in the final 5-year extension. WEPCO and ATC concur with renewing the Contract to the 2021 expiration, if requested by Verizon.

As background, WEPCO transferred its electric transmission facilities (50kV and above) and associated real estate easement rights to ATC in 2001. WEPCO is a part owner of ATC, and, as such, WEPCO and ATC are affiliates. As part of this arrangement, ATC and WEPCO entered into an Attachment Agreement dated November 12, 2001 (the "Attachment Agreement"), whereby ATC granted WEPCO a license to continue to perform under existing attachment agreements, including licenses for spaces occupied by existing attachments of third parties, such as Verizon Wireless. Under the Attachment Agreement, ATC's license grant to WEPCO is for the placement, replacement, maintenance, and service of existing or new attachments, but only to the extent permitted under the existing Contract between WEPCO and your company. Additionally, ATC has the right, under the Attachment Agreement, to approve the location, schedule and engineering specifications of new attachments, provided that such approval must be consistent with the existing third party contract.

ATC's top two Critical Success Factors are safety and reliability. The 230kV and 345kV transmission lines are the backbone of the transmission system and the key to reliability. Outages to support non-transmission related work are very difficult to obtain and puts the

larger transmission system at undo risk. For that reason ATC does not permit new cell antennae installations on any 230kV or 345kV facilities.

It is the intention of WEPCO and ATC to collaborate with Verizon to assess space availability in the immediate vicinity of the existing 230/345kV sites to support construction of new tower facilities and facilitate continued use of existing ground equipment already in place. Worker safety must be a consideration in working with Verizon on the new location and design of a new monopole site. It is in all parties' interest to configure new site facilities in a way that does not require wireless facilities to be taken out of service so that electrical line workers can safely access a transmission structure for maintenance activities or require transmission facilities to be taken out of service in order to provide safe access to wireless facilities.

ATC has done a preliminary review of the ten impacted sites listed below. The green cross-hatching in the attached exhibits represents area within the limits of the ATC easement that would be available for tower siting after reserving adequate space for ATC structure maintenance access. Please note that this does not take OSHA clearance requirements into account.

Verizon Impacted Sites:

2. Seven Mile Road. (140760-5) T/Caledonia, WI – The ATC tower is on We Energies fee owned land. Location outside of the easement would require an easement from the impacted landowner.

In order to have a favorable outcome for each tower site, WEPCO and ATC are willing to facilitate a project planning meeting with Verizon as soon as possible, so that your company can plan ahead for this change. Please contact me within ten (10) days in receipt of this letter at 414-221-2806 to schedule a planning meeting. Thank you for your prompt response.

Sincerely,



Robert Bokowski SR/WA
We Energies
Property Management



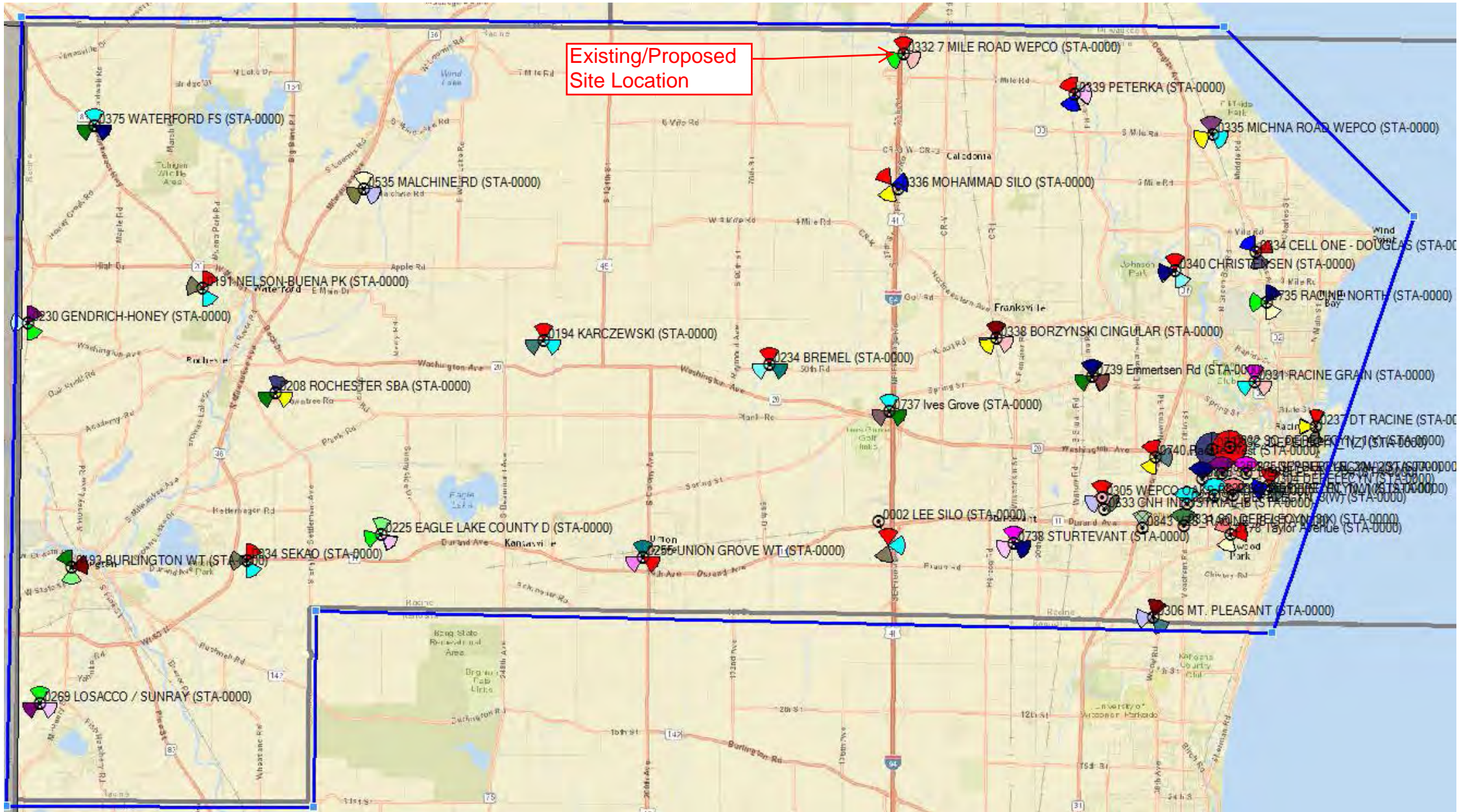
Robert Bokowski, SR/WA
Right of Way Agent
Property Management

We Energies
231 W. Michigan Street - A252
Milwaukee, WI 53203
Office 414-221-2806
Mobile 414-640-7893
Toll Free 800-558-3303, 2806
Fax 414-221-2713

we-energies.com

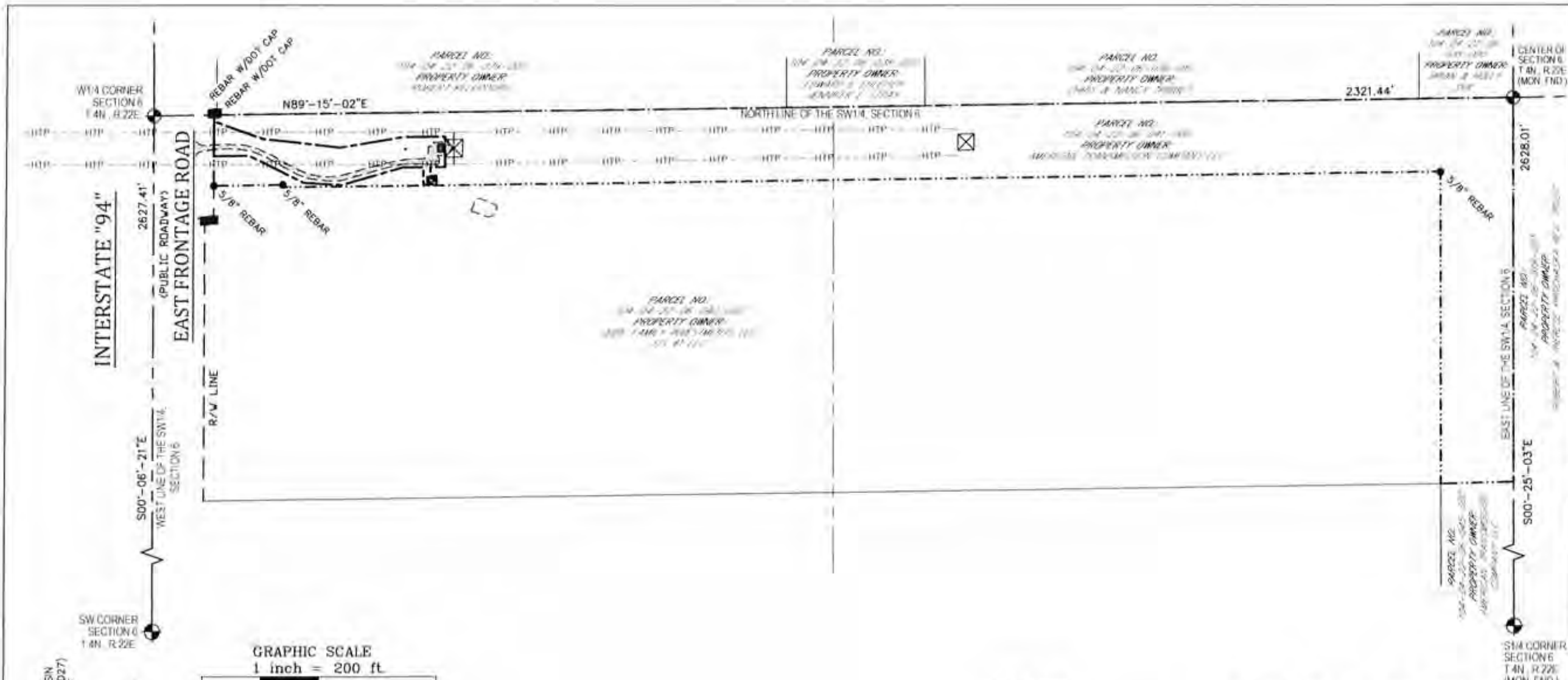
robert.bokowski@we-energies.com

Verizon Wireless Map Inventory of Existing Facilities in Racine County, WI



Tabular Inventory of existing Verizon Wireless Facilities in Racine County, WI

Site Name	Name	Centerline	Latitude	Longitude	Street Address	City	State	Zip Code	County	GeoPlan Structure Type (Info Only)	Description
LEE SILO	0002 LEE SILO (STA-0000)	72	42.697241	-87.959267	3720 S. Sylvania	Union Grove	WI	53182	Racine	Any Type of Silo	Macro Install on Agricultural Silo
SEKAO	0034 SEKAO (STA-0000)	179	42.682875	-88.213597	29331 Hwy 11	Burlington	WI	53105	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (Melody Wireless)
NELSON-BUENA PK	0191 NELSON-BUENA PK (STA-0000)	155	42.763917	-88.233306	3524 Buena Park Road	Rochester	WI	53185	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
BURLINGTON WT	0193 BURLINGTON WT (STA-0000)	100	42.6803	-88.284525	341 Crown Street	Burlington	WI	53105	Racine	Any Type of Tank, Water, Gas, etc.	Macro Install on Municipal Water Tower
KARCZEWSKI	0194 KARCZEWSKI (STA-0000)	180	42.749639	-88.095389	2535 N. Britton Road	Dover	WI	53139	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
ROCHESTER SBA	0208 ROCHESTER SBA (STA-0000)	145	42.7332	-88.203358	28622 Roundtree Road	Burlington	WI	53105	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (SBA Communications)
EAGLE LAKE COUNTY D	0225 EAGLE LAKE COUNTY D (STA-0000)	150	42.691267	-88.159989	26615 Ketterhagen Road	Burlington	WI	53105	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
GENDRICH-HONEY	0230 GENDRICH-HONEY (STA-0000)	180	42.752847	-88.303636	Lot 7, Fair Creek Street	Burlington	WI	53105	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
BREMEL	0234 BREMEL (STA-0000)	180	42.743403	-88.003681	16436 50th Road	Franksville	WI	53126	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (SBA Communications)
DT RACINE	0237 DT RACINE (STA-0000)	71	42.72668888	-87.782975	201 6th Street	Racine	WI	53403	Racine	Building With a Side Mounted Antenna	Macro Install on Building Rooftop
UNION GROVE WT	0255 UNION GROVE WT (STA-0000)	130	42.68533	-88.054067	1118 12th Avenue	Union Grove	WI	53182	Racine	Any Type of Tank, Water, Gas, etc.	Macro Install on Municipal Water Tower
LOSACCO / SUNRAY	0269 LOSACCO / SUNRAY (STA-0000)	180	42.639467	-88.296461	7148 McHenry	Burlington	WI	53105	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
DEPELECYN	0304 DEPELECYN (STA-0000)	142	42.708972	-87.801719	1828 Dekoven Road	Racine	WI	53403	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (Crown Castle International)
WEPCO OAKS ROAD	0305 WEPCO OAKS ROAD (STA-0000)	165	42.70503888	-87.86897777	2100 Oakes Road	RACINE	WI	53406	Racine	Self-support Structure	Macro Install on Single User Tower w/ WEPCO/ATC Transmission Tower
MT. PLEASANT	0306 MT. PLEASANT (STA-0000)	180	42.669528	-87.847583	5300 Wood Road	Racine	WI	53403	Racine	Free Standing or Guyed Structures	Macro Install on 3rd Party Owned Tower (Tower Sites, Inc.)
RACINE GRAIN	0331 RACINE GRAIN (STA-0000)	117	42.739986	-87.807794	2230 Northwestern Avenue	Racine	WI	53404	Racine	Building With Antenna on Top	Macro Install on Building / Silo Rooftop
7 MILE ROAD WEPCO	0332 7 MILE ROAD WEPCO (STA-0000)	155	42.836667	-87.950914	8451 Frontage Road	Caledonia	WI	53108	Racine	Utility Pole/Tower	Macro Install on Single User Tower w/ WEPCO/ATC Transmission Tower
CELL ONE - DOUGLAS	0334 CELL ONE - DOUGLAS (STA-0000)	140	42.778611	-87.807778	4542 Douglas Avenue	Racine	WI	53404	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (United States Cellular)
MICHNA ROAD WEPCO	0335 MICHNA ROAD WEPCO (STA-0000)	125	42.81335	-87.825633	3800 Six Mile Road	Racine	WI	53402	Racine	Utility Pole/Tower	Macro Install on Single User Tower w/ WEPCO/ATC Transmission Tower
MOHAMMAD SILO	0336 MOHAMMAD SILO (STA-0000)	50	42.796128	-87.952581	2655 E. Frontage Rd	Caledonia	WI	53108	Racine	Any Type of Silo	Macro Install on Agricultural Silo
BORZYNSKI CINGULAR	0338 BORZYNSKI CINGULAR (STA-0000)	116	42.752133	-87.912406	10307 Kraut Road	Racine	WI	53406	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
PETERKA	0339 PETERKA (STA-0000)	155	42.825069	-87.881694	7735 Nicholson Road	Caledonia	WI	53108	Racine	Utility Pole/Tower	Macro Install on Single User Tower w/ WEPCO/ATC Transmission Tower
CHRISTENSEN	0340 CHRISTENSEN (STA-0000)	103	42.772678	-87.840189	4052 Highway 31	Racine	WI	53406	Racine	Utility Pole/Tower	Macro Install on Single User Tower w/ WEPCO/ATC Transmission Tower
WATERFORD FS	0375 WATERFORD FS (STA-0000)	170	42.811857	-88.278136	6838 Caldwell Road	Mukwonago	WI	53149	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (United States Cellular)
MALCHINE RD	0535 MALCHINE RD (STA-0000)	181	42.794136	-88.168639	26922 Malchine Road	Waterford	WI	53185	Racine	Self-support Structure	Macro Install on 3rd Party Owned Tower (American Tower Corporation)
RACINE NORTH	0735 RACINE NORTH (STA-0000)	120	42.763617	-87.803061	3502 Douglas Ave	Racine	WI	53402	Racine	Building With a Side Mounted Antenna	Macro Install on Building Rooftop
Ives Grove	0737 Ives Grove (STA-0000)	155	42.729806	-87.955058	611 Sylvania Avenue	Sturtevant	WI	53177	Racine	Building With a Side Mounted Antenna	Macro Install on Building Rooftop
STURTEVANT	0738 STURTEVANT (STA-0000)	154	42.69106944	-87.90433055	9800 Broadway Drive	Sturtevant	WI	53177	Racine	Water Tank	Macro Install on Municipal Water Tower
Emmertsen Rd	0739 Emmertsen Rd (STA-0000)	128	42.74084	-87.87349	1545 Airline Road	Mt Pleasant	WI	53403	Racine	Self Support	Macro Install on 3rd Party Owned Tower (United States Cellular)
Racine West	0740 Racine West (STA-0000)	45	42.712742	-87.847397	1300 S Green Bay Road	Racine	WI	53403	Racine	Building With a Side Mounted Antenna	Macro Install on Building Rooftop
Taylor Avenue	0778 Taylor Avenue (STA-0000)	145	42.694356	-87.816828	3131 Taylor Ave	Elmwood Park	WI	53405	Racine	Building With a Side Mounted Antenna	Macro Install on Building Rooftop
SC DEPELECYN 3(W)	0831 SC DEPELECYN 3(W) (STA-0000)	37.7	42.7032778	-87.83465278	2124 Virginia Street, Racine, WI 53406	Racine	WI	53406	Racine	Utility	Small Cell
SC DEPELECYN 3(X)	0831 SC DEPELECYN 3(X) (STA-0000)	37.5	42.69667222	-87.83594167	4703 Durand Avenue, Racine, WI 53406	Racine	WI	53406	Racine	Utility	Small Cell
SC DEPELECYN 1(W)	0832 SC DEPELECYN 1(W) (STA-0000)	37.5	42.70584722	-87.82355278	2012 W Lawn Ave	Racine	WI	53405	Racine	Utility	Small Cell
SC DEPELECYN 1(X)	0832 SC DEPELECYN 1(X) (STA-0000)	37.6	42.70588333	-87.81619722	2009 Grove Avenue	Racine	WI	53405	Racine	Utility pole/tower	Small Cell
SC DEPELECYN 1(Y)	0832 SC DEPELECYN 1(Y) (STA-0000)	40.6	42.720161	-87.817497	3205 Lindermann Avenue	Racine	WI	53405	Racine	UTILITY POLE/TOWER	Small Cell
SC DEPELECYN 1(Z)	0832 SC DEPELECYN 1(Z) (STA-0000)	40.8	42.71945833	-87.82477222	1123 Monroe Ave. Racine, WI 53	Racine	WI	53405	Racine	UTILITY pole/tower	Small Cell
SC DEPELECYN 2(W)	0835 SC DEPELECYN 2(W) (STA-0000)	37.8	42.71231667	-87.82048611	3411 16th St	Racine	WI	53405	Racine	UTILITY pole/tower	Small Cell
SC DEPELECYN 2(X)	0835 SC DEPELECYN 2(X) (STA-0000)	40.5	42.71094444	-87.82856944	1650 Russet Street	Racine	WI	53405	Racine	UTILITY pole/tower	Small Cell
SC DEPELECYN 2(Y)	0835 SC DEPELECYN 2(Y) (STA-0000)	39.5	42.71247778	-87.8111389	1545 Grange Avenue	Racine	WI	53405	Racine	UTILITY pole/tower	Small Cell
VZS RACINE_IB	0843 VZS RACINE_IB (STA-0000)	3.28	42.695881	-87.852545	6035 Durand Ave	Racine	WI	53406	Racine	Building With a Side Mounted Antenna	In-Building
CNH INDUSTRIAL IB	0633 CNH INDUSTRIAL IB (STA-0000)	30	42.701456	-87.868132	2701 Oakes Road	Sturtevant	WI	53177	Racine	Building No-External Antennas	In-Building



SURVEYED FOR:

Edge
Consulting Engineers, Inc.

624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
7 MILE ROAD RELO

SITE NUMBER:
252474

SITE ADDRESS:
**8451 FRONTAGE ROAD
CALEDONIA, WI 53108**

PROPERTY OWNER:
AMERICAN TRANSMISSION COMPANY
PO BOX 47
WAUKESHA, WI 53187

PARCEL NO.:
104-04-22-06-041-000

ZONED: B4 (FRONT 360'), A2 (REAR)

DEED REFERENCE:
VOL 3142, PG. 547
DOCUMENT NO. 1763581

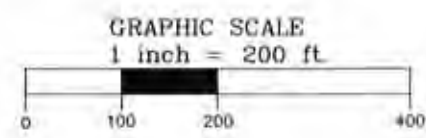
LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NW1/4 OF THE
SW1/4, SECTION 6, T.4N., R.22E.,
VILLAGE OF CALEDONIA, RACINE
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	9/25/20	Added Lease & Easement	JB
3	6/29/20	Added Tower Location	JD
2	4/21/20	Added Title Report	JD
1	4/13/20	Preliminary Survey	JD

DRAWN BY: J.D. FIELD WORK DATE: 4-10-20

CHECKED BY: C.A.K. FIELD BOOK: M-57, PG. 17

JOB NO.: 11969 SHEET 1 OF 3



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 28th day of SEPTEMBER, 2020

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach S-2333

- LEGEND-**
- = 1" x 18" IRON PIPE SET
 - = 6" NAIL SET
 - = 1" IRON PIPE FOUND
 - = RIGHT OF WAY POST FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊕ = METAL POST
 - ◇ = TRAFFIC SIGN
 - ⊞ = FIBER OPTIC VAULT
 - ⊞ = FIBER OPTIC PEDESTAL
 - ⊞ = FIBER OPTIC POST
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = ELECTRIC TRANSFORMER
 - ⊞ = EXISTING POWER POLE
 - = EXISTING GUY ANCHOR
 - = B.O.C. = BACK OF CURB
 - = BURIED ELECTRIC
 - = OVERHEAD ELECTRIC
 - = BURIED FIBER OPTIC LINE
 - X--- = CHAINLINK FENCE
 - = PROPERTY LINE

PROPOSED TOWER BASE

LATITUDE: 42°-50'-11.51"
LONGITUDE: 87°-57'-01.47"
(Per North American Datum of 83/2011)

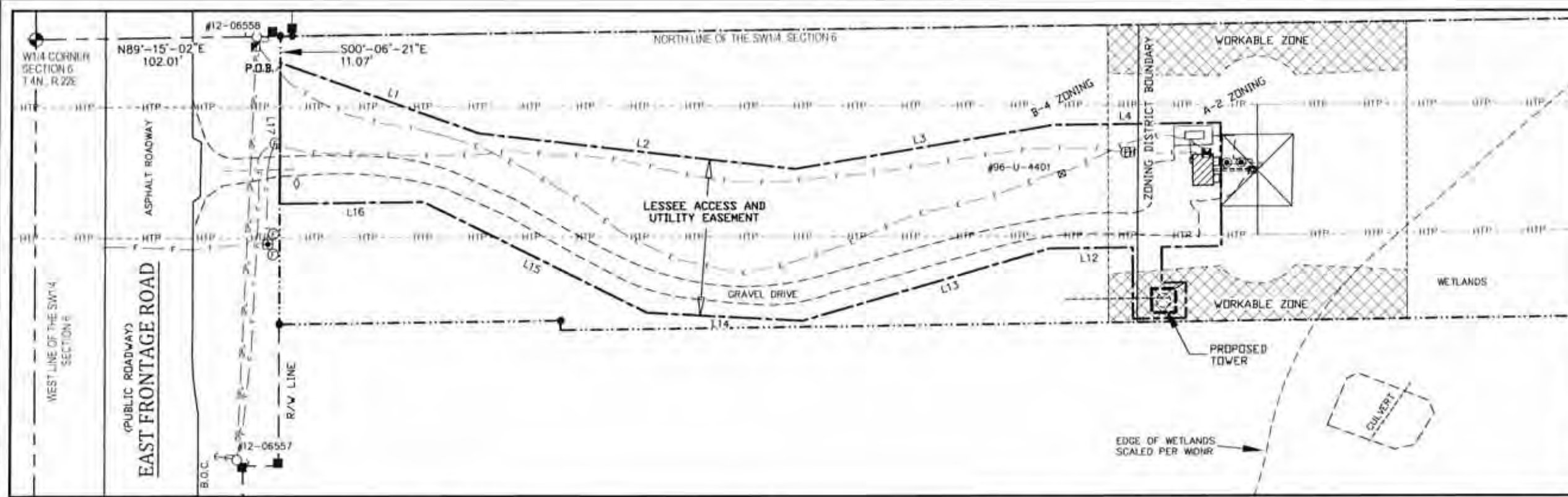
Ground Elevation: 727.4'
(Per North American Vertical Datum of 1988)

SURVEY NOTES:

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
- DIGGER'S HOTLINE TICKET NO. 20201501781.
- PRIVATE UTILITIES MARKED ON 4-10-2020.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE EXISTING TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55101C0079D, DATED MAY 2 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD"
- WETLAND NOTE:
-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE WEST LINE OF THE SW1/4, SECTION 6, T.4N., R.22E., WHICH BEARS: S00°-06'-21"E





SURVEYED FOR:

Edge
Consulting Engineers, Inc.

624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

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1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
7 MILE ROAD RELO

SITE NUMBER:
252474

SITE ADDRESS:
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CALEDONIA, WI 53108

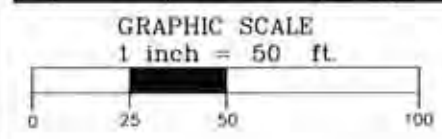
PROPERTY OWNER:
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DOCUMENT NO. 1763581

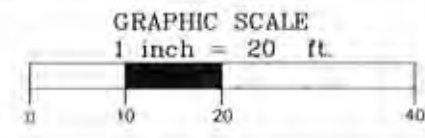
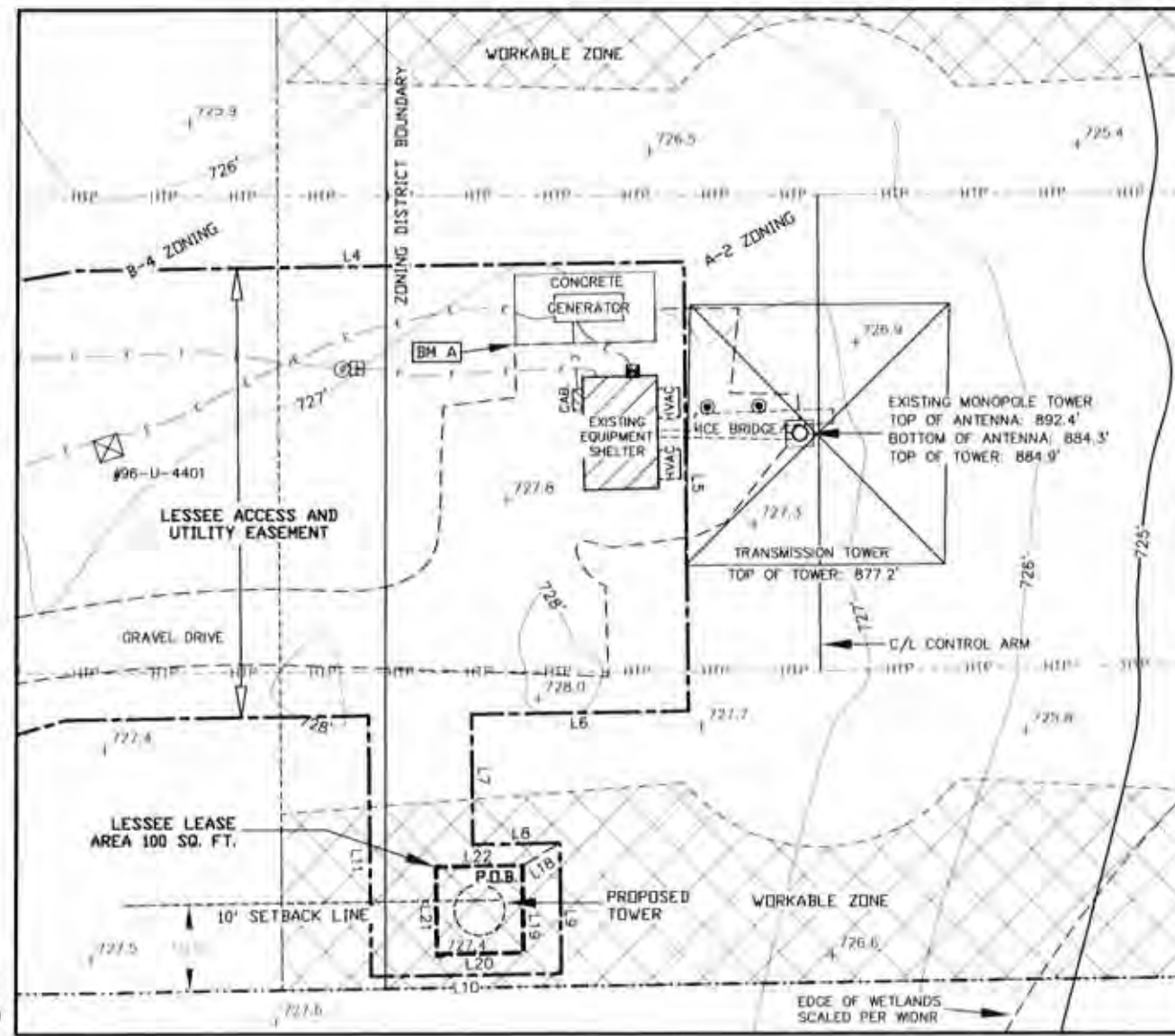
LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NW1/4 OF THE
SW1/4, SECTION 6, T.4N., R.22E.,
VILLAGE OF CALEDONIA, RACINE
COUNTY, WISCONSIN



BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF SW CORNER OF CONCRETE GENERATOR PAD
ELEVATION: 727.77'

Line #	Direction	Length
L1	S70°24'34"E	88.80'
L2	S83°33'47"E	133.17'
L3	N80°24'10"E	110.03'
L4	N89°15'02"E	70.00'
L5	S00°44'58"E	51.89'
L6	S89°15'02"W	25.00'
L7	S00°44'58"E	15.00'
L8	N89°15'02"E	10.00'
L9	S00°44'58"E	15.00'
L10	S89°15'02"W	22.00'
L11	N00°44'58"W	30.00'
L12	S89°15'02"W	35.00'
L13	S73°45'24"W	108.00'
L14	N86°59'36"W	65.00'
L15	N63°39'59"W	105.00'
L16	S89°15'01"W	60.35'
L17	N00°06'21"W	59.28'
L18	S59°05'31"W	5.01'
L19	S00°44'58"E	10.00'
L20	S89°15'02"W	10.00'
L21	N00°44'58"W	10.00'
L22	N89°15'02"E	10.00'

BEARINGS REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM (NAD27)
- SOUTH ZONE AND THE WEST LINE OF
THE SW1/4, SECTION 6, T.4N., R.22E.,
WHICH BEARS: S00°-06'-21"E



- LEGEND**
- = 1" X 18" IRON PIPE SET
 - = 6" NAIL SET
 - = 1" IRON PIPE FOUND
 - = RIGHT OF WAY POST FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊙ = METAL POST
 - ◇ = TRAFFIC SIGN
 - ⊕ = FIBER OPTIC VAULT
 - ⊕ = FIBER OPTIC PEDESTAL
 - ⊕ = FIBER OPTIC POST
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = EXISTING POWER POLE
 - ⊕ = EXISTING GUY ANCHOR
 - B.O.C. = BACK OF CURB
 - — — = BURIED ELECTRIC
 - — — = OVERHEAD ELECTRIC
 - — — = BURIED FIBER OPTIC LINE
 - — — = CHAINLINK FENCE
 - — — = PROPERTY LINE

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC, certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 28th day of SEPTEMBER, 2020

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach S-2333

WISCONSIN
CRAIG A. KEACH
S-2333
NEENAH,
WI.
LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
4	9/25/20	Added Lease & Easement	JB
3	6/29/20	Added Tower Location	JD
2	4/21/20	Added Title Report	JD
1	4/13/20	Preliminary Survey	JD

DRAWN BY:	J.D.	FIELD WORK DATE:	4-10-20
CHECKED BY:	C.A.K.	FIELD BOOK:	M-57, PG. 17
JOB NO.:	11969	SHEET	2 OF 3



EAST FRONTAGE ROAD

PROPERTY LINE

PROPERTY LINE

10' SETBACK LINE

WORKABLE ZONE

25' SETBACK LINE

PROPOSED 20'-0" x 28'-0" LESSEE LEASE AREA

EXISTING LESSEE GENERATOR

EXISTING TRANSMISSION TOWER

EXISTING 157'-6" MONOPOLE

EXISTING 12'-2" x 8'-2" LESSEE EQUIPMENT SHELTER

PROPOSED LESSEE ACCESS AND UTILITY EASEMENT AREA

PROPOSED BURIED CONDUITS

25' SETBACK LINE

PROPOSED 165' MONOPOLE

PROPOSED 10'-0" x 10'-0" LESSEE LEASE AREA

EDGE OF WETLANDS SCALED PER WIDNR

10'-0" SETBACK LINE

PROPERTY LINE



AERIAL OVERVIEW OF SITE

R:\26317\Design\CAD\CD\CD\Print\CD\CA-1.dgn

SITE PLAN
7 MILE ROAD RELO [252474]
CALEDONIA, WISCONSIN

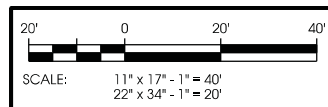
SHEET TITLE:

PRELIMINARY DWGS	INI:
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LEASE EXHIBIT - 05/11/2020	JAH
PRELIM. CD'S - 06/26/2020	JAH
PRELIM. CD'S - 07/21/2020	JAH
PRELIM. CD'S - 08/06/2020	JAH
PRELIM. CD'S - 09/30/2020	JAH
STAMPED PERMIT DWGS:	

STAMPED FINAL DWGS:	
FINAL CD'S - 11/17/2020	CV

CHECKED BY:	PCM
PLOT DATE:	11/17/2020
PROJECT #:	26317
FILE NAME:	C-1.dgn

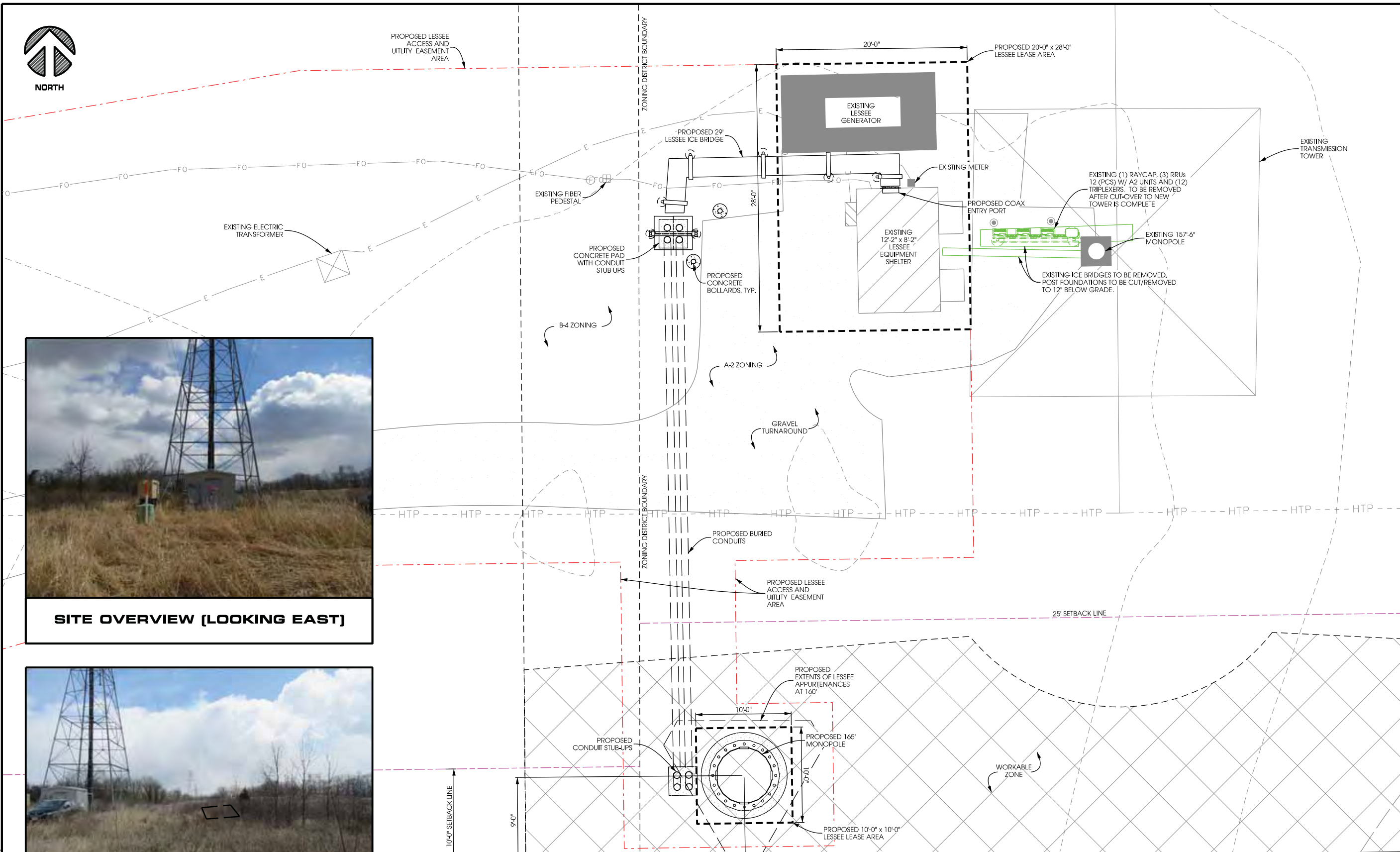
SHEET NUMBER:
C-1





NORTH

PROPOSED LESSEE ACCESS AND UTILITY EASEMENT AREA



SITE OVERVIEW (LOOKING EAST)



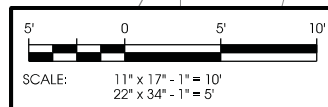
PROPOSED TOWER LOCATION (LOOKING EAST)

COMPOUND PLAN
7 MILE ROAD RELO [252474]
CALEDONIA, WISCONSIN

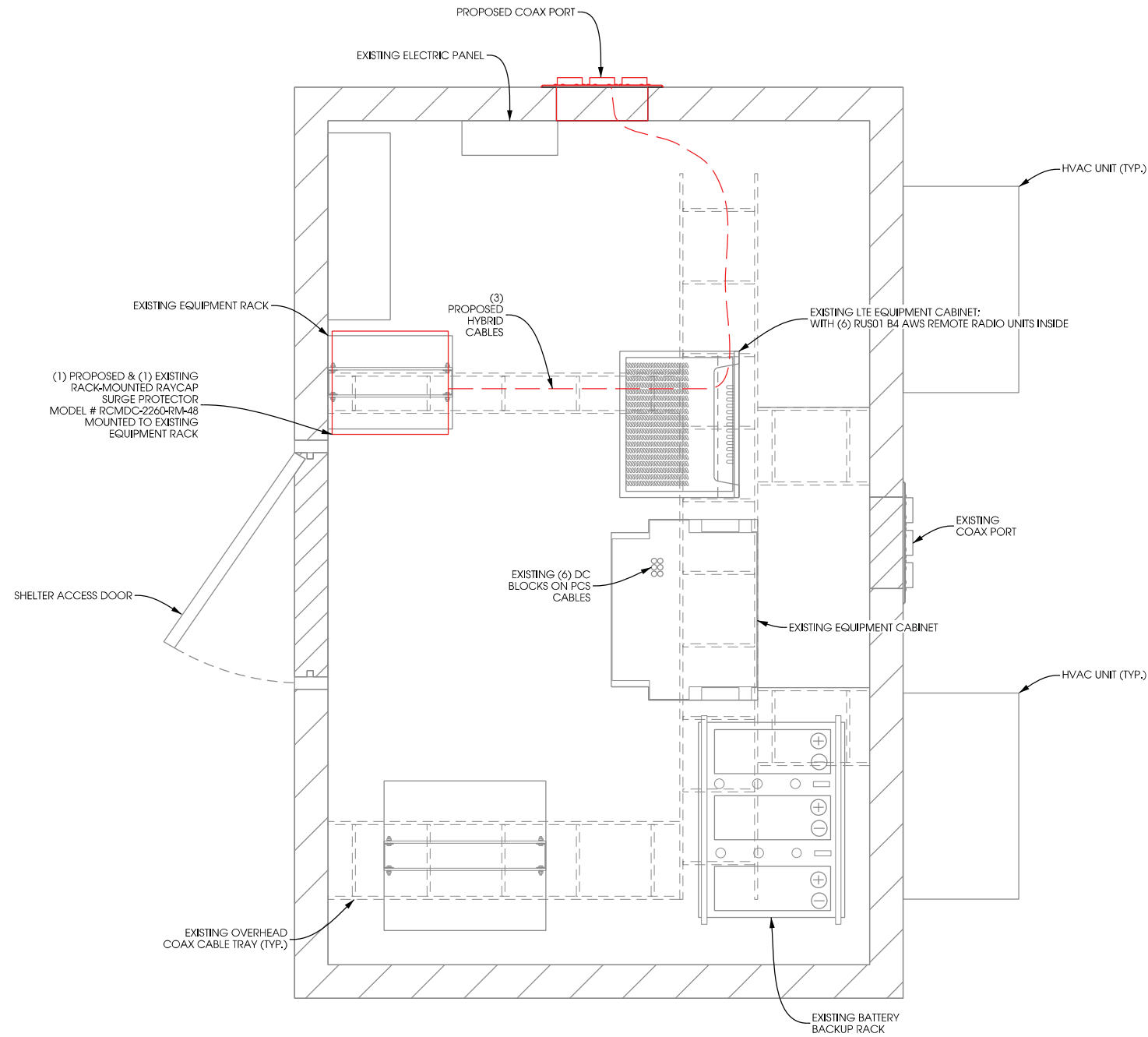
SHEET TITLE:

PRELIMINARY DWGS:	INI:
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LEASE EXHIBIT - 05/11/2020	JAH
PRELIM. CD'S - 06/26/2020	JAH
PRELIM. CD'S - 07/21/2020	JAH
PRELIM. CD'S - 08/06/2020	JAH
PRELIM. CD'S - 09/30/2020	JAH
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL CD'S - 11/17/2020	CV

CHECKED BY:
PCM
 PLOT DATE:
11/17/2020
 PROJECT #:
26317
 FILE NAME:
C-2.dgn



R:\26317\Design\CAD\CD\Print\CD\C-2.dgn



A SHELTER INTERIOR
 SCALE: 11 x 17 - 1" = 2'-0"
 22 x 34 - 1" = 1'-0"

R:\26300\26317\Design\CAD\CDD\Ref\CD\A\C-3.dgn



EXISTING LTE EQUIPMENT CABINET



(1) PROPOSED RACK-MOUNTED RAYCAP SURGE PROTECTOR

EXISTING EQUIPMENT RACK

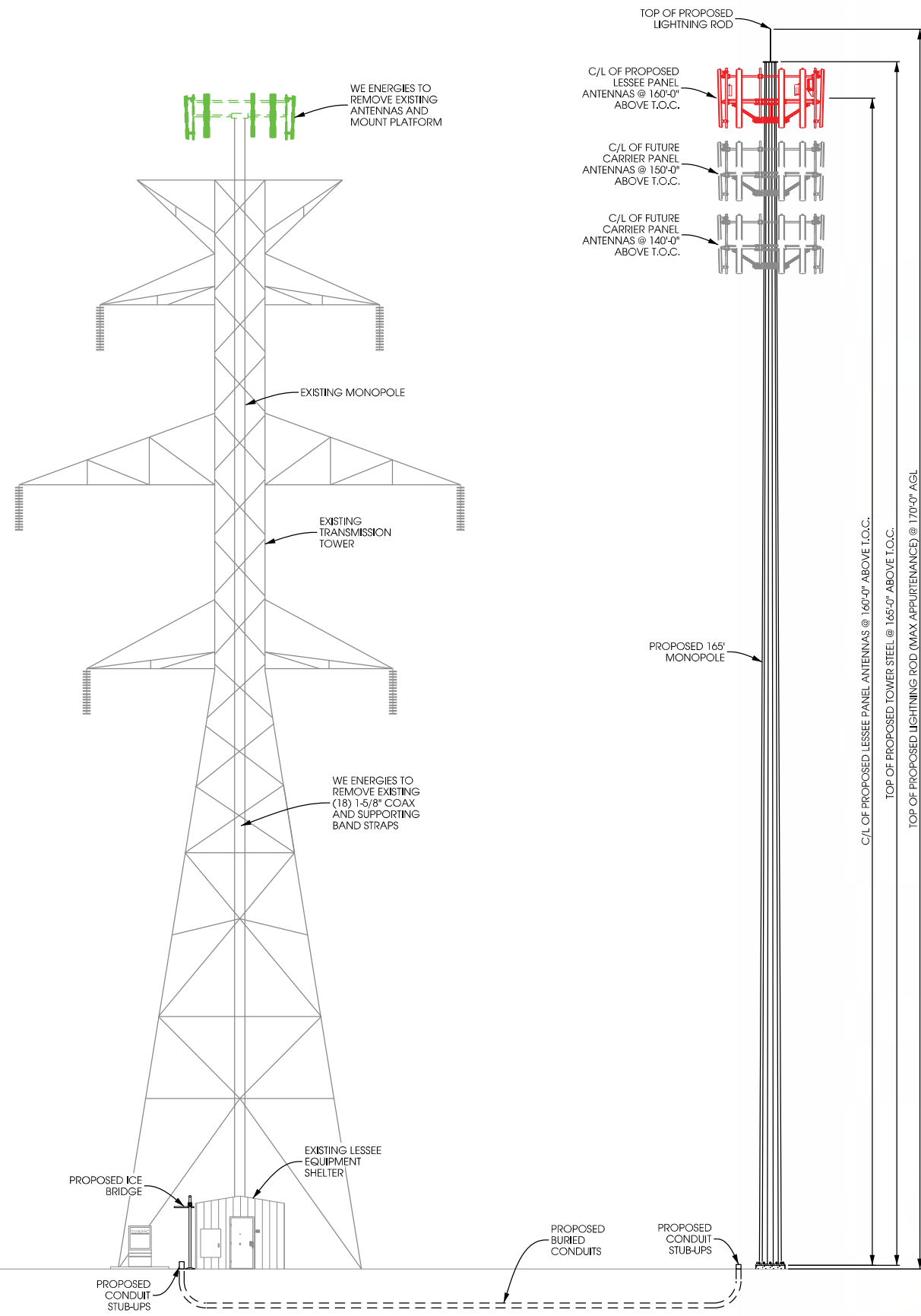
Edge Consulting Engineers, Inc.
 624 Water Street
 Profile du Soc, WI 53578
 608.644.1449 voice
 608.644.1519 fax
 www.edgeconsult.com

**EQUIP. SHELTER INTERIOR
 7 MILE ROAD RELO [252474]
 CALEDONIA, WISCONSIN**

SHEET TITLE:

PRELIMINARY DWGS:	INI:
LEASE EXHIBIT - 04/23/2020	JAH
LEASE EXHIBIT - 05/11/2020	JAH
PRELIM. CD'S - 06/26/2020	JAH
PRELIM. CD'S - 07/21/2020	JAH
PRELIM. CD'S - 08/06/2020	JAH
PRELIM. CD'S - 09/30/2020	JAH
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL CD'S - 11/17/2020	CV
CHECKED BY:	PCM
PLOT DATE:	11/17/2020
PROJECT #:	26317
FILE NAME:	C-3.dgn

SHEET NUMBER:
C-3



A TOWER PROFILE (WEST ELEVATION)
 SCALE: 11" x 17" - 1" = 20'-0"
 22" x 34" - 1" = 10'-0"



EXISTING TOWER

**TOWER ELEVATION
 7 MILE ROAD RELO [252474]
 CALEDONIA, WISCONSIN**

SHEET TITLE:

PRELIMINARY DWGS:	INI:
LEASE EXHIBIT - 04/23/2020	JAH
LEASE EXHIBIT - 05/11/2020	JAH
PRELIM. CD'S - 06/26/2020	JAH
PRELIM. CD'S - 07/21/2020	JAH
PRELIM. CD'S - 08/06/2020	JAH
PRELIM. CD'S - 09/30/2020	JAH
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL CD'S - 11/17/2020	CV
CHECKED BY:	PCM
PLOT DATE:	11/17/2020
PROJECT #:	26317
FILE NAME:	A-1.dgn

Proposal: Conditional Use Amendment

Description: Review a request to approve a conditional use permit amendment changing the hours of operation of the business from 5am-10pm to 4am-midnight for Casey's General Store located at 1306 4 Mile Road

Applicant(s): Casey's General Store (Mikael Lage)

Address(es): 1306 4 Mile Road

Suggested Motion: That the Plan Commission recommends that the Village Board approves the Conditional Use Amendment Condition No. 24, allowing the business to operate from 4am-midnight as outlined in Exhibit A for the following reasons:

1. The proposed change to the conditions of approval is allowed by underlying zoning through the conditional use process.

Owner(s): Casey's Marketing Company

Tax Key(s): 104-04-23-051-000

Lot Size(s): 1.954 acres

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

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential (19,000 SF to 1.49 Acres per DU)

Background: The applicant is requesting a change to the conditions of approval pertaining to the hours of operation for Casey’s General Store located at 1306 4 Mile Road. The applicant did not provide a narrative explaining why the request was being made or why there is a need to expand hours of operation. Staff contacted the applicant requesting additional information and was only able to verbally confirm the request. At the time this report was created, staff has not received any additional information explaining the rationale as to why there is a need to expand hours of operation.

Included with this report are the conditions of approval with Condition No. 24 highlighted showing the proposed change. There are currently no zoning complaints or violations regarding this business and has received no incident reports from the Police Department as it pertains to the operation of the business. Without an explanation, and only a verbal request to change the hours of operation, staff does not believe changing the condition of approval to accommodate the change in hours of operation will positively impact the neighborhood as it will likely result in additional traffic and noise occurring as late as midnight and as early as 4am.

If the Plan Commission is comfortable with the requested change, a suggested motion has been drafted above.

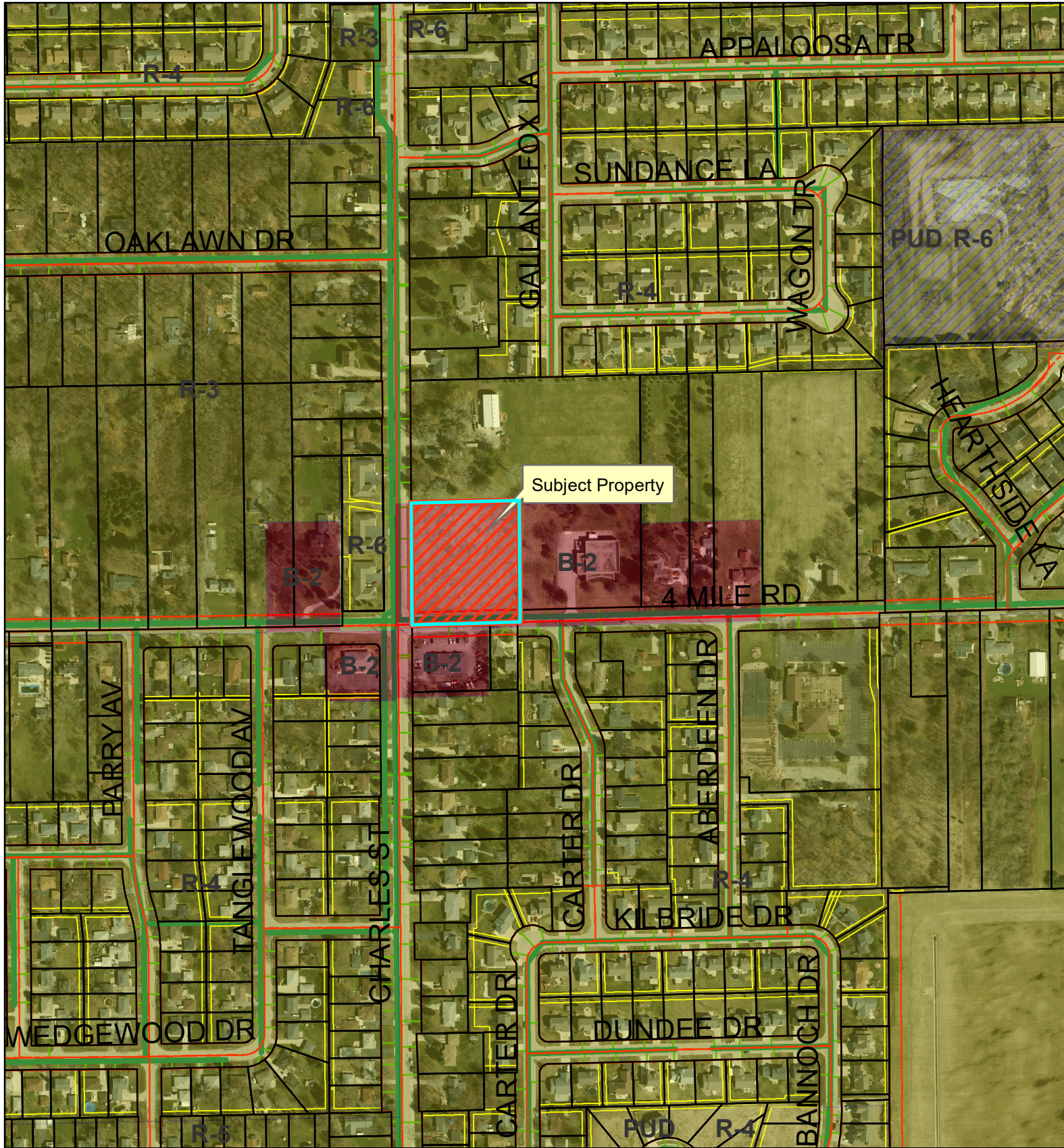
Respectfully submitted:



Peter Wagner, AICP
Development Director

Location Map

1306 4 Mile Road



Legend


 1306_4_Mile

EXHIBIT A - CONDITIONS

Casey's General Store, Northeast Corner of 4 Mile Road and Charles Street

1. **Zoning Permits.** The applicant must obtain zoning permit cards from the office of the Village Zoning Administrator after paying the zoning permit fees of \$1070.00 (gas station convenience store), \$250.00 (canopy), \$300.00 (wall sign), \$200.00 (monument sign) and \$200 (canopy signs) \$2020.00 (Total). These cards must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Service Office on December 12, 2017 and March 14, 2018.
5. **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.
6. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
7. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
8. **Driveway Access Approval Required.** The submitted plans illustrate a driveway access from 4 Mile Road and also a driveway access from Charles Street. The owner or a designated agent must contact the Village of Caledonia Engineering Department regarding the Charles Street access. The owner or a designated agent must contact the Racine County Highway Engineering Division regarding the 4 Mile Road access. The owner or designated agent must comply with any requirements of the Village of Caledonia Engineering Department and the Racine County Highway Engineering Division.

9. **Parking.** Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition. There must be no parking associated with the proposed use within the right-of-way of Charles Street or 4 Mile Road.
10. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements.
11. **Lighting.** Lighting at the site must be in compliance with the submitted 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.
12. **Signage.** The proposed wall sign, monument sign and canopy signs at the site must be located and constructed in compliance with the submitted documents. Zoning permits are required for the proposed signs and proper zoning permit fees must be paid. Banners, balloons, flashing or animated signs are prohibited. As discussed at the Plan Commission meetings the proposed monument sign must not be located within the vision clearance triangle and the plans must reflect this.
13. **Trash Enclosure.** The brick trash enclosure must be constructed and located as illustrated on the submitted plans. Any dumpster and/or recycle container must be stored within this trash enclosure and screened from public view.
14. **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.
15. **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.
16. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted

recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

17. **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 c 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 Racine County Development Services Office thirty (30) days before permit/approval expiration.
18. **Access.** The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
19. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
20. **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.
21. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
22. **Traffic Impact Analysis (TIA).** The Village of Caledonia Engineering Department and/or the Racine County Engineering Department requires a Traffic Impact Analysis (TIA) for the proposed development. The Traffic Impact Analysis must address traffic impact on both Charles Street and Four Mile Road (CTH G). Prior to Zoning Permit issuance, a Traffic Impact Analysis (TIA) for the proposed development, must be submitted and approved by the Village of Caledonia Engineering Department and the Racine County Engineering Department or written documentation from the Village of Caledonia Engineering Department and the Racine County Engineering Department must be submitted to the Racine County Development Service office indicating that a Traffic Impact Analysis (TIA) is not required at this time. To the extent the TIA recommends infrastructure improvements, the Property Owner shall construct and pay for all such improvements to Village and Racine County right-of-way unless otherwise approved by the Village and Racine County. Pending final review by Racine County, Casey's contribution toward future traffic improvements at and near the intersection is expected to be approximately \$8,000 to \$10,000.

23. **Fencing and/or Landscape Screening.** As discussed at the Plan Commission meetings a fence and/or landscape screening must be installed along or near the north lot line as a buffer.
24. **Hours of Operation.** As discussed at the Village Board meeting on April 16, 2018, the hours of operation for the proposed Casey's General Store must be **4:00 a.m. – Midnight** ~~5:00 a.m. — 10:00 p.m.~~ Any expansion of these hours of operation will require approval by the Plan Commission and Village Board as an amendment of the conditional use. There shall be no use of the gas pumps outside of the approved hours of operation.
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, RKC Real Estate LLC, Arc Design Resources Inc., Casey's General Store 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. **Lighting Plan.** Prior to Zoning Permit issuance, Applicant shall submit a lighting plan for operational and non-operational hours for review and approval by the Zoning Administrator, Village Public Works Director, Fire Chief and Police Chief.

RESOLUTION NO. 2018-30

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AND UTILIZE A ±4,517 SQUARE-FOOT GAS STATION AND CONVENIENCE STORE KNOWN AS CASEY'S GENERAL STORE, NORTHEAST CORNER OF 4 MILE ROAD AND CHARLES STREET, SEC. 21, T4N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; RKC REAL ESTATE LLC, OWNER, ARC DESIGN RESOURCES INC, AGENT

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

WHEREAS, Owner and Agent have requested a conditional use to construct and utilize a ±4,517 square-foot gas station and convenience store known as Casey's General Store, northeast corner of 4 Mile Road and Charles Street, Sec. 21, T4N, R23E, Village of Caledonia, Racine County, Wisconsin; and,

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. Based on other things going on in the area, the proposed use appears to fit with other structures and uses in the area.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested conditional use set forth above, is hereby approved for the same reasons set forth above and subject to the same conditions and contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 16th day of April, 2018.

VILLAGE OF CALEDONIA

By:  _____

James R. Dobbs
Village President

Attest:  _____

Karie Torkilsen
Village Clerk



Meeting Date: January 25, 2021

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Request for an extension of a preliminary plat approval.

Description: Review a request for a 3-year extension of a preliminary plat approval for Catlyn Woods located at 6235 Middle Road.

Applicant(s): Nancy Washburn

Address(es): 6235 Middle Road

Suggested Motion: That the Plan Commission recommends to the Village Board approval of a 3-year extension of the approved preliminary plat for Catlyn Woods with the condition that the development is constructed to Village standards at the time of construction and is in compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of submission of the final plat.

Owner(s): Middle Road Investments LLC

Tax Key(s): 104-04-23-17-072-000

Lot Size(s): 50.18 acres

Current Zoning District(s): R-4 PUD, Urban Residential District I, Planned Unit Development

Overlay District(s): N/A

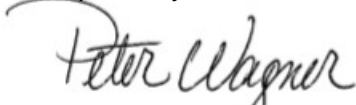
Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential (19,000 SF to 1.49 Acres per DU)

Background: The applicant is requesting another 3-year extension for the approval of the preliminary plat for Catlyn Woods, which is located at 6235 Middle Road. The proposed subdivision plat is approximately 50 acres and will consist of 68 residential lots. As stated in the applicant’s narrative, the current housing market and cost to develop these lots are not financially feasible at this time. The applicant has not proposed any changes to the preliminary plat. A similar extension was approved in 2018 with an expiration of May 7, 2021. Included with this report is a copy of the 2018 extension request, which provides additional history regarding the plat. If approved, this extension will be set to expire February 1, 2024. At this time, the applicant does not have a timeline to begin moving this project forward.

Staff does not have opposition to the request but recommends that any extension of the plat require the developer to meet current Village development standards. If the Plan Commission is comfortable with the request, the extension will be set to expire on February 1, 2024 or three years from when the Village Board approves the extension.

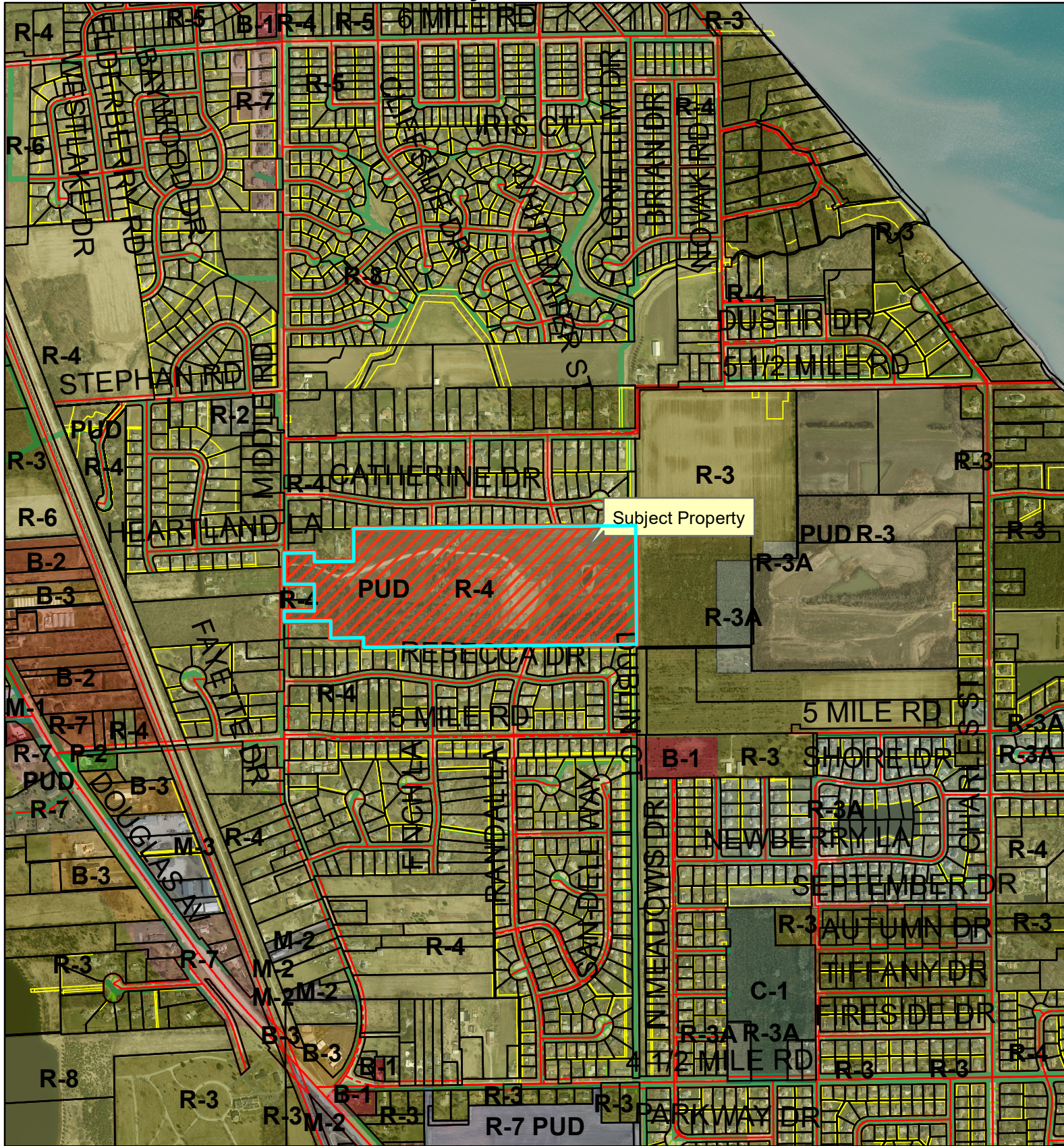
Respectfully submitted:




Peter Wagner, AICP
Development Director

Location Map

6235 Middle Road - Catlyn Woods Subdivision




Legend

 6235_Middle_Road

MEMORANDUM

Date: Wednesday, October 18, 2017

To: Plan Commission
Village Board

From: Anthony A. Bunkelman P.E. 
Village Engineer

Re: Preliminary Plat Extension – Catlyn Woods, SW ¼ of Section 17, T4N, R23E,
Village of Caledonia, Racine County, WI – Owner Racine Land Company
LLC – Agent Nancy Washburn

The Engineering Department has received a letter from Nancy Washburn for a Preliminary Plat extension for Catlyn Woods. Catlyn Woods is located on the East side of Middle Road, North of Rebecca Drive and South of Catherine Drive. The property that makes up Catlyn Woods is parcel 04-23-17-072-000 and is approximately 49.94 acres in size. The preliminary plat for Catlyn Woods proposes 68 single family residential lots.

Mrs. Washburn represents Racine Lane Company LLC. Due to the downturn in the economy and the housing market, the development and improvements were not constructed. It is the intent of the owner that Catlyn Woods not be constructed prior to the Preliminary Plat expiring on February 7, 2018.

So the Plan Commission and Village Board are aware the parcel is located within the sewer service area and is Zoned R-4 PUD.

Mrs. Washburn is asking for a 3 year preliminary plat extension at this time. The current extension will expire on February 7, 2018. With a 3 year extension, the preliminary plat would be valid until February 7, 2021.

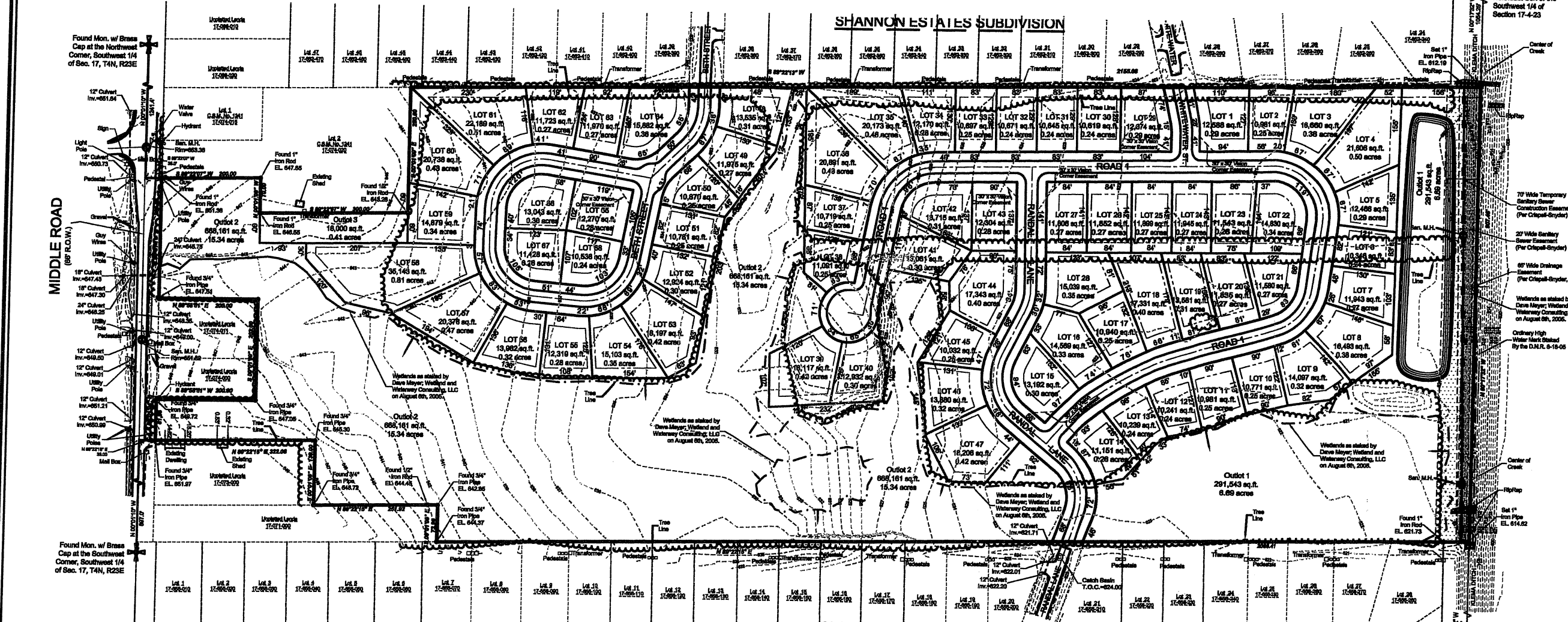
After reviewing the Catlyn Woods Preliminary Plat extension request the following motion is suggested.

Move to conditionally approve a 3 year Preliminary Plat Extension for Catlyn Woods until February 7, 2021 subject to the following

- 1. The development is constructed to Village Standards at the time of construction.**

PRELIMINARY PLAT: CATLYN WOODS SUBDIVISION

Being a part of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin.

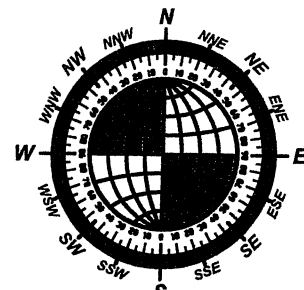


LEGAL DESCRIPTION - FIELD SURVEY:

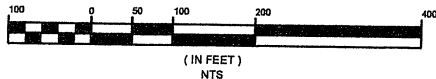
That part of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, Bounded as follows: Begin at a point on the West line of said Southwest 1/4 located North 00°01'09" West 897.00 feet from the Southwest corner of said Southwest 1/4; run thence North 00°01'09" West 82.00 feet; thence North 89°58'51" West 233.00 feet; thence North 00°01'09" West 202.00 feet; thence South 89°58'51" West 233.00 feet; thence North 00°01'09" West 419.50 feet; thence North 89°22'07" East 2687.19 feet to a point on the East line of said Southwest 1/4; thence South 00°19'06" East 907.46 feet on said East line; thence South 89°22'07" West 2084.92 feet; thence North 00°01'09" West 74.00 feet; thence South 89°22'07" West 251.92 feet; thence North 00°01'09" West 130.00 feet; thence South 89°22'07" West 355.08 feet to the point of beginning. Reserving the rights of the public in and to the Middle Road. Said Lands being in the Village of Caledonia, County of Racine, State of Wisconsin. Excepting therefrom land conveyed in Certified Survey Map 1241 recorded June 12, 1987 in Volume 3 of Certified Survey Maps, page 617, as Document No. 1232289.

Containing 2,175,554 square feet or 49.94 acres.

All bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.



GRAPHIC SCALE

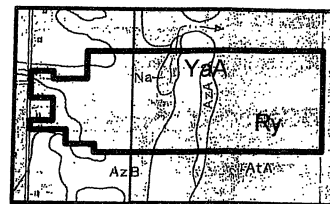


APPROVING AND OBJECTING AUTHORITIES

VILLAGE OF CALEDONIA
COUNTY OF RACINE
STATE OF WISCONSIN

SURVEYOR
WILLIAM R. HENRICHS, RLS-2419
LANDCRAFT SURVEY AND ENGINEERING, INC.
2077 SOUTH 118TH STREET
WEST ALLIS, WI 53227

DEVELOPER
TNGS, LLC
C/O RAY LEFFLER
6849 MARINER DR.
RACINE, WI 53403
PH. 262-898-7777



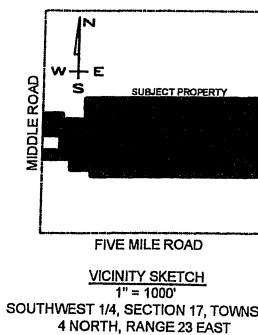
SOILS MAP
1" = 400'

Notes:

- Proposed House Note:
The particular style and/or design of the proposed house could be significantly affected by topographic conditions, and that "exposed basement" construction may be necessary to minimize rear yard disturbance. By approving this subdivision as submitted, Racine County does not warrant that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.
- Open Space Outlot Notes:
A) The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one-sixtyeight (1/68) interest in the Outlots 1 and 2.
B) The developer and all subsequent owners warrant and represent that the said outlots 1 and 2 for assessment purposes will have no value per se, and the 1/68 interest in the said outlots would be assessed with each of the buildable lots.
C) In the event that the said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/68 per buildable lot, of the taxes due on said outlots 1 and 2. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.

ZONING:
R3/PUD - Suburban Residential District/
Planned Unit Development Overlay District

ZONING REQUIREMENTS:
Min. front setback - 25 feet
Min. sideyard - 9 feet on one side
and 8 feet on the other
Min. rear yard - 20 feet



OPEN SPACE CALCULATION

Gross Site Area - 49.94 Acres
Open Space Area - 22.03 Acres
Percent Open Space - 44.11%

Allowable Number of Units - 70 Units
(per Caledonia Plan Commission Approval 5/2/05)
Proposed Units - 68 Units

LOT AREA CALCULATIONS

Gross Site Area - 49.94 Acres
Proposed Number of Units - 68 Units
Gross Density - 1.38 du/ac

NET OUT AREAS

Wetlands - 19.53 Acres



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS PRELIMINARY PLAT FULLY COMPLIES WITH THE PROVISIONS OF SECTION 18-168 OF THE SUBDIVISION REGULATIONS OF THE TOWN OF CALEDONIA.

William R. Henrichs
SIGNED: William R. Henrichs, Registered Land Surveyor S-2419

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 SOUTH 118TH STREET, WEST ALLIS, WI 53227
PHONE (414) 804-0874 FAX (414) 804-0877
info@landcraftinc.com

DESIGNED BY: D. BORCH
CHECKED BY: W. HENRICHS - 12/28/05
APPROVED BY: _____ DATE _____
TOWNSHIP ENGINEER DATE _____
PROJECT NO.-REVISION: 040733-12/27/05

PRELIMINARY PLAT:
CATLYN WOODS
VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN



PLAN COMMISSION REPORT

Proposal: Request for an extension of a preliminary plat approval for Audubon Arboretum Subdivision.

Description: Review a request for a 3-year extension of a preliminary plat approval for the Audubon Arboretum Subdivision located at 6444 Charles Street.

Applicant(s): Nancy Washburn

Address(es): 6444 Charles Street

Suggested Motion: That the Plan Commission recommends to the Village Board approval of a 3-year extension, expiring February 1, 2024, of the approved preliminary plat for Audubon Arboretum with the condition that the development is constructed to Village standards at the time of construction and is in compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of submission of the final plat.

Owner(s): Audubon Park-Racine LLC

Tax Key(s): 104-04-23-17-083-000, 104-04-23-17-084-000, 104-04-23-17-085-000, & 104-04-23-17-086-005

Lot Size(s): 69.64 acres

Current Zoning District(s): R-3 PUD, Suburban Residential District, Planned Unit Development

Overlay District(s): N/A


Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential (19,000 SF to 1.49 Acres per DU)

Background: The applicant is requesting another 3-year extension for the approval of the preliminary plat for Audubon Arboretum, which is located at 6444 Charles Street. The proposed subdivision plat is approximately 69 acres and will consist of 106 residential lots. As stated in the applicant's narrative, the current housing market and cost to develop these lots are not financially feasible at this time. The applicant has not proposed any changes to the preliminary plat. A similar extension was approved in 2018 with an expiration of May 7, 2021. Included with this report is a copy of the 2018 extension request, which provides additional history regarding the plat. If approved, this extension will be set to expire February 1, 2024. At this time, the applicant does not have a timeline to begin moving this project forward.

Staff does not have opposition to the request but recommends that any extension of the plat require the developer to meet current Village development standards. If the Plan Commission is comfortable with the request, the extension will be set to expire on February 1, 2024 or three years from when the Village Board approves the extension. This subdivision was originally proposed in 2007. Staff cautions the Plan Commission and Village Board, that continued extensions limit the design of the subdivision to what has been previously approved and future revisions to the zoning code, may make future extensions of the plat inconsistent with the zoning requirements. The applicant should be made aware that continued extensions may not be granted, and that the applicant may have to resubmit a full preliminary subdivision plat for review in the future.

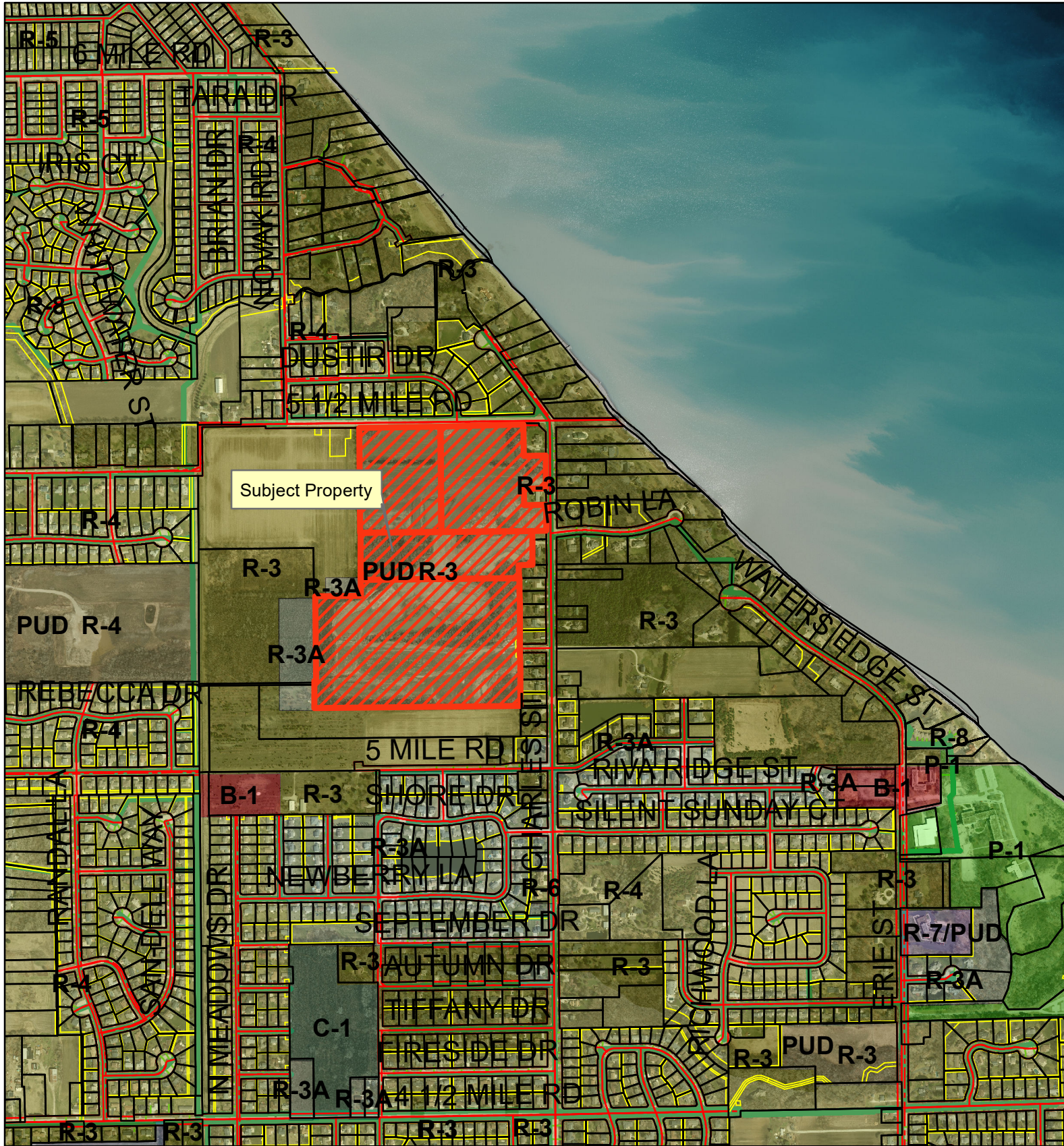
Respectfully submitted:




Peter Wagner, AICP
Development Director

Location Map

6444 Charles Street - Audubon Arboretum Subdivision



Legend

 Audubon_Arboretum

December 17, 2020

Mr. Tom Lazcano
Director of Public Works
Village of Caledonia
4403 Chester Lane
Caledonia, WI 53402

Re: Preliminary Plat extensions
Homestead Acres, Catlyn Woods and Audubon Arboretum

Dear Tom:

In late October of 2017, the Village agreed to extend several Preliminary Plats due to poor recovery of the housing market and downturn of the economy.

Today we find ourselves faced with similar conditions and wish to request extensions for 3 more years for the three Preliminary Plats above.

The good news is that we were able to drop Briarwood off the list as it is being built now. In addition, I have been instructed to get our cost estimates updated for Homestead Acres. We do hope to start that later in 2021, but potentially after May 7th, its date of expiration.

On behalf of TNG5, LLC., we are requesting the extension of the preliminary plat for 3 additional years for the subdivision known as **Catlyn Woods**. Zoned R-4 PUD and in the sewer service area, this plat expires in February of 2021. We have continued to maintain the site until the market increases to allow its construction.

On behalf of Audubon Park-Racine, LLC., we are requesting extension of the preliminary plat known as **Catlyn Woods** for an additional 3 years. It is currently zoned R-3 PUD and expires May 7th of 2021. In 2018, we had the wetlands delineated and submitted revised engineering that included stormwater analysis to the Village. Based on the increased high cost of construction of the infrastructure and homes, the current market does not support the financial feasibility of this project moving forward at this time.

On behalf of Racine Land Company, LLC., we are requesting an extension of the preliminary plat of **Homestead Acres** for an additional 3 years. It is currently zoned R-3 PUD and R-6 PUD and in the sewer service area. The current preliminary Plat expires May 7th of 2021. Ray Leffler has asked me to update the construction estimates and we have this placed this site on our calendar for June of 2021. In 2019 we revised the engineering and final plat to current Village code and submitted for review. At this time, we have approved engineering in place. Wetlands were re-delineated at that time and are accurate for today's condition.

Nancy Washburn – LDA
nancylynnwashburn@gmail.com

Attached are the three Memorandums from October of 2017 for your use and reference.

Our best wishes to you and your family for a safe and happy Holiday season!
It has been a pleasure working with you this past year and we look forward to 2021!!


Respectfully Submitted,

Nancy Washburn
Land Development Administration, LLC

MEMORANDUM

Date: Wednesday, October 18, 2017

To: Plan Commission
Village Board

From: Anthony A. Bunkelman P.E. 
Village Engineer

Re: Preliminary Plat Extension – Audubon Arboretum, SE ¼ of Section 17, T4N, R23E, Village of Caledonia, Racine County, WI – Owner Audubon Park – Racine LLC – Agent Nancy Washburn

The Engineering Department has received a letter from Nancy Washburn for a Preliminary Plat extension for Audubon Arboretum. Audubon Arboretum is located on the South side of 5 ½ Mile Road and West of Charles Street. The properties that make up Audubon Arboretum are parcels 04-23-17-083-000, 04-23-17-084-000, 04-23-17-085-000, & 04-23-17-086-005 and are approximately 69.7 acres combined. The preliminary plat for Audubon Arboretum proposes 106 single family residential lots.

Mrs. Washburn represents Audubon Park – Racine LLC. Due to the downturn in the economy and the housing market, the development and all improvements were not constructed. It is the intent of the owner that Audubon Arboretum is not constructed prior to the Preliminary Plat expiring on May 7, 2018.

So the Plan Commission and Village Board are aware the parcels are located within the sewer service area and are Zoned R-3 PUD.

Mrs. Washburn is asking for a 3 year preliminary plat extension at this time. The current extension will expire on May 7, 2018. With a 3 year extension, the preliminary plat would be valid until May 7, 2021.

After reviewing the Audubon Arboretum Preliminary Plat extension request the following motion is suggested.

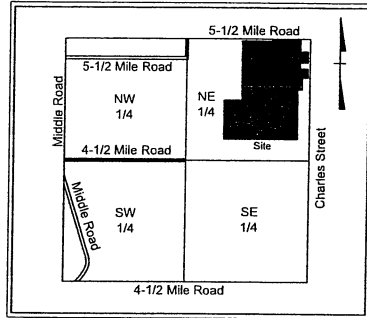
Move to conditionally approve a 3 year Preliminary Plat Extension for Audubon Arboretum until May 7, 2021 subject to the following

- 1. The development is constructed to Village Standards at the time of construction.**

AUDUBON ARBORETUM

Lot 3 of CERTIFIED SURVEY MAP NO. 1229, and part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4, all in Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

****SEE SHEET 3 & 4 OF 5 FOR EASEMENTS****



VICINITY SKETCH
Section 17, T4N, R23E
Scale: 1"=2000'

NOTES:

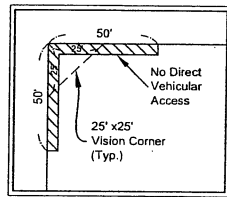
- - Denotes 2-3/8" O.D. x 18" Iron Pipe set, 3.65 lbs. per lin. ft.
- - 1-1/4" O.D. x 24" Iron Pipe set, 1.68 lbs. per lin. ft. all other Lot and Outlot corners.

All distances computed and measured to the nearest 0.01'

All angles computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01"

sq. ft. - Denotes lot areas to the nearest square foot

NO VEHICULAR ACCESS & VISION TRIANGLE DETAIL

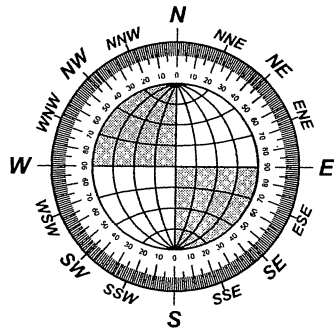


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

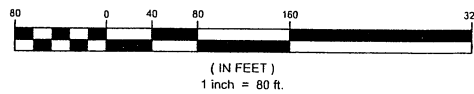
Certified _____, 20__

Department of Administration

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The East line of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East has a reference bearing of N 00°24'34" W.



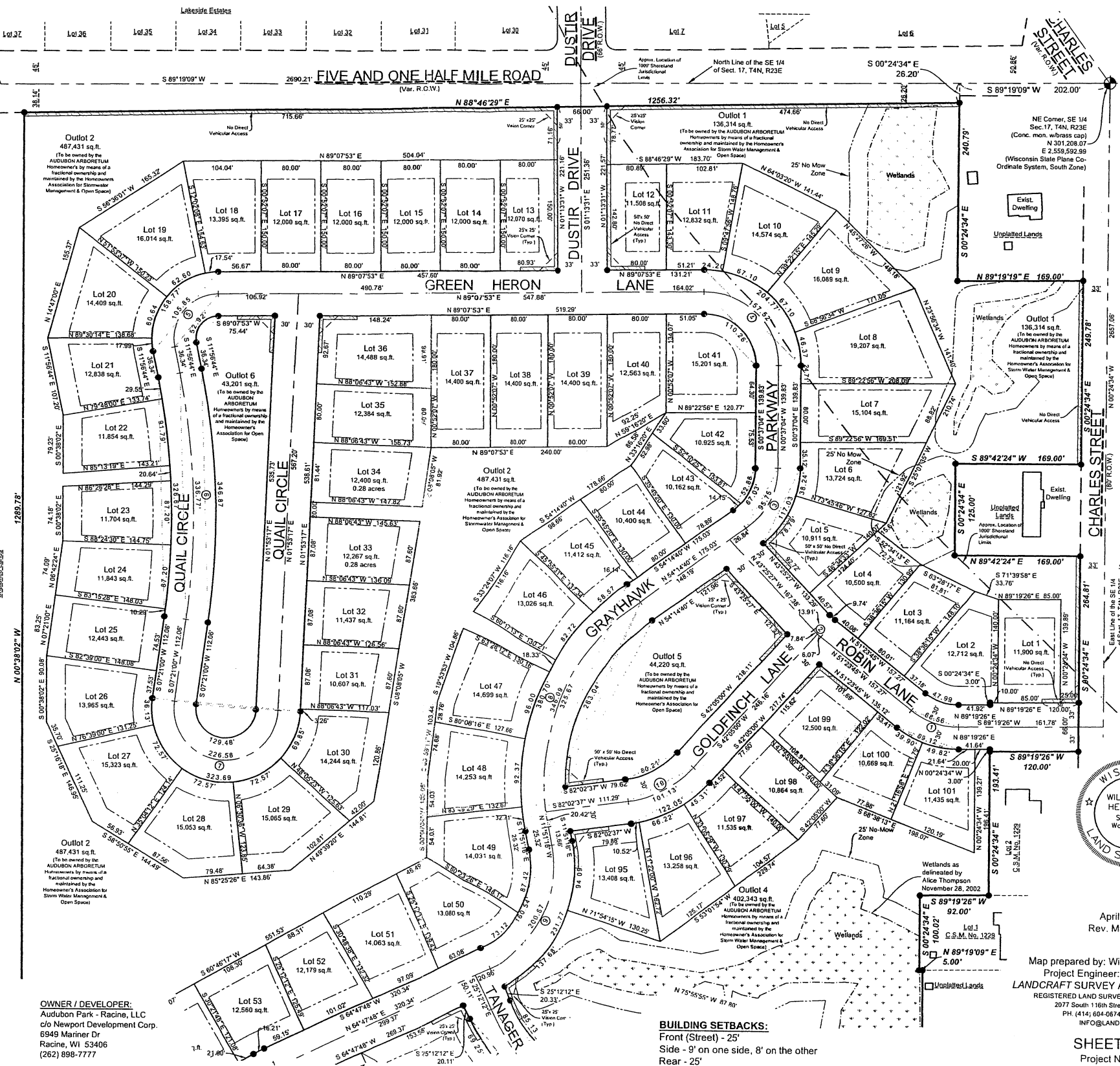
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

NW Corner, SE 1/4 Sec. 17, T4N, R23E (Conc. mon. w/brass cap) N 301.2232(1) E 2,559.969 69 (Wisconsin State Plane Coordinate System, South Zone)

NE Corner, SE 1/4 Sec. 17, T4N, R23E (Conc. mon. w/brass cap) N 301.208 07 E 2,559.592 99 (Wisconsin State Plane Coordinate System, South Zone)



OWNER / DEVELOPER:
Audubon Park - Racine, LLC
c/o Newport Development Corp.
6949 Mariner Dr
Racine, WI 53406
(262) 898-7777

BUILDING SETBACKS:
Front (Street) - 25'
Side - 9' on one side, 8' on the other
Rear - 25'



April 2, 2008
Rev. May 2, 2008

Map prepared by: William R. Henrichs, RLS
Project Engineer: Aaron E. Koch, PE
LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH: (414) 604-0674 FAX: (414) 604-0677
INFO@LANDCRAFTSE.COM

SHEET 1 OF 5
Project No. 040174

LOT	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	CHORD BEARING
5	130.00	78.79	77.59	34.4326°	N 33°35'56.0" E
6	130.00	38.24	38.19	10°51'18.0" E	N 07°43'55.0" E
7	130.00	46.37	46.13	20°28'22.0" E	N 10°58'15.0" W
8	130.00	67.10	66.35	29°34'19.0" E	N 15°05'35.0" W
9	130.00	87.10	85.35	38°34'19.0" E	N 20°24'54.0" W
10	130.00	107.10	104.35	47°34'19.0" E	N 25°45'35.0" W
11	130.00	127.10	124.35	56°34'19.0" E	N 31°06'15.0" W
12	130.00	147.10	144.35	65°34'19.0" E	N 36°26'55.0" W
13	130.00	167.10	164.35	74°34'19.0" E	N 41°47'35.0" W
14	130.00	187.10	184.35	83°34'19.0" E	N 47°08'15.0" W
15	130.00	207.10	204.35	92°34'19.0" E	N 52°28'55.0" W
16	130.00	227.10	224.35	101°34'19.0" E	N 57°49'35.0" W
17	130.00	247.10	244.35	110°34'19.0" E	N 62°70'15.0" W
18	130.00	267.10	264.35	119°34'19.0" E	N 67°30'55.0" W
19	130.00	287.10	284.35	128°34'19.0" E	N 72°51'35.0" W
20	130.00	307.10	304.35	137°34'19.0" E	N 78°12'15.0" W
21	130.00	327.10	324.35	146°34'19.0" E	N 83°32'55.0" W
22	130.00	347.10	344.35	155°34'19.0" E	N 88°53'35.0" W
23	130.00	367.10	364.35	164°34'19.0" E	N 94°14'15.0" W
24	130.00	387.10	384.35	173°34'19.0" E	N 99°34'55.0" W
25	130.00	407.10	404.35	182°34'19.0" E	N 104°55'35.0" W
26	130.00	427.10	424.35	191°34'19.0" E	N 110°16'15.0" W
27	130.00	447.10	444.35	200°34'19.0" E	N 115°36'55.0" W
28	130.00	467.10	464.35	209°34'19.0" E	N 120°57'35.0" W
29	130.00	487.10	484.35	218°34'19.0" E	N 126°18'15.0" W
30	130.00	507.10	504.35	227°34'19.0" E	N 131°38'55.0" W
31	130.00	527.10	524.35	236°34'19.0" E	N 136°59'35.0" W
32	130.00	547.10	544.35	245°34'19.0" E	N 142°20'15.0" W
33	130.00	567.10	564.35	254°34'19.0" E	N 147°40'55.0" W
34	130.00	587.10	584.35	263°34'19.0" E	N 152°61'35.0" W
35	130.00	607.10	604.35	272°34'19.0" E	N 157°82'15.0" W
36	130.00	627.10	624.35	281°34'19.0" E	N 162°02'55.0" W
37	130.00	647.10	644.35	290°34'19.0" E	N 167°23'35.0" W
38	130.00	667.10	664.35	299°34'19.0" E	N 172°44'15.0" W
39	130.00	687.10	684.35	308°34'19.0" E	N 177°64'55.0" W
40	130.00	707.10	704.35	317°34'19.0" E	N 182°85'35.0" W
41	130.00	727.10	724.35	326°34'19.0" E	N 188°06'15.0" W
42	130.00	747.10	744.35	335°34'19.0" E	N 193°26'55.0" W
43	130.00	767.10	764.35	344°34'19.0" E	N 198°47'35.0" W
44	130.00	787.10	784.35	353°34'19.0" E	N 203°68'15.0" W
45	130.00	807.10	804.35	362°34'19.0" E	N 208°88'55.0" W
46	130.00	827.10	824.35	371°34'19.0" E	N 214°09'35.0" W
47	130.00	847.10	844.35	380°34'19.0" E	N 219°30'15.0" W
48	130.00	867.10	864.35	389°34'19.0" E	N 224°50'55.0" W
49	130.00	887.10	884.35	398°34'19.0" E	N 230°11'35.0" W
50	130.00	907.10	904.35	407°34'19.0" E	N 235°32'15.0" W
51	130.00	927.10	924.35	416°34'19.0" E	N 240°52'55.0" W
52	130.00	947.10	944.35	425°34'19.0" E	N 246°13'35.0" W
53	130.00	967.10	964.35	434°34'19.0" E	N 251°34'15.0" W
54	130.00	987.10	984.35	443°34'19.0" E	N 256°54'55.0" W
55	130.00	1007.10	1004.35	452°34'19.0" E	N 262°15'35.0" W
56	130.00	1027.10	1024.35	461°34'19.0" E	N 267°36'15.0" W
57	130.00	1047.10	1044.35	470°34'19.0" E	N 272°56'55.0" W
58	130.00	1067.10	1064.35	479°34'19.0" E	N 278°17'35.0" W
59	130.00	1087.10	1084.35	488°34'19.0" E	N 283°38'15.0" W
60	130.00	1107.10	1104.35	497°34'19.0" E	N 288°58'55.0" W
61	130.00	1127.10	1124.35	506°34'19.0" E	N 294°19'35.0" W
62	130.00	1147.10	1144.35	515°34'19.0" E	N 299°40'15.0" W
63	130.00	1167.10	1164.35	524°34'19.0" E	N 304°60'55.0" W
64	130.00	1187.10	1184.35	533°34'19.0" E	N 309°81'35.0" W
65	130.00	1207.10	1204.35	542°34'19.0" E	N 315°02'15.0" W
66	130.00	1227.10	1224.35	551°34'19.0" E	N 320°22'55.0" W
67	130.00	1247.10	1244.35	560°34'19.0" E	N 325°43'35.0" W
68	130.00	1267.10	1264.35	569°34'19.0" E	N 330°64'15.0" W
69	130.00	1287.10	1284.35	578°34'19.0" E	N 335°84'55.0" W
70	130.00	1307.10	1304.35	587°34'19.0" E	N 341°05'35.0" W
71	130.00	1327.10	1324.35	596°34'19.0" E	N 346°26'15.0" W
72	130.00	1347.10	1344.35	605°34'19.0" E	N 351°46'55.0" W
73	130.00	1367.10	1364.35	614°34'19.0" E	N 357°07'35.0" W
74	130.00	1387.10	1384.35	623°34'19.0" E	N 362°28'15.0" W
75	130.00	1407.10	1404.35	632°34'19.0" E	N 367°48'55.0" W
76	130.00	1427.10	1424.35	641°34'19.0" E	N 372°69'35.0" W
77	130.00	1447.10	1444.35	650°34'19.0" E	N 377°90'15.0" W
78	130.00	1467.10	1464.35	659°34'19.0" E	N 383°10'55.0" W
79	130.00	1487.10	1484.35	668°34'19.0" E	N 388°31'35.0" W
80	130.00	1507.10	1504.35	677°34'19.0" E	N 393°52'15.0" W
81	130.00	1527.10	1524.35	686°34'19.0" E	N 399°12'55.0" W
82	130.00	1547.10	1544.35	695°34'19.0" E	N 404°33'35.0" W
83	130.00	1567.10	1564.35	704°34'19.0" E	N 409°54'15.0" W
84	130.00	1587.10	1584.35	713°34'19.0" E	N 415°14'55.0" W
85	130.00	1607.10	1604.35	722°34'19.0" E	N 420°35'35.0" W
86	130.00	1627.10	1624.35	731°34'19.0" E	N 425°56'15.0" W
87	130.00	1647.10	1644.35	740°34'19.0" E	N 431°16'55.0" W
88	130.00	1667.10	1664.35	749°34'19.0" E	N 436°37'35.0" W
89	130.00	1687.10	1684.35	758°34'19.0" E	N 441°58'15.0" W
90	130.00	1707.10	1704.35	767°34'19.0" E	N 447°18'55.0" W
91	130.00	1727.10	1724.35	776°34'19.0" E	N 452°39'35.0" W
92	130.00	1747.10	1744.35	785°34'19.0" E	N 457°60'15.0" W
93	130.00	1767.10	1764.35	794°34'19.0" E	N 462°80'55.0" W
94	130.00	1787.10	1784.35	803°34'19.0" E	N 468°01'35.0" W
95	130.00	1807.10	1804.35	812°34'19.0" E	N 473°22'15.0" W
96	130.00	1827.10	1824.35	821°34'19.0" E	N 478°42'55.0" W
97	130.00	1847.10	1844.35	830°34'19.0" E	N 483°63'35.0" W
98	130.00	1867.10	1864.35	839°34'19.0" E	N 488°84'15.0" W
99	130.00	1887.10	1884.35	848°34'19.0" E	N 494°04'55.0" W
100	130.00	1907.10	1904.35	857°34'19.0" E	N 499°25'35.0" W
101	130.00	1927.10	1924.35	866°34'19.0" E	N 504°46'15.0" W
102	130.00	1947.10	1944.35	875°34'19.0" E	N 509°66'55.0" W
103	130.00	1967.10	1964.35	884°34'19.0" E	N 514°87'35.0" W
104	130.00	1987.10	1984.35	893°34'19.0" E	N 520°08'15.0" W
105	130.00	2007.10	2004.35	902°34'19.0" E	N 525°28'55.0" W
106	130.00	2027.10	2024.35	911°34'19.0" E	N 530°49'35.0" W
107	130.00	2047.10	2044.35	920°34'19.0" E	N 535°70'15.0" W
108	130.00	2067.10	2064.35	929°34'19.0" E	N 540°90'55.0" W
109	130.00	2087.10	2084.35	938°34'19.0" E	N 546°11'35.0" W
110	130.00	2107.10	2104.35	947°34'19.0" E	N 551°32'15.0" W
111	130.00	2127.10	2124.35	956°34'19.0" E	N 556°52'55.0" W
112	130.00	2147.10	2144.35	965°34'19.0" E	N 562°13'35.0" W
113	130.00	2167.10	2164.35	974°34'19.0" E	N 567°34'15.0" W
114	130.00	2187.10	2184.35	983°34'19.0" E	N 572°54'55.0" W
115	130.00	2207.10	2204.35	992°34'19.0" E	N 578°15'35.0" W
116	130.00	2227.10	2224.35	1001°34'19.0" E	N 583°36'15.0" W
117	130.00	2247.10	2244.35	1010°34'19.0" E	N 588°56'55.0" W
118	130.00	2267.10	2264.35	1019°34'19.0" E	N 594°17'35.0" W
119	130.00	2287.10	2284.35	1028°34'19.0" E	N 599°38'15.0" W
120	130.00	2307.10	2304.35	1037°34'19.0" E	N 604°58'55.0" W
121	130.00	2327.10	2324.35	1046°34'19.0" E	N 610°19'35.0" W
122	130.00	2347.10	2344.35	1055°34'19.0" E	N 615°40'15.0" W

CURVE	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	CHORD BEARING
1	100.00	68.56	67.22	37°16'48.0" E	S 71°02'09.0" E
1NE	70.00	47.99	47.06	39°16'48.0" E	S 71°02'09.0" E
1SW	130.00	89.12	87.39	39°16'48.0" E	S 71°02'09.0" E
2	100.00	128.31	126.36	72°58'18.0" E	S 47°24'36.0" E
2CL-E	100.00	64.16	63.07	37°29'09.0" E	S 47°24'36.0" E
2CL-W	100.00	74.14	72.84	42°29'33.0" E	S 45°49'13.0" E
2HE	70.00	87.74	87.32	72°58'18.0" E	S 47°24'36.0" E
3	100.00	89.79	87.74	54°51'44.0" E	N 28°48'48.0" E
3NW	70.00	67.03	65.96	54°51'44.0" E	N 28°48'48.0" E
3SE	130.00	117.03	115.12	51°34'46.0" E	N 25°10'19.0" E
4	100.00	157.52	155.22	90°15'03.0" E	N 45°44'35.0" E
4NE	130.00	204.77	202.25	104°28'28.0" E	N 49°43'35.0" E
4SW	70.00	110.26	108.21	89°15'03.0" E	N 45°44'35.0" E
5	60.00	105.85	102.65	101°04'37.0" E	S 38°35'34.0" W
5NW	90.00	158.77	156.97	101°04'37.0" E	S 38°35'34.0" W
5SE	30.00	53.32	48.32	101°04'37.0" E	S 38°35'34.0" W
6	1000.00	336.77	335.18	19°17'44.0" E	S 26°20'05.0" W
6E	1030.00	346.87	345.24	19°17'44.0" E	S 26°20'05.0" W
6W	970.00	326.67	325.13	19°17'44.0" E	S 26°20'05.0" W
7	70.00	236.58	235.84	123.84° E	S 23°08'42.0" W
7N	40.00	120.48	119.71	183°22'43.0" E	S 85°22'51.0" E
7S	100.00	323.89	322.22	183°22'43.0" E	S 85°22'51.0" E
8	300.00	326.39	322.22	183°22'43.0" E	S 85°22'51.0" E
8CL-N	300.00	326.39	322.22	183°22'43.0" E	S 85°22'51.0" E
8CL-S	300.00	20.42	20.42	3°53'50.0" E	S 89°54'16.0" W
8NW	330.00	380.70	359.94	66°05'56.0" E	S 11°14'24.0" W
8SE	270.00	263.04	252.76	55°49'10.0" E	S 26°20'05.0" W
9	150.00	200.87	198.94	76°39'04.0" E	N 28°28'16.0" E
9NW	120.00	160.54	148.83	76°39'04.0" E	N 28°28'16.0" E
9SE	180.00	231.17	216.09	73°48'26.0" E	N 25°01'57.0" E
1					

AUDUBON ARBORETUM

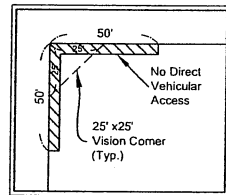
Lot 3 of CERTIFIED SURVEY MAP NO. 1229, and part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4, all in Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

****EASEMENT SHEET****

- EASEMENT LEGEND**
- XX' D.E. = Drainage Easement
 - XX' D.E.C. = Drainage Easement Centered on lot line(s)
 - XX' Ss.E. = Sanitary Sewer Easement
 - XX' SLS.E. = Storm Sewer Easement
 - XX' SLS.E.C. = Storm Sewer Easement Centered on lot line(s)
 - XX' SLS.&D.E. = Storm Sewer & Drainage Easement
 - XX' SLS.&D.E.C. = Storm Sewer & Drainage Easement Centered on lot line(s)
 - XX' W.E.E. = WE Energies Easement
 - XX' W.E.E.C. = WE Energies Easement Centered on lot line(s)

NOTE:
WE Energies Easements shown on plat are also "Utility Easement Areas" as defined in the Utility Easement Provisions on Sheet 5 of 5.

NO VEHICULAR ACCESS & VISION TRIANGLE DETAIL



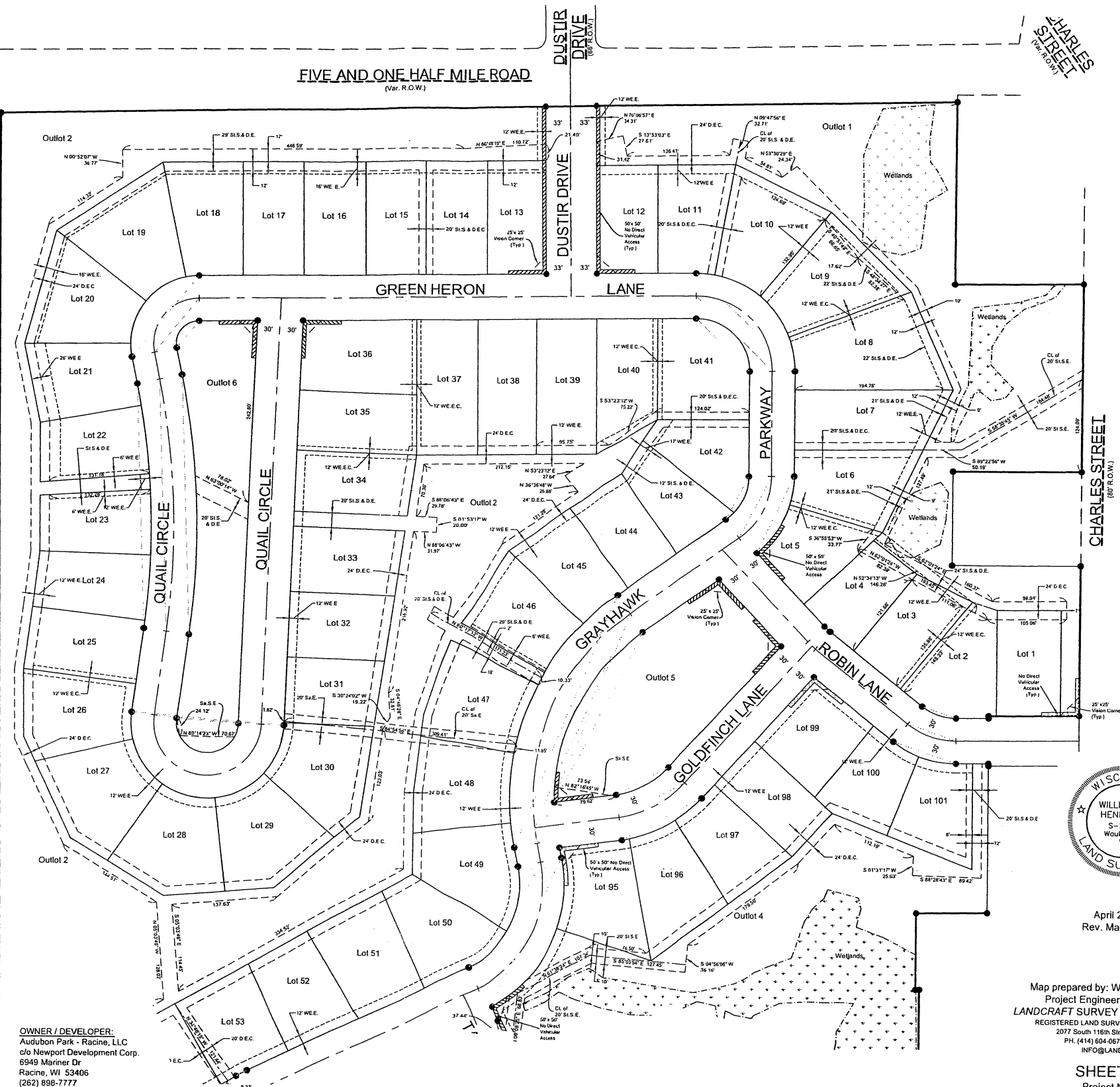
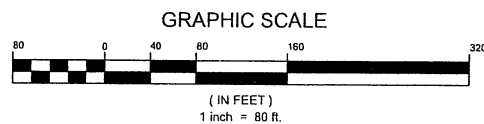
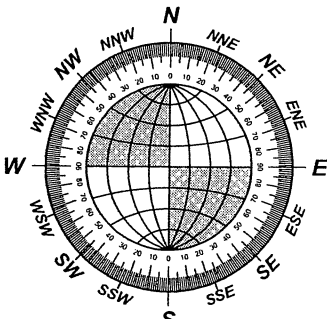
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The East line of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East has a reference bearing of N 00°24'34" W.



OWNER / DEVELOPER:
Audubon Park - Racine, LLC
c/o Newport Development Corp.
6949 Mariner Dr
Racine, WI 53406
(262) 898-7777



April 2, 2008
Rev. May 2, 2008

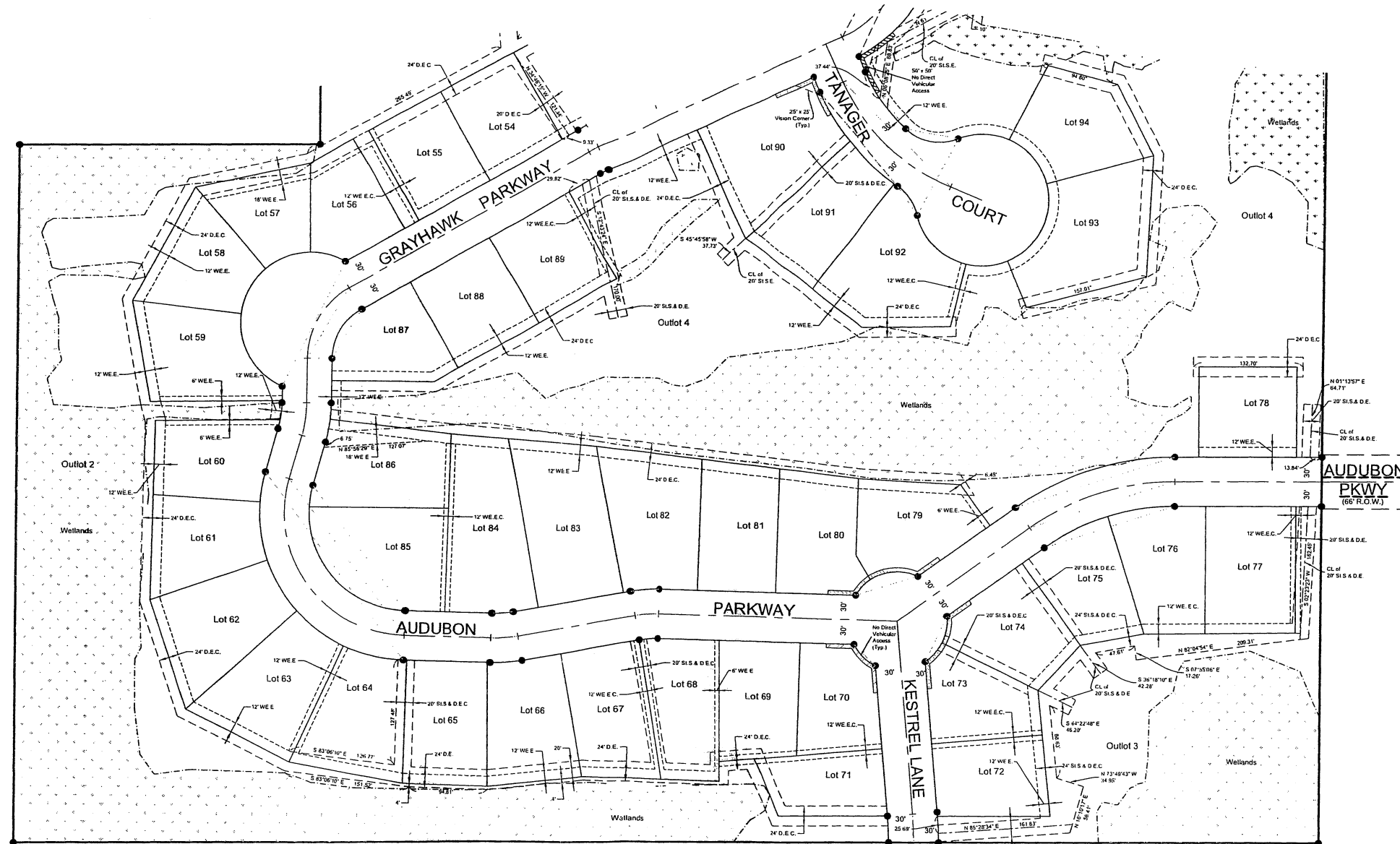
Map prepared by: William R. Henrichs, RLS
Project Engineer: Aaron E. Koch, PE
LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSEE.COM

SHEET 3 OF 5
Project No. 040174

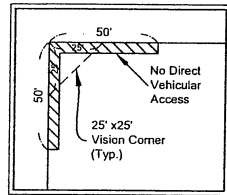
AUDUBON ARBORETUM

Lot 3 of CERTIFIED SURVEY MAP NO. 1229, and part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4, all in Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

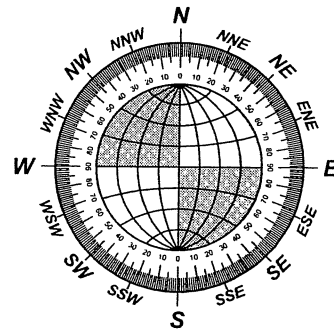
****EASEMENT SHEET****



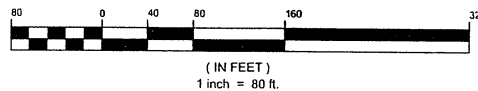
NO VEHICULAR ACCESS & VISION TRIANGLE DETAIL



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System GNS, South Zone per N.A.D. 27. The East line of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East has a reference bearing of N 00°24'34" W.



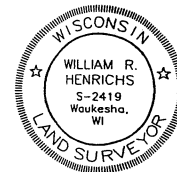
GRAPHIC SCALE



EASEMENT LEGEND

- XX' D.E. = Drainage Easement
- XX' D.E.C. = Drainage Easement Centered on lot line(s)
- XX' Sa.E. = Sanitary Sewer Easement
- XX' S.I.S.E. = Storm Sewer Easement
- XX' S.I.S.E.C. = Storm Sewer Easement Centered on lot line(s)
- XX' S.I.S. & D.E. = Storm Sewer & Drainage Easement
- XX' S.I.S. & D.E.C. = Storm Sewer & Drainage Easement Centered on lot line(s)
- XX' WE.E. = WE Energies Easement
- XX' WE.E.C. = WE Energies Easement Centered on lot line(s)

NOTE:
WE Energies Easements shown on plat are also "Utility Easement Areas" as defined in the Utility Easement Provisions on Sheet 5 of 5.




April 2, 2008
Rev. May 2, 2008

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



OWNER / DEVELOPER:
Audubon Park - Racine, LLC
c/o Newport Development Corp.
6949 Mariner Dr.
Racine, WI 53406
(262) 896-7777

Map prepared by: William R. Henrichs, RLS
Project Engineer: Aaron E. Koch, PE
LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH: (414) 604-0674 FAX: (414) 604-0677
INFO@LANDCRAFTSE.COM

SHEET 4 OF 5
Project No. 040174

PLAN COMMISSION REPORT

Proposal: Request for an extension of a preliminary plat approval for Homestead Acres Subdivision.

Description: Review a request for a 3-year extension of a preliminary plat approval for the Homestead Acres Subdivision located between Dunkelow Road and CTH K, east of the railroad tracks.

Applicant(s): Nancy Washburn

Address(es): Northwestern Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board approval of a 3-year extension, expiring February 1, 2024, of the approved preliminary plat for Homestead Acres with the condition that the development is constructed to Village standards at the time of construction; is in compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations; and is amended to reflect the purchase of land by the Village for an attenuation basin prior to the submission of the final plat.

Owner(s): Racine Land Company LLC

Tax Key(s): 104-04-22-34-081-010 & 104-04-22-35-029-030

Lot Size(s): 69.83 acres

Current Zoning District(s): R-3 & R-6 PUD, Suburban Residential District & Two-Family Residential District, Planned Unit Development

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential (19,000 SF to 1.49 Acres per DU)

Background: The applicant is requesting another 3-year extension for the approval of the preliminary plat for Homestead Acres, which is located between Dunkelow Road and CTH K, immediately east of the Chicago & Northwestern Railroad. The proposed subdivision plat is approximately 68 acres and will consist of 53 single-family residential lots and 26 two-family lots for a total of 79 lots. As stated in the applicant's narrative, the applicant intends to start this project later this year, most likely after the May 2021 expiration date of the last extension. Included with this report is a copy of the 2018 extension request, which provides additional history regarding the plat. If approved, this extension will be set to expire February 1, 2024. At this time, the applicant intends to start this project later in 2021, but likely not before the expiration of preliminary plat, which is May 7, 2021.

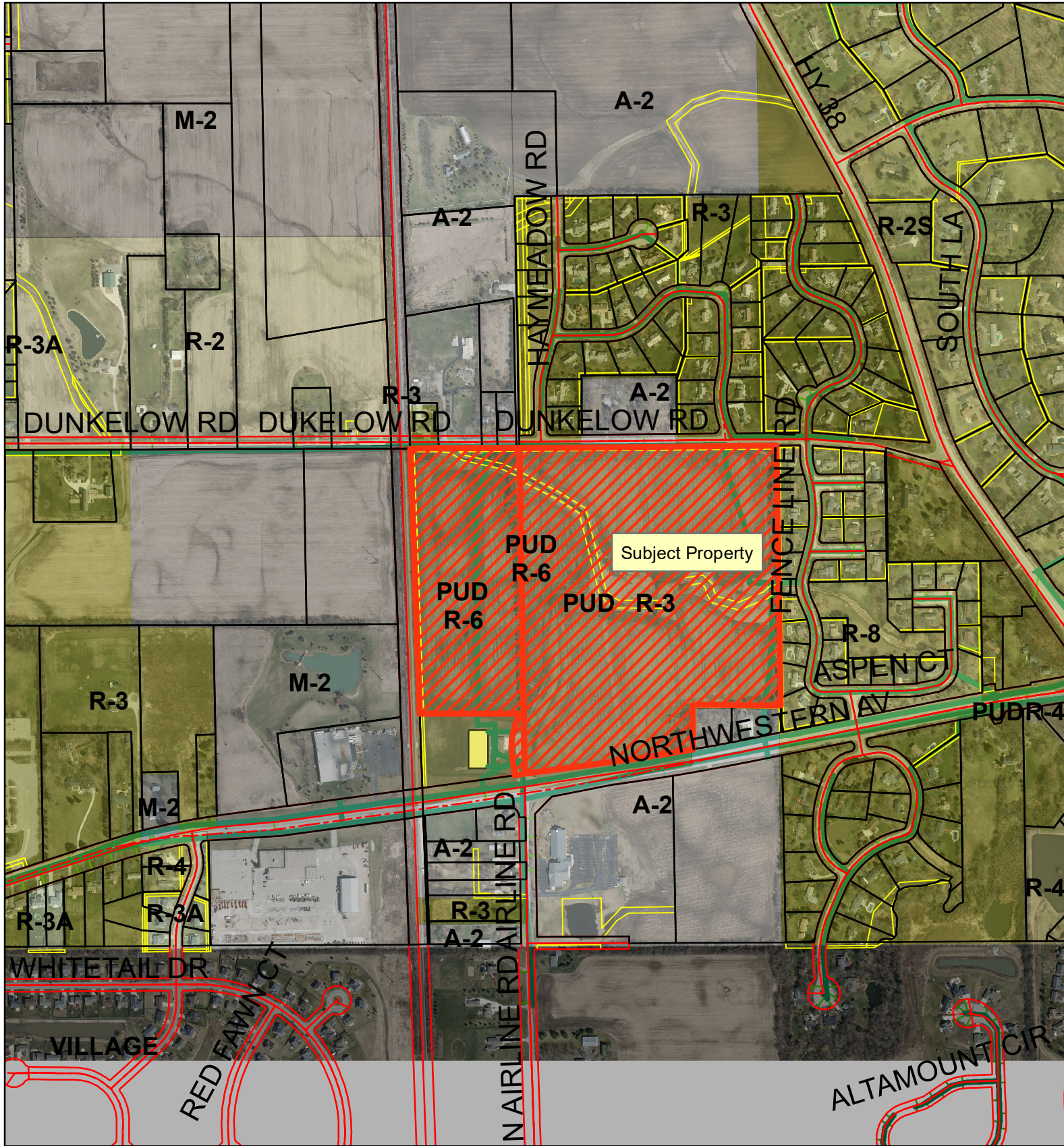
Staff does not have opposition to the request but recommends that any extension of the plat require the developer to meet current Village development standards and be amended to reflect the change due to the attenuation basin parcel. If the Plan Commission is comfortable with the request, the extension will be set to expire on February 1, 2024 or three years from when the Village Board approves the extension.

Respectfully submitted:



Peter Wagner, AICP
Development Director

Location Map Homestead Acres Subdivision



Legend

 Homestead_Acres

December 17, 2020

Mr. Tom Lazcano
Director of Public Works
Village of Caledonia
4403 Chester Lane
Caledonia, WI 53402

Re: Preliminary Plat extensions
Homestead Acres, Catlyn Woods and Audubon Arboretum

Dear Tom:

In late October of 2017, the Village agreed to extend several Preliminary Plats due to poor recovery of the housing market and downturn of the economy.

Today we find ourselves faced with similar conditions and wish to request extensions for 3 more years for the three Preliminary Plats above.

The good news is that we were able to drop Briarwood off the list as it is being built now. In addition, I have been instructed to get our cost estimates updated for Homestead Acres. We do hope to start that later in 2021, but potentially after May 7th, its date of expiration.

On behalf of TNG5, LLC., we are requesting the extension of the preliminary plat for 3 additional years for the subdivision known as **Catlyn Woods**. Zoned R-4 PUD and in the sewer service area, this plat expires in February of 2021. We have continued to maintain the site until the market increases to allow its construction.

On behalf of Audubon Park-Racine, LLC., we are requesting extension of the preliminary plat known as **Catlyn Woods** for an additional 3 years. It is currently zoned R-3 PUD and expires May 7th of 2021. In 2018, we had the wetlands delineated and submitted revised engineering that included stormwater analysis to the Village. Based on the increased high cost of construction of the infrastructure and homes, the current market does not support the financial feasibility of this project moving forward at this time.

On behalf of Racine Land Company, LLC., we are requesting an extension of the preliminary plat of **Homestead Acres** for an additional 3 years. It is currently zoned R-3 PUD and R-6 PUD and in the sewer service area. The current preliminary Plat expires May 7th of 2021. Ray Leffler has asked me to update the construction estimates and we have this placed this site on our calendar for June of 2021. In 2019 we revised the engineering and final plat to current Village code and submitted for review. At this time, we have approved engineering in place. Wetlands were re-delineated at that time and are accurate for today's condition.

Nancy Washburn – LDA
nancylynnwashburn@gmail.com

Attached are the three Memorandums from October of 2017 for your use and reference.

Our best wishes to you and your family for a safe and happy Holiday season!
It has been a pleasure working with you this past year and we look forward to 2021!!

Respectfully Submitted,

Nancy Washburn
Land Development Administration, LLC

MEMORANDUM

Date: Wednesday, October 18, 2017

To: Plan Commission
Village Board

From: Anthony A. Bunkelman P.E.
Village Engineer



Re: Preliminary Plat Extension – Homestead Acres, SE ¼ of Section 34 and SW ¼ of Section 35, T4N, R22E, Village of Caledonia, Racine County, WI – Owner The Newport Group LTD – Agent Nancy Washburn

The Engineering Department has received a letter from Nancy Washburn for a Preliminary Plat extension for Homestead Acres. Homestead Acres is located between Dunkelow Road and County Trunk Highway K, immediately East of the Chicago & Northwestern Railroad. The properties that make up Homestead Acres are parcels 04-22-34-081-010 and 04-22-35-029-030 and are approximately 66.8 acres combined. The preliminary plat for Homestead Acres proposed 79 lots of which 53 lots would be for single family residences and 26 lots would be for duplex homes. Overall there are 105 units proposed.

One thing to note about this Preliminary Plat is that the Village of Caledonia purchased 4 acres in the Southwest corner along County Trunk Highway K in this development for the Attenuation Basin. This purchase affects at a minimum 5 of the duplex home sites. When the owner decides to bring this Preliminary Plat forward, the Preliminary Plat and possibly the Planned Unit Development (PUD) Overlay District will need to be amended.

Mrs. Washburn represents The Newport Group LTD. Due to the downturn in the economy and the housing market, the development and improvements were not constructed. It is the intent of the owner that Homestead Acres is not constructed prior to the Preliminary Plat expiring on May 17, 2018.

So the Plan Commission and Village Board are aware the parcels are located within the sewer service area and are Zoned R-3 PUD and R-6 PUD.

Mrs. Washburn is asking for a 3 year preliminary plat extension at this time. The current extension will expire on May 17, 2018. With a 3 year extension, the preliminary plat would be valid until May 17, 2021.

After reviewing the Homestead Acres Preliminary Plat extension request the following motion is suggested.

Move to conditionally approve a 3 year Preliminary Plat Extension for Homestead Acres until May 17, 2021 subject to the following

- 1. The development is constructed to Village Standards at the time of construction.**
- 2. The Preliminary Plat and possibly the PUD Overlay District will need to be amended due to the purchase of land by the Village of Caledonia for the Attenuation Basin.**

PRELIMINARY PLAT OF HOMESTEAD ACRES

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34 and part of the Northeast 1/4, Southeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin.

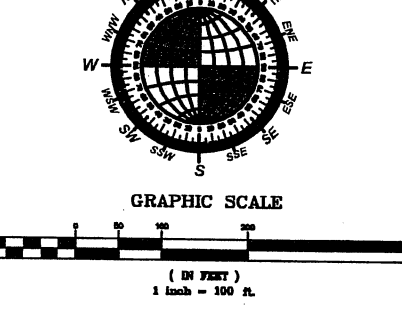
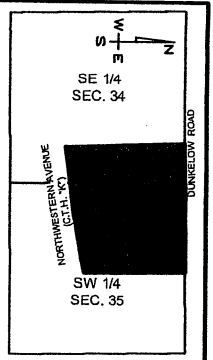


I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS WITHIN AND VISIBLE ENCROACHMENT, IF ANY.

THIS CONCEPT PLAN FULLY COMPLIES WITH THE PROVISIONS OF THE TOWN OF CALEDONIA LAND DIVISION ORDINANCE.

SIGNED: *William R. Henrichs*
William R. Henrichs, Registered Land Surveyor S-2419

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27.



Gross Site Area	69.77 Acres
Area in Lots	28.63 Acres
Area in Right-of-way	11.13 Acres
Open Space Area	29.01 Acres
Area of outcrops in wetlands	3.06 Acres
Area of outcrops in woodslands	1.70 Acres
Open Land in Outlets	20.26 Acres
Area of open space in U.S. ROW	3.85 Acres

Open Space Calculation	
Percent of Open Space = (Open Space Area/Gross Area)x100	43.0128%
Percent of Open Space	43.0128%
Net Density Calculation	
Total Site Area	69.77 Acres
Area of Utility ROW	3.85 Acres
Area of Wetlands	3.06 Acres
Area of Woodslands	1.70 Acres
Net Site Area	60.36 Acres

Total Number of Dwelling Unit	106.00 Units
Net Density = Total Number of Dwelling Units/Net Site Area	1.7561 Units/Net Acre
Gross Density =	1.5200 Units/Net Acre
Land Use Summary (Area in Acres)	
Developed Area for House Lots	28.63 Acres
Open Land in Outlets	20.26 Acres
Public Dedication (Ponds)	11.13 Acres
Wetlands	1.70 Acres
Area in Wetland	3.06 Acres
Area of Open Space in U.S. ROW	3.85 Acres
Total	69.77 Acres

Building Setback R-3/PUD	Building Setback R-6/PUD
Street: 30'	Street: 30'
Side: 10'	Side: 10'
Rear: 40'	Rear: 40'

WETLAND PRESERVATION RESTRICTION
1. Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials shall be prohibited.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of a forester or naturalist and the approval of Racine County.
4. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Primary Environmental Corridor area shall be prohibited.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. Construction of buildings is prohibited.

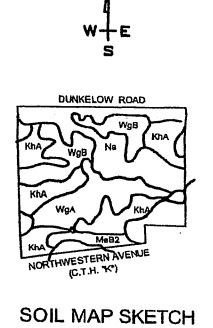
BASEMENT RESTRICTION
Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to such owners special investigation prior to construction and no specific representation is made here.

Developer
Newport Developers, Inc.
c/o Ray Leffler
1020 West Boulevard
Racine, WI 53405

Surveyor
William R. Henrichs -S-2419
Landcraft Survey and Engineering, Inc.
2077 South 116th Street, West Allis, WI. 53227

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 SOUTH 116TH STREET, WEST ALLIS, WI 53227
PH. (414) 604-0874 FAX (414) 604-0877
INFO@LANDCRAFTSE.COM

- Notes:**
- Proposed House Note:**
The particular style and/or design of the proposed house could be significantly affected by topographic conditions, and that "exposed basement" construction may be necessary to minimize mud and debris. By approving this subdivision as submitted, Racine County does not warrant that each lot shown will accommodate any conceivable type of building style or footprint that may be considered by potential lot owners.
 - Outlet Notes:**
A) The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one-eighth (1/8) interest in the Outlets.
B) The developer and all subsequent owners warrant and represent that the said outlet for assessment purposes will have no value per se, and the 1/8th interest in the said outlet would be assessed with each of the buildable lots.
C) In the event that the said outlet is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/8th per buildable lot of the taxes due on said outlet. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.



LAYOUT BY: D. BORCH
CHECKED BY: B. HENRICHS
PROJECT NO.-REVISION: 040173
SCALE: 1"=100'

PRELIMINARY PLAT FOR:
HOMESTEAD ACRES
April 11, 2005