

PLANNING COMMISSION AGENDA
Monday, March 29, 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: 876 8895 4121OR

ACCESS VIA ONE-TOUCH TELEPHONE IS: +13126266799,, 87688954121OR

ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/87688954121>

- 1. Meeting called to order**
- 2. Roll Call/Introductions**
- 3. Approval of Minutes**
- 4. Citizens' Comments**
- 5. Non-Public Hearing Items**
 - A. **CERTIFIED SURVEY MAP** – Review a certified survey map creating three lots and one outlot for Lot 2 located on DeBack Lane submitted by Adam Artz, Applicant, WisPark LLC, Owner. (Parcel ID No. 104-04-22-30-015-202)
- 6. Adjournment**

Dated March 25, 2021

Joslyn Hoeffert
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.

Special Plan Commission Meeting
Tuesday, March 9, 2021

1. Meeting called to order

Joe Minorik called the meeting to order at 5:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin via ZOOM.

2. Roll Call/Introductions

Members present: Joseph Minorik, Thomas Knitter, Trustee Kevin Wanggaard, Bill Folk

Absent: Village President Jim Dobbs. Tim Just

Also Present: Development Director Peter Wagner, Director of DPW Tom Lazcano and applicant Nancy Washburn

3. Non-Public Hearing Items

A. PRELIMINARY PLAT REVIEW – Review a preliminary plat submitted by Nancy Washburn for the proposed Bluffside Subdivision located at 4727 Park Ridge Road (Parcel ID No. 104-04- 22-25-029-000 & 104-04-22-25-027-040)

Lazcano read from his Memorandum to the Commission that explains the history of the development of the area and the current subdivision proposal. The memo contains seven conditions of approval, including an Open Space Waiver Modification, which is a waiver of the 40 percent open space ordinance. The proposed subdivision has an overall open space of 12.15 percent. The developer plans to have donate or sell a 17.2-acre parcel that abuts the development to the south for park land or a conservancy. Because of this plan, the parcel is not included in the subdivision and the developer is asking for the waiver. With the parcel, the waiver likely would not be needed.

Washburn said received feedback from residents asking to preserve a walking path that offers connectivity from Blue Ridge Subdivision to Park Ridge Drive. The developer plans to leave path as a natural trail through woods so residents may continue to use it for walking.

Washburn said with the proposed development of all the remaining buildable parcels in Bluffside will be built out. Current owners will benefit from the requirement that the new development include a storm water management plan, which wasn't required when the pervious lots were developed. Currently, water flows to creek that is part of the part of the 17.2 acres to the south. The developer worked with Caledonia Utility District staff to formulate the plan, identifying basins and the lots that contribute water to the system. The Preliminary Plat of Bluffside shows Outlot 3 at the southern edge of the development is designated for a storm water pond. The owners of the 19 lots being platted will be required to create a Homeowners' Association that will be mandated to manage and maintain the pond, in perpetuity. The owners of existing lots will not share responsibility for the system. A Village Drainage Easement will be shown on the Final Plat.

Minorik granted a request by Karl Radke of 4950 Bluffside Drive to ask questions about the proposal. Radke asked about storm water management plans for water that flows off 4 Mile Road into the subdivision through the northeast corner of the development.

Washburn said the whole upper area was carefully reviewed for stormwater management and final grading, per Village requirements, to ensure those lots drain properly. She offered to share the plans with the resident.

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Radke asked what will be done with an old building on an outlot behind Lots 3, 4 and 5, and a live well located on Lot 5.

Washburn said the well will be abandoned per DNR regulations. No decision has yet been made about the building. There is no purpose for the building, and it could be razed. Radke said it is in disrepair. He was concerned the soil near the building may be contaminated because of the batteries that were used as part of an old railway switching station, noting the area may not be suitable for park land.

Minorik allowed additional citizen comment. Steve Bulik of 4661 Bluffside Drive spoke in favor of maintaining the pedestrian path and asked that developer maintain it. Washburn said she is confident the developer will be able to work out a solution on the final plat.

Knitter made a motion to approve the preliminary plat subject to the conditions set forth by the Engineering staff. Folk seconded the motion. Per a request by Washburn to make it clear that the Village is approving with the motion the Open Space Waiver Modification both Knitter and Folk agreed with the waiver modification (being part of the motion).

Motion passed 4-0.

B. ZONING CODE DISCUSSION – Review draft Chapters 1-5 of the Village of Caledonia Zoning Code

Wagner introduced the topic which is the process of formally adopting the Village of Caledonia Zoning Code under Title 16, Chapters 1 through 18. The Village previously adopted and used the Racine County Zoning Code. A red-line copy will not be available because the new code is in a different format and combines the former County Code with sections of the current Village Municipal Code. Wagner said he will highlight changes in the next sections. In this meeting, the first five revised chapters will be discussed, and the same process will be continued with the next sections.

The chapters cover basic measures which serve to establish a Village Zoning Code, such as identifying a Village Zoning Administrator to enforce the code, enforcing penalties, establishing an Official Zoning Map, and outlining the process to request a variance from the Board of Appeals. It codifies a Zoning Review as part of the Building Permit review process rather than requiring a separate Zoning Permit like those previously issued by the County.

The new code continues the practice of requiring a developer to pay a deposit when submitting development item for review. It addresses Developer Agreements and Design Guidelines including having requirements for building materials for commercial projects.

Wagner noted a proposed change in how the height of a building is measured and asked the Commissioners to discuss the topic. He would like to implement the change to simplify how height is measured and described different methods of measuring. He noted the maximum height may need to be increased if a change is approved, to prevent many existing buildings from being classified as legal nonconforming.

Wangaard stated his preference for the method that measures the height as the distance from the finished grade along the street face to the highest point of the building.

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Minorek recommended aligning the code with the IBC (International Building Code), which the State of Wisconsin enforces.

He also talked about standardizations for upgrading exterior building materials and establishing a baseline for what the Village would like to see moving forward. For example, parking lot materials – he asked if there is a way to expand upon the building material section to provide more clarity upfront without having to take it to super majority or a three-quarters vote? What is the vision of the other Plan Commissioners and the Village Board for what the Village becomes in the future? This code revision is an opportunity to discuss requiring quality materials such as brick, stone, and natural wood material. He wants the Village to be consistent and to communicate a consistent message to the public when they present a project.

Knitter agreed with Minorik that this is an opportunity to steer developers to upgrade their proposals from what has been seen in the past, such as metal structures. Staff and elected officials should keep this in mind while revising the code. Not saying to go for the gold standard but to move it up to a higher level, especially in commercial zones where it makes sense to look modern.

Wagner brought to the Commission's attention the protest section of the code. The state no longer requires a community to have such a code. However, if a community does not take it off the books, it still must follow the rules of the protest code. Wagner said he plans to omit this section. A resident would still be able to file a petition against a proposal but omitting the protest code takes away requirement of a super majority approval for a rezone request.

Wagner said all chapters of the final complete code will be brought back to the Plan Commission to sum up the changes before taking to the Village Board for final approval. The goal has been not to recreate the code but to convert the County Code and keep it relatively the same while bringing any changes to the attention of the Commissioners. He added that if they want to propose changes to email him and the items can be discussed at future meetings.

Minorik stated no action is required; the Commission may revisit Chapters 1-5 in future meetings.

4. Adjournment

Wangaard moved to adjourn, and Knitter seconded. Meeting adjourned at 6:08

1. Meeting called to order

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

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Wanggaard, President Dobbs, Bill Folk, Joseph Minorik and Tim Just.

Absent: None

Also Present: Development Director Peter Wagner and Trustee Fran Martin.

3. Approval of Minutes

Motion by Wanggaard to approve the minutes from the January 25, 2021. Seconded by Folk. Motion carried unanimously.

4. Citizens' Comments

None.

5. Public Hearing Items followed by Commission Recommendations

5A. TEXT AMENDMENT – Consider the repeal of Section 20-1339(b) of the Racine County Code of Ordinances as adopted under Section 16-1-1(a) of the Code of Ordinances of the Village of Caledonia pertaining to the conditional use requirement for development within set distances of a freeway, road interchange, State or County Trunk Highways as set forth in that subsection.

Peter Wagner read from his report:

“The Village is requesting that Section 20-1339(b) be repealed regarding the requirement for a conditional use for developments based on the criteria of set distances from a freeway, road interchange, state or county trunk highways. This section of code comes from the Racine County Zoning Code. This code section creates an unnecessary review process which includes a public hearing for permitted uses within a zoning district abutting specific roadway types. By removing this section of code, future development and redevelopment of our non-residential areas of the Village will become less time consuming to review.

The repeal of this section will not remove the conditional use review process for those uses considered to be conditional uses, and new permitted uses will still be required to go through the building, site, and operations review prior to submitting building permits.

Staff believes that this section of code is outdated and conflicts with Act 67 as it pertains to conditional uses. Although staff is in the process of updating the zoning code and is proposing to eliminate this requirement, staff felt that proceeding with this text amendment will provide immediate relief from this requirement and provide a streamlined and less time consuming review process for new businesses looking to locate in the Village.”

Public Hearing Opened 6:05 p.m.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

In favor:

None.

President Dobbs asked three times if anyone wanted to speak against this proposal.

Against:

None.

Public Hearing Closed: 6:08 p.m.

5A. Commission Deliberation

Plan Commission Members expressed concern why wouldn't the Village consider doing a Conditional Use for businesses that utilize a drive-thru.

Motion by Folk to approve and recommend to the Village Board that Section 20-1339(b) of the Municipal Code be repealed.

Seconded by Knitter.

ROLL CALL

| | |
|-------------------|-----|
| Thomas Knitter | Aye |
| Trustee Wanggaard | Aye |
| Tim Just | Aye |
| Joseph Minorik | Aye |
| President Dobbs | Aye |
| Bill Folk | Aye |

Motion carried unanimously.

5B. CONDITIONAL USE & BUILDING, SITE & OPERATIONS PLAN – Review a request for a conditional use and site plan review for a construction of a quick service restaurant for the property located at 4542 Douglas Avenue submitted by Tom Haman, Applicant, MRUP LLC & JL Storage LLC, Owners. (Parcel ID No. 104-04-23-29-168-000)

Peter Wagner read from his report:

“The purpose of this consultation is to provide the applicant guidance prior to submitting a request to amend an existing conditional use to operate a firewood production facility on the property located at 8700 Foley Road. In addition, the applicant will submit a site plan showing where the use will occur on the property. This request is being made because of a complaint regarding the importing of timber to the site and processing it into firewood. Before the applicant proceeds with a hiring a professional to draw a site plan, the applicant is looking for guidance.

The property is currently zoned A-2, Agriculture and has been granted a conditional use permit allowing the storage and maintenance of equipment and vehicles associated with “Great Lakes Tree & Clearing.” This zoning district permits the property owner to operate a farming operation and forestry use on the site. Forestry is generally defined as the growing and/or harvesting of trees on a property for commercial or related purposes. It does not include the import of timber for commercial production of forestry products, such as lumber or firewood. These uses would be conducted off site. As stated early, this property has a conditional use. Condition No. 7 includes the prohibition of commercial processing of firewood on site and that only trees harvested on the parcel

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are permitted to be processed on-site into firewood. Condition No. 8 states that the storage and processing of logs from job sites are not allowed.

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

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

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

Public Hearing Opened 6:23 p.m.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

In favor:

Lori Jensen 4630 Douglas Ave, Racine, 53402 – approved of the removal of a blighted building and partial replacement of a structure to construct a viable business with appropriate landscaping and building facades in turn agreed with the idea of creating an additional place to dine.

Martha Hutsick 4502 Harvest Ln, Racine, 53402 - approved the removal of some unsightly buildings and replacing them with a well thought out aesthetically pleasing business.

Fran Martin – wonderful addition and agreed with the business association.

President Dobbs asked three times if anyone wanted to speak against this proposal.

Against:

None.

Public Hearing Closed: 6:28 p.m.

5B. Commission Deliberation

Plan Commission Members questioned if the applicant did a Transportation Impact Analysis (TIA) and asked if the traffic of larger vehicles would make the turn into the parking lot with the curb into the lot. The concern was if vehicles entering the north entrance cross over the south bound lane of Hwy 32 to make that turn back towards the north area of the parking lot or drive thru. Nielsen Madsen & Barber stated it may be tight but can be done and larger vehicles for deliveries would have to enter at the farthest South entrance. Engineering department said no TIA was needed due to the preexisting commercial lot. Plan Commission Members expressed concern regarding the drive-thru and the backups it may create on Douglas Ave. They asked if the applicant would consider closing

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some of the stalls in the parking lot. The applicant said they don't see an issue with keeping the parking spots open and adjust anything if needed.

Motion by Knitter recommends to the Village Board that a conditional use and a building, site, and operations plan for a quick-service restaurant with drive-thru be approved with conditions outlined in Exhibit A for the property located at 4542 Douglas Avenue for the following reasons:

1. The proposed use is allowed through the conditional use review process and is a permitted use in the B-2 & B-3 Zoning District.
2. This use will not adversely affect the surrounding property values.

Seconded by Folk.

ROLL CALL

| | |
|-------------------|----------------------|
| Thomas Knitter | Aye |
| Trustee Wanggaard | Aye |
| Tim Just | Aye |
| Joseph Minorik | Technical Difficulty |
| President Dobbs | Aye |
| Bill Folk | Aye |

Motion carried 5-0.

6. Non-Public Hearing Items

6A. SIGN PLAN REVIEW – Review a proposed sign plan to allow for the construction of a 10'2" tall and 96.95 square-foot monument sign for the parcel located at 12725 4 Mile Road, submitted by Don Nummerdor, Applicant, Central Storage Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)

Peter Wagner read from his report:

“The applicant is requesting approval of a master sign plan for a commercial building located at 12725 4 Mile Road. The applicant is proposing to construct a monument sign that exceeds both the sign height and size maximums. Per Code Section 16-7-8(c): Measuring Signs, a monument sign may exceed 100 square feet if recommended by the Plan Commission and approved by the Village Board. This provision allows the opportunity for the Village to consider on a case-by-case situation if a sign can exceed the existing 48 square-foot maximum.

The proposed sign plan contains only one monument sign that is to be located on the northwest corner of the site. No other signs are being proposed at this time. The proposed sign will be 10'2" tall and 97 square feet in area and located five feet from the north property line.

Included with this report is a spec sheet for the sign illustrating how the sign will look along with dimensions. Included with this report is the applicant's rationale for the allowing the oversized monument sign at this location. If approved, the sign will be required to meet all other zoning regulations as outlined in Title 16, Chapter 7: Signs.

The proposed sign plan intends to improve the visibility of the business by increasing size and height of the monument sign, with the result that trucks looking for the business does not miss the entrance. If the Plan Commission is comfortable with the proposed sign plan, a suggested motion has been prepared at the beginning of this report.”

6A. Commission Deliberation

Erica-Nicole Harris with Wispark LLC stated it was reviewed and from the associations standpoint it does comply.

Plan Commission Members had no comment.

Motion by Knitter recommends to the Village Board to approve the sign plan submitted by Don Nummerdor on behalf of CSW Company as presented for the property located at 12725 4 Mile Road for the following reason:

1. The proposed height and size are permissible through the sign plan review process.

Seconded by Just.

ROLL CALL

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|-------------------|-----|
| Thomas Knitter | Aye |
| Trustee Wanggaard | Aye |
| Tim Just | Aye |
| Joseph Minorik | Aye |
| President Dobbs | Aye |
| Bill Folk | Aye |

Motion carried unanimously.

6B. COOPERATIVE BOUNDARY AGREEMENT REVIEW - Review a conditional use to construct a 50’x120’ commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC) for the property located at 4365 27th Street submitted by Kay Friesema, Applicant, Anderson Trailers LLC, Owner. (Parcel ID No. 168-04-21-36-005-000)

Peter Wagner read from his report:

“The applicant has received approval for a proposed commercial development in 2018 and in 2019. Since that time, the applicant has not completed significant work within six months of approval, resulting in the applicant reapplying for review and approval of the same commercial development. Included with this report is a review conducted by FOTH regarding the proposal. Since the last time, the applicant has made one change to the building, increasing the length of the building from 104’ to 120’. Another minor modification is decorative dock doors on the north side of the building. This increase is still in compliance with the standards outlined in Exhibit K. Any required modifications to the stormwater management will be reviewed and approved by the Village of Raymond.”

6B. Commission Deliberation

Plan Commission Members asked the status of where the Village of Raymond is on this proposed project. Chris Bower from Bower Design & Construction (“new Developer”) stated the applicant was in a meeting at that current moment with Raymond waiting on that determination. Plan Commission expressed concern being the lot consisting of a gravel and dust control. Bower said that traffic driving into the lot would be asphalt and the gravel portion is in the fenced storage lot area with not a lot of traffic entering or exiting.

Motion by Knitter recommends to the Village Board to approve the conditional use and building, site, and operational plan for the construction of a 6,000 square-foot commercial building with outdoor display or merchandise located at 4365 27th Street be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the Cooperative Boundary Agreement review process.
2. The proposed use will not adversely affect the surrounding property values.
3. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.

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4. The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village of Caledonia and the Village of Raymond which incorporates various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display of equipment and landscaping on the property.
5. The proposed use will comply with conditions outlined in Exhibit A.
6. Suggest a recycled material to Raymond if they approve project and take that into consideration.

Seconded by Minorik.

ROLL CALL

| | |
|-------------------|-----|
| Thomas Knitter | Aye |
| Trustee Wanggaard | Aye |
| Tim Just | Aye |
| Joseph Minorik | Aye |
| President Dobbs | Aye |
| Bill Folk | Aye |

Motion carried unanimously

6C. BUILDING, SITE, & OPERATIONS REVIEW – Review a building, site, and operation plan to construct a 4,000 square-foot maintenance building located at 8425 STH 38 submitted by B Squared Construction, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000)

Peter Wagner read from his report:

“The applicant is requesting approval of a 4,000 square foot maintenance pole building located in the central portion of the 222 acres site at 8425 STH 38. Accessory buildings within the P-2 District require a BSO review prior to being issued building permits.

The proposed building is designed to be used as a storage facility for equipment and materials associated with the maintenance of the campground. The building will include heated floors, a bathroom, a mechanical room, and have the potential for the buildout of offices in the future. A 10’x80’ portion of the building on the eastern elevation will be open-air as illustrated in your packet. The building exterior will consist of metal panels with a green painted footwall and roof, establishing a bottom, middle and top design which meets the Village design standard for the exterior. Metal panels for accessory buildings are an acceptable exterior material. This building is in the south-central portion of the property (Figure 1) and will not be seen from the road and will be located to the west of existing maintenance buildings on the property. The building will be connected to water and sewer and will need to meet all fire code regulations. The Caledonia Utility District does not have concerns with installation of water to the building as the property has a master meter serving the entire park. Storm water management is addressed by several existing onsite ponds. There will be no requirement for storm water management plan amendments as the result of this building being constructed with the expectation that the building will have gutter and downspouts directing runoff to the north towards the existing storm water ponds. Prior to any building permits being issued, the applicant will need to submit a grading plan and have it approved by the Engineering Department. No lighting is being proposed at this time, however, if lighting were to be installed, it would need to meet the Village standards and is outlined in Condition #8 in Exhibit A. No additional parking is being requested or is required as part of this development as it is a storage building and not being used for retail or commercial use. This site is a campground and has full foliage on site, therefore, no additional landscaping is being proposed.”

6C. Commission Deliberation

No comments.

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Motion by Knitter to approve and recommends that the Village Board approve the building, site, and operational plan for the construction of a 4,000 square-foot maintenance building located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons:

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

Seconded by Folk.

ROLL CALL

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|-------------------|-----|
| Thomas Knitter | Aye |
| Trustee Wanggaard | Aye |
| Tim Just | Aye |
| Joseph Minorik | Aye |
| President Dobbs | Aye |
| Bill Folk | Aye |

Motion carried unanimously

6D. CERTIFIED SURVEY MAP – Review a certified survey map creating seven lots for a parcel located on DeBack Lane submitted by Adam Artz, Applicant, Wispark LLC, Owner. (Parcel ID No. 104-04-2-30-015-202)

Tom Lazcano read from his Memorandum:

“The Engineering Department has received a Certified Survey Map (CSM) from Adam Artz of Pinnacle Engineering Group on behalf of Wispark, LLC. The CSM was prepared by John Konopacki of the Pinnacle Engineering Group. This is the third CSM for the DeBack Farms Business Park located in TID #4. The property is located between Four Mile Road and Adams Road and East of the East Frontage Road. The existing parcel is 146.865 acres. The proposed CSM is to split the parcel into multiple Lots and Outlots for future development. This CSM is for the creation of 4 Lots and 3 Outlots. Lot 2 is for a proposed development that is currently in the process of being reviewed by the Village. This CSM is in conformance with the DeBack Farms Business Park Development Plan that has been submitted and used for the proposed Business Park. The existing parcel is currently vacant. The parcel is located within the Sanitary Sewer & Water Service Area. All Lots will need to be connected to Sanitary Sewer & Water service. These connections will be the responsibility of the developers and may be subject to connection fees. The parcel has proposed sanitary sewer, water, and storm sewer easements that need to be signed and recorded to allow for services to future developments on the numbered Lots. The Village Board has approved a Development Agreement with WisPark LLC for the development of the DeBack Farms Business Park. All requirements of that Development Agreement shall be followed with the review and approval of this CSM.”

6D. Commission Deliberation

No comments.

Knitter moved to conditionally approve the WisPark LLC / DeBack Farms Business Park CSM subject to the following:

1. Address the Village’s comments/changes to the draft CSM prior to recording.
2. The necessary sanitary sewer, water, and storm water easements be executed by WisPark prior to recording of the CSM.
3. All conditions of the Development Agreement and Addenda between WisPark LLC and the Village of Caledonia for the development of the DeBack Farms Business

Park shall be incorporated as necessary.

4. There shall be a Conditional Use Review in which all future developments building on Lots 1, 2, 3, 4 and any future Lot divisions shall conform.
5. There shall be a Building Design Standards Review in which all future developments building on Lots 1, 2, 3, 4 and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.
6. The CSM is subject to the Land Division per Lot fee.
7. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.

Second by Just.

ROLL CALL

| | |
|-------------------|-----|
| Thomas Knitter | Aye |
| Trustee Wanggaard | Aye |
| Tim Just | Aye |
| Joseph Minorik | Aye |
| President Dobbs | Aye |
| Bill Folk | Aye |

Motion carried unanimously

6E. BUILDING, SITE, & OPERATIONS REVIEW – Review a building, site, and operation plan to construct a 320,000 square-foot industrial building located on Lot 2 located east of DeBack Lane submitted by Christopher Carlino, Applicant, WisPark LLC, Owner. (Parcel ID No. 104-04-22-30-015-200)

Peter Wagner read from his report:

“The applicant is proposing to construct a ±320,000 square-foot industrial building on the eastern portion of Pad F identified in the DeBack Business Park. The Plan Commission has reviewed a proposed CSM prior to this review identifying seven lots in this business park. Lot 2 is the location which this building will be constructed upon. This industrial building is intended to be used as a distribution facility which is a permitted use in the M-3 District. This development will have outdoor parking for semi-tractors and trailers as part of their operation.

The proposed building will be located in the eastern portion of the parcel and will have an exterior consisting primarily of concrete wall panels that will be painted varying shades of gray with blue accents. The entrance portion of the building will incorporate glass and metal accents to draw focus to the entrance. The eastern portion of the building will consist of 51 dock doors that do not face a public road.

Parking for this development consists of 182 stalls which include 6 ADA stalls which exceeds the minimum required for the size building. Parking stalls are required to be a minimum of 180 square feet in area. Proposed stalls are 9’x18’ which does not meet code requirements. Staff will work with the applicant to revise the plans to meet the minimum requirements of 180 square feet per stall. Since the applicant has surplus stalls, any reduction in parking stalls as a result of this modification will likely remain code complaint. There are 181 tractor trailer stalls on the eastern portion of the site. A guardhouse is located on the southern elevation of the building and will be the main access to the dock doors. The perimeter of the trailer parking lot will have a chain link fence.

Landscaping on the site incorporates a combination of deciduous and evergreen vegetation along with some perennials and ornamental grasses. Due to the topography of the site, most of the landscaping is located along the southern lot line with heavy vegetation abutting residential homes. In addition, there will be trees planted alongside the southern building elevation to break up the long elevation of the building. This lot does not directly abut upon a public right-of-way therefore does not have to meet the same landscaping requirements of parking lots abutting a public road. For any parking lot with over 25 stalls,

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landscaping is required in the parking lot. The parking lot incorporates bump outs that will be heavily vegetated. Since Lot 2 will likely be further developed, any landscaping on the west would likely be removed. Therefore, staff is not requiring additional landscaping on the western portion of the site. On the north portion of the site, there are wetlands, which should not be landscaped. Overall, the plan meets the minimum requirements for landscaping. The Plan Commission does have the discretion to modify the proposed landscape.

The lighting of the site will consist of down-cast, cutoff, LED fixtures throughout the development. The submitted photometric plan complies with the Village code lighting requirements that no more than a 0.5 foot-candle be cast at the lot line.

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.”

6E. Commission Deliberation

Chris Carlino from Scannell Properties - Overview of Scannell Properties a privately held real estate development and investment company founded in 1990, located in multiple locations in the US nationwide and a few locations in Europe. Scannell averages 35 build-to-suits per year and has developed in 46 States, Canada and Western Europe.

Adam Artz P.E from Pinnacle Engineering Group explained overview of the project, this type of facility would be a warehouse/distribution in size of 320,000+ square feet using 21+ acres of the 71+ acre parcel. The target schedule for Phase I is planned to start construction in April 2021 with a completion of January 2022. The building will run North to South with natural barriers continued by a retaining wall between five to ten feet in height and a fence located on top of the retaining wall on the South end of the property to separate the current residences and the new facility.

Plan Commission Members asked what type of material would be used for the parking lot and asked if the grade was lower in the dock area. Artz responded that the grade would indeed be lower in the dock area presented and the use of reinforced concrete would be used for the parking lot.

Motion by Knitter to approve and recommends to the Village Board that a building, site, and operations plan for a 320,000 square-foot industrial building be approved with conditions outlined in Exhibit A for the property located at Deback Lane, Lot 2 for the following reasons:

1. The proposed use is allowed through the building, site, and operation plan review process and is a permitted use in M-3 Zoning District.
2. This use will not adversely affect the surrounding property values.

Seconded by Just.

6F. ZONING CODE DISCUSSION – Review draft Chapters 1-5 of the Village of Caledonia Zoning Code.

Peter Wagner read from his report:

“When the Town of Caledonia became the Village of Caledonia in 2005, the Village adopted Racine County’s Zoning Code as their own. Since that time, the Village has amended its code several times and has created zoning code Title 16. As a result, staff has had to reference both Title 16 of the Village Code and Racine County’s Zoning Code that was adopted in 2005 when applying the zoning code for development projects and code enforcement. This split in regulations is difficult for developers, residents, and businesses to understand what the rules and regulations are for the Village. Staff has been working on merging the two code sections into one unified Village code Title. This process has been more

**Plan Commission Meeting
Monday, February 22, 2021**

time consuming than originally anticipated.

Staff has prepared the first five chapters for review and discussion. A binder has been prepared with the first five chapters and will be available at Village Hall on Monday morning, February 22nd. Chapters for discussion will be:

- Chapter 1: Introduction; Authority and Adoption
- Chapter 2: Administration & Enforcement
- Chapter 3: Board of Appeals
- Chapter 4: Required Plans and Design Guidelines
- Chapter 5: General Provisions and Requirements

The purpose of this agenda item to review and discuss the content of the chapter and answer questions or take suggestions as to what should be and not be included in these chapters. No action is required at this time. Over the next few Plan Commission meetings, staff will be presenting new chapters for your review and input. It is anticipated that the Title 16 will include eighteen chapters. Some of the chapters have few, if any, changes and others will have significant changes or reorganization than what currently exists. Staff is choosing this approach as not to overwhelm the Commission with lots of information at one time. Staff hopes to complete this review with the Plan Commission and have the final review complete by June 2021.”

6F. Commission Deliberation

No action required.

7. - Adjournment

Motion by to adjourn Trustee Wanggaard. Seconded by Minorik. Motion carried unanimously. Meeting adjourned at 8:35 p.m.

Respectfully submitted,
Erika Waege
Administrative Assistant Building/Engineering

MEMORANDUM

Date: March 24, 2021

To: Plan Commission
Village Board

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

Re: Scannell Properties - Certified Survey Map
Parcel ID 104-04-22-30-015-202

The Engineering Department has received a Certified Survey Map (CSM) from WisPark LLC to divide a parcel in DeBack Farms Business Park. The CSM was prepared by John Konopacki of the Pinnacle Engineering Group.

This is the fourth CSM for the DeBack Farms Business Park located in TID #4. The property is located between Four Mile Road and Adams Road and East of the East Frontage Road. The parcel is 71.069 acres. The proposed CSM is to split the parcel into multiple Lots and Outlots for future development.

This CSM is for the creation of 3 Lots and 1 Outlot. Lot 1 of this CSM is for a distribution warehouse that was approved by the Village Board in early March. Lot 2 and Lot 3 will be used for future development. The Outlot will be deeded to the Village for the installation of an elevated storage tank. This CSM is in conformance with the DeBack Farms Business Park Development Plan that has been submitted and used for the proposed Business Park.

The existing parcel is currently vacant. The parcel is located within the Sanitary Sewer & Water Service Area. All Lots will need to be connected to Sanitary Sewer & Water service. These connections will be the responsibility of the developers and may be subject to connection fees.

The parcel is part of the third WisPark CSM that is in the processes of being recorded. Once that CSM is recorded a new Parcel ID will be assigned for this CSM.

The Village Board has approved a Development Agreement with Scannell for the development of properties in the DeBack Farms Business Park. Any and all requirements of that Development Agreement shall be followed with the review and approval of this CSM.

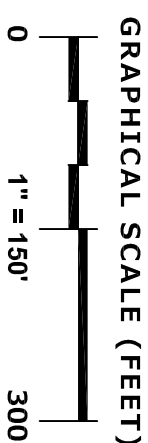
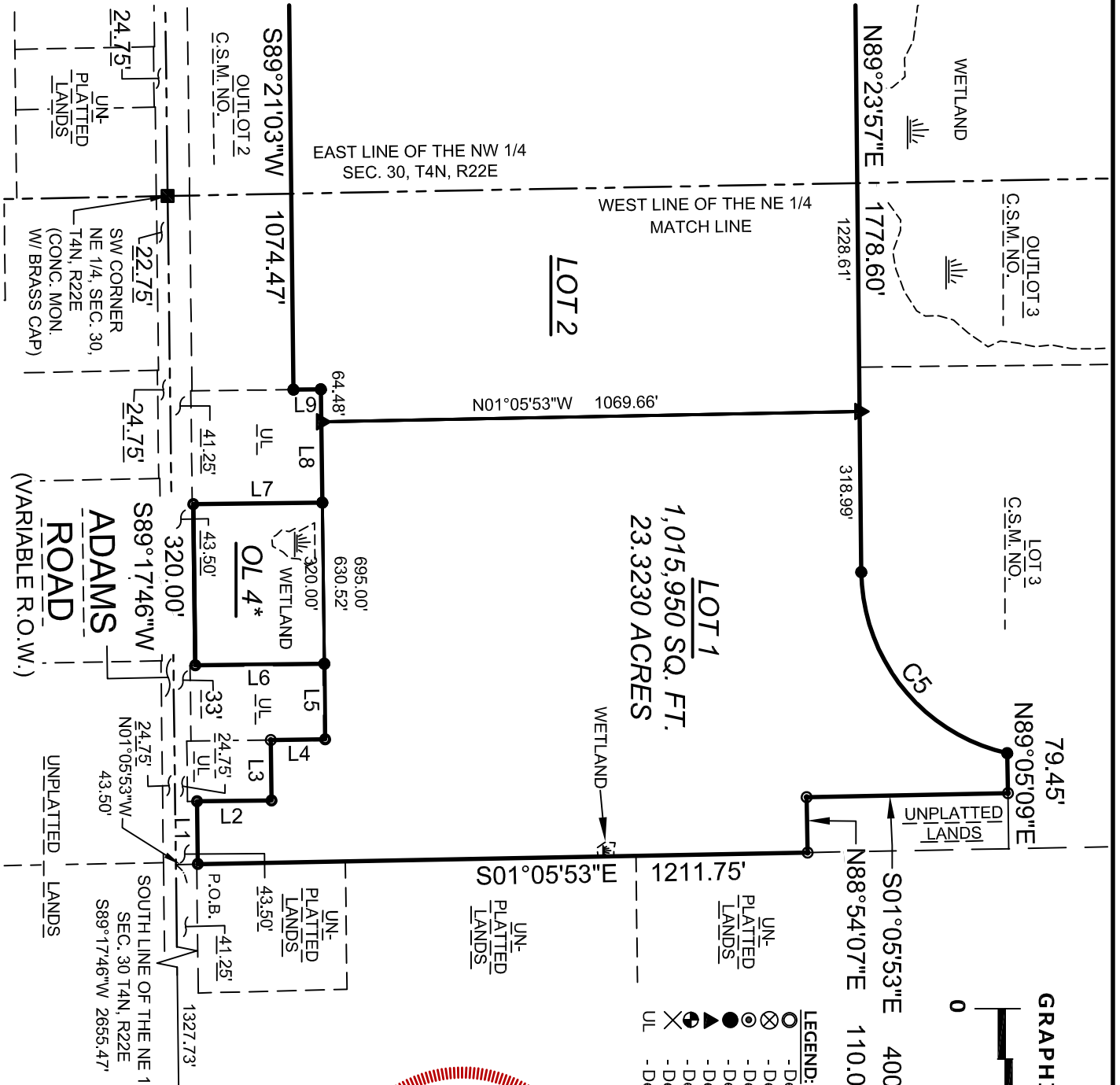
After reviewing the Scannell Properties / DeBack Farms Business Park CSM, the following motion is recommended.

Move to conditionally approve the Scannell Properties / DeBack Farms Business Park CSM subject to the following:

- 1. Address the Village's comments/changes to the draft CSM prior to recording.**
- 2. Cross access agreements will be needed to allow access and egress from DeBack Lane and from Adams Road/Carol Road via private driveways that cross lot lines.**
- 3. The third WisPark CSM will need to be recorded and a Parcel ID issued for Lot 2 prior to recording this CSM.**
- 4. All conditions of the Development Agreement between Scannell and the Village of Caledonia for the development of the properties in the DeBack Farms Business Park shall be incorporated as necessary.**
- 5. There shall be a Conditional Use Review in which all future developments building on Lots 2, 3, and any future Lot divisions shall conform.**
- 6. There shall be a Building Design Standards Review in which all future developments building on Lots 2, 3, and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.**
- 7. The CSM is subject to the Land Division per Lot fee.**
- 8. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin



- LEGEND:**
- ⊙ - Denotes Found 1" Iron Pipe
 - ⊗ - Denotes Found 3/4" Iron Pipe
 - ⊙ - Denotes Found Capped 1/2" Iron Rebar
 - - Denotes Found 3/4" Iron Rebar
 - ▲ - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
 - ⊕ - Denotes Found Mag Nail
 - ⊗ - Denotes Found Chiseled Cross
 - UL - Denotes "Unplatted Land"



MARCH 17, 2021

***OUTLOT 4**
 81,974 SQ. FT.
 1.8819 ACRES

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

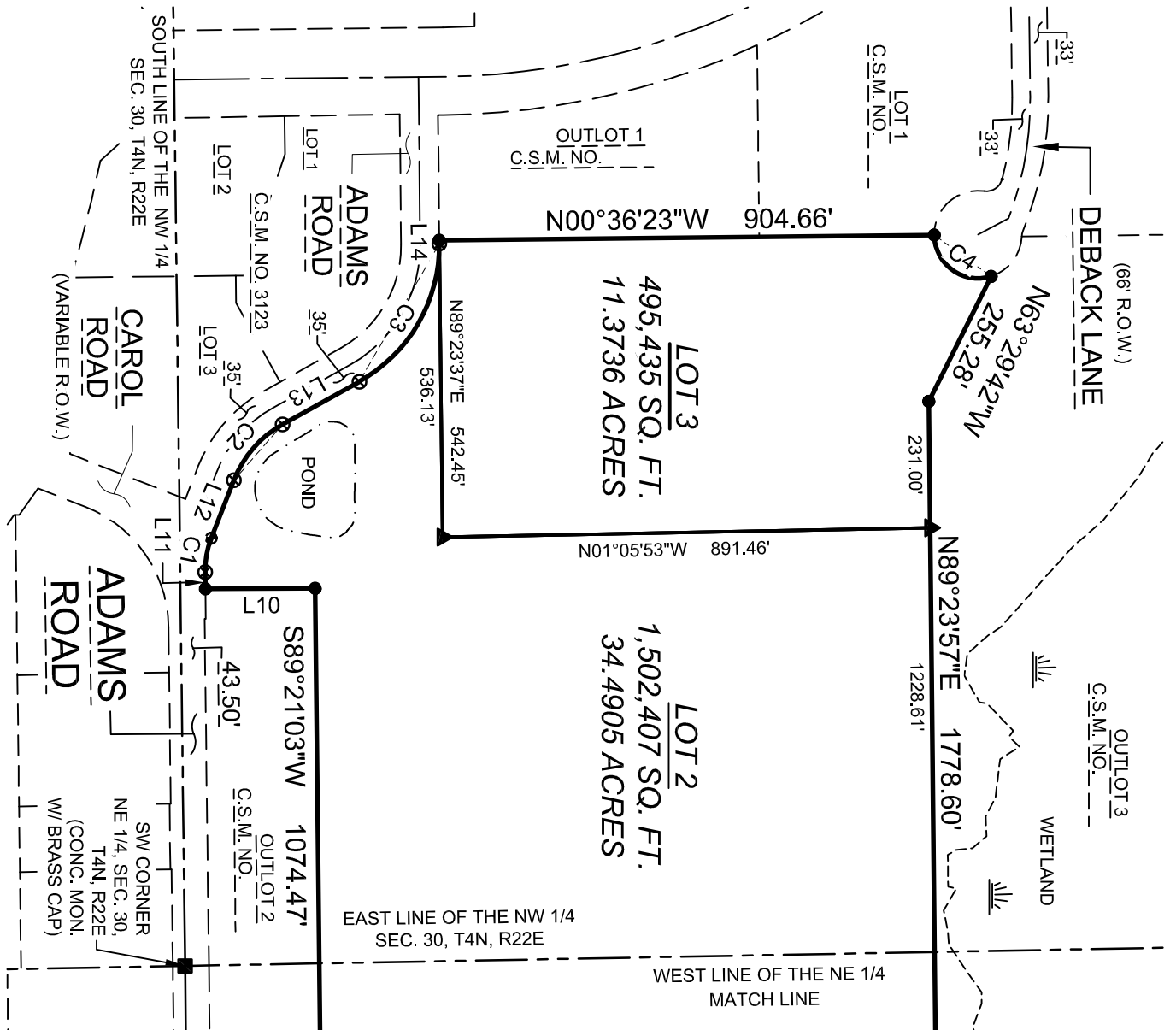
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

Prepared for:
 WIS/PARK LLC
 231 W. Michigan Street
 Milwaukee, WI 53203

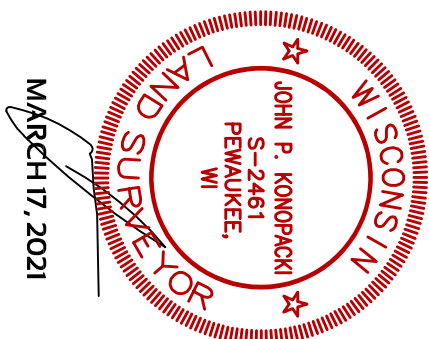
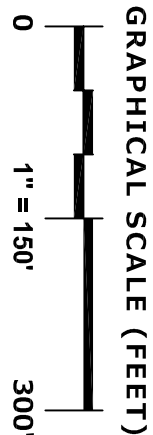
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 SHEET 1 OF 10

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Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

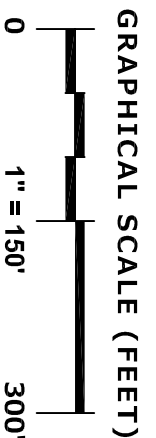
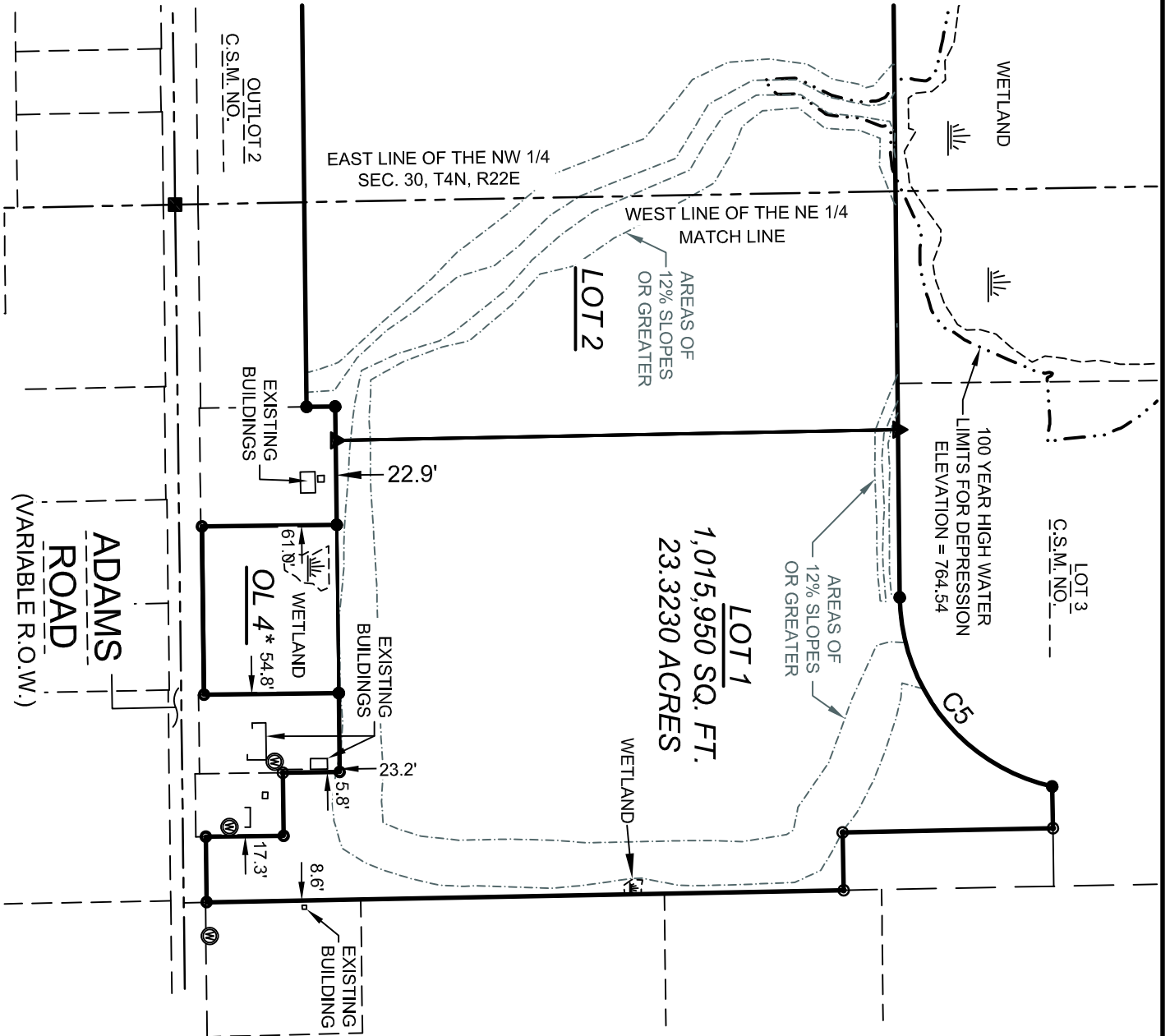
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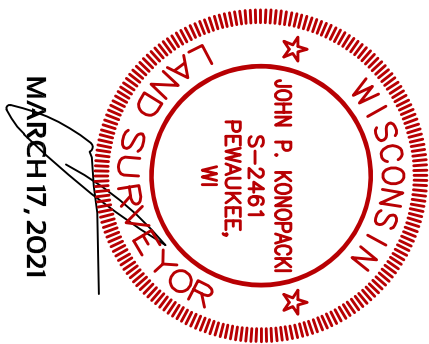
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SHEET 2 OF 10

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 - ⊗ - Denotes Well



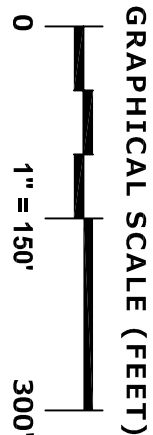
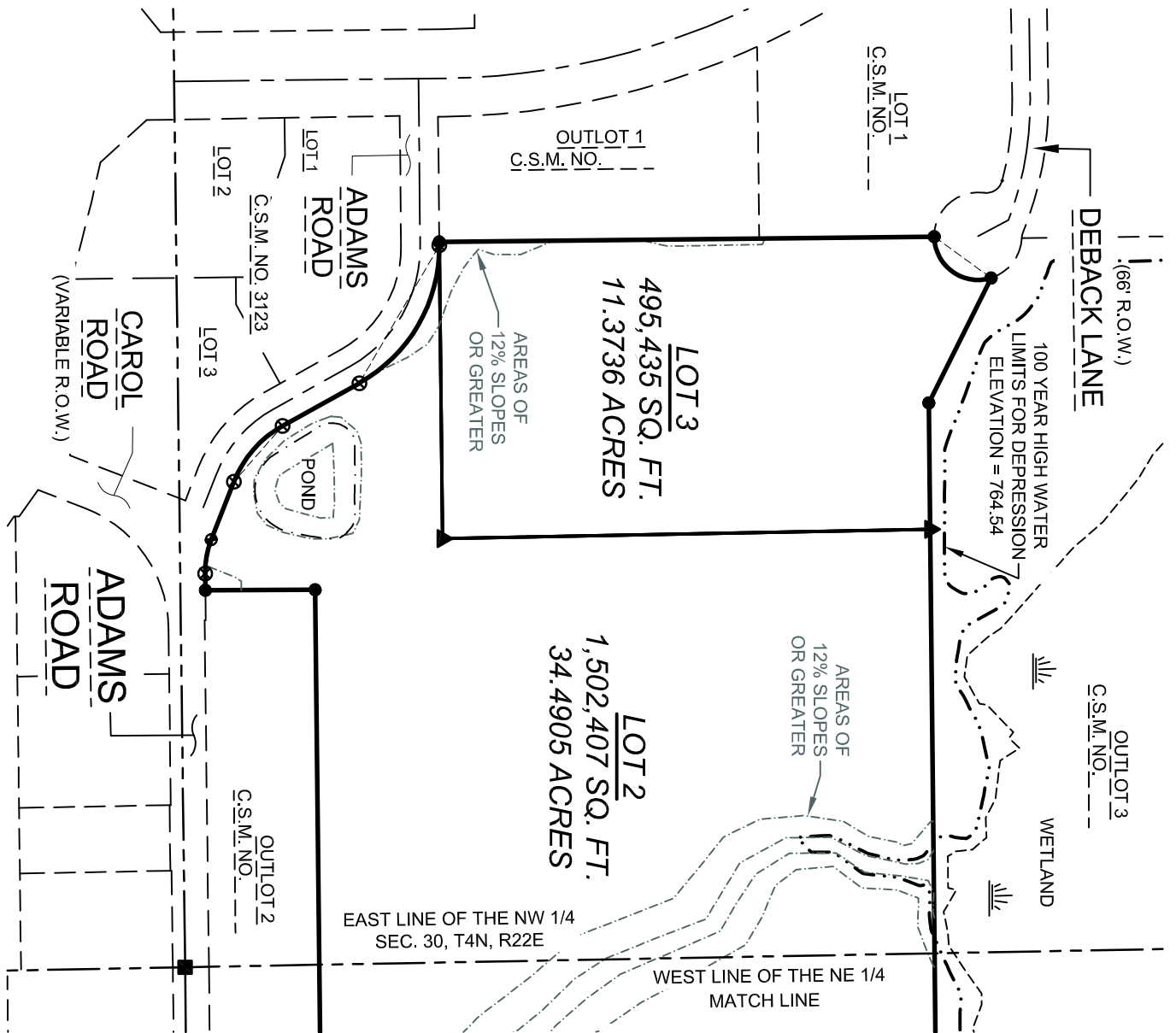
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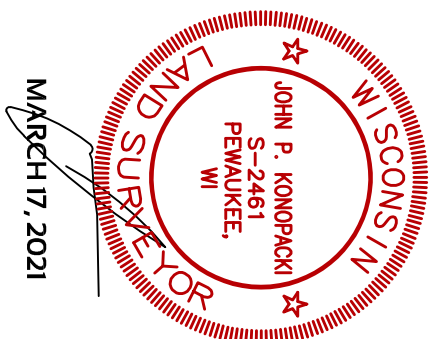
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SHEET 3 OF 10

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PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

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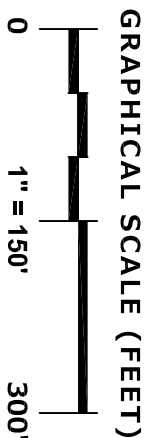
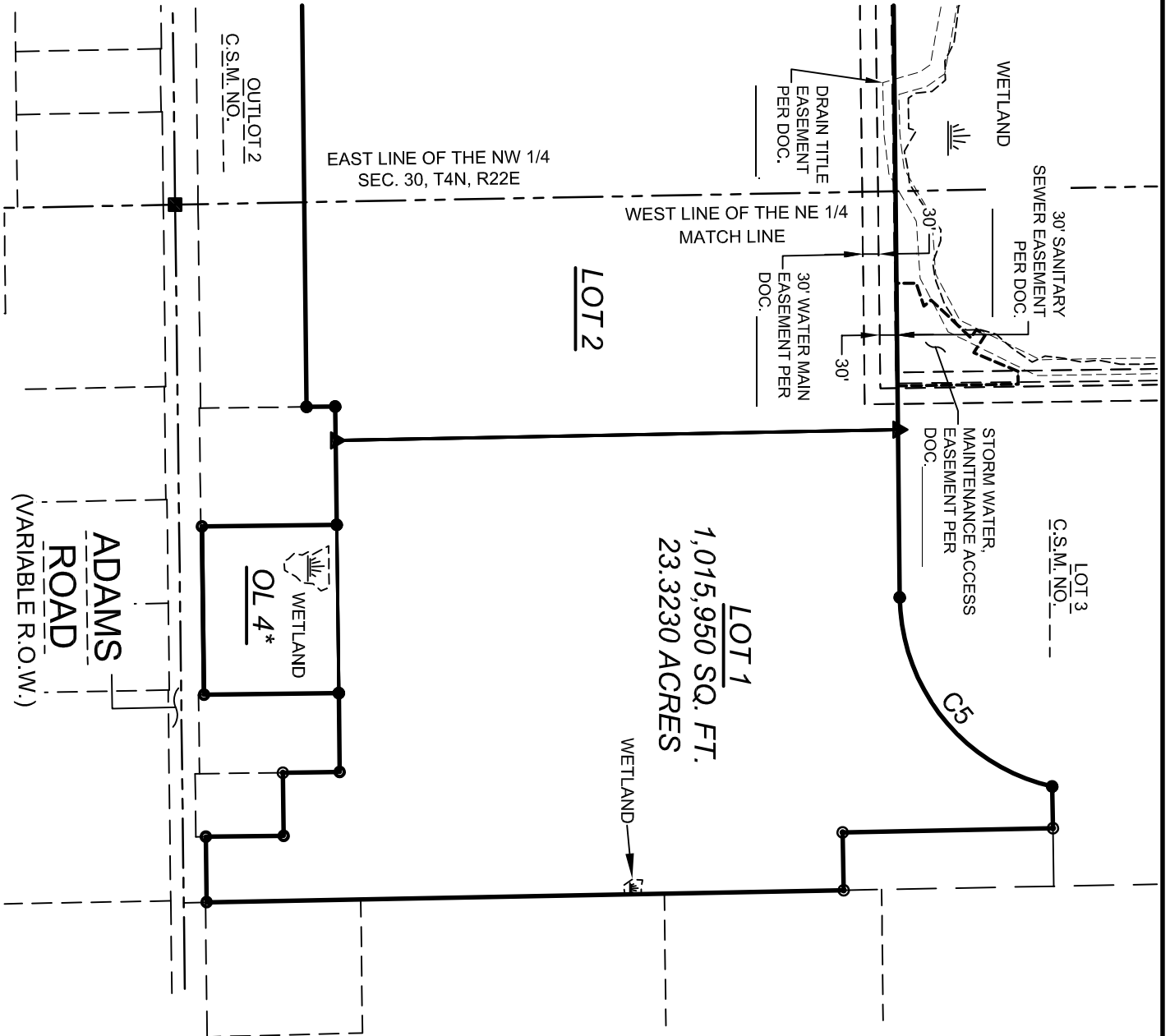
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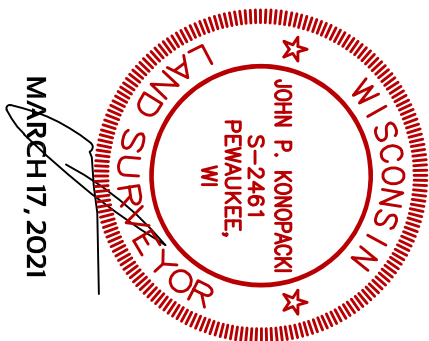
SHEET 4 OF 10

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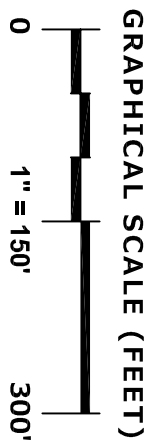
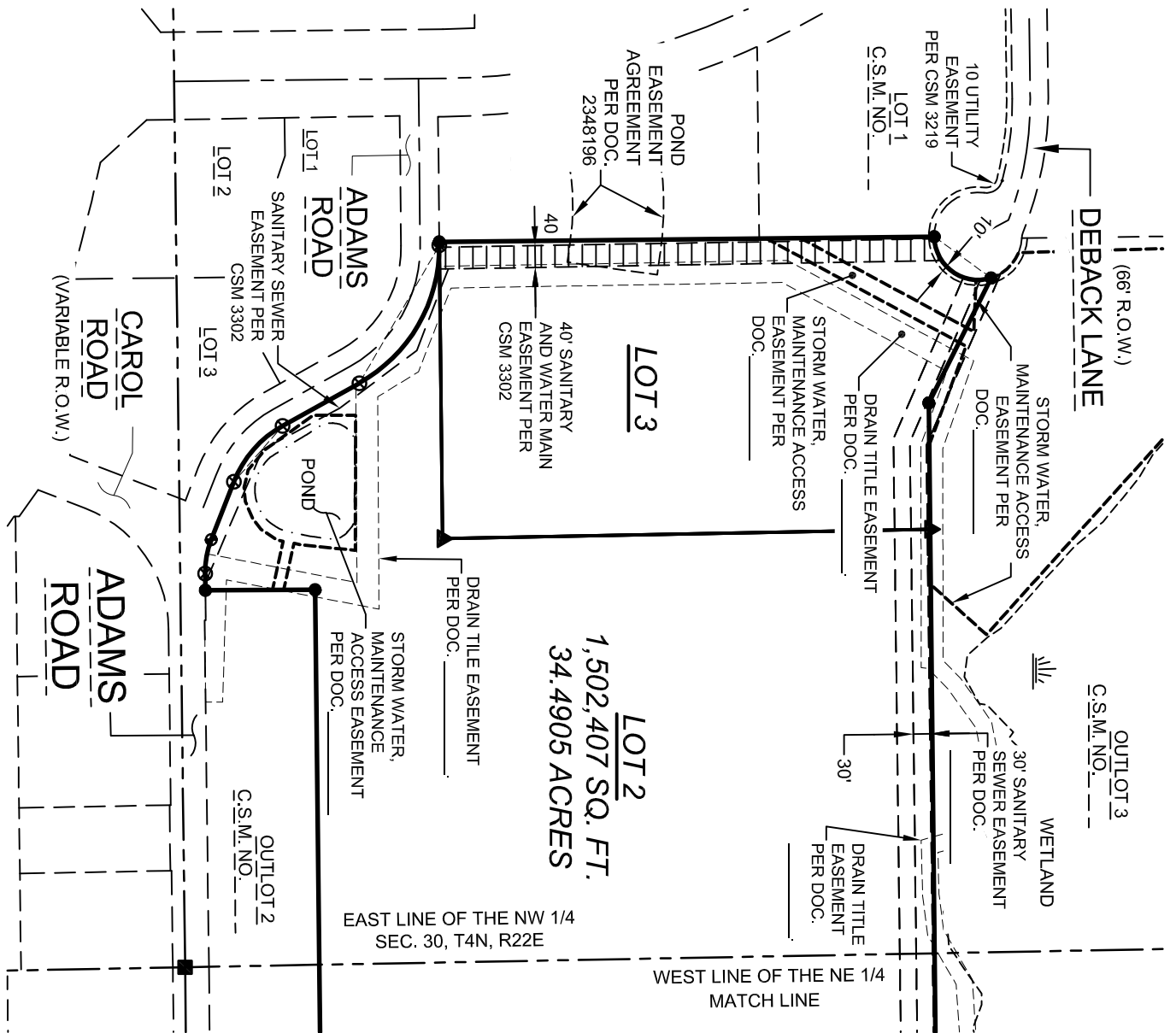
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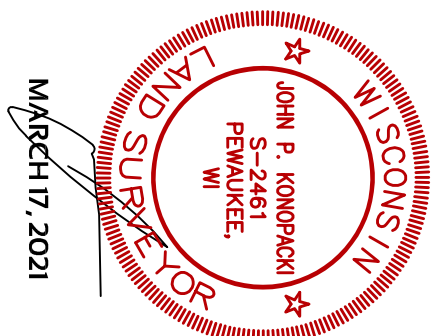
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 20725 WATERTOWN ROAD | SUITE 100
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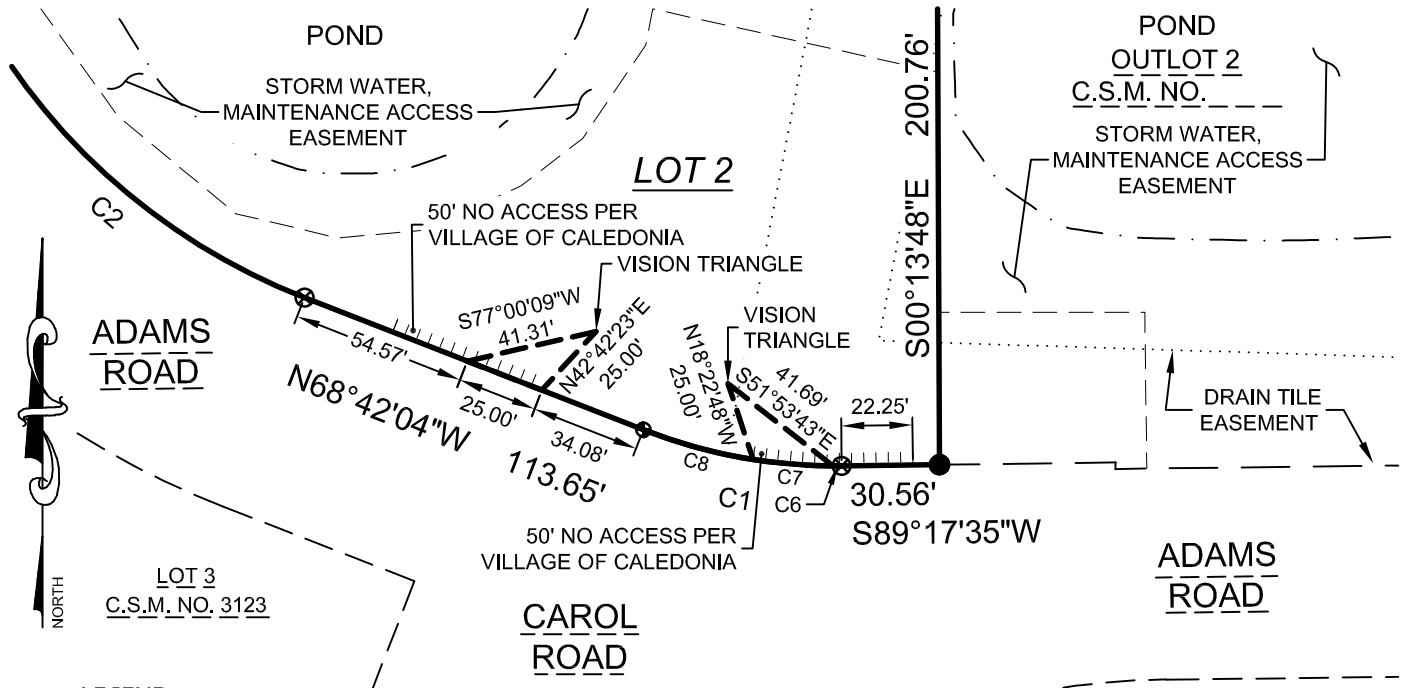
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NO ACCESS AND VISION CORNER EASEMENT DETAILS

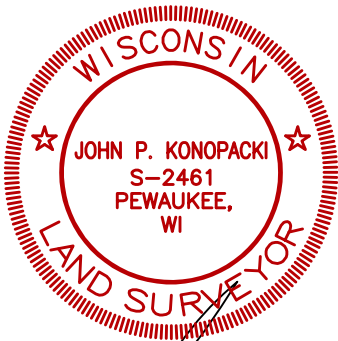
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LEGEND:

- ⊗ - Denotes Found 3/4" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- ⊙ - Denotes Found Mag Nail
- ||||| - Denotes No Access

| VISION TRIANGLE EASEMENT CURVE TABLE | | | | |
|--------------------------------------|--------|---------|---------------|--------------|
| CURVE NO. | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C6 | 2.74' | 165.00' | S89°46'08"W | 2.74' |
| C7 | 25.02' | 165.00' | N85°24'38"W | 25.00' |
| C8 | 35.61' | 165.00' | N74°53'01"W | 35.54' |



MARCH 17, 2021

NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
- Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- WETLAND RESTRICTIONS: Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The removal of topsoil or other earthen materials is prohibited. The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed. Grazing by domesticated animals, ie., horses, cows, etc., is prohibited. The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited. Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The construction of buildings is prohibited.

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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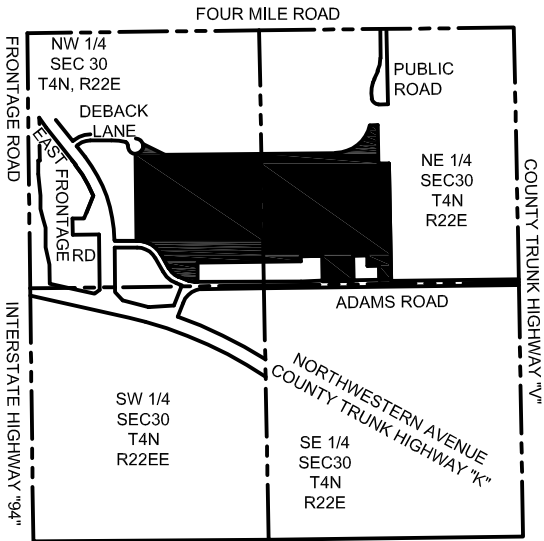
PEG JOB#390.00C

SHEET 7 OF 10

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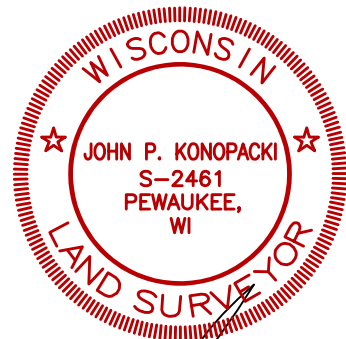
VICINITY MAP SCALE 1":2000'



Subject Property Zoning:
M-3: Heavy Industrial District
Setbacks:
STREET: 50 FEET
REAR: 25 FEET
SIDE: 20 FEET
Tax Key Number:
#104-04-22-30-015-202

| BOUNDARY LINE TABLE | | |
|---------------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S89°17'46"W | 124.98' |
| L2 | N00°42'14"W | 148.00' |
| L3 | S89°17'46"W | 120.00' |
| L4 | N00°42'14"W | 108.17' |
| L5 | S89°17'46"W | 150.00' |
| L6 | S00°42'14"E | 256.17' |
| L7 | N00°42'14"W | 256.17' |
| L8 | S89°17'46"W | 225.00' |
| L9 | S00°42'14"E | 54.49' |
| L10 | S00°13'48"E | 200.76' |
| L11 | S89°17'35"W | 30.56' |
| L12 | N68°42'04"W | 113.65' |
| L13 | N29°07'17"W | 160.67' |
| L14 | S89°23'37"W | 6.32' |

| CURVE TABLE | | | | | | | |
|-------------|---------|---------|------------|---------------|--------------|-------------|-------------|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
| C1 | 63.37' | 165.00' | 022°00'21" | N79°42'15"W | 62.98' | S89°17'35"W | N68°42'04"W |
| C2 | 138.16' | 200.00' | 039°34'47" | N48°54'41"W | 135.43' | N68°42'04"W | N29°07'17"W |
| C3 | 305.84' | 285.00' | 061°29'06" | N59°51'50"W | 291.37' | N29°07'17"W | S89°23'37"W |
| C4 | 149.13' | 80.00' | 106°48'19" | N35°59'27"E | 128.46' | N89°23'37"E | N17°24'42"W |
| C5 | 498.18' | 373.00' | 076°31'29" | N51°08'13"E | 461.97' | N89°23'57"E | N12°52'28"E |



MARCH 17, 2021

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

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

PEG JOB#390.00C
SHEET 8 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Racine County as Document No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 30; Thence South 89°17'46" West along the south line of said Northeast 1/4, 1327.73 feet; Thence North 01°05'53" West, 43.50 feet to the Point of Beginning;

Thence South 89°17'46" West along said north right of way line, 124.98 feet;
Thence North 00°42'14" West, 148.00 feet;
Thence South 89°17'46" West, 120.00 feet;
Thence North 00°42'14" West, 108.17 feet;
Thence South 89°17'46" West, 150.00 feet;
Thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line;
Thence South 89°17'46" West along said north right of way line, 320.00 feet;
Thence North 00°42'14" West, 256.17 feet;
Thence South 89°17'46" West, 225.00 feet;
Thence South 00°42'14" East, 54.49 feet;
Thence South 89°21'03" West, 1074.47 feet;
Thence South 00°13'48" East, 200.76 feet to the aforesaid north right of way line of Adams Road;
Thence the following courses along said north right of way line:
South 89°17'35" West, 30.56 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 6.32 feet;
Thence North 00°36'23" West, 904.66 feet to the south right of way line of Deback Lane and a point of a curve;
Thence northeasterly 149.13 feet along the arc of said curve to the left and said right of way, whose radius is 80.00 feet and whose chord bears North 35°29'27" East, 128.46 feet;
Thence South 63°29'42" East, 255.28 feet;
Thence North 89°23'57" East, 1778.60 feet to a point on a curve;
Thence northeasterly 498.18 feet along the arc of said curve to the left, whose radius is 373.00 feet and whose chord bears North 51°08'13" East, 461.97 feet;
Thence North 89°05'09" East, 79.45 feet;
Thence South 01°05'53" East, 400.00 feet;
Thence North 88°54'07" East, 110.08 feet to the east line of the West 1/2 of the Northeast 1/4;
Thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road and the Point of Beginning.

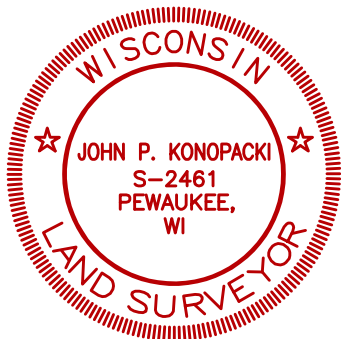
Containing 3,095,766 square feet (71.0690 acres) of land, more or less.


That I have made such survey, land division and map by the direction of WISPARK LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: MARCH 17, 2021





John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#390.00C
SHEET 9 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. _____, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE

WISPARK LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

IN WITNESS WHEREOF, the said WISPARK LLC has caused these presents to be signed by (name) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: WISPARK, LLC

signature

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

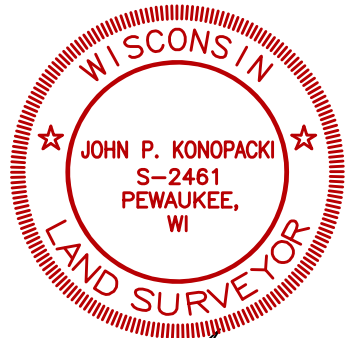
Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2021.

Date

Joslyn Hoeffert, Village Clerk



MARCH 17, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

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SHEET 10 OF 10