

PLANNING COMMISSION AGENDA Monday, April 26, 2021 at 6:00 p.m. Caledonia Village Hall – 5043 Chester Lane

THIS WILL BE AN IN-PERSON MEETING - MAX NUMBER OF ATTENDEES 16

PUBLIC HEARING HELD VIA ZOOM

AUDIO & VIDEO CONFERENCE VIA ZOOM

ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 860 7248 4763 OR

ACCESS VIA ONE-TOUCH TELEPHONE IS: +16465588656,,86072484763#OR

ACCESS VIA INTERNET IS: https://us02web.zoom.us/j/86072484763

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

5. Public Hearing Items

- A. LAND USE AMENDMENT Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for two parcels located on Erie Street, west of 5945 Erie Street from Government & Institutional to Medium Density Residential (6,200 SF to 18,999 SF per dwelling), submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID Nos. 104-04-23-21-003-000 & 104-04-23-21-005-000)
- B. REZONE Review a request to rezone two parcels on Erie Street, west of 5945 Erie Street from B-1, Neighborhood Business District to R-3, Suburban Residential District (sewered) to accommodate future single family residential development submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID Nos. 104-04-23-21-003-000 & 104-04-23-21-005-000)
- C. LAND USE AMENDMENT Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 from Medium Density Residential to Commercial for the parcel located at 6 ½ Mile Road, north of 7301 USH 41, submitted by Matthew Mehring, Applicant, Robert & Gary Prochaska, Owners (Parcel ID No. 104-04-22-07-097-000)
- D. REZONE Review a request to rezone a parcel located at 6 ½ Mile road, north of 7301 USH 41 from B-4, Planned Business District and A-2, General Farming District II to B-3, Commercial Service District to accommodate future commercial development submitted by Matthew Mehring, Applicant, Robert & Gary Prochaska, Owners. (Parcel ID No. 104-04-22-07-097-000)

6. Non-Public Hearing Items

- A. TEMPORARY USE Consider a request to utilize a 20'x40' canopy tent for sales of fireworks from June 11, 2020 through July 11, 2020 located at 13600 7 Mile Road submitted by Dolan Pomerening, Agent, Owner, B & K Real Estate 7 Mile LLC. (Parcel No. 104-04-22-06-069-000)
- B. TEMPORARY USE Consider a request to utilize a 30'x45' canopy tent for sales of fireworks from June 11, 2021 through July 11, 2021 located at 4838 Douglas Avenue submitted by Dolan Pomerening, Agent, Owner, Beacon Investments LLC. (Parcel No. 104-04-23-29-163-000)
- C. BUILDING, SITE & OPERATIONS REVIEW Review a building and site plan to construct a 1,477 square foot accessory building for the storage of topsoil located at 8617 Storage Drive submitted by Michael Dresen Applicant and Owner. (Parcel ID No. 104-04-22-27-018-040)
- D. BUIDLING, SITE, & OPERATIONS REVIEW Review a building, site, and operation plan to construct Phase One of the Water's Edge Condominium Development which includes three, 73-Unit, 5-story buildings located on Water's Edge Drive submitted by CCM-Caledonia, LLC, Applicant and Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)

7. Adjournment

Dated April 22, 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.

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.

Special Plan Commission Meeting Tuesday, March 9, 2021

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.

Special Plan Commission Meeting Tuesday, March 9, 2021

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 6:01 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, Bill Folk, Joseph Minorik, Nancy Pierce and Tim Just.

Absent: None.

Also Present: Administrator Tom Christensen, Finance Director Kathy Kasper, Development Director Peter Wagner, Public Works Director Tom Lazcano, Trustee Thomas Weatherston, Trustee Lee Wishau, Trustee Fran Martin, Deputy Police Chief Shawn Engleman, Detective Christopher Schuster, and Attorney Elaine Ekes.

3. Approval of Minutes

Motion Joe Minorik by to approve the minutes from the February 22, 2021. Seconded by Bill Folk. Motion carried unanimously.

4. Citizens' Comments

None.

5. Non-Public Hearing Items

5A. 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)

Tom Lazcano read from his memorandum dated March 24, 2021:

"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."

Plan Commission Meeting Monday, March 29, 2021

Notification letters were mailed out to the surrounding parcels and there were two inquiry calls, but no objections were received prior to the meeting. Lazcano recommended approval with the proposed eight conditions.

Laura Laznicka, 13018 Adams Rd., wanted clarification of what would be happening on lot 4. Maps were shown to the resident to show where the water tower would be installed. She was interested if residents would be able to hook up to sewer and water and will be contacting staff for further information regarding the process.

Bryan Rodman, 12633 Adams Road, was not in favor of having sewer and water. He felt he is not being represented and thought the water was not for the needs of the city, but rather the development. He asked that he be properly notified of those who trespass on his property while doing business for the Village (i.e., Digger's Hotline).

Sharyn Rhoads, 12820 Adams Road, requested the tank parcel definition; She and other residents were interested in how the water tower would look, and what the plans for landscaping were. She inquired about a property buyout and was instructed that she would need to talk to the business park owner.

Christensen explained to concerned residents that the purpose of this meeting is for the land division; the concerns of the residents being brought up are not on the agenda and will be discussed at a future meeting.

Everett, (no address given), was concerned about the traffic, especially because there are children (some with special needs) who live on/near the road. She proposed putting in a dead end at Adams Road and Carrol Road to try and combat this issue. Staff will contact the Police Department to alert them to this traffic concern. She also was concerned about her water tables, but they would not be affected.

Nancy Haggerty, an attorney representing Scannell stated that this topic is not an approval for development, this is just the division of the lot so it cannot be used as part of the industrial property and will be blocked off.

Leon Goffe, 13113 Adams Road, inquired about what else is being proposed other than General Mills and was concerned regarding the traffic, where they would be located and thought the development should be located away from Adams Road. He thought the lights needed to be considered and that tree lines would be helpful.

5A. Commission Deliberation

Motion by Joe Minorik to conditionally approve the Scannell Properties / DeBack Farms Business Park CSM subject to the following and recommend approval to the Village Board:

- 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.

Bill Folk seconded.

ROLL CALL

Thomas Knitter Aye
Trustee Wanggaard Aye
Tim Just Aye
Joseph Minorik Aye
Nancy Pierce Aye
Bill Folk Aye
President Dobbs Aye

Motion carried unanimously.

6. - Adjournment

Motion by to adjourn Trustee Wanggaard. Seconded by Joe Minorik. Motion carried unanimously. Meeting adjourned at 6:25 p.m.

Respectfully submitted, Joslyn Hoeffert Village Clerk



Meeting Date: April 26, 2021

Item No. 5a & 5b

Proposal: Land Use Amendment & Rezone

Description: Review a request to change the Land Use Plan Map for the Western Publishing

Parking lot located on Erie Street, west of 5945 Erie Street, from Government & Institutional to Medium Density Residential (6,200 SF to 18,999 SF per dwelling unit) and rezone the properties from B-1 Neighborhood Business District to R-3, Suburban

Residential District (sewered) for future single family residential development.

Applicant(s): Village of Caledonia

Address(es): Erie Street (recently changed to Water's Edge Drive)

Suggested Motions:

That the Plan Commission recommends to the Village Board an amendment to the 2035 Land Use Plan Map from Government & Institutional to Medium Density Residential (6,200 SF to 18,999 SF per dwelling unit) for the properties located at Erie Street (now Water's Edge Drive), west of 5945 Erie Street, for the following reasons:

- 1. This land use amendment will be consistent with surround land use categories allowing single family residential land use.
- 2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the R-3 Suburban Residential District.

That the Plan Commission recommends to the Village Board that the properties located on Erie Street (now Water's Edge Drive), west of 5945 Erie Street, be rezoned from B-1 Neighborhood Business District to R-3, Suburban Residential District (sewered) for the following reasons:

- 1. This rezoning will not adversely affect the surrounding property values.
- 2. Due to the subject property's proximity to other parcels zoned R-3, single family residential uses should be encouraged in this area.
- 3. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-23-21-016-000 & 104-04-23-21-021-000

Lot Size(s): 1.34 & 1.678 acres

Current Zoning District(s):

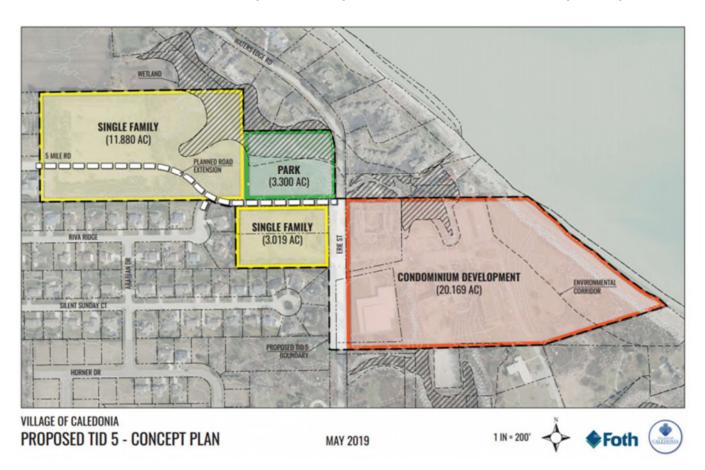
B-1, Neighborhood Business District

Overlay District(s):

Wetlands:	☐ Yes	⊠ No	Floodplain:	☐ Yes	⊠ No
Comprehensive Plan:	Governn	nental & Insti	itutional		

Background: The applicant is requesting a land use plan amendment for the former Western Publishing Company parking lot (approximately 3 acres in total) located on Erie Street, west of 5945 Erie Street from Governmental & Institutional to Medium Density Residential and for the rezoning of these parcels from B-1, Neighborhood Business District to R-3, Suburban Residential. The result of making these changes would allow for future single-family residential development. Parcels abutting the subject parcels are currently identified on the Land Use Plan Map as Medium Density Residential to the west, north and south, and High Density Residential to the east.

These parcels are within the sanitary and water service area and have the necessary infrastructure to accommodate a single-family residential use. These parcels are located within TID 5 and have been identified as future single-family housing. Furthermore, the TID 5 plan includes an extension of 5 Mile Road to what is now known as Water's Edge Drive along the northern border of the existing parking lot.



At this time, there are no future governmental or institutional uses planned for this area. Below is a concept plan illustrating a potential residential development in this area if the land use amendment and rezone were to be approved.



The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcels located on what is now known as Water's Edge Drive

Amendment of Land Use Plan

If the Plan Commission feels that the proposed Land Use Plan Amendment is appropriate, staff drafted a suggestion motion to recommend approval of the Land Use Plan Amendment on page one of this report.

Rezone

If the Plan Commission feels the proposed rezoning from B-1 to R-3 is appropriate, staff drafted a suggested motion to recommend approval of the rezone request.

Respectfully submitted:

Peter Wagner, AlCP Development Director

Location Map Erie Street Parcel ID Nos. 104-04-23-21-021-000 & 104-04-23-21-01-016-000



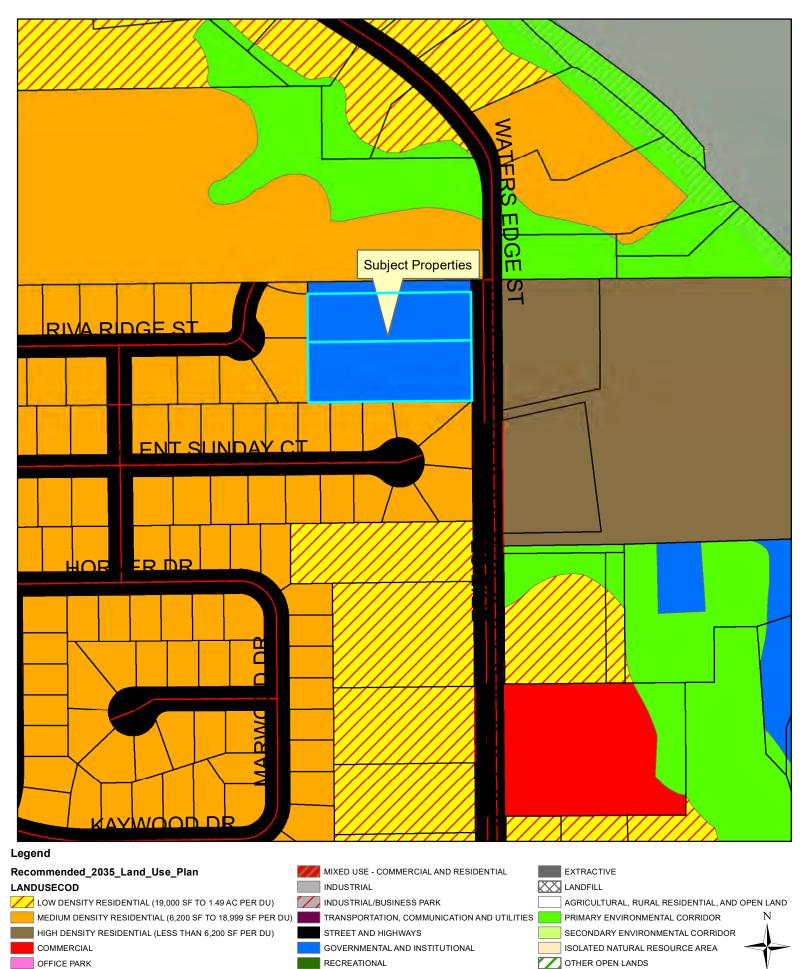


Legend

Erie_Street

Land Use Map

Parcel ID Nos. 104-04-23-21-021-000 & 104-04-23-21-01-016-000





Meeting Date: April 26, 2021

Item No. 5c & 5d

Proposal: Land Use Amendment & Rezone

Description: Review a request to change the Land Use Plan Map for a vacant parcel located near

the southeast corner of USH 41 and 6 $\frac{1}{2}$ Mile Road, from Medium Density Residential (6,200 SF to 18,999 SF per dwelling unit) to Commercial and rezone the property from B-4 Planned Business District and A-2, General Farming and Residential District

2 to B-3, Commercial Service District for future commercial development.

Applicant(s): Matthew Mehring

Address(es): 6 ½ Mile Road

Suggested Motions:

That the Plan Commission recommends to the Village Board an amendment to the 2035 Land Use Plan Map from Medium Density Residential (6,200 SF to 18,999 SF per dwelling unit) to Commercial for the property located near the southeast corner of USH 41 and 6 $\frac{1}{2}$ Mile Road (Parcel ID No. 104-04-22-07-097-000), for the following reasons:

- 1. This land use amendment will be consistent with proposed land use for the I-94 Corridor.
- 2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3 Commercial Service District.

That the Plan Commission recommends to the Village Board that the property located near the southeast corner of USH 41 and 6 ½ Mile Road (Parcel ID No. 104-04-22-07-097-000), be rezoned B-4 Planned Business District and A-2, General Farming and Residential District 2 to B-3, Commercial Service District for the following reasons:

- 1. This rezoning will not adversely affect the surrounding property values.
- 2. Due to the subject property's proximity to the Interstate commercial uses should be encouraged in this area.
- 3. The 2035 Land Use Plan designates this property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-22-07-097-000

Lot Size(s): 26.3 acres

Current Zoning District(s):

B-4 Planned Business District and

A-2, General Farming and Residential District II

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Overlay District(s):					
Wetlands:	⊠ Yes	□ No	Floodplain:	☐ Yes	⊠ No
Comprehensive Plan:	Commer	cial & Mediur	n Density Residentia	ıl	

Background: The applicant is requesting a land use plan amendment for a vacant lot currently being farmed located near the southeast corner of USH 41 and 6 ½ Mile Road. This 26-acre lot currently has a split land use designation of commercial and medium density residential. This parcel lies outside of the Village sanitary and water service area.

Of the 26 acres, approximately 7 acres along the eastern portion of the property is designated medium density residential on the Village Land Use Map. The applicant is requesting to amend the land use map to change this land use category to commercial. This change would create the basis to request a rezone of the entire 26 acres of the property to B-3, Commercial Service District to allow for the future development of a commercial business with outdoor storage.

To accommodate a commercial business with outdoor storage, the property will need to be rezoned from B-4, Planned Business District and A-2, General Farming and Residential District II to B-3, Commercial Service District. If the Plan Commission does not approve the Land Use Amendment, the rezone request for the entire 26 acres would not be consistent with the Land Use Map and should not be rezoned. However, 19 acres of the parcel is currently within the commercial land use category and a commercial rezone request for this area would be consistent with the land use map. Any development with outdoor storage in the B-3 District would require a conditional use permit.

In 2018, the Village Board adopted the I-94 Land Use Study which provided recommendations as to how the corridor should be developed. Recommendations include:

- Avoid uses with large outdoor storage of materials/vehicle needs. Higher tax base producing
 developments result from improvements that maximize the building footprints. This will be
 especially important in areas where a TID exists and where opportunity for commercial supporting
 uses for a business park are in high demand (CTH K frontage).
- A focus should key upon marketing the manufacturing industry for the I-94 Study Area.
- Discourage developments that don't require public sewer and water in high profile areas (CTH K, 5 ½ Mile Road, 7 Mile Road) to maximize the development potential of these areas.
- Future land for a supporting community park (30-40 acres) has been discussed by the Village Board in the past. Such parklands may be considered along the I-94 Corridor lands between 5 ½ Mile Road to 7 Mile Road.

The result of making these changes would allow for future commercial development. Parcels abutting the subject parcels to the north and south currently identified on the Land Use Plan Map as Commercial and lands to the east are identified as Medium Density Residential. Current land uses are single family residential and farmland.

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Staff has concerns that amending the land use map and rezoning the property at this time is premature and should occur when water and sanitary services are available that can support commercial uses identified in the I-94 Land Use Study. Staff believes that changes for this parcel, if granted, could follow a similar development path as the parcel located to the south that has an existing commercial development with outdoor storage. At the time that parcel was rezoned, the intent was that the parcel would start with one building with outdoor storage and future development would include additional buildings and a public road. Phase 2 and 3 of this parcel turned out to be expanded gravel parking with additional outdoor storage. Staff has concerns that the parcel under consideration could face a similar development future if the requested land use amendment and rezone are granted at this time.

If the Plan Commission does not recommend these changes, members must include findings of fact as to why the land use amendment should not be granted and similarly for any denial of the rezoning. The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan.

Amendment of Land Use Plan

If the Plan Commission feels that the proposed Land Use Plan Amendment is appropriate, staff drafted a suggestion motion to recommend approval of the Land Use Plan Amendment on page one of this report.

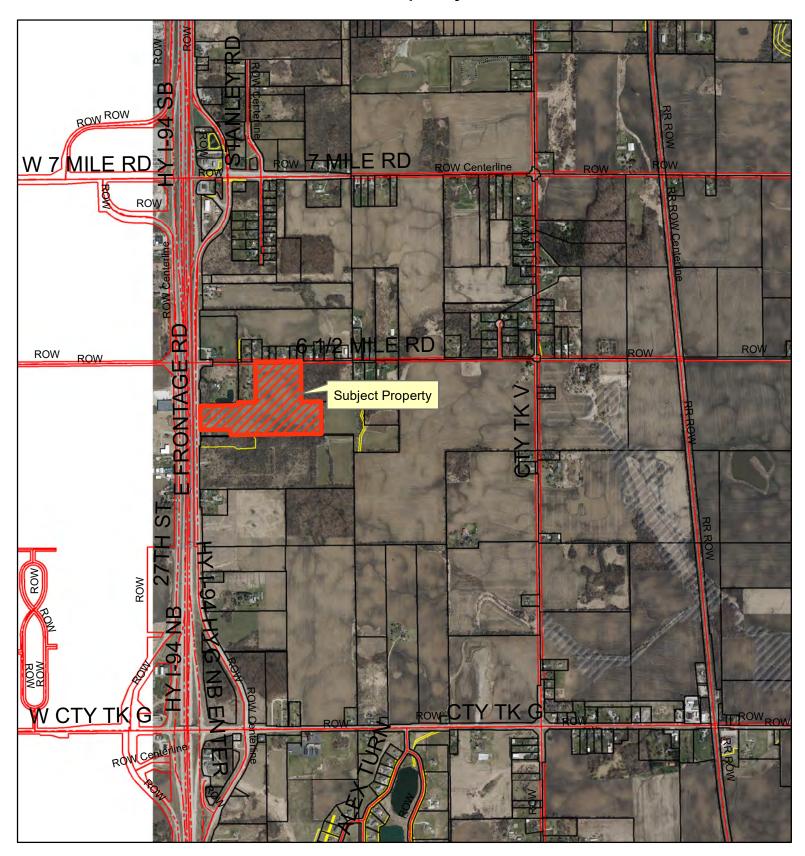
Rezone

If the Plan Commission feels the proposed rezoning from B-4 & A-2 to B-3 is appropriate, staff drafted a suggested motion to recommend approval of the rezone request.

Respectfully submitted:

Peter Wagner, AlCP Development Director

Location Map 6 1/2 Mile Road - Prochaska Property

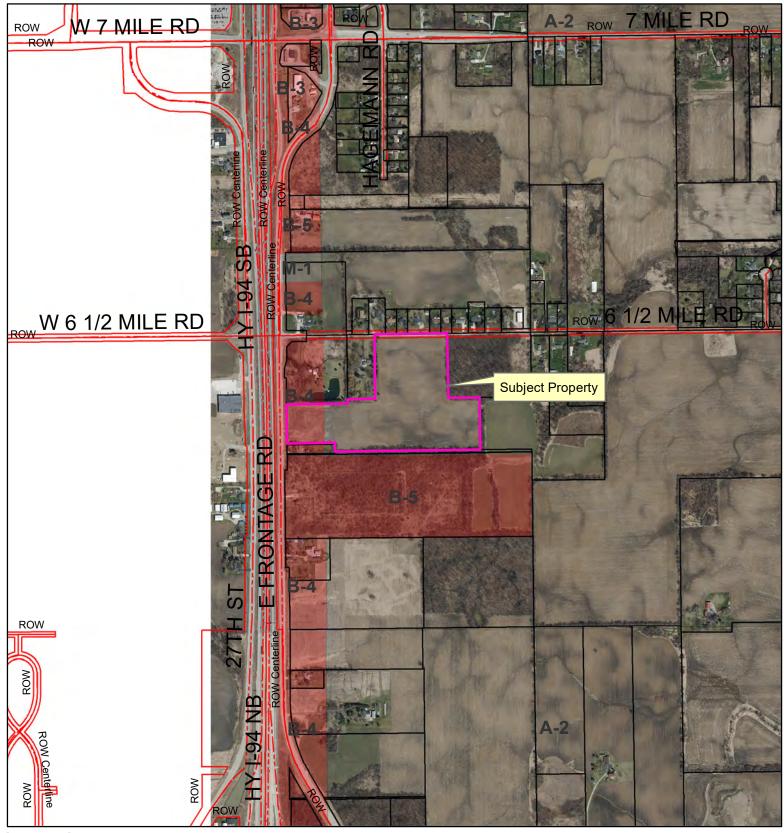






Zoning Map

6 1/2 Mile Road - Prochaska Property

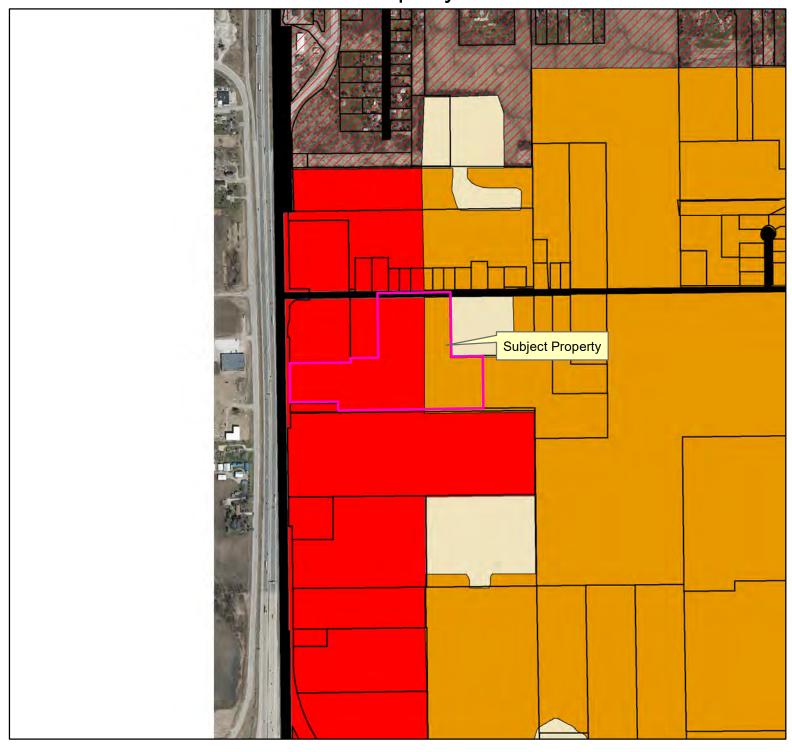


Legend

Caledonia Zoning	A-3	B-5	M-2	PUD	R-3A	R-7 PUD
ZONECLASS	B-1	C-1	M-3	R-1	R-4	R-7/PUD
	B-2	C-2	M-4	R-2	R-5	R-8
A-1	B-3	CITY	P-1	R-2S	R-6	R-8 PUD
A-2	B-4	M-1	P-2	R-3	R-7	VILLAGE

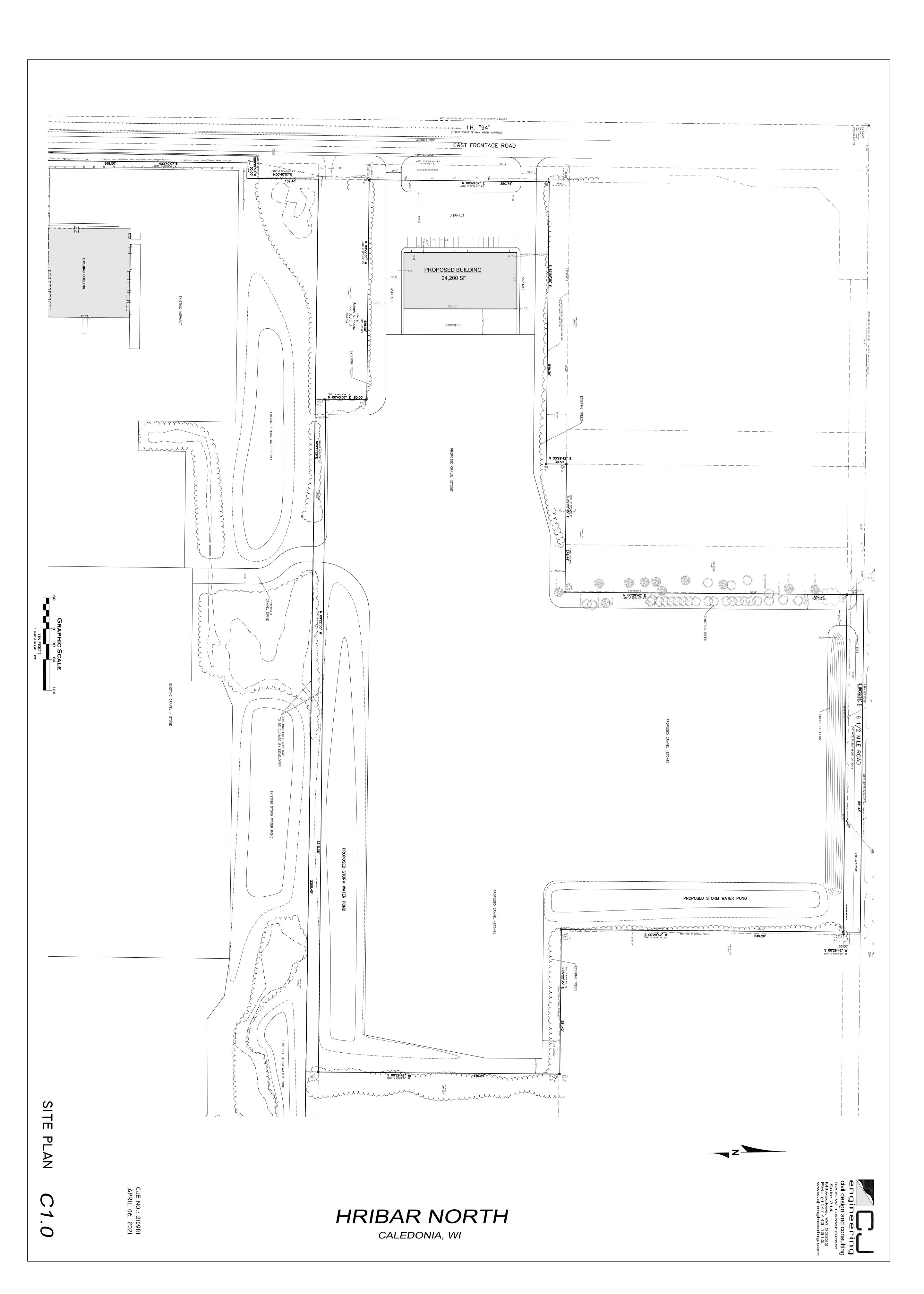


Land Use Map 6 1/2 Mile Road - Prochaska Property



Legend Village_of_Caledonia_2035_Land_Use_Plan LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT) <all other values> MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT) LANDUSEDES MIXED USE-COMMERCIAL AND RESIDENTIAL AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND OFFICE PARK COMMERCIAL OTHER OPEN LANDS TO BE PRESERVED EXTRACTIVE PRIMARY ENVIRONMENTAL CORRIDOR GOVERNMENTAL AND INSTITUTIONAL RECREATIONAL HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT) SECONDARY ENVIRONMENTAL CORRIDOR STREETS AND HIGHWAYS INDUSTRIAL/BUSINESS PARK SURFACE WATER ISOLATED NATURAL RESOURCE AREA TRANSPORTATION, COMMUNICATION, AND UTILITIES

LANDFILL





Meeting Date: April 26, 2021

Item No. 6a

Proposal:	Temporary Use					
Description:	Review of a request to utilize a 20'x40' canopy tent for sales of fireworks from June 11 th through July 11 th located at 13600 7 Mile Road.					
Applicant(s):	Dolan Pomrening					
Address(es):	13600 7 Mile Road					
Suggested Motion:	That the Plan Commission recommends that the Village Board approve a tempora use with conditions listed in Exhibit A, for fireworks sales in a 20'x40' canopy te and the storage or fireworks in a 8'x20' shipping container located in the parking loas illustrated on the submitted site plan, at 13600 7 Mile Road for the followir reasons:					
	1. The temporary use is allowed by underlying zoning.					
	Based on other things going on in the area, the proposed temporary use appears to fit with the uses in the zoning district.					
	 Based on review of Village records for temporary uses regarding sales of fireworks, this use has been conducted at various sites in the Village of Caledonia on an annual basis from 1999 to 2020 by this applicant. 					
Owner(s):	B&K Real Estate 7 Mile LLC					
Tax Key(s):	104-04-22-06-069-000					
Lot Size(s):	1.427 acres					
Current Zoning District(s):	B-3, Commercial Service District					
Overlay District(s):	N/A					
Wetlands:	☐ Yes ☐ No Floodplain: ☐ Yes ☐ No					
Comprehensive Plan:	Commercial					

Meeting Date: April 26, 2021 Item No.: 6a

Background: The applicant is requesting approval for the temporary operation of fireworks sales in a 20'x40' canopy tent in the parking lot located at 13600 7 Mile Road. When not operating, the product will be securely stored on site in an 8'x20' shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report. The applicant has included a sign plan showing where signs will be installed during the temporary use. The applicant has been operating this temporary use within the Village annually since 1999 and the Village has not received any complaints or observed any violations relating to conditions of approval.

Staff has reviewed and determined that the proposed temporary use is allowed by the underlying zoning and complies with zoning requirements. Approval is recommended subject to the following (draft) conditions:

EXHIBIT A: Temporary Use Conditions of Approval 13600 7 Mile Road

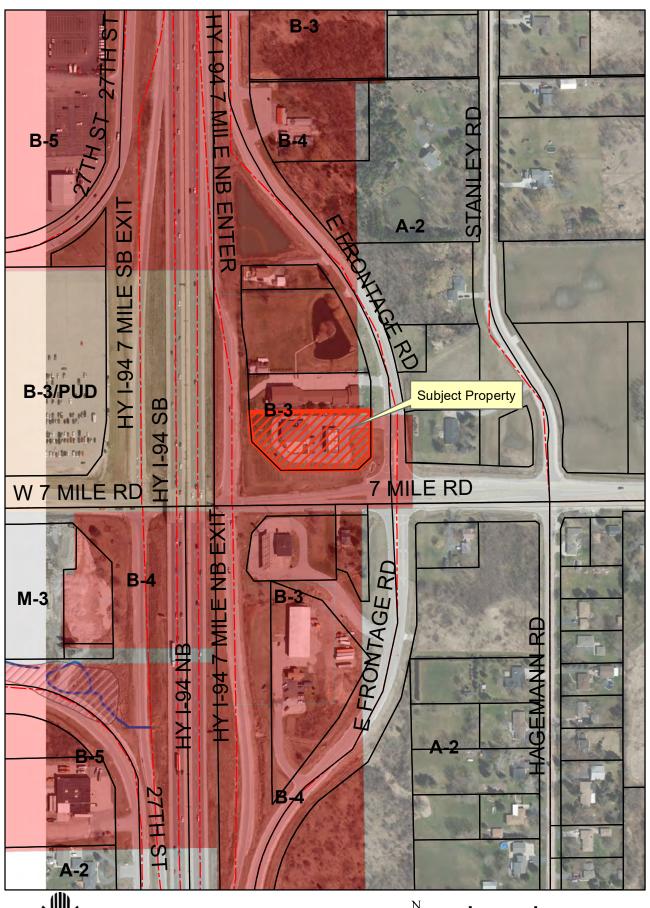
- 1. <u>Compliance.</u> Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
- 2. **Plans**. The proposed 20' x 40' temporary canopy tent must be located and utilized in accordance with the plans and documents received by the Village Planning Department on April 12, 2021.
- 3. <u>Performance Standards</u>. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
- 4. <u>Duration of Temporary Use.</u> This temporary fireworks sales activity may be conducted from June 11, 2021 through July 11, 2021. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 11, 2021.
- 5. <u>Hours of Operation.</u> Firework sales are limited to 8am-8pm, seven days a week.
- 6. <u>Compliance with Law.</u> The applicant must obtain all necessary approvals and licenses from the Village of Caledonia. The applicant must also obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.
- 7. No on-site demonstrations of fireworks are permitted. No on-site demonstrations of fireworks are permitted. The Village Board will decide what fireworks are permitted to be sold from this site.
- 8. **Fire Department Approval.** The applicant must contact the Village of Caledonia Fire Department for review and approval prior to occupying the site with the proposed temporary use. The Caledonia Fire Chief is requiring that there are "No Smoking" signs posted in the tent and on the storage container, a fire extinguisher is hung in the tent and readily accessible to customers and attendants, the storage container remains locked at all times and unlocked only to move product in and out of storage for sale, and a tent/site inspection is conducted by the Caledonia Fire Department prior to the stand opening for business.
- 9. **Parking.** All parking for this operation must be on-site as illustrated on the submitted plan. There must be no parking associated with the proposed temporary use within the right-of-way of 7 Mile Road or USH 41.
- 10. <u>Village of Caledonia Accepts No Liability.</u> The Village of Caledonia accepts no liability through the issuance of this temporary approval for this site, or any proposed operations or fireworks sales.

- 11. <u>Signage.</u> All signage must be in compliance with the submitted signage plan. No signs other than those permanently attached to the tent or the storage container are allowed, and no signs are allowed in the right-of-way of 7 Mile Road or USH 41.
- 12. <u>Access.</u> The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's implementation, operation, or maintenance.
- 13. <u>Amendments to Conditional Use Permit</u>. 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.
- 14. <u>Certificate of Insurance.</u> The applicant must provide a certificate of insurance indicating that the Village of Caledonia is named as an additional insured by specific endorsement.
- 15. <u>Agreement.</u> You're accepting the site plan review temporary use approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Beacon Investments LLC, American Fireworks, Dolan Pomrening and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
- 16. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted by:

Peter Wagner, AICP Development Director

Location Map 13600 7 Mile Road







Legend



American Fireworks and Novelties L.L.C. W228 S7080 Enterprise Dr. Big Bend, WI 53103. 262-662-0300 Retail and Wholesale Distributors of Fireworks and Novelties www.WisconsinPyro.com

Business Operation Plan

- 1. Name of business operation: American Fireworks, Vince and Heather Siegel
- 2. Place of operation: 13600 7 Mile Rd. Caledonia, WI 53108
- 3. Name of property owner(s): B & K Real Estate 7 Mile L.L.C. a.k.a. Sai-Mart 6
- 4. Description of operation: To sell retail 1.4g consumer grade fireworks permissible by local and state laws. Items to be sold from a flame retardant 20' X 40' canopy tent.
- 5. On site storage: Fireworks and related items will be stored in an 8' X 20' metal shipping container.
- 6. All trash to be removed from site daily.
- 7. Dates/Hours of operation: June 11 July 11, 2021 8:00am 8:00pm
- 8. Restrooms: American Fireworks employees and customers have permission to use Mobil's restrooms.

Affidavit

Saimart 6 grants permission to American Fireworks and Novelties L.L.C. and its agents to apply for all necessary permits, conditional uses and/or licenses from the Village of Caledonia for the purpose of having a Patriotic fireworks novelty themed tent sale. Sales will be conducted from a canopy tent on the parking lot of Saimart 6, located at 13600 7 Mile Rd. Caledonia, WI 53108 The dates of permitted for use are June 11, 2020 – July 11, 2021 pending Village approval.

Saimart 6 Representative – Print Date

DWARIKA SINGH 4-5-21
Saimart 6 Representative – Signature Date

2500 CENTER POINT ROAD, SUITE 301 BIRMINGHAM, ALABAMA 35215 PHONE: (205) 854-5806 FAX: (205) 854-5899 POST OFFICE BOX 94067 BIRMINGHAM, ALABAMA 35220 EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 042702

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company

POLICY NO. CA000003209-30-1044

NAMED INSURED

American Fireworks & Novelties, LLC

d/b/a American Fireworks

W228 South 7080 Enterprise Drive

Big Bend, WI 53103

POLICY TERM

April 16, 2020 to April 16, 2021; Both Days 12:01 A.M. Standard Time

COVERAGE

Premises-Operations Liability:

Occurrence Basis

Claims Made Basis

LIMIT OF LIABILITY

\$2,000,000 each occurrence, \$4,000,000 general aggregate

The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the Insured location, during the period of operation.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as Additional Insureds 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the Insured Premises used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the Insured Premises is located and/or 3) the licensing authority issuing a permit or license for the operation of the Insured Premises and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

NAME(S) OF ADDITIONAL INSURED(S)

Sai Mart Mobil Village of Caledonia

ADDRESS OF INSURED PREMISES

Sai Mart Mobil 13600 7 Mile Rd. Caledonia, WI 53108

PERIOD OF OPERATION June 15, 2020 - July 15, 2020

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

April 22, 2020

DATE OF ISSUE

A.J. STRINGER, PRESIDENT

American Fireworks and Novelties L.L.C. W228 S7080 Enterprise Dr. Big Bend, WI 53103. 262-662-0300 Retail and Wholesale Distributors of Fireworks and Novelties www.WisconsinPyro.com

Product List of Temporary Novelty Sales For: 13600 7 Mile Rd. Caledonia, WI 53108

Spray Fountains

Cones

Smoke Fireworks

Spinner Fireworks

Sparklers

Confetti Poppers

Whistling Fireworks

Fountain Wheels

Snaps



WISCONSIN DEPARTMENT OF REVENUE PO BOX 8902 MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902 MADISON, WI 53708-8902 ph: 608-266-2776 fax: 608-264-6884 email: DORBusinessTax@wisconsin.gov website: revenue.wi.gov

Letter ID

L1024806928

HEATHER T SIEGEL 5360 S EDINBOURGH DR NEW BERLIN WI 53146-4754

Wisconsin Department of Revenue Seller's Permit

Legal/real name:

HEATHER T SIEGEL

Business name:

AMERICAN FIREWORKS & NOVELTIES, LLC

5360 S EDINBOURGH DR NEW BERLIN WI 53146-4754

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this
 permit at all events.

Tax Type

Account Type

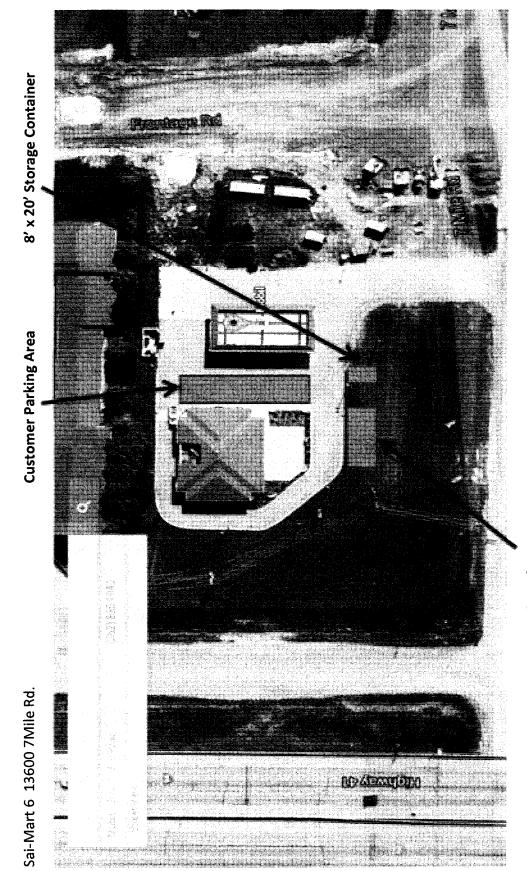
Account Number

Sales & Use Tax

Seller's Permit

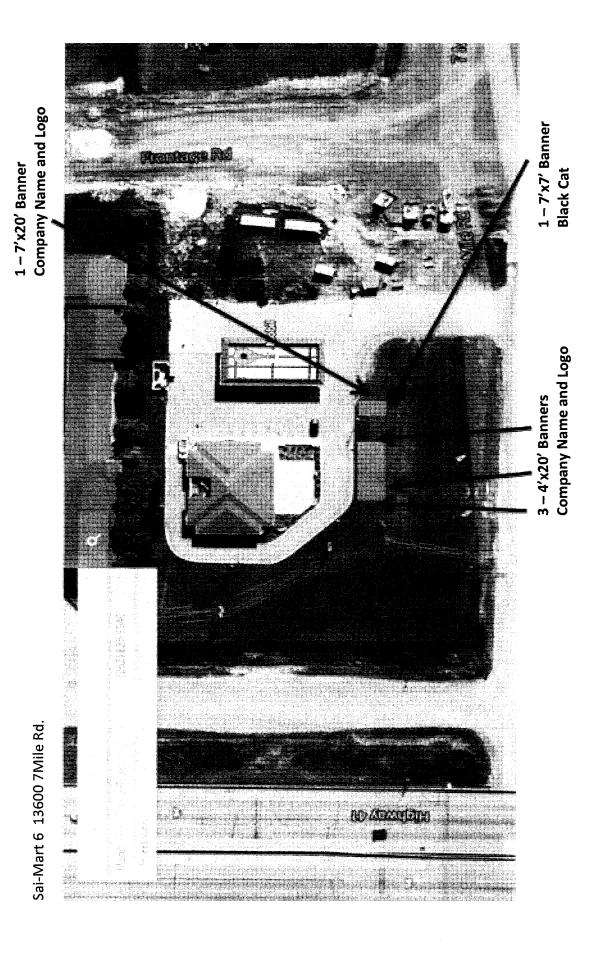
456-0000047767-03

American Fireworks Site Plan



 $20' \times 40'$ Canopy Tent

American Fireworks Signage Plan





Meeting Date: April 26, 2021

Item No. 6b

Proposal:	Temporary Use					
Description:	Review of a request to utilize a 30'x45' canopy tent for sales of fireworks from June 11 th through July 11 th located at 4838 Douglas Avenue.					
Applicant(s):	Dolan Pomrening					
Address(es):	4838 Douglas Avenue					
Suggested Motion:	That the Plan Commission recommends that the Village Board approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 30'x45' canopy tent and the storage of fireworks in a 10'x25' shipping container located in the parking lot, as illustrated on the submitted site plan, at 4838 Douglas avenue for the following reasons:					
	 The temporary use is allowed by underlying zoning. Based on other uses in the area, the proposed temporary use appears to fit with the uses in the zoning district. 					
	Owner(s):	Beacon Investments LLC				
Tax Key(s):	104-04-23-29-163-000					
Lot Size(s):	12.43 acres					
Current Zoning District(s):	B-3, Commercial Service District					
Overlay District(s):	N/A					
Wetlands:	☐ Yes No Floodplain: ☐ Yes No					
Comprehensive	Commercial					

Meeting Date: April 26, 2021 Item No.: 6b

Background: The applicant is requesting approval for the temporary operation of fireworks sales in a 30'x45' canopy tent in the parking lot located at 4838 Douglas Avenue. When not operating, the product will be securely stored on site in a 10'x25' shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report. The applicant has included a sign plan showing where signs will be installed during the temporary use. The applicant has been operating this temporary use within the Village annually since 1999 and the Village has not received any complaints or has the Village observed any violations relating to conditions of approval.

Staff conducted a review and determined that the proposed temporary use is allowed by the underlying zoning and complies with zoning requirements. Approval is recommended subject to the following (draft) conditions:

EXHIBIT A: Temporary Use Conditions of Approval 4838 Douglas Avenue

- 1. <u>Compliance.</u> Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
- 2. **Plans**. The proposed 30' x 45 temporary canopy tent must be located and utilized in accordance with the plans and documents received by the Village Planning Department on April 12, 2021.
- 3. <u>Performance Standards</u>. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
- 4. <u>Duration of Temporary Use.</u> This temporary fireworks sales activity may be conducted from June 11, 2021 through July 11, 2021. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 11, 2021.
- 5. Hours of Operation. Firework sales are limited to 8am-8pm, seven days a week.
- 6. <u>Compliance with Law.</u> The applicant must obtain all necessary approvals and licenses from the Village of Caledonia. The applicant must also obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.
- 7. No on-site demonstrations of fireworks are permitted. No on-site demonstrations of fireworks are permitted. The Village Board will decide what fireworks are permitted to be sold from this site.
- 8. **Fire Department Approval.** The applicant must contact the Village of Caledonia Fire Department for review and approval prior to occupying the site with the proposed temporary use. The Caledonia Fire Chief is requiring that there are "No Smoking" signs posted in the tent and on the storage container, a fire extinguisher is hung in the tent and readily accessible to customers and attendants, the storage container remains locked at all times and unlocked only to move product in and out of storage for sale, and a tent/site inspection is conducted by the Caledonia Fire Department prior to the stand opening for business.
- 9. **Parking.** All parking for this operation must be on-site as illustrated on the submitted plan. There must be no parking associated with the proposed temporary use within the right-of-way of Douglas Avenue.
- 10. <u>Village of Caledonia Accepts No Liability.</u> The Village of Caledonia accepts no liability through the issuance of this temporary approval for this site, or any proposed operations or fireworks sales.

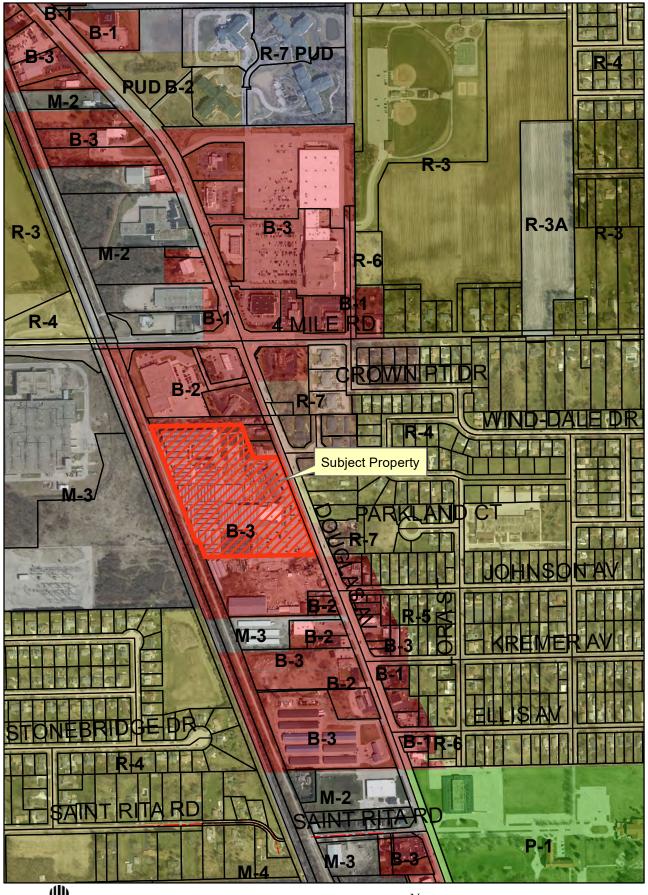
Meeting Date: April 26, 2021 Item No.: 6b

- 11. <u>Signage.</u> All signage must be in compliance with the submitted signage plan. No signs other than those permanently attached to the tent or the storage container are allowed, and no signs are allowed in the right-of-way Douglas Avenue.
- 12. <u>Access.</u> The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's implementation, operation, or maintenance.
- 13. <u>Amendments to Conditional Use Permit</u>. 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.
- 14. <u>Certificate of Insurance.</u> The applicant must provide a certificate of insurance indicating that the Village of Caledonia is named as an additional insured by specific endorsement.
- 15. <u>Agreement.</u> Your acceptance of the site plan review temporary use approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Beacon Investments LLC, American Fireworks, Dolan Pomrening and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
- 16. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted by:

Peter Wagner, AICP Development Director

Location Map 4838 Douglas Avenue







American Fireworks and Novelties L.L.C. W228 S7080 Enterprise Dr. Big Bend, WI 53103. 262-662-0300 Retail and Wholesale Distributors of Fireworks and Novelties www.WisconsinPyro.com

Business Operation Plan

- 1. Name of business operation: American Fireworks, Vince and Heather Siegel
- 2. Place of operation: 4838 Douglas Ave. Racine, WI 53402
- 3. Name of property owner(s): Beacon Investments L.L.C. a.k.a. Milaeger's Inc.
- 4. Description of operation: To sell retail 1.4g consumer grade fireworks permissible by local and state laws. Items to be sold from a flame retardant 30' X 45' canopy tent.
- 5. On site storage: Fireworks and related items will be stored in a 10' X 25' metal shipping container.
- 6. All trash to be removed from site daily.
- 7. Dates/Hours of operation: June 11 July 11, 2021 8:00am 8:00pm
- 8. Restrooms: American Fireworks employees and customers have permission to use Milaeger's restrooms.

Affidavit

Beacon Investments L.L.C. a.k.a. Milaeger's Inc., grants permission to American Fireworks and Novelties L.L.C. and its agents to apply for all necessary permits, conditional uses and/or licenses from the Village of Caledonia for the purpose of having a Patriotic fireworks novelty themed tent sale. Sales will be conducted from a canopy tent on the parking lot of Milaeger's, located at 4838 Douglas Ave. Racine, WI 53402. The dates of permitted for use are June 11 – July 11, 2021 pending Village approval.

Milaeger's Inc. Representative Print

Milaeger's Inc. Representative – Signature

Date

Date

American Fireworks and Novelties L.L.C. W228 S7080 Enterprise Dr. Big Bend, WI 53103. 262-662-0300 Retail and Wholesale Distributors of Fireworks and Novelties www.WisconsinPyro.com

Product List of Temporary Novelty Sales For: 4838 Douglas Ave Racine, WI 53402

Spray Fountains

Cones

Smoke Fireworks

Spinner Fireworks

Sparklers

Confetti Poppers

Whistling Fireworks

Fountain Wheels

Snaps



WISCONSIN DEPARTMENT OF REVENUE PO BOX 8902 MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902 MADISON, WI 53708-8902 ph: 608-266-2776 fax: 608-264-6884 email: DORBusinessTax@wisconsin.gov website: revenue.wi.gov

Letter ID

L1024806928

HEATHER T SIEGEL 5360 S EDINBOURGH DR NEW BERLIN WI 53146-4754

Wisconsin Department of Revenue Seller's Permit

Legal/real name:

HEATHER T SIEGEL

Business name:

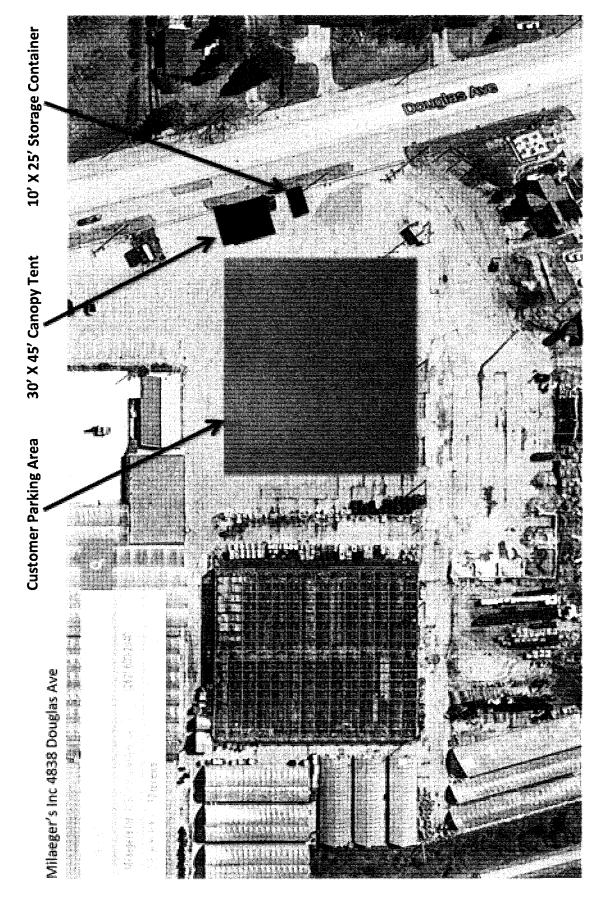
AMERICAN FIREWORKS & NOVELTIES, LLC

5360 S EDINBOURGH DR NEW BERLIN WI 53146-4754

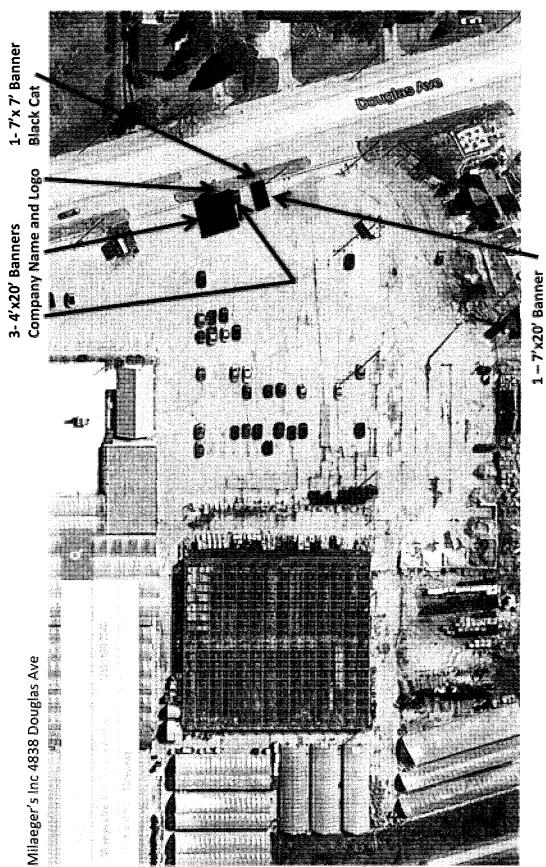
- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this
 permit at all events.

Tax TypeAccount TypeAccount NumberSales & Use TaxSeller's Permit456-0000047767-03

American Fireworks Site Plan



American Fireworks Signage Plan



Company Name and Logo



Meeting Date: April 26, 2021

Item No. 6c

Proposal:	uilding, Site & Operations (BSO) Plan Review		
Description:	Review a request to approve a site plan for the construction and utilization of a 1,477 square-foot accessory building to store topsoil located at 8617 Storage Drive.		
Applicant(s):	lichael J. Dresen		
Address(es):	617 Storage Drive		
Suggested Motion:	 That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a 1,477 square-foot storage building for the storage of topsoil located at 8617 Storage Drive be approved with conditions outlined in Exhibit A for the following reasons: The proposed use is allowed by underlying zoning through the building, site & operation plan review process. The proposed use will not adversely affect the surrounding property values. The proposed building is consistent with the existing use on the property. 		
Owner(s):	lichael & Dawn Dresen		
Tax Key(s):	04-04-22-27-018-040		
Lot Size(s):	.164 acres		
Current Zoning District(s):	-3, Commercial Service District		
Overlay District(s):	/A		
Wetlands:] Yes ⊠ No Floodplain: ☐ Yes ⊠ No		
Comprehensive Plan:	dustrial/Business Park		

Meeting Date: April 26, 2021 Item No.: 6c

Background: The applicant is requesting approval of a 1,477 square-foot storage building located on the western portion of site at 8617 Storage Drive. Accessory buildings within the B-3 District require a BSO review prior to being issued building permits.

The proposed building is designed to be used as a storage facility for topsoil associated with the landscaping business that operates on the site. The building will consist of concrete blocks for the first six feet then transition to 6' metal panel walls. The building will also have a metal roof. Metal is an acceptable principal material for accessory buildings. The metal panels and roof will match style and color of the principle building on the site.

This building will be setback 104.5' from the front lot line and 33' from the west lot line which are in compliance with setback requirements for the district. The location of the building will be on existing impervious surface and not require any modification to the existing stormwater pond.

The purpose of this building is to provide a weather resistant storage facility for topsoil. This type of use is consistent with the approved use as a landscaping business.

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 #6 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.

If the Plan Commission is comfortable with the proposed, storage building, staff has drafted a suggested motion recommending approval of the 1,477 square-foot storage building located at 8617 Storage Drive with conditions as shown in Exhibit A.

EXHIBIT A - CONDITIONS Dresen Landscaping LLC Storage Building

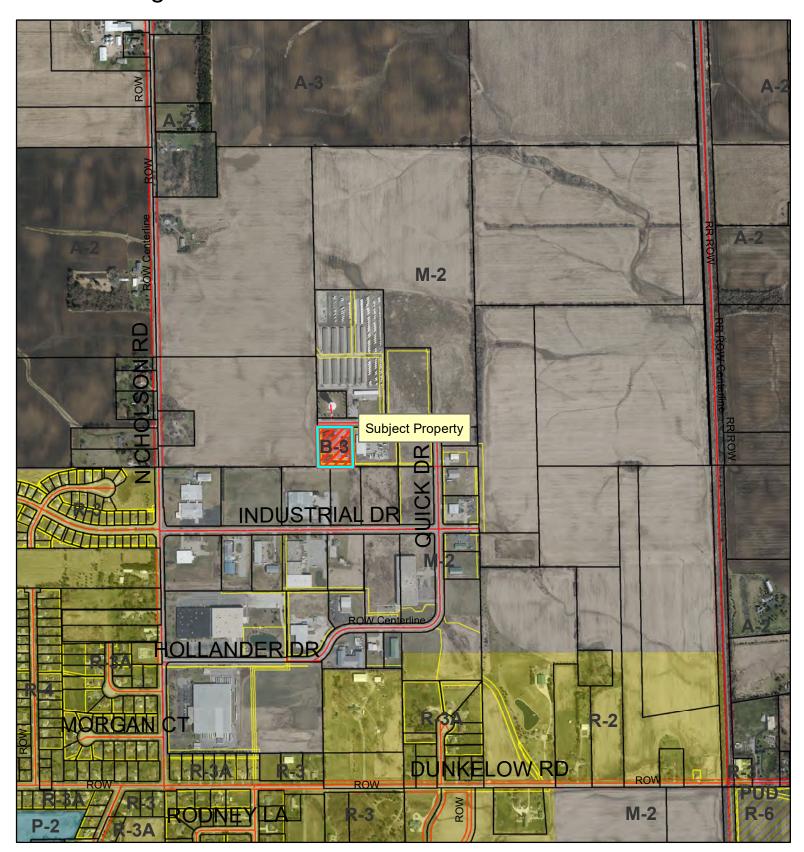
- 1. <u>Building Permit</u>. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
- 2. <u>Compliance</u>. 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. <u>Binding Effect</u>. 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. <u>Plans</u>. The proposed 1,477 square-foot storage building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on April 12, 2021.
- 5. <u>Engineering Department</u>. 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. <u>Lighting</u>. All lighting, if installed at the site, must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
- 7. <u>No Accumulation of Refuse and Debris</u>. 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.
- 8. <u>Property Maintenance Required.</u> 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.
- 9. <u>Performance Standards</u>. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
- 10. <u>Expiration</u>. 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 may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
- 11. <u>Access</u>. The applicant 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.
- 12. <u>Compliance with Law</u>. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
- 13. <u>Agreement</u>. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Dresen Landscaping LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
- 14. <u>Subsequent Owners</u>. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted:

Peter Wagner, ALCP Development Director

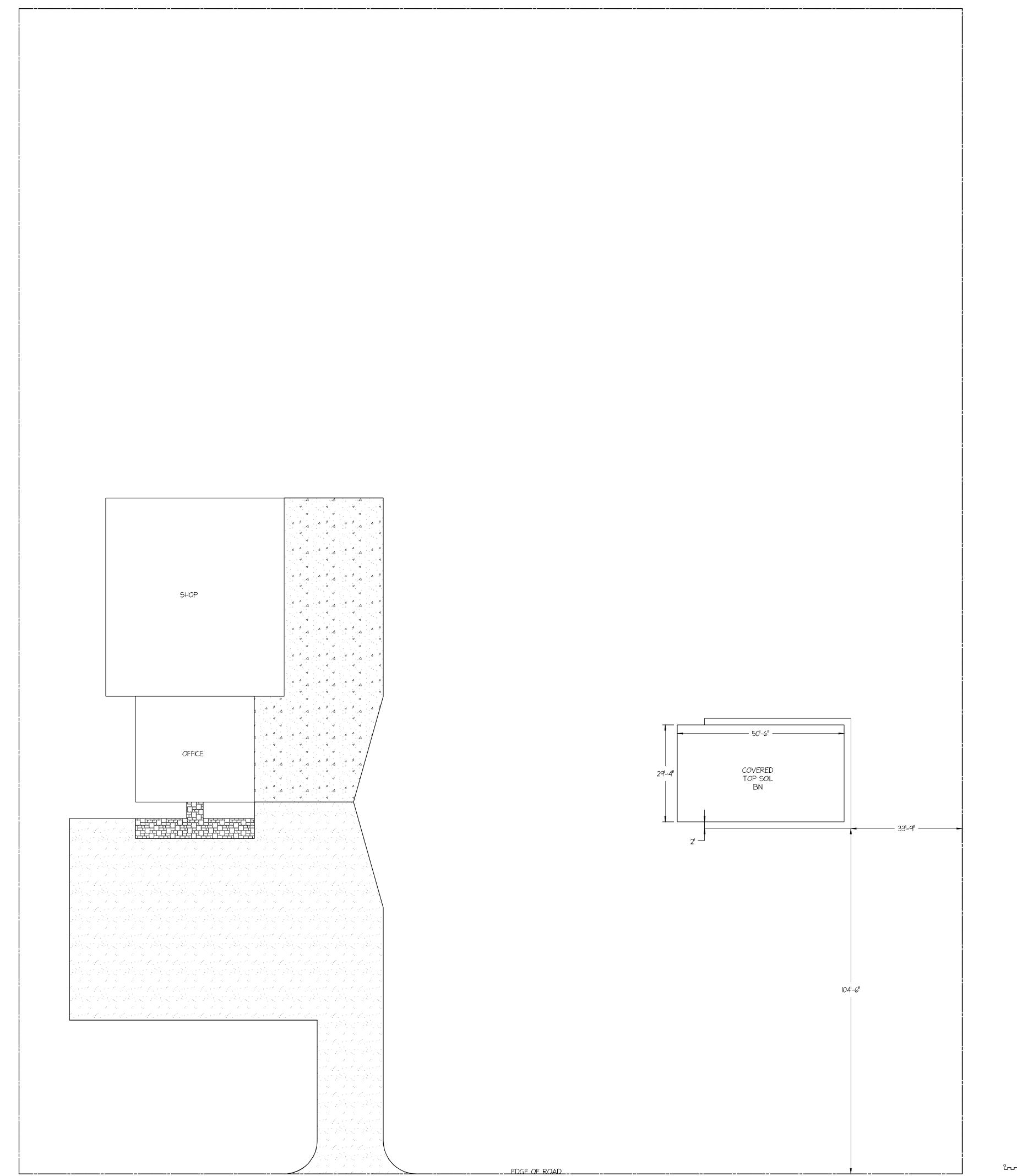
Location Map 8617 Storage Drive

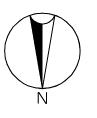




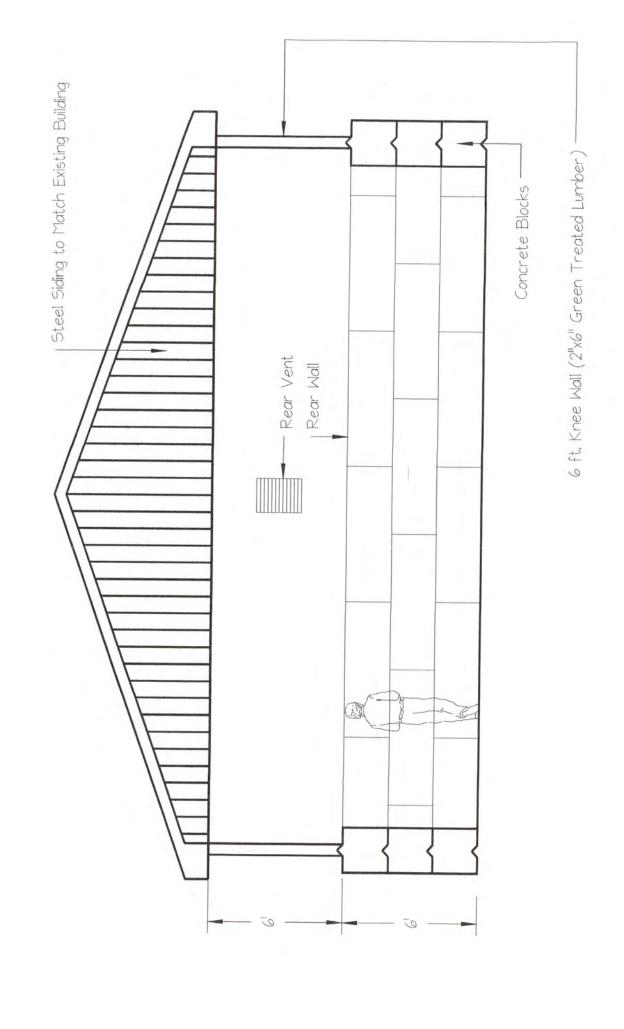














13th Street near Layton Ave

COVERED OUTSIDE SALT BIN FOR RENT \$250.00 PER MONTH FOR RENT 12' TALL X 22' WIDE X 30' LONG LOCATED IN MILWAUKEE NEAR 13TH AND LAYTON AVE CONTACT BOB (show contact info) FOR MORE DETAILS

QR Code Link to This Post







Meeting Date: April 26, 2021

Item No. 6d

Proposal:	Building, Site, & Operations Plan Review	
Description:	Review a request to approve Phase 1 of the building, site, and operations plan for the construction of three, 73-unit, 5-story condominium buildings located at 5915 5919, & 5945 Erie Street.	
Applicant(s):	CCM-Caledonia, LLC	
Address(es):	5915, 5919, & 5945 Erie Street (currently Water's Edge Drive)	
Suggested Motions:	 That the Plan Commission recommends to the Village Board that Phase 1 of the building, site, and operational plan for the construction of three, 73-unit, 5-story buildings with underground parking be approved with conditions outlines in Exhibit A for the following reasons: The proposed use is allowed by underlying zoning and Planned Unit Development through the building, site, and operation plan review process. The proposed use will not adversely affect the surrounding property values. 	
Owner(s):	CCM-Caledonia, LLC	
Tax Key(s):	104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000	
Lot Size(s):	1.9 acres, 2.2 acres, & 15.9 acres	
Current Zoning District(s):	R-8, PUD, Planned Residential District, Planned Unit Development	
Overlay District(s):	Shoreland, Wetland Overlay District	
Wetlands:		
Comprehensive Plan:	High Density Residential (less than 6,200 SF per dwelling)	

Background: The applicant is requesting approval of a building, site, and operational plan for Phase One of a condominium development consisting of three, 73-unit, 5-story condominium buildings.

The proposed Phase One of this development proposal complies with site and use restrictions, maintenance, and operational requirements as outlined in the adopted Planned Unit Development (PUD) agreement. The proposed towers will not exceed six stories and 95 feet in height. The proposed buildings will include five stories for residential and one exposed story for underground parking. The building exterior

Meeting Date: April 26, 2021 Item No.: 6d

will consist primarily of white metal panels, wood siding, and glass as illustrated in your packet. The proposed materials are acceptable exterior materials for multi-family development.

The proposed development exceeds the 20% green space as required by the PUD. Solid waste collection and recycling will be contained in underground parking structure and only be brought outside for trash pickup. The proposed development will include underground and surface parking for a total of 90 stalls per building. There is an access road on the south side of the site to be constructed to provide access to the property to the south. This cross-access easement will be part of a certified survey map that will be recorded at a future date and is a condition of approval. The proposed lighting plan complies with the Village lighting ordinance Title 16, Chapter 3, Section 3. Proposed lights will be full cut-off lights. The proposed buildings meet the minimum street, rear, and side setback requirements as stated in the PUD. Parking lot setbacks are also in compliance as stated in the PUD. As part of this phase, the construction of a club house and pool is being proposed in the southeastern portion of the site which is required as part of the initial phase of this development. The proposed landscaping plan meets the minimum requirements. As this will be a phased development, the landscaping for Phase One will only need to be installed prior to occupancy. The remaining landscaping will be required when Phase two is complete.

The applicant will need to submit a final stormwater management plan and have it approved by the Water Utility Board prior to submitting building permits. Included with this report is a memo from Pinnacle Engineering Group summarizing their plan. The applicant has submitted a traffic impact analysis and has received approval from the Public Works Director. Also included in this report is the Village Fire Department's comments/concerns pertaining to the proposed development. The applicant will continue to work with the Fire Department to address concerns. The applicant is working with SEWRPC and the DNR regarding bluff stabilization and an approval of the location to construct a portion of the northernmost building in the primary environmental corridor. The proposed location requires approval of an amendment to the sanitary sewer service area identified by SEWRPC. Unfortunately, due to site constraints and setback requirements, the relocation of the building outside the primary environmental corridor is not possible, thus requiring the sanitary sewer service area amendment. The applicant, the Village, and SEWRPC are working to coordinate this amendment and hope to have approval by late summer.

The applicant intends to begin demolition of the existing structures later this summer or early fall. No signage is being proposed at this time, however, if any signs are proposed, they will need to comply with Village Sign Code regulations and submit necessary sign permits.

If the Plan Commission is comfortable with the proposed Phase One of the condominium development, staff drafted a suggested motion to recommend approval of the building, site, and operation plan with conditions outlined in Exhibit A.

Respectfully submitted:

Peter Wagner, AICP Development Director

Meeting Date: April 26, 2021 Item No.: 6d

EXHIBIT A - CONDITIONS Phase 1 Water's Edge Condominiums

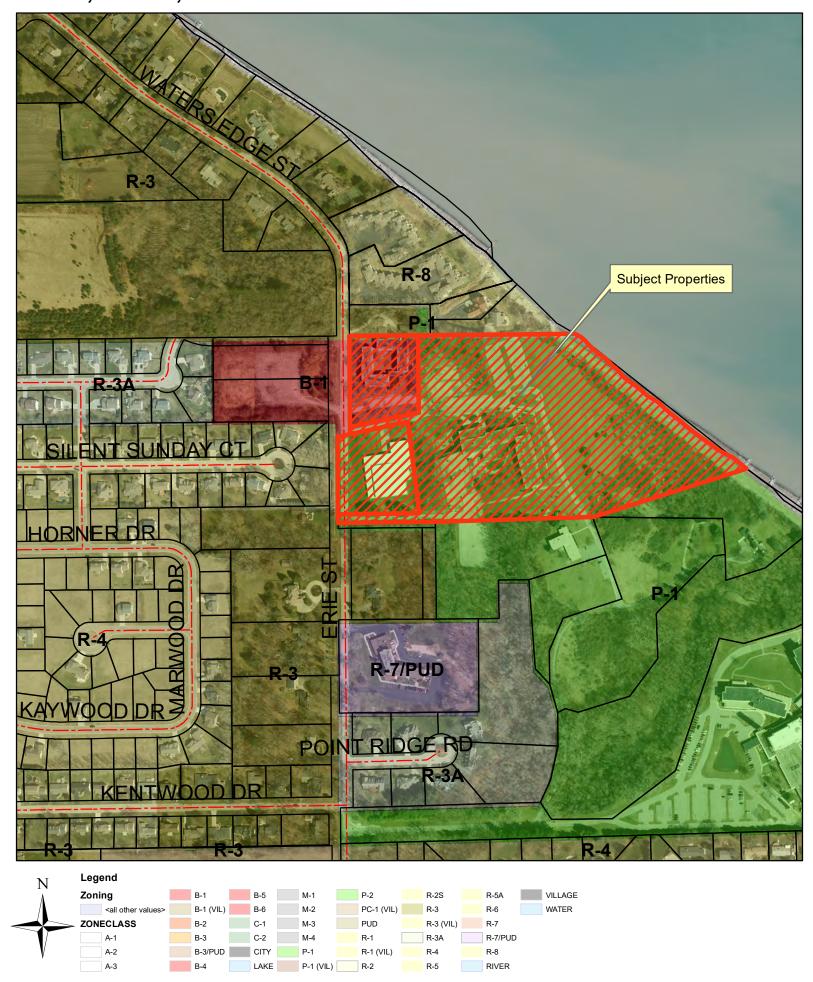
- 1. <u>Building Permit</u>. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
- 2. <u>Compliance</u>. 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. <u>Binding Effect</u>. 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. <u>Plans</u>. The three, 73-unit, 5-story buildings shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on April 12, 2021.
- 5. <u>Fire Department Approval</u>. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
- 6. <u>Caledonia Sewer and Water Utility Districts</u>. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
- 7. <u>Engineering Department</u>. 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.
- 8. <u>Sanitary Sewer Service Area Amendment</u>. Prior to submitting building permit applications, the Village shall receive correspondence approving the amendment to the sanitary sewer service area to accommodate the location of the north tower building as it pertains to the primary environmental corridor.
- 9. <u>Lighting</u>. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway and comply with the plans and documents received by the Village Planning Department on April 12, 2021.
- 10. <u>No Accumulation of Refuse and Debris</u>. 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.
- 11. <u>Property Maintenance Required.</u> A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property

Meeting Date: April 26, 2021 Item No.: 6d

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

- 12. <u>Performance Standards</u>. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
- 13. <u>Expiration</u>. This approval will expire eighteen (18) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
- 14. <u>Access</u>. The applicant 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.
- 15. <u>Compliance with Law</u>. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
- 16. <u>Agreement</u>. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, CCM-Caledonia LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
- 17. <u>Subsequent Owners</u>. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Location Map 5915, 5919, & 5945 Erie Street





901 South 70th Street West Allis, WI 53214

April 12, 2021

Village of Caledonia 5043 Chester Lane Racine, WI 53402

RE: Submittal for Building, Site & Operation Plan & Temporary Use Application – **Narrative (Waters Edge)**

Dear Village of Caledonia,

I am pleased to be writing you this narrative on behalf of CCM-Caledonia, LLC (the "Developer") as part of the Building, Site & Operation Plan & Temporary Use Application for the property located at Tax Parcels 104-04-23-21-003, 104-04-23-21-005 and 104-04-23-21-006, commonly known as the "Waters Edge" (the "Project"). CCM-Caledonia, LLC and the Village of Caledonia (the "Village") entered into that certain Tax Incremental District No. 5 Development Agreement for Waters Edge Place.

The current Project plan is the demolition and remediation of the western publishing buildings and school buildings on the Property, followed by stabilization of the bluff and preparation of the land for the development. The development would include a first phase of three 73 unit 5-story buildings with underground parking along the eastern edge, each unit with lake views. The second phase would consist of 50 townhomes along the western portion of the Property to provide an adequate mix of units for the development. The development plan is in line with the TID 5 Project Plan approved by the Village, June 17, 2019.

Based on the current Project plan to provide high-end multifamily housing the traffic impacts for village residents should be less and more spread-out than the prior use of a school and office building; therefore, the traffic impact should be minimal. Overall, we believe the Project will have positive economic impacts for the Village and its residents.

Please accept this letter as our narrative in conjunction with the Building, Site & Operation Plan & Temporary Use Application submitted April 12, 2021. We are excited to be working with the Village on the project and to see the Project's completion.

Best,

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



Plan | Design | Deliver www.pinnacle-engr.com

MEMO

TO: Village of Caledonia Staff

FROM: Aaron E. Koch, P.E.

DATE: 4-12-21

RE: Stormwater Management for Waters Edge Place

Pinnacle Engineering Group has studied the proposed Waters Edge Place development in regards to the Village and DNR stormwater ordinance and regulations. The site is currently developed and is considered a redevelopment by DNR definition. The proposed buildings and pavement will be removed and replaced with new ones. There will be a slight increase in impervious area. The site current drains to a 30" storm sewer that discharges to the north. Some existing area drains to the lake and though there are inlets, it is apparent that some water discharges over the bluff. In accordance with Village ordinance, the proposed stormwater plan will detain the 100-year post development flows to the 10-year existing flows, along with maintaining the peak flows for the 2 year storm. The proposed bioretention areas will achieve the necessary detention. Note that when calculating allowable flows for the site, only the runoff that currently is tributary to the 30" pipe is used and the flow to the lake is ignored. Under the proposed conditions, all top of bluff runoff will be captured and routed to the stormwater ponds to help minimize erosion on the bluff face. In terms of water quality, 40% TSS removal is required and will be achieved with the bioretention areas as well.

Other items to note that will be addressed in the final plans include the following:

- The bluff will be stabilized through revetments at the base and regrading and vegetation of the main slope. This area
 is not counted in the stormwater management plan as it is essentially not being developed (other than a path) and
 remains directly tributary to Lake Michigan.
- We recommend the existing storm sewer to the north be televised to ensure that it is structurally sound and can be reused.
- A liner may be needed on the east bioretention pond to ensure the soils near the slope do not get saturated and become unstable. We will work with the geotechnical engineer to provide the appropriate design.

If you have any questions regarding the design intent for the stormwater, please do not hesitate to contact me. Thank you.

Jeffrey Henningfeld Village of Caledonia Fire Department Interim Fire Chief 6900 Nicholson Road Caledonia, WI 53108

Re: Water's Edge Place

Primary initial concerns of the Fire Department are as follows:

- The median at the entrance to the development creates a restriction to fire apparatus and ambulances which will be further exacerbated by parked vehicles, proposed vegetation, or accumulated snow.
- Turn around radius are insufficient outside radius to accommodate fire apparatus.
- Turn around loop roads in front of buildings A, B, & C, are too narrow and will exacerbated by parked vehicles or accumulated snow.
- The fire department would request a fire hydrant at the south west corner of building C.
- Proposed emergency access roads at the north and south ends are too narrow.

Access roads must be constructed in compliance with Title 18 of the Village of Caledonia ordinances and NFPA 1, Chapter 18.

- WIDTH: unobstructed width not less than 20 ft (6.1 m).
- CLEARANCE: vertical clearance not less than 13 ft 6 in. (4.1 m).
 - The vertical clearance can be reduced, as long as it does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved.
 - Vertical clearances can be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- SURFACE: The access roads must be designed and maintained to support the loads of fire apparatus and provided with an all-weather driving surface.
- RADIUS: Caledonia Fire Department requires a minimum 32.5 ft inside turning radius and 58 ft outside turning radius to accommodate fire apparatus.
- DEAD ENDS: When the road is more than 150 ft (46 m) approved provisions for the fire apparatus to turn around must be provided.
- GRADE: The angle of approach and departure along the road must not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m)
 - Fire department access roads connecting to roadways must be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

Sincerely,



Office of the Public Works Director Tom Lazcano, P.E.

5043 Chester Lane Racine, WI 53402 www.caledonia-wi.gov office: 262-835-6475 fax: 262-835-2388 email: tlazcano@ Caledonia-wi.gov

February 19, 2021

Traffic Analysis & Design, Inc. Attn: Tammi Czewski PO Box 128 Cedarburg, WI 53012

RE: Approval of Waters Edge Place TIA

Dear Ms. Czewski:

This Village of Caledonia has received, reviewed and approved the Traffic Impact Analysis (TIA) submitted on January 15, 2021 for the Waters Edge Place Project. The TIA findings show that the Level of Service will meet the Village requirement.

Based on the TIA, the Village will not require any intersection improvements or modifications from the Developer as part of the development.

If you have any questions or need any additional information about this approval contact me at 262-835-6475 or tlazcano@caledonia-wi.gov

Thank you,

Tom Lazcano, PE

Ton da

Public Works Director

WATERS EDGE PLACE

CALEDONIA, WI



CONCEPT DESIGN

SCOPE DOCUMENTS Drawing Date

WATERS EDGE PLACE

WATERS EDGE DRIVE CALEDONIA, WI 53402

CARDINAL CAPITAL 220104.00

04/12/2021

Sheet Title

ARCHITECTURAL SITE PLAN

104 Shockoe Slip, Richmond, Virginia 23219 Telephone 804.767.2500 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203 Telephone 414.272.2000 Fax 414.272.2001

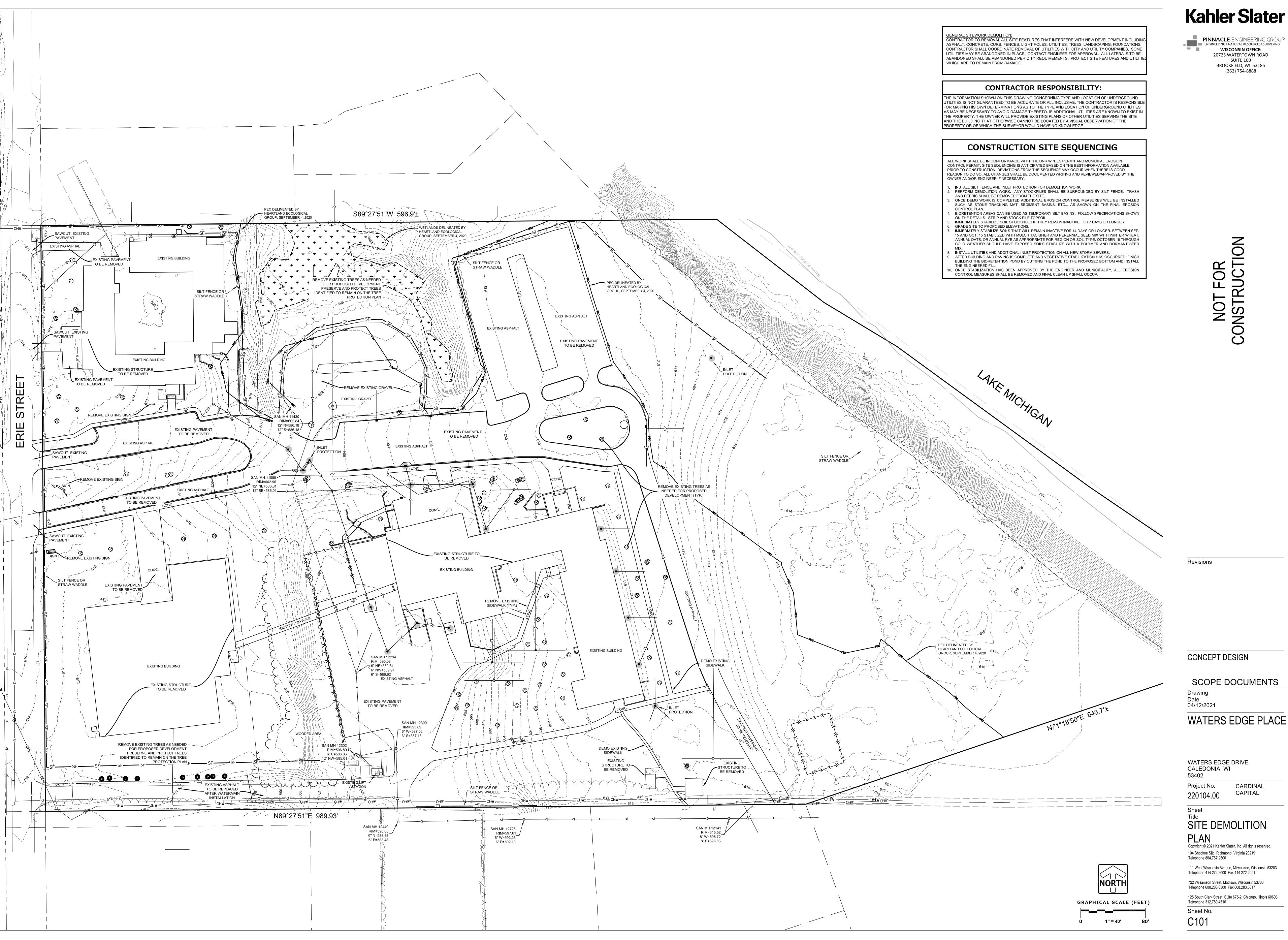
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722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.283.6300 Fax 608.283.6317

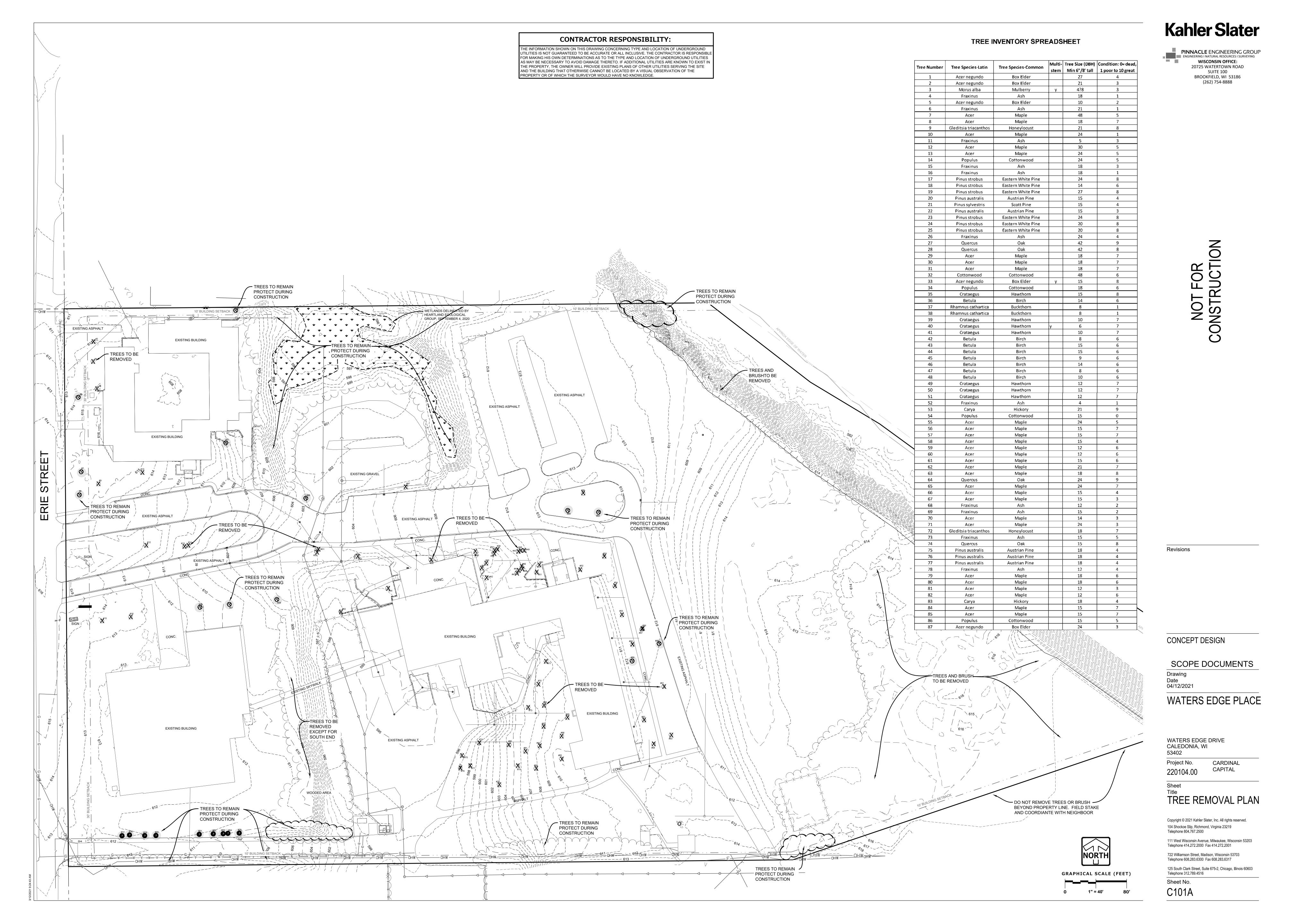
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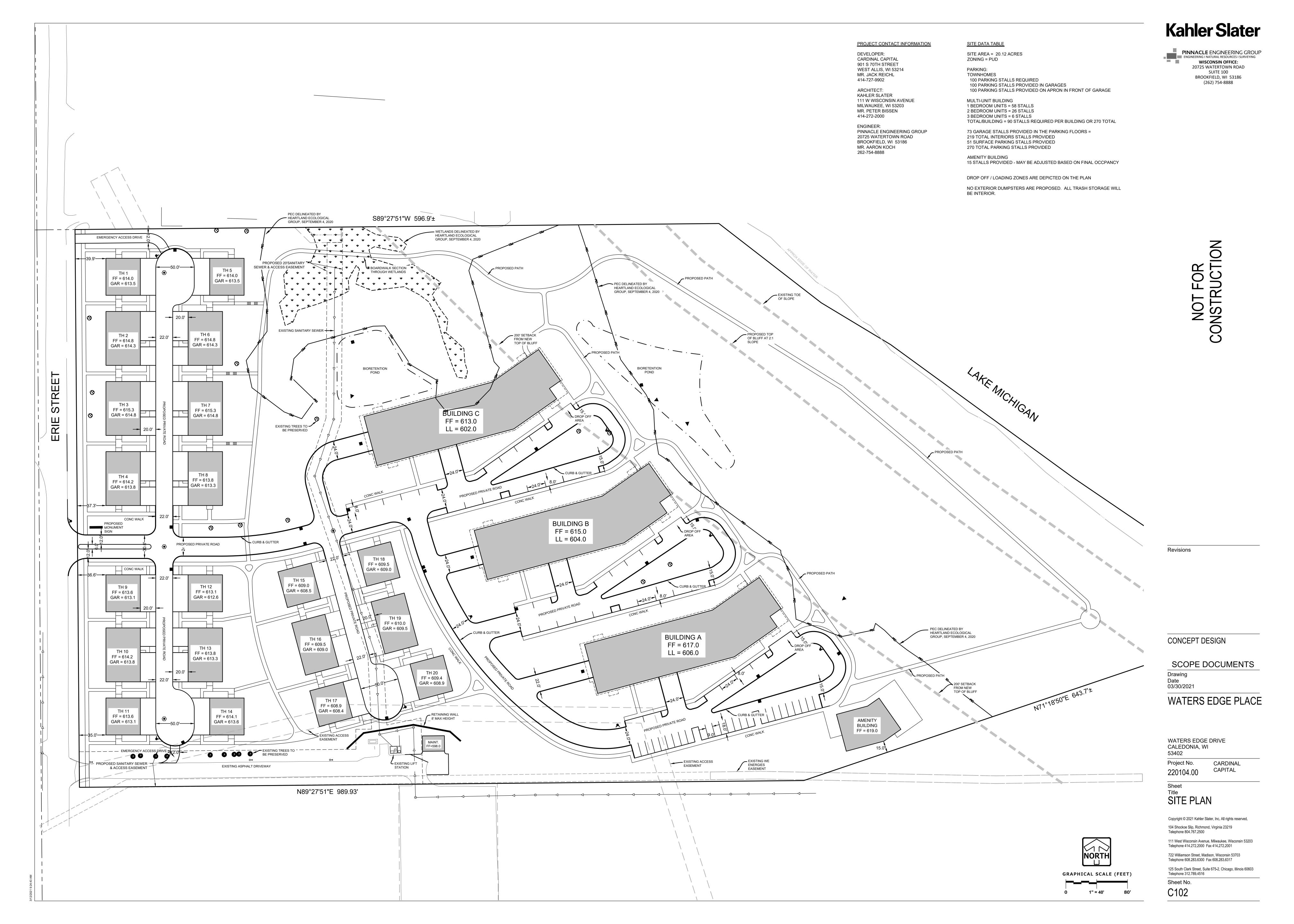
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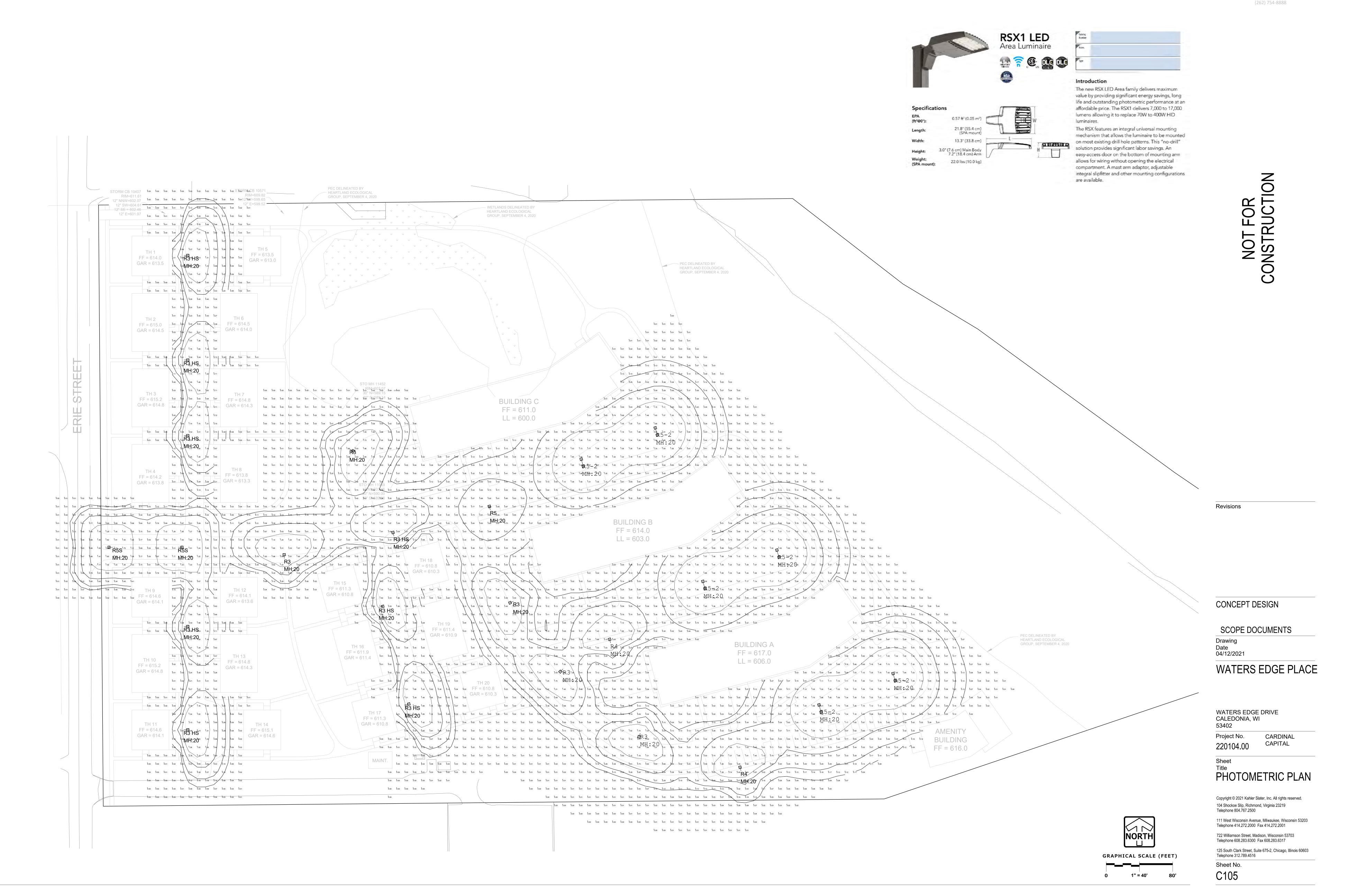
WATERS EDGE PLACE

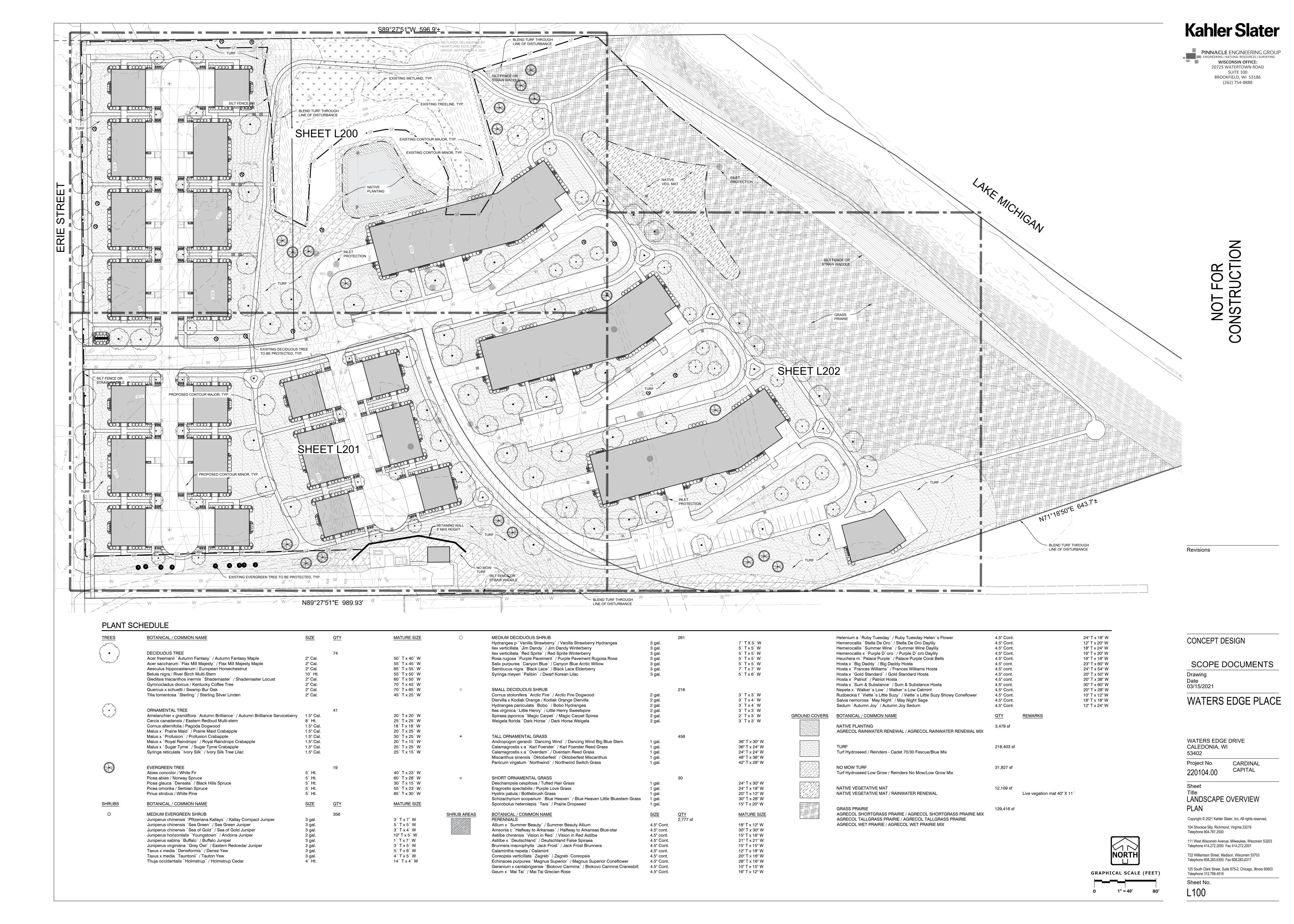












(262) 754-8888

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING **WISCONSIN OFFICE:** 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186

Revisions

CONCEPT DESIGN

SCOPE DOCUMENTS

Drawing

WATERS EDGE PLACE

WATERS EDGE DRIVE

CALEDONIA, WI 53402

Project No.

220104.00

Sheet Title LANDSCAPE

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104 Shockoe Slip, Richmond, Virginia 23219 Telephone 804.767.2500 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203

Telephone 414.272.2000 Fax 414.272.2001 722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.283.6300 Fax 608.283.6317

125 South Clark Street, Suite 675-2, Chicago, Illinois 60603 Telephone 312.789.4516

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING WISCONSIN OFFICE: 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888

Revisions

CONCEPT DESIGN

SCOPE DOCUMENTS

Drawing

WATERS EDGE PLACE

WATERS EDGE DRIVE

CALEDONIA, WI

53402

Project No.

Title LANDSCAPE

ENLARGEMENT

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

SCOPE DOCUMENTS Drawing

WATERS EDGE DRIVE CALEDONIA, WI

Project No.

Sheet Title LANDSCAPE **ENLARGEMENT**

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Telephone 608.283.6300 Fax 608.283.6317 125 South Clark Street, Suite 675-2, Chicago, Illinois 60603 Telephone 312.789.4516

CONCEPT DESIGN

Revisions

Date

03/15/2021

WATERS EDGE PLACE

53402

111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203

Sheet No. L202

GRAPHICAL SCALE (FEET)

PLANT KEY TREES

BOTANICAL / COMMON NAME

DECIDUOUS TREE

Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple Aesculus hippocastanum / European Horsechestnut Betula nigra / River Birch Multi-Stem Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust Gymnocladus dioicus / Kentucky Coffee Tree Quercus x schuetti / Swamp Bur Oak Tilia tomentosa `Sterling` / Sterling Silver Linden

ORNAMENTAL TREE Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry Cercis canadensis / Eastern Redbud Multi-stem Cornus alternifolia / Pagoda Dogwood Malus x `Prairie Maid` / Prairie Maid Crabapple

Malus x `Profusion` / Profusion Crabapple Malus x `Royal Raindrops` / Royal Raindrops Crabapple Malus x `Sugar Tyme` / Sugar Tyme Crabapple Syringa reticulata `Ivory Silk` / Ivory Silk Tree Lilac

EVERGREEN TREE Abies concolor / White Fir Picea abies / Norway Spruce Picea glauca `Densata` / Black Hills Spruce Picea omorika / Serbian Spruce Pinus strobus / White Pine

MEDIUM DECIDUOUS SHRUB

SHRUBS BOTANICAL / COMMON NAME

MEDIUM EVERGREEN SHRUB Juniperus chinensis `Pfitzeriana Kallays` / Kallay Compact Juniper Juniperus chinensis `Sea Green` / Sea Green Juniper Juniperus chinensis `Sea of Gold` / Sea of Gold Juniper Juniperus horizontalis 'Youngstown' / Andorra Juniper Juniperus sabina `Buffalo` / Buffalo Juniper Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper Taxus x media `Densiformis` / Dense Yew Taxus x media `Tauntonii` / Tauton Yew Thuja occidentalis `Holmstrup` / Holmstrup Cedar

Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea Ilex verticillata `Jim Dandy` / Jim Dandy Winterberry Ilex verticillata `Red Sprite` / Red Sprite Winterberry Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose Salix purpurea `Canyon Blue` / Canyon Blue Arctic Willow Sambucus nigra `Black Lace` / Black Lace Elderberry Syringa meyeri `Palibin` / Dwarf Korean Lilac SMALL DECIDUOUS SHRUB

Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood Diervilla x Kodiak Orange / Kodiak Orange Diervilla Hydrangea paniculata `Bobo` / Bobo Hydrangea Itea virginica `Little Henry` / Little Henry Sweetspire Spiraea japonica `Magic Carpet` / Magic Carpet Spirea TALL ORNAMENTAL GRASS

Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass Calamagrostis x a `Overdam` / Overdam Reed Grass Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus Panicum virgatum `Northwind` / Northwind Switch Grass

SHORT ORNAMENTAL GRASS Deschampsia cespitosa / Tufted Hair Grass Eragrostis spectabilis / Purple Love Grass Hystrix patula / Bottlebrush Grass Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem Grass Sporobolus heterolepis `Tara` / Prairie Dropseed

BOTANICAL / COMMON NAME

PERENNIALS Allium x `Summer Beauty` / Summer Beauty Allium Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star Astilbe chinensis `Vision in Red` / Vision in Red Astilbe Astilbe x `Deutschland` / Deutschland False Spiraea Brunnera macrophylla `Jack Frost` / Jack Frost Brunnera Calamintha nepeta / Calamint Coreopsis verticillata `Zagreb` / Zagreb Coreopsis Geum x `Mai Tai` / Mai Tai Grecian Rose Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower

Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower Geranium x cantabrigiense `Biokovo Carmina` / Biokovo Carmina Cranesbill Hemerocallis `Stella De Oro` / Stella De Oro Daylily Hemerocallis `Summer Wine` / Summer Wine Daylily Hemerocallis x `Purple D`oro` / Purple D`oro Daylily Heuchera m `Palace Purple` / Palace Purple Coral Bells Hosta x `Big Daddy` / Big Daddy Hosta Hosta x `Frances Williams` / Frances Williams Hosta Hosta x `Gold Standard` / Gold Standard Hosta Hosta x `Patriot` / Patriot Hosta

Hosta x `Sum & Substance` / Sum & Substance Hosta Nepeta x `Walker`s Low` / Walker`s Low Catmint Rudbeckia f `Viette`s Little Suzy` / Viette`s Little Suzy Showy Coneflower Salvia nemorosa `May Night` / May Night Sage Sedum `Autumn Joy` / Autumn Joy Sedum

GROUND COVERS BOTANICAL / COMMON NAME RAINWATER RENEWAL MIX AGRECOL RAINWATER RENEWAL / AGRECOL RAINWATER RENEWAL MIX

NO MOW TURF

Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix

Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix NATIVE VEGETATIVE MAT

NATIVE VEGETATIVE MAT / RAINWATER RENEWAL

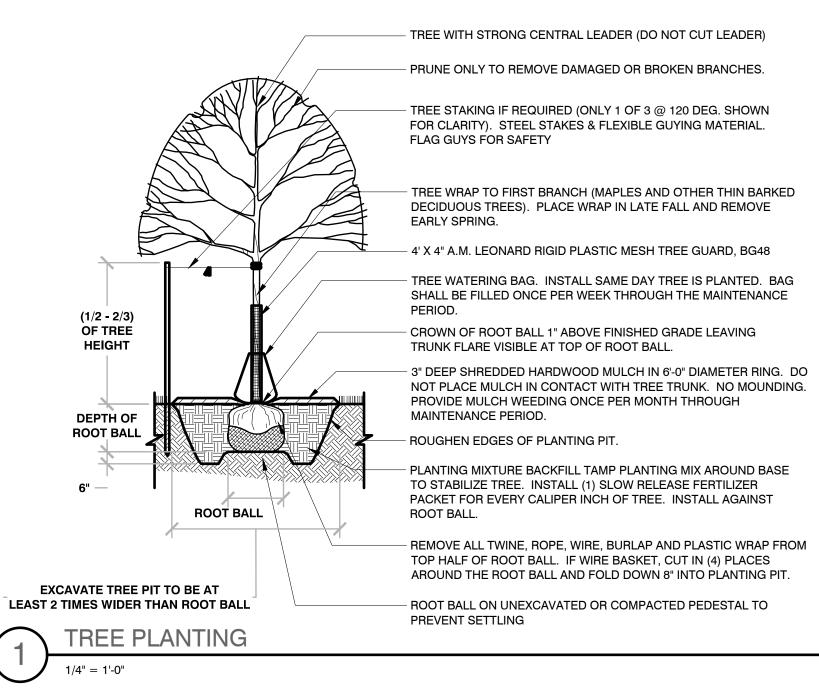
GRASS PRAIRIE AGRECOL SHORTGRASS PRAIRIE / AGRECOL SHORTGRASS PRAIRIE MIX AGRECOL TALLGRASS PRAIRIE / AGRECOL TALLGRASS PRAIRIE AGRECOL WET PRAIRIE / AGRECOL WET PRAIRIE MIX

GENERAL PLANTING NOTES

- 1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- 3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- 4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- 5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS
- 6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- 7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1
- 8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- 9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- 10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- 11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- 12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR **ALTERATIONS**
- 13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- 14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- 15. WHILE PLANTING TREES AND SHRUBS, BACKFILL & OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- 16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- 17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- 18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- 19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- 20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER
- 21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- 22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- 23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR
- 24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION
- 25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- 26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- 27. TREES SHALL BE INSTALLED NO CLOSER THAN:
 - -10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- 28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- 29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- 30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- 31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- 32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- 33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- 1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- 4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- 6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET
- 7. FINISH GRADING: GRADE SOIL TO A SMOOTH. UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- 8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES
- 9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



COMPACTED TOPSOIL SAUCER, DO

329343-02

NOT EXCEED ANGLE OF REPOSE

SET ROOT COLLAR FLUSH WITH

SLOPE GRADE

- 3" DEEP SHREDDED

HARDWOOD MULCH

PLANTING MIXTURE

SEE PLANTING DETAIL

- ROOT BALL

12" MIN. (TREES)

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY

ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR

LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE

3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.

1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE

PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND

2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE

3. ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO

NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO

2. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE

3. COVER SEED WITH $\frac{1}{4}$ -INCH TO $\frac{1}{2}$ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE)

5. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY,

OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY

ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR

SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL

GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT

ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED. NATIVE PLANTINGS SHALL BE CUT TO THE

C. SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL

BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.

GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE

MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT,

RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES

STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED

REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY

WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE

TREE PLANTING ON SLOPE

1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

NATIVE PLANTINGS AND PRAIRIE

SPECIFICATIONS FOR HAND BROADCASTING:

A. PREPARATION OF SOIL PRIOR TO SEEDING

TO SEEDING OR PLANTING.

SUCCESS OF THE PLANTINGS.

RECOMMENDATIONS AND INSTALLATION GUIDELINES

FIRST HALF OF THE SEED WAS BROADCAST.

4. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.

STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

B. COVER CROP

TARGET AREAS.

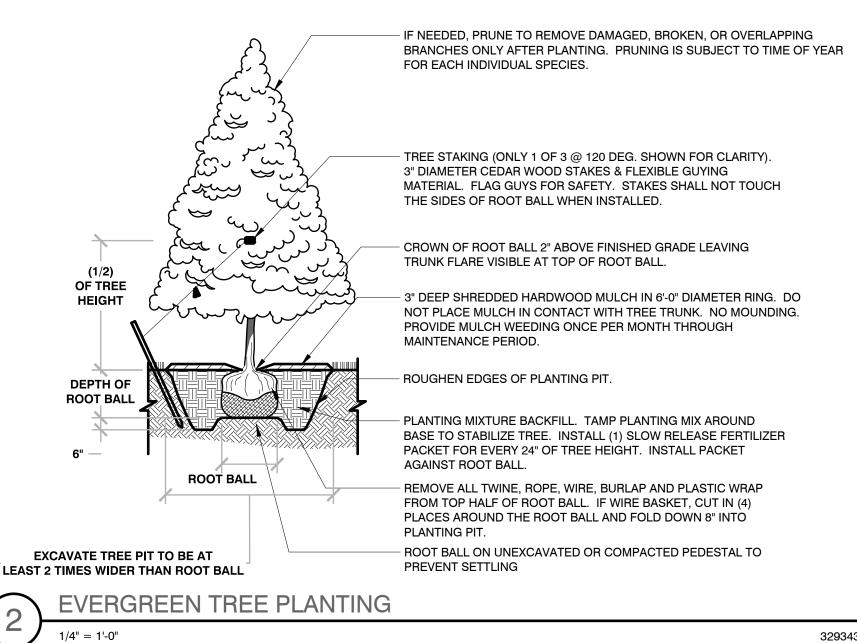
PREVENT EROSION.

NATIVE PLANTINGS:

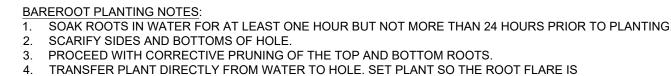
WEED SUPPRESSION MEASURES:

1. REFER TO CIVIL PLANS FOR SOIL MIX.

6" MIN. (SHRUB)



PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES BOTTOM OF ROOT FLARE FLUSH WITH FINISHED GRADE HAND LOOSEN AND PULL ROOTS OUT OF CONTAINER MATERIAL TO PREVENT PLANT FROM BECOMING ROOT BOUND REMOVE ALL TWINE, ROPE, WIRE, BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL BARE ROOT BURLAPPED CONTAINER SCARIFY 4" AND RECOMPACT SUBGRADE



APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY, PLUMB AND

IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX. . WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS. BACKFILL VOIDS AND WATER SECOND TIME.

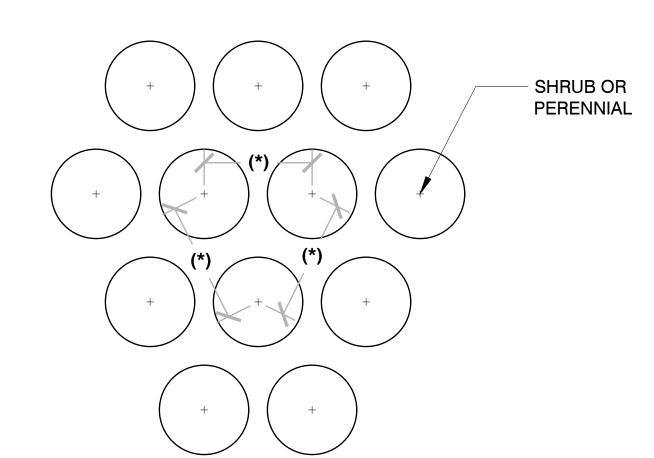
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE

SHRUB PLANTING

PERENNIAL PLANTING 329333-02

PER PLANT

SPACING



PERENNIAL PLANTING

ROOT BOUND

- SUBGRADE

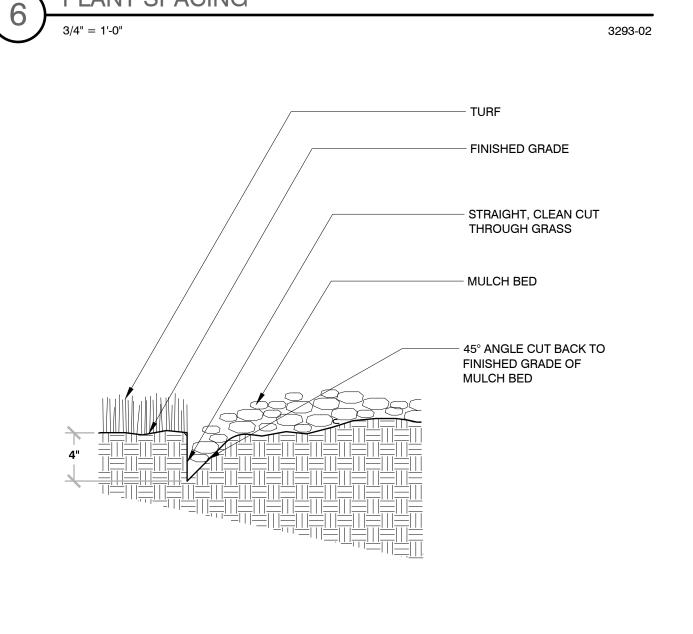
FINISHED GRADE TOP OF MULCH

HAND LOOSEN AND PULL ROOTS

OUT OF CONTAINER MATERIAL TO

PREVENT PLANT FROM BECOMING

(*) = SPECIFIED PLANT SPACING PER PLANTING LIST



TRENCHED BED EDGE 3293-03 **CONCEPT DESIGN**

03/15/2021

Revisions

SCOPE DOCUMENTS Drawing

WATERS EDGE PLACE

WATERS EDGE DRIVE CALEDONIA, WI

53402 Project No. CARDINAL 220104.00

Sheet LANDSCAPE GENERAL NOTES & DETAILS

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Sheet No. L300

PINNACLE ENGINEERING GROUP

NGINEERING I NATURAL RESOURCES I SURVEYING

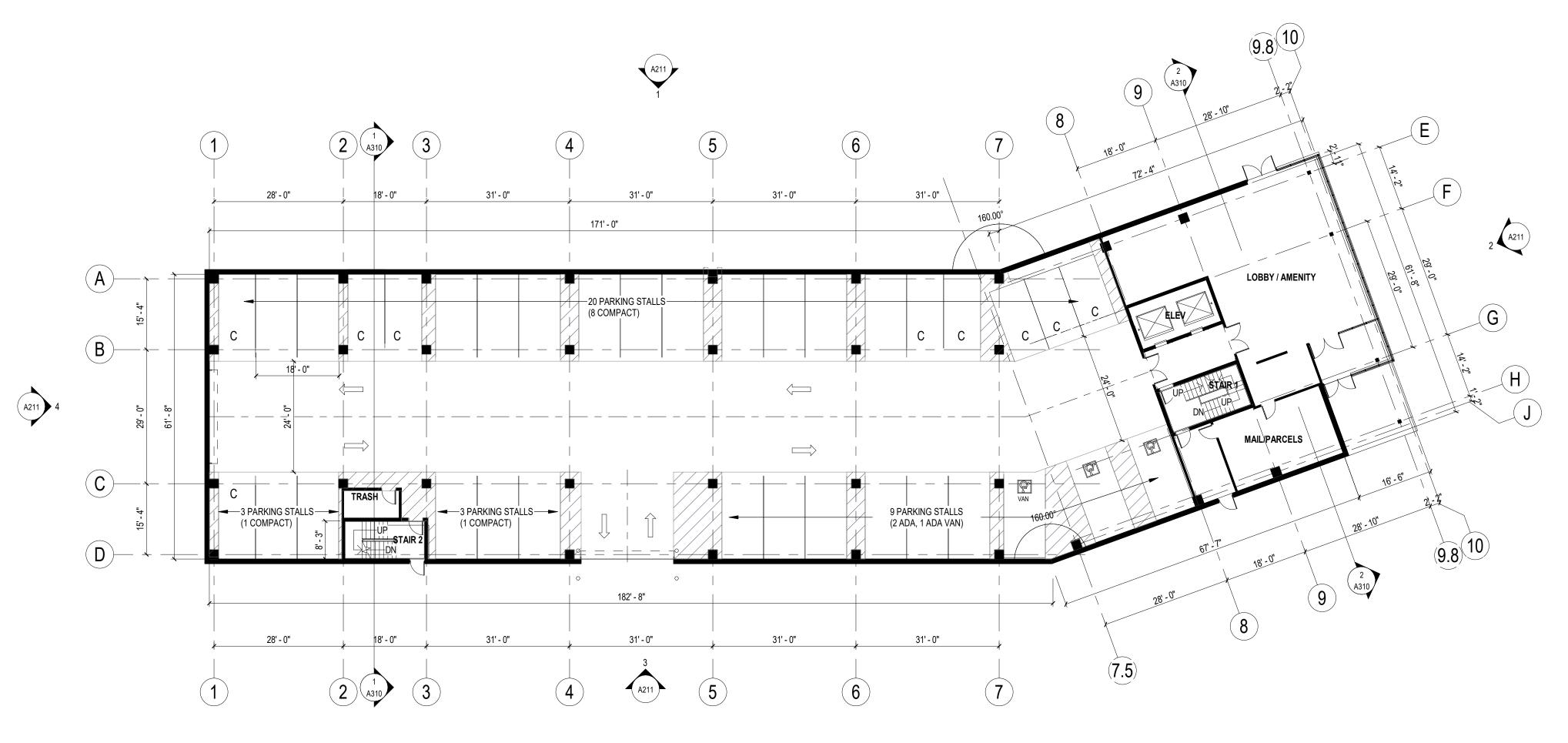
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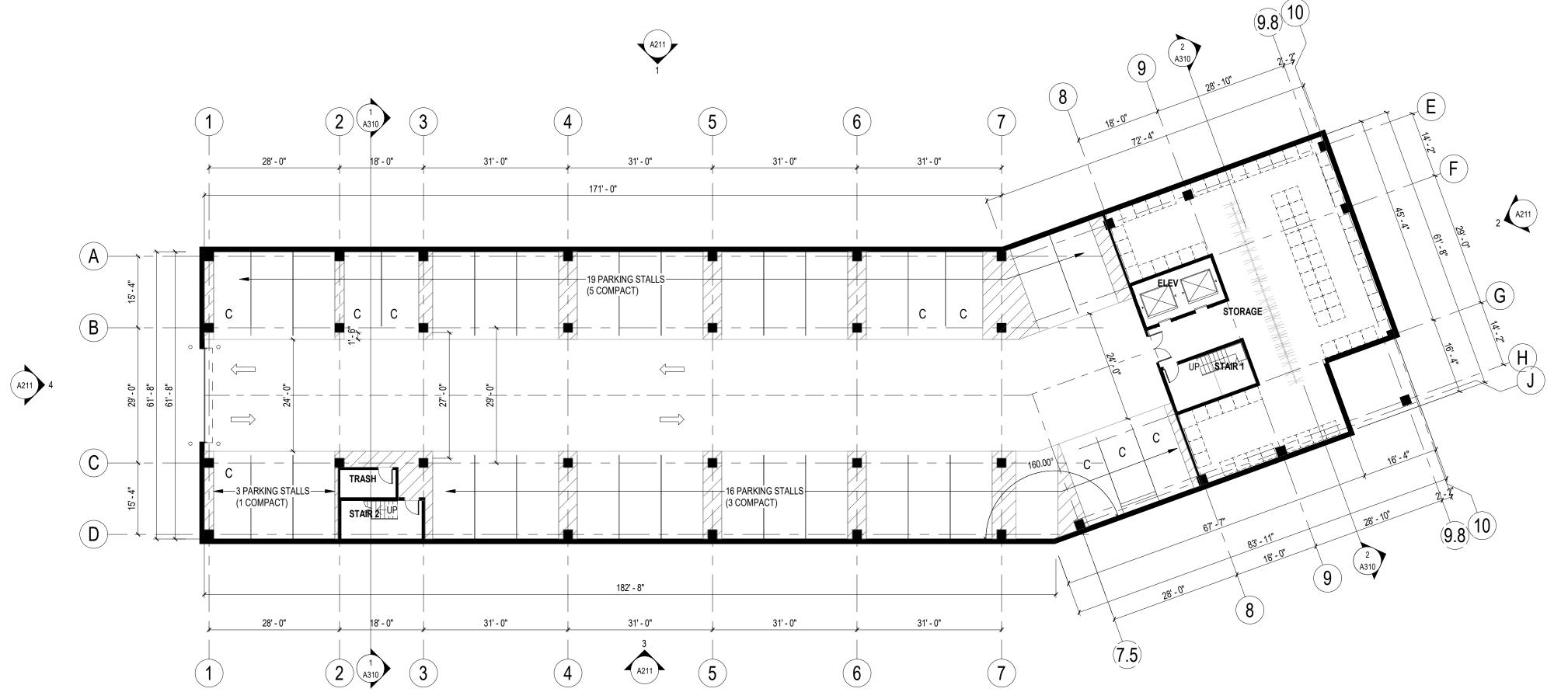
(262) 754-8888



1ST FLOOR PLAN 1/16" = 1'-0"

PARKING PLAN

1/16" = 1'-0"



220104.00 Sheet Title PARKING PLANS

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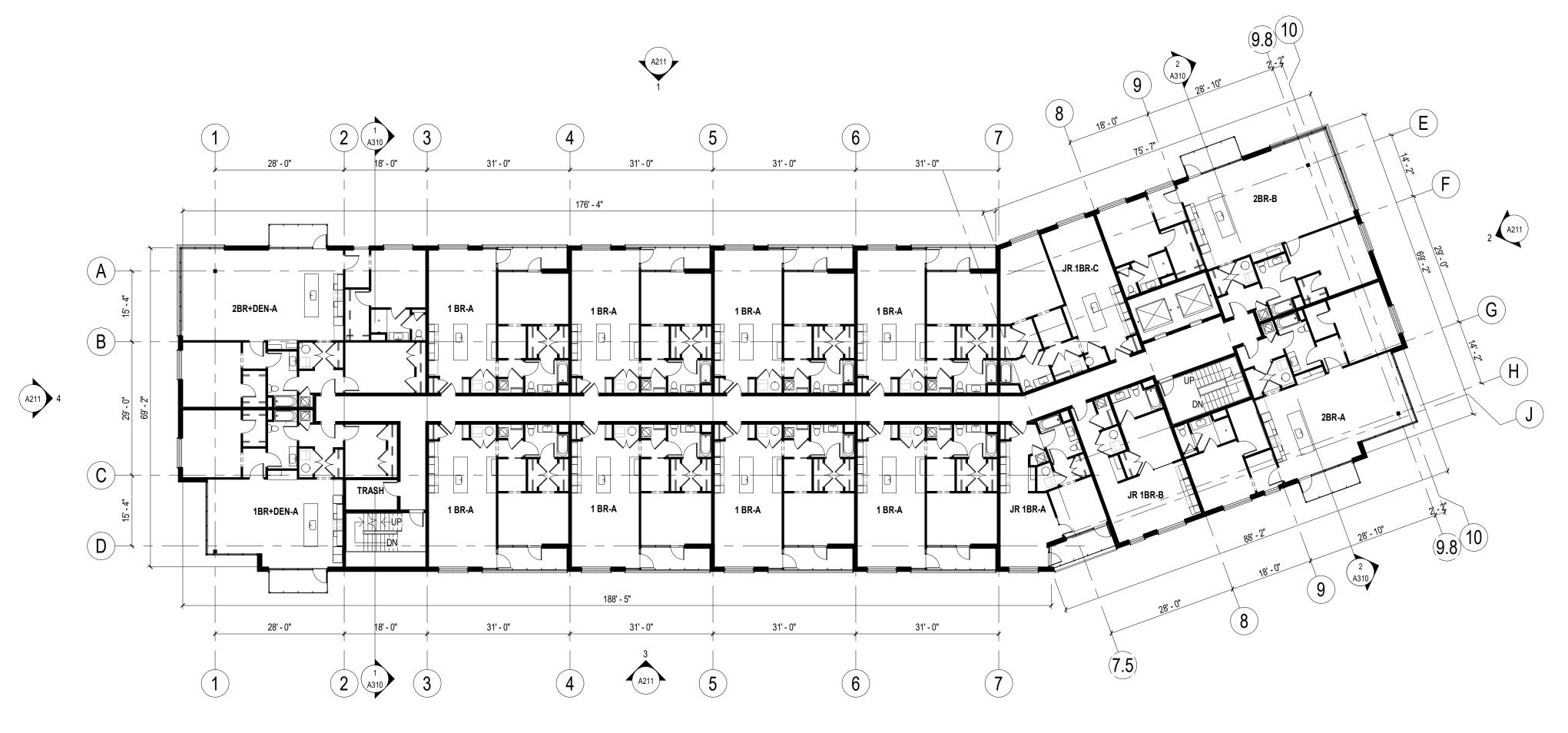
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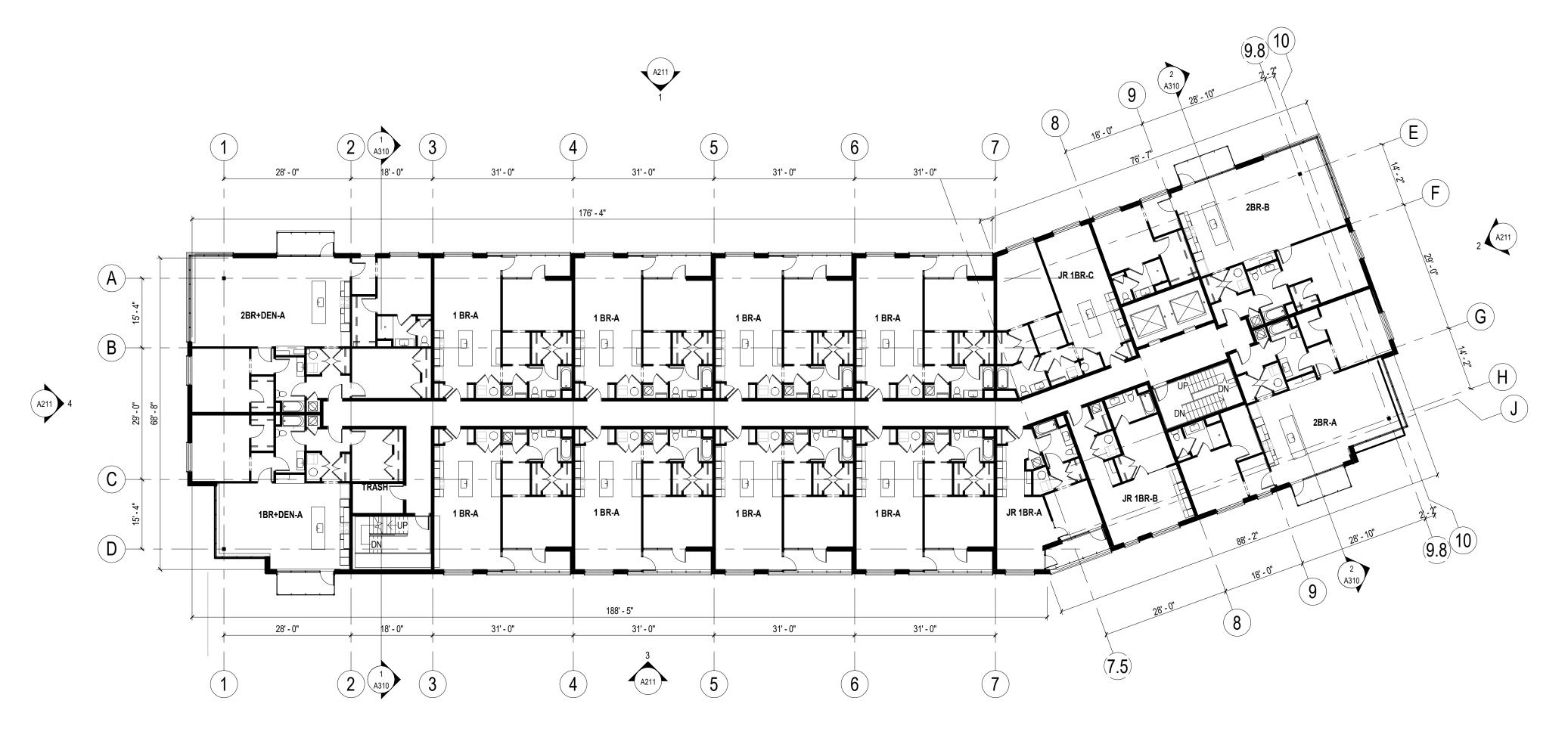
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3RD FLOOR PLAN

1/16" = 1'-0"



2ND FLOOR PLAN

1/16" = 1'-0"

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FLOOR PLANS

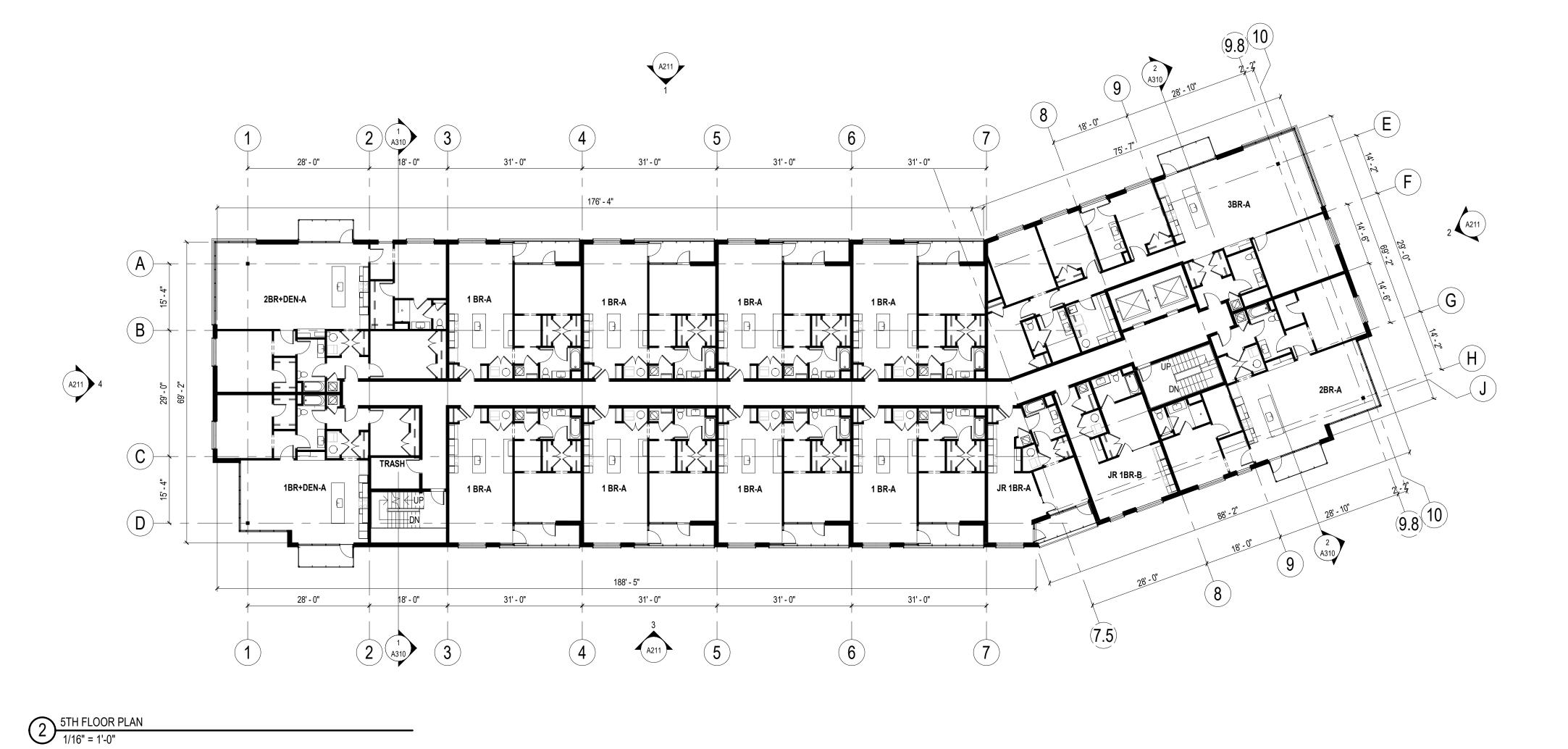
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4TH FLOOR PLAN

1/16" = 1'-0"

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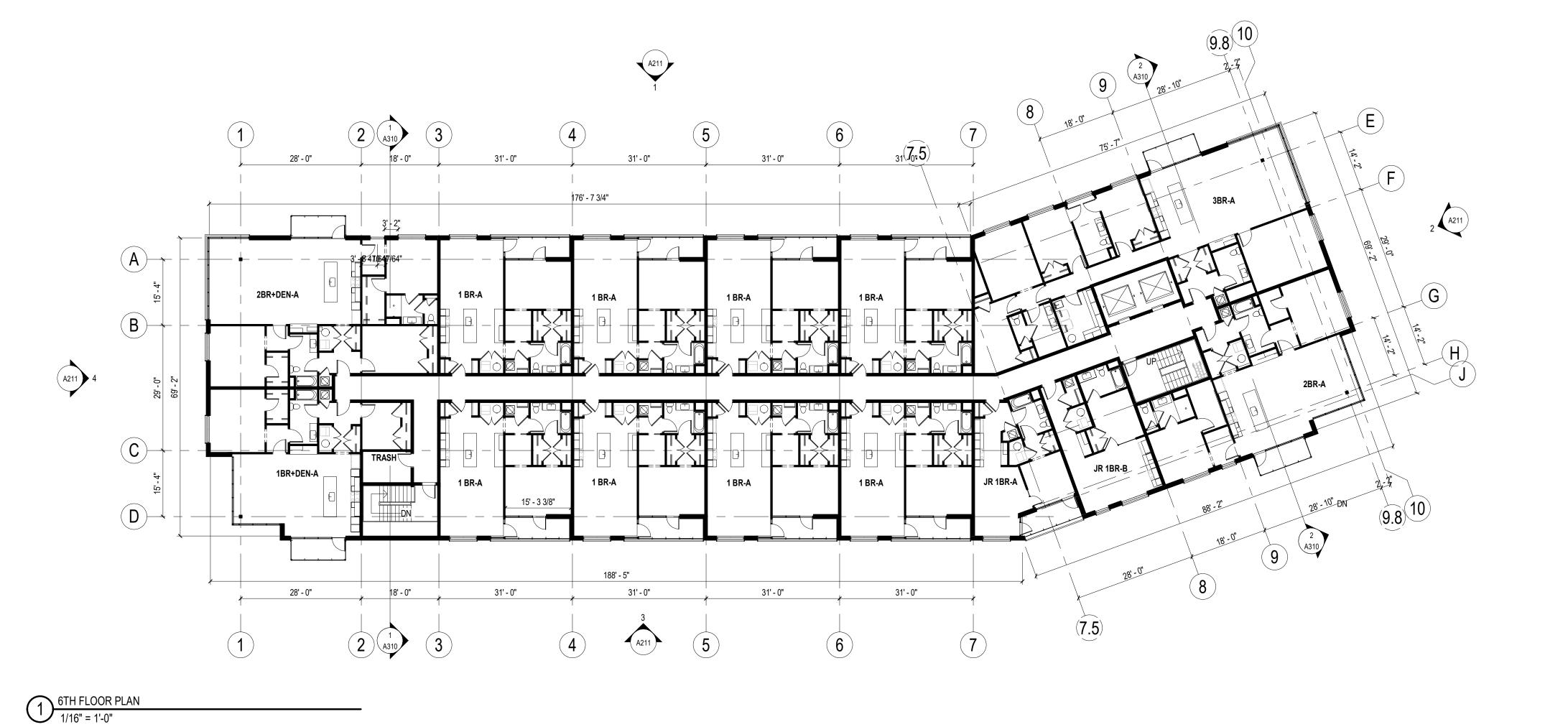
FLOOR PLANS

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Project No. CARDINAL CAPITAL 220104.00

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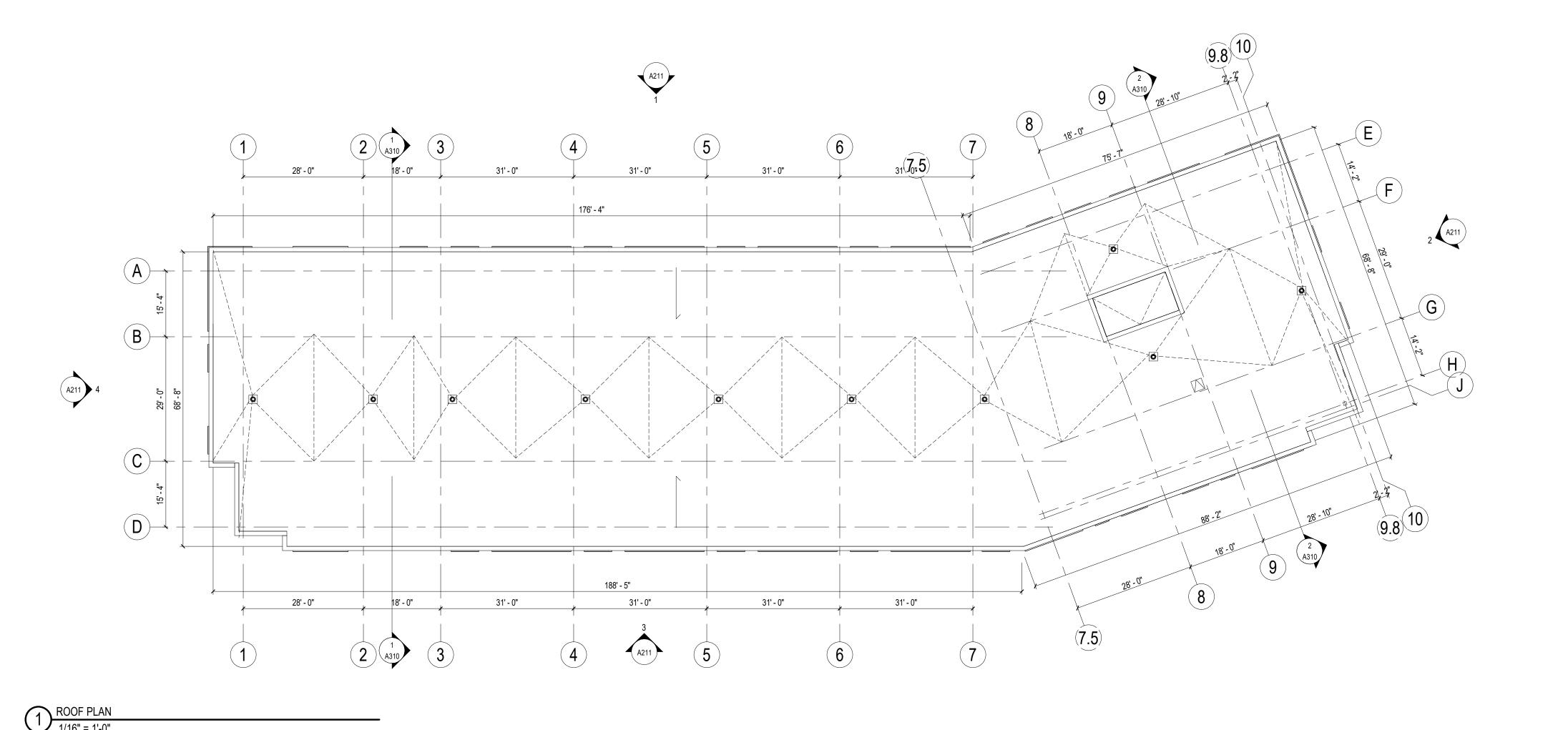
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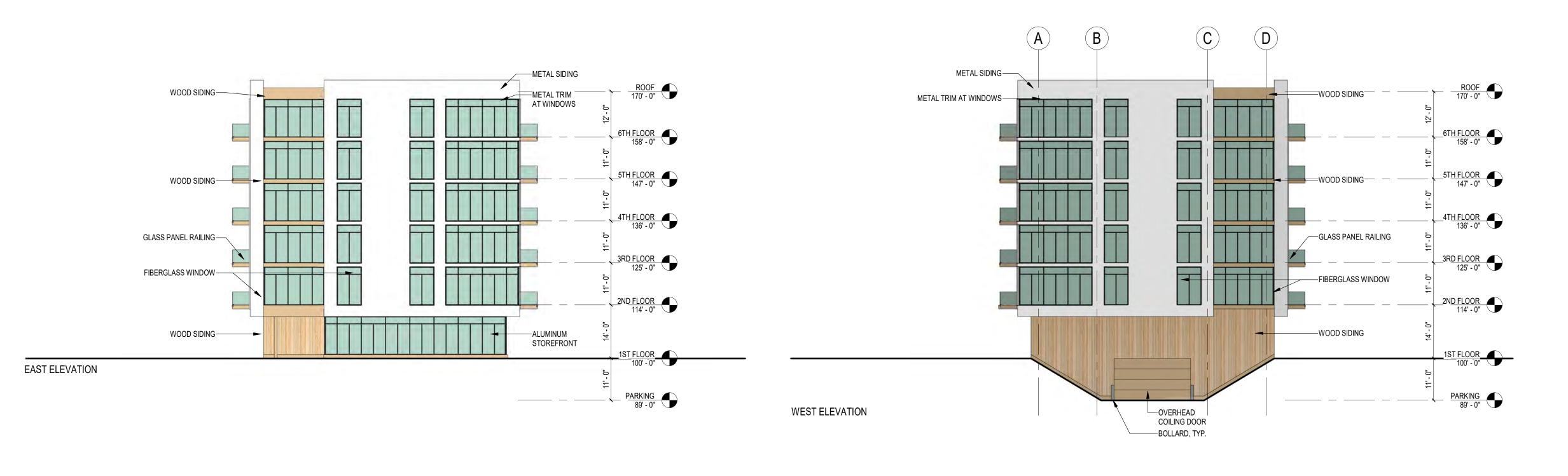
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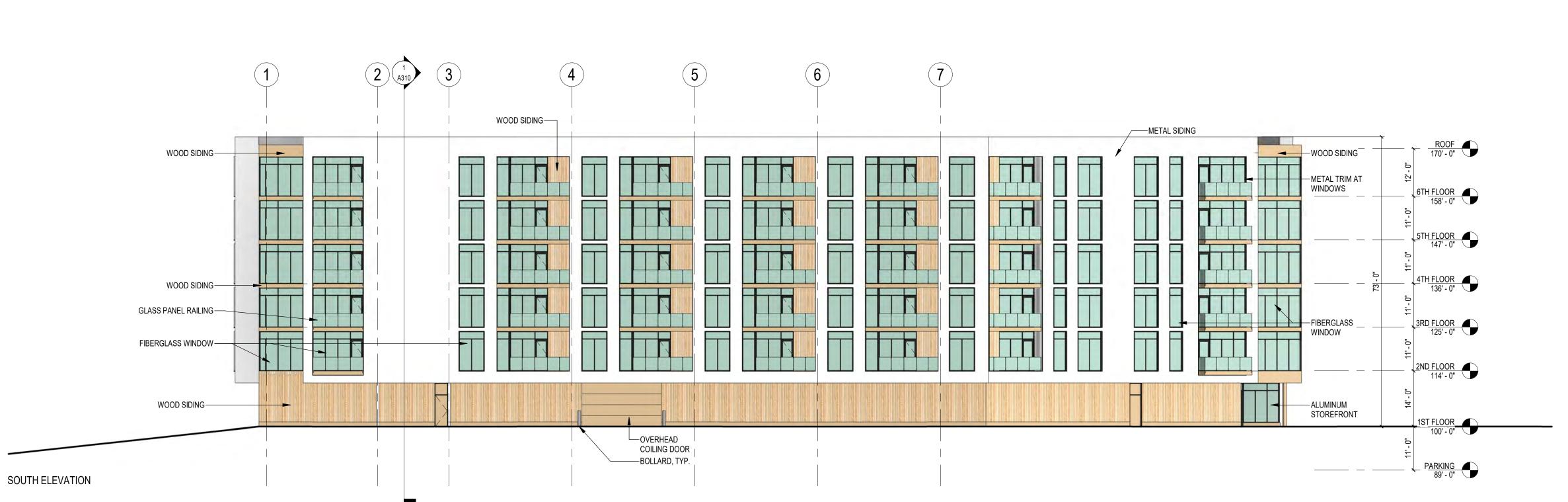
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Sheet Title

ROOF PLAN

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EXTERIOR ELEVATIONS

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RENDERING A

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RENDERING B

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