

PLANNING COMMISSION AGENDA Monday, November 29, 2021 at 6:00 p.m. Caledonia Village Hall – 5043 Chester Lane

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

5. Public Hearing Items

- A. ZONING TEXT AMENDMENT Review an amendment to the Village of Caledonia Zoning Code to create Section 16-1-1(a)(10) relating to residential and commercial parking restrictions.
- B. ZONING TEXT AMENDMENT Review an amendment to the Village of Caledonia Zoning Code to create Section 16-1-1(a)(11) relating to accessory structures for residential and non-residential districts.
- C. REZONE Review a request to rezone the parcel located at USH 41, directly south of 6009 USH 41 from B-4 & A-2 to B-3 & A-2 submitted by Mike Bannon, Applicant, Jordan Kopac, Owner. (Parcel ID No. 104-04-22-19-037-000)
- D. CONDITIONAL USE AMENDMENT Review a request for a conditional use amendment to expand the use of the existing fueling station and convenience store to include the operation of a U-Haul business located at 7952 USH 41 submitted by Joy Peter, Applicant, Kidangayil Inc. Owner. (Parcel ID No. 104-04-22-07-076-000)

6. Non-Public Hearing Items

- A. PARK TRANSFER Review the proposed transfer of ownership of the Caledonia Mt. Pleasant Memorial Park from the Village of Caledonian to Racine County.
- B. BUILDING, SITE, & OPERATIONS REVIEW Review a building and site plan to remodel the façade of an existing commercial building located at 3303 CTH H submitted by Shannon Curtin, Applicant, Scurtin LLC, Owner. (Parcel ID No. 104-04-2233-188-000)
- C. BUILDING, SITE, & OPERATIONS REVIEW Review a building, site, and operations plan to construct a ±9,700 square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue submitted by Jason Puestow, Applicant, Faithbridge Inc., Owner. (Parcel ID Nos. 104-04-22-33-117-000, 104-04-22-33-075-000, 104-04-22-33-076-000).
- D. BOUNDARY AGREEMENT REVIEW Review a master sign plan for an existing multi-tenant commercial development located at 287 27th Street, Village of Raymond, submitted by Jessica Watson, Applicant, Matthew Ninnemann, Owner. (Parcel ID No. 168-04-21-01-003-000)
- E. CERTIFIED SURVEY MAP Review a certified survey map creating two lots for the parcel located at 5806 4 Mile Road submitted by Mark Madsen, Applicant, Jeffrey Maranger, Owner. (Parcel ID No. 104-04-22-24-037-010)
- F. CERTIFIED SURVEY MAP Review a certified survey map creating three lots for the parcel located directly east of 9800 4 Mile Road submitted by Mark Madsen, Applicant, Robert & Therese Prochaska Revocable Trust, Owner. (Parcel ID No. 104-04-22-21-036-000)

G. PLAN COMMISSION CONSULTATION – Informational presentation regarding the proposed expansion of the Hoods Creek Attenuation Basin as part of the Utility District's Sewer Mitigation Plan located in the proposed Homestead Acres subdivision.

7. Adjournment

Dated November 24, 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

President Dobbs called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane, Racine, WI.

2. Roll Call/Introductions

Members present: Joseph Minorik, Bill Folk, Nancy Pierce, Tim Just, Trustee Weatherston, and President Dobbs.

Absent: Tom Knitter was excused.

Also present: Trustee Stillman, Trustee Martin, Village Attorney Elaine Ekes, Law Clerk Rebecca Shepro, Development Director Peter Wagner, Village Administrator Kathy Kasper, and Police Chief Christopher Botsch.

3. Approval of Minutes

Motion by Trustee Weatherston to approve the minutes from September 27, 2021. Seconded by Minorik. Motion carried unanimously.

4. <u>Citizens' Comments</u>

Theresie Bodie, 756 Waters Edge Road, is specifically here for the 4949 Erie Street project, but in addition to that she is wondering about the map of Caledonia as a whole and the zoning that is currently in place. She asked if whether the land use of the map is still currently relevant to today.

5. Public Hearing Items

5A. CONDITIONAL USE - Review a request for a conditional use and building, site, and operations plan for the construction and utilization of a $\pm 10,792$ square-foot commercial retail building, Dollar General, located at 4949 Erie Street, submitted by Peter Oleszczuk, Applicant, Manveer & Chaman Real Estate Inc., Owner. (Parcel ID No. 104-04-23-28-002-000)

President Dobbs explained the process of the Public Hearing.

Wagner gave an overview of the proposed Dollar General located at 4949 Erie Street and the timeline of this proposal. At the August 30th meeting, the Planning Commission recommended approval to the Village Board. At that September 27th meeting the Village Board had some questions about the traffic impact analysis report and tabled the matter. The Legal team investigated the process and determined that there is a section of code that any use that generates more than 100 trips per day requires a conditional use.

The traffic analysis was updated to reflect school traffic and the condos on Waters Edge Drive. In addition, a third party was hired to look at the traffic impact analysis report and recommended that there be a barrier that is constructed at the entrance and exit point of the lot.

Racine County identified the need to expand the right of way along 4 Mile Road and Erie Street, which pushed the building south and east. This will result in the buffer area being reduced from the original plan. Because of modification to the parking lot entrance, some parking lot stalls were relocated to the south side of the lot which still allows the minimum requirement of parking stalls for this size of commercial development.

Michael May from Traffic Analysis and Design was present to explain the traffic impact analysis report. He recommends that a stop sign be installed on the south driveway and that the east driveway should include a stop sign and left in, right in, right out sign.

Scott Knowlton, the developer of this proposal, does not have a particular presentation, but he would like to answer any questions that anyone would have regarding this proposal. This proposal complies with all ordinances and setbacks of the Village. This proposal would bring in about 6-10 employees.

Public hearing opened: 6:25 pm

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

In favor:

None.

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

Against:

Cindy Krispopeit, 4845 Alcyn Drive, called in and asked to be on record. She is in opposition of this development.

Lisa Cervantes, 4928 Erie Street, is in opposition of this development. She asked that her opinion go on record.

Theresie Bodie, 756 Waters Edge Road, states that she has many concerns about this development. She wondered if the impact would change if the Dollar General were to be built on Three Mile Road and Main Street or anywhere else along Douglas Avenue. She investigated the B1 zoning district and found that there were different zoning levels. She believes that if you were to apply a label to the Dollar General that you would label it as a variety store which would meet the B2 zoning district and not a B1 zoning district. She brought up a conditional use permit that went to the Minnesota Supreme Court that was declined. She states that this could be a livability issue and that this proposal should be declined.

Terry Baker, 416 West Point Lane, is asking if a representative from the Dollar General would be present at this meeting. She is wondering if the building size of the proposal will be similar to that of the Casey's gas station building.

Sharon Leiber, 4825 Alcyn Drive, she doesn't believe that this development is not a good fit for the neighborhood as it will decrease the value of the surrounding homes and properties. She also states that there are other shopping locations in this area and believes that the Dollar General could eliminate other shopping locations like the Piggly Wiggly and Pick N Save. Traffic will increase and cause safety issues in the area. She believes that this store will bring an increase of violence. Rodent infestation is a major problem that can occur and cause surrounding homeowners to pay to keep their homes sanitary. She did not receive a letter regarding the public hearing because her address is not within the 300-foot perimeter and believes that more people should have been notified in the surrounding area.

Kathi Villarreal, 4910 Alcyn Drive, states that she is directly affected by this proposal. At the last meeting, the Dollar General was asked to remove all dead trees and noxious weed. After they have been removed, she feels that she will be able to see the store from her house even though the vegetation buffer has increased. She feels that the Dollar General should be responsible for erecting a privacy fence between the surrounding homes and the business. She wishes that the Dollar General not be built.

Richard Kubis, 4915 Conlaine Drive, he understands that the applicant is in compliance with the code. The master plan created back in 2006/2007 said that no development over 10,000 square feet would be built outside of the Douglas Avenue Corridor or the I-94 Corridor, but Wagner corrected him that it has been amended. A Planning Commission report that he read that was generated in 2014 stated that this Planning Commission group has the ability to amend the master plan at their discretion.

Joe Majowski, 4857 Alcyn Drive, states that the neighborhood has issues with water and that their sump pumps run all day. If this development were to move forward, he is looking for guarantees that the water will not come into their basements or in the back of their yards. He is curious about the traffic pattern and would like to know how many cars per hour come by. He doesn't appreciate that the Dollar General representative did not come to this meeting.

Richard Karls, 5050 Birch Creek Lane, states that he walks past this property every day and would hate to see it go because the developer has no vision of the property. He believes that this store is meant to take over the 3 Mile Road store and that one of these stores will die.

Jane Batten, 704 Waters Edge Road, states that she has many questions about this proposed development. The first is about noise and air pollution. She is asking how to measure noise and air pollution when semis are coming in, the exhaust from those semis, and an increase in vehicle traffic and if this will be part of this plan. Since a traffic study was done, she thinks that a noise and pollution study should be done. She asked the Planning Commission if the land has been sold to the developer. She would love to have a conversation with the developer to choose a different site.

Sherri Phillips, 5138 Erie Street, states that there used to be a fruit stand at the same corner of the proposed Dollar General and that it went out of business. She feels very disrespected that a representative from Dollar General did not show up. She doesn't believe that the Dollar General will be busy enough to stay open.

John Urban, 4830 Alcyn Drive, this is the second meeting that he has been to with a proposal of a building along 4 Mile Road. There was a lot of tension with Casey's, and no one wanted it. He doesn't believe that he has been to any meetings about Danny's Meats but believes that this business wants to grow and invest and believes it would be a shame for them to not get customers because of this new development.

Greg Devereux, 700 Waters Edge Drive, with the zoning being a B1, he felt that the traffic was way too intense for the location.

Chuck Miles, 624 Royal Park Road, is asking the Planning Commission who would be responsible for the maintenance of the property. He is asking if the developer will be maintaining the exterior of the building.

William Streeter, 4835 Ruby Ave, states that no one in the neighborhood wants this proposed development. He states he went to a Dollar Store on Douglas Ave and they parking lot was dirty and believes that this will happen at this proposed store. He is asking why a Dollar General is building in a place where people do not want it.

Michelle Frank, 4925 Erie Street, states her and her children will be impacted by this development. She is wondering if there will be sidewalks installed to create safety and if the intersection will be controlled.

Paul Moore, 510 West Point Lane, is asking the Planning Commission to consider the consequences that will be created from the traffic.

Emily Ross, 5118 Erie Street, she states that traffic is intense down Erie Street and that she will never walk her children to a store on that road. She believes that this will cause a safety issue. She states that multiple ambulances and emergency vehicles drive down the street multiple times a day and is wondering how it will affect the residents that need care or the emergency vehicles getting to their destination.

Barbara Brown, 500 West Point Lane, states that 4 Mile Food has been empty for a year and is wondering what is going to happen with that property as well as the other properties across and kitty corner of the proposed Dollar General.

Ralph Lipari, 534 4 Mile Road, is wondering about people leaving the parking lot, leaving east and north, and has concerns about headlights shining onto his house. He believes that the traffic will be a nightmare and that the traffic is already bad. He thinks that this will be a big issue.

Terry Baker, 416 West Point Lane, is wondering what the Police Chief's thoughts are on this proposed development with traffic increases and increases in crime.

Melody Streeter, 4835 Ruby Ave, respectfully asked everyone on the Planning Commission to drive the neighborhood and see the residential aspect and to than ask themselves if this is the right thing to do.

Sharon Leiber, 4825 Alcyn Drive, she states that there are people moving into the area buying homes over 300 thousand dollars and she can't image what they are going to do when the depreciation comes. She is wondering about alcohol licenses and the processes of that. The storm sewer is an issue, which floods constantly leaving water sitting in the ditches. She is also wondering about the 2035 Plan and why it was not zoned commercial on that plan and how that plays into future use, when it was changed and how was it changed without the community's input.

Theresie Bodie, 756 Waters Edge Road, doesn't believe that this is a done deal and that the Planning Commission has heard factual statements to decline this project. She is asking about a protest petition for the conditional use permit and wants to know how the representative of the Dollar General will be informed of this meeting and wants them to understand that they are not welcome.

Nathan Lynn, 700 Waters Edge, recently moved 2-3 months ago and states that if you haven't had a chance to visit a Dollar General, they should. He has not seen a Dollar General bring a neighborhood up but has seen it be brought down.

Pedro Villareal, 4910 Alcyn Drive, is asking how invested the part time employees will be in protecting the surrounding properties from crime. He states that if you have unhappy employees, you will not have a good store.

Chris Brooks, 5022 Hearthside Lane, believes that crime will come with the proposed development. He doesn't want this store and doesn't believe that there is no way to not decline this proposal.

Michelle Frank, 4925 Erie Street, moved her family here because she did not want her children to grow up with the way that she did. She states that they are so against this that they have considered moving.

Jane Batten, 704 Waters Edge Road, wants the Planning Commission to feel the public passion as to see where they are coming from. She would like the Planning Commission to have an honest conversation with themselves as to whether this is right or not.

Sherri Phillips, 5138 Erie Street, is wondering if wind point was notified of this proposal.

Pedro Villareal, 4910 Alcyn Drive, asked how close Trustee Weatherston and President Dobbs lived to a Dollar Store.

Joe Majowski, 4857 Alcyn Drive, appreciates that the Planning Commission was present for tonight's meeting and hearing the comments from the public.

Dave Caucutt, 4840 Alcyn Drive, askes what the liability would be if the project were not to go through and what that would cost if the Commission would say no to this project.

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

Closed public hearing 7:51 pm

5A. Commission Deliberation

President Dobbs asked Wagner about the B1 and B2 zoning code and if the proposal could go on the proposed property. The Dollar General is a retail establishment that fits under zoning code B1, retail establishment.

The Board adopted an amendment that any non-residential development must have a 20-foot buffer in addition to building setbacks for that district. In this case the setbacks exceed the requirements and include the 20-foot buffer.

Dollar General would be responsible for the maintenance of the interior and exterior of the building. One semi-truck per week will bring merchandise and smaller box trucks will run thought out the week. Semi-trucks would be present at the store for about 30 minutes to 1 hour. The hours of delivery would be subject to municipal ordinances, otherwise if there are none, it would be throughout the day. Hours of operation of the store was brought up and they typical store hours would be 9am-9pm or 8am-8pm. This would depend on the demand of the store. The water management plan still must be submitted to the Utility District.

Discussion was had regarding the resident in opposition to the development and the frustration of the Dollar General representatives not being present.

Motion by Pierce to approve and recommend to the Village Board to approve a conditional use and building, site, and operations plan for a $\pm 10,972$ square-foot commercial building with additional conditions and that the Dollar General Representative be present at the Village Board meeting. Conditions are outlined in Exhibit A for the property located at 4949 Erie Street for the following reasons:

1. The proposed use is allowed through the conditional use and building, site, and operation plan review process and is a permitted use in B-1 Zoning District.

Seconded by Folk

ROLL CALL

Trustee Weatherston Aye
Nancy Pierce Aye
Tim Just Aye
Bill Folk Aye
Joseph Minorik Aye
President Dobbs Aye

Motion carried unanimously.

6. Non-Public Hearing Items

6A. SIGN PLAN REVEIW – Review a sign plan for the commercial site, Pilot Travel Center, located at 13712 Northwestern Avenue submitted by Michael Everett, Applicant, Pilot Travel Centers, Owner. (Parcel ID No. 104-04-22-30-022-001)

The applicant is requesting approval for a master sign plan for Pilot Travel Center. The signs that are being proposed includes replacing a monument sign, wall signs, and directional signs. The applicant is seeking to replace seven signs in total. Signage does not the exceed 1200 square foot rule. Staff recommends approval for this proposed sign plan.

Motion to approve by Trustee Weatherston. Seconded by Folk.

ROLL CALL

Trustee Weatherston Aye
Nancy Pierce Aye
Tim Just Aye
Bill Folk Aye
Joseph Minorik Nay

Motion carried 4/1.

6B. BOUNDARY AGREEMENT REVIEW – Review a certified survey map and rezone request from A-1, Farmland Preservation District and A-2, General Farming and Residential District II to M-2, General Industrial District for the parcel located at 3205 3 Mile Road submitted by Briohn Land Development LLC, Applicant, Anthony and Carol Janicek, Owner. (Parcel ID No. 168-04-21-36-008-000)

The applicant is requesting approval of a certified survey map creating three lots. An addition, the applicant is requesting to rezone to and industrial district to accommodate for future development of a semi-truck repair and storage business. The land use plan is identified with the Village of Raymond. The certified survey map meets the subdivisions rules and regulations.

Motion to approve by Trustee Weatherston. Seconded by Folk. Motion carried unanimously.

7. Adjournment

Motion to adjourn by Trustee Weatherston. Seconded by Pierce. Motion carried unanimously. Meeting adjourned at 9:25 pm.

Respectfully submitted, Megan O'Brien Deputy Village Clerk



Meeting Date: November 29, 2021

Item No. 5a

Proposal: Text Amendment

Description: Review a proposed text amendment repealing creating Section 16-1-1(a)(11) relating

to regulations for accessory structures.

Applicant(s): Village of Caledonia

Address(es): n/a

Suggested That the Plan Commission recommends to the Village Board that Section 16-1-

Motion: 1(a)(11) of the Municipal Code be created regulating accessory structures.

Background: At the July meeting, the Plan Commission directed staff to work with Trustee Martin and unspecified residents to revise the ordinance for accessory buildings that better address size, height, and number of this buildings as it relates to both suburban and rural residential uses within the Village. Since that time Trustee Martin supplied staff with suggested changes to the accessory building regulations that would allow for larger buildings in rural, large-lot, residential areas. Staff took those suggestions into consideration and continued to research other communities as to regulating accessory buildings in both rural and urban areas. Included in this report is the proposed zoning text amendment from Trustee Martin along with the previous two iterations of the zoning code related to accessory buildings.

The latest version of the accessory building code has separated out regulations based on lot size of greater than or less than five acres. This formula was taken from the Racine County Zoning Code. For lots less than five acres, a detached building cannot exceed 1,500 square feet. To ensure small lots with small houses don't have a mismatch of size related to detached buildings, staff is proposing to limit the total aggregate floor area of detached buildings based on lot size. For example, a ¼-acre or smaller lot would be limited to a maximum total of 1,050 square feet or area which would limit the size of the building to 1,050 square-feet, which is the current maximum for all residential. The larger the lot, the more square footage you are allowed the building to be, but not to exceed 1,500 square feet. When parcels are over five acres, the limit on the size of a building is 3% of the entire lot. This is like what current Agricultural Districts allow. The total sum of buildings would then be regulated by total aggregate area for all buildings. For example, a five-acre lot would be allowed to construct up to a total of 8,712 square feet of accessory buildings, with a limit of one building not to exceed 6,534 square feet.

Staff believes this sliding scale for building size based on lot size makes addresses the concerns regarding size and number limits for buildings on residential parcels. A resident who owns a 9-acre parcel could theoretically build multiple buildings of various sizes to accommodate uses such as a hobby farm, or horse farm.

In addition to building size and number, staff is proposing to codify other structures as it relates to setbacks and locations. Currently, there is no section of zoning code that addresses these items but should be considered as there uses can negatively impact neighbors if not addressed. These include patios, decks, residential air conditioners and power generators, swimming pools, tennis/basketball courts, and solar panel arrays.

If the Plan Commission is comfortable with the proposed text amendment, a suggested motion is provided.

Accessory Buildings

Properties zoned R-1 or R-2, three (3) or more acres, in areas not within the utility district

- 1. Accessory structures: The aggregate total floor area of accessory structures shall not exceed three percent (3%) of the total lot area, unless compliance with Caledonia Ordinance 7-1-24 requires a larger aggregate floor area in which case 7-1-24 shall determine the aggregate total floor area, and except that for parcels ten(10) acres or more, the accessory building areas may be greater than the three percent (3%) limit when used solely for the pursuit of agriculture or hobby farming.
- **2. Height:** The height of a structure shall not exceed in height twice their distance from the nearest lot line.

Parking Restrictions

Properties zoned R-1 r R-2, three(3) or more acres, in areas not within the utility district.

Agricultural equipment (such as farm tractors, plows, seeders, combines, cultivators, trucks, horse trailers, etc. used in a farm or hobby farm operation are permitted in all R-1 or R-2 districts.

DRAFT

Version 3

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(11) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO ACCESSORY STRUCTURES UNDER THE ZONING CODE

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Section 16-1-1(a)(11) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:

"(11) Accessory Structures.

a. **Residential Districts; Other Districts as Specified**. Accessory buildings such as detached garages, gazebos, garden or utility sheds shall be subject to the following regulations.

1. **Size.**

- (a) <u>Parcels Less than 5 Acres.</u> The area of an accessory structure shall not exceed 1,500 square feet
- (b) <u>Parcels 5 Acres or greater</u>. The area of an accessory structure shall not exceed 3% of the acreage of the parcel

2. Aggregate Total Footprint Area for All Accessory Buildings

The following is the maximum square footage allowed for all accessory buildings for a stated lot size, exclusive of road right-of-way:

< 10,000 square-foot lot = 1,050 square feet

 \geq 10,000 square-foot to 20,000 square-foot lot = 1,500 square feet

 \geq 20,000 square-foot to < 1 acre lot = 2,000 square feet

1 acre to < 2-acre lot = 4,000 square feet

2 acres to < 3-acre lot = 5,000 square feet

3 acres to < 4-acre lot = 6,000 square feet

4 acres to < 5-acre lot = 7.500 square feet

5 acres to < 10-acre lot = 4% of lot area

 \geq 10-acre = 5% of lot area

3. **Height**.

- a) Parcels less than 5 Acres. Buildings shall not exceed seventeen (17) feet in height.
- b) Parcels 5 Acres or Greater. Buildings shall not exceed in height twice their distance from the nearest lot line.
- 4. **Location**. Detached structures are permitted in the rear and side yards and shall not be closer than ten (10) feet to a principal structure

or five (5) feet to a side or rear lot line. Structures greater than 1,500 square feet shall not be closer than ten (10) to a side or rear lot line. When the street yard setback of a principal structure exceeds the required setback for the particular district in question, a detached accessory structure may be permitted in the street yard provided the street yard setback of the accessory structure is not less than the required setback for the district or the average street yard setback of principal structures on abutting parcels, if any, whichever is greater.

- 5. **Patios**. Patios constructed at or below yard grade, may be installed in the rear or side yard adjacent to the principal structure without the issuance of a building permit; and shall not be located closer than five (5) feet to a lot line.
- 6. **Decks**. Decks located adjacent to or attached to a principal structure can project into the required side and rear setback for a principal structure for the district in which they are located by six (6) feet. Freestanding decks surrounding private swimming pools shall be located at least ten (10) feet from the principal structure and shall be located at least five (5) feet from a side or rear lot line. All decks shall require the issuance of a building permit.
- 7. **Residential Air Conditioning Condensers / Power Generators.**Units under this subsection may be located adjacent to a residence in the rear yard and side yard, provided that all condensers and generators shall be located at least five (5) feet from a side or rear lot line. Residential air conditioning condensers and power generators shall not be located in the street yard.
- 8. **Private Swimming Pools. Pools** are permitted as accessory uses in the rear yard in any district; except the C-1 Resource Conservation District; however, the swimming pool shall be located at least eight (8) feet from the principal structure, be located at least three (3) feet from any side or rear lot line, and be installed in accordance with the City building, plumbing, and electrical codes, including the issuance of all required permits.
- 9. **Private Tennis Courts / Basketball Courts**. These courts are permitted as accessory uses in the rear yard in any district, except the C-1 Resource Conservation District. A building permit is required for all tennis/basketball courts and:
 - a. All tennis courts shall be surrounded by a fence not less than ten (10) feet in height.
 - b. No lighting installed around a tennis court or basketball court shall project onto adjacent properties; and
 - c. No private tennis court or basketball court shall be located closer than five (5) feet to a lot line.

- 10. Residential Ground Solar Power Arrays. Solar power arrays shall be located in the side or rear yard in all residential districts; located a minimum of ten (10) feet from the principal structure and; five (5) feet from a side or rear lot line. Solar power arrays are prohibited in the street yard.
- 2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.
- 3. This ordinance shall take effect upon adoption and publication as required by law.

	Adopted by the	Village Board of the	Village of Caledonia,	Racine County	, Wisconsin,
this	day of	, 2021.			

VILLAGE OF CALEDONIA

By:	
•	James R. Dobbs, Village President
A 444.	
Attest:	
	Joslyn Hoeffert, Village Clerk

DRAFT

Version 2

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(11) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO ACCESSORY STRUCTURES UNDER THE ZONING CODE

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Section 16-1-1(a)(11) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:

"(11) Accessory Structures.

a. **Residential Districts; Other Districts as Specified**. Accessory structures such as detached garages, gazebos, garden or utility sheds in Residential ("R" Districts) shall be subject to the following regulations.

1. **Size.**

- (a) Parcels 5 acres or Less. The area of an accessory structure shall not exceed 2,000 square and not exceed 20% of the square footage of the rear yard.
- (b) <u>Parcels Greater than 5 Acres</u>. The area of an accessory structure shall not exceed 4,000 square feet and not exceed three (3) percent of the acreage of the parcel
- 2. **Height**. Shall not exceed seventeen (17) feet in height.
- 3. **Location**. Detached structures are permitted in the rear and side yards and shall not be closer than ten (10) feet to a principal structure or five (5) feet to a side or rear lot line. When the street yard setback of a principal structure exceeds the required setback for the particular district in question, a detached accessory structure may be permitted in the street yard provided the street yard setback of the accessory structure is not less than the required setback for the district or the average street yard setback of principal structures on abutting parcels, if any, whichever is greater.
- 4 **Patios**. Patios constructed at or below yard grade, may be installed in the rear or side yard adjacent to the principal structure without the issuance of a building permit; and shall not be located closer than five (5) feet to a lot line.
- 5. **Decks**. Decks located adjacent to or attached to a principal structure can project into the required side and rear setback for a principal structure for the district in which they are located by six (6) feet. Freestanding decks surrounding private swimming pools shall be

- located at least ten (10) feet from the principal structure and shall be located at least five (5) feet from a side or rear lot line. All decks shall require the issuance of a building permit.
- 6. **Residential Air Conditioning Condensers / Power Generators.**Units under this subsection may be located adjacent to a residence in the rear yard and side yard, provided that all condensers and generators shall be located at least five (5) feet from a side or rear lot line. Residential air conditioning condensers and power generators shall not be located in the street yard.
- 7. **Private Swimming Pools. Pools** are permitted as accessory uses in the rear yard in any district; except the C-1 Resource Conservation District; however, the swimming pool shall be located at least eight (8) feet from the principal structure, be located at least three (3) feet from any side or rear lot line, and be installed in accordance with the City building, plumbing, and electrical codes, including the issuance of all required permits.
- 8. **Private Tennis Courts / Basketball Courts.** These courts are permitted as accessory uses in the rear yard in any district, except the C-1 Resource Conservation District. A building permit is required for all tennis/basketball courts and:
 - a. All tennis courts shall be surrounded by a fence not less than ten (10) feet in height.
 - b. No lighting installed around a tennis court or basketball court shall project onto adjacent properties; and
 - c. No private tennis court or basketball court shall be located closer than five (5) feet to a lot line.

b. Non-Residential District Accessory Structures

- 1. **Height**. The height of a structure shall not exceed in height twice their distance from the nearest lot line.
 - a. Area. The aggregate total floor area of all accessory buildings shall not exceed three (3) percent of the total lot area, except that on agriculturally zoned parcels, ten (10) acres or more in area, the accessory building areas may be greater than the three (3) percent limit when used solely for the pursuit of agriculture; in all non-residential and non-agricultural districts accessory building areas greater than three (3) percent are allowed, when approved by the Planning Commission as part of a Building, Site, and Operation Plan review, and where said buildings are used solely accessory to the principal use on said lot."
- 2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.

	3. This ordinance shall take effect upon adoption and publication as required by law.
this _	Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, day of, 2021.
	VILLAGE OF CALEDONIA
	By: James R. Dobbs, Village President
	Attest: Joslyn Hoeffert, Village Clerk

DRAFT

Version 1

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(10) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO ACCESSORY STRUCTURES UNDER THE ZONING CODE

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

- 1. That Section 16-1-1(a)(10) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:
- (10) Accessory Structures: Accessory structures such as detached garages, gazebos, garden or utility sheds in Residential ("R" Districts) shall be subject to the following regulations:
 - (1) **Size:**
 - a. Parcels Less than 2 Acres: The area of an accessory structure shall not occupy more than 1,200 square feet or 75% of the square footage of the living area of the principal structure, whichever is smaller.
 - b. Parcels Greater than 2 Acres: The area of an accessory structure shall not occupy more than 1,600 square feet or 75% of the square footage of the living area of the principal structure, whichever is smaller.
 - (2) **Height**: Shall not exceed seventeen (17) feet in height.
 - (3) **Location**: Detached structures are permitted in the rear and side yards and shall not be closer than ten (10) feet to a principal structure or five (5) feet to a side or rear lot line.
 - a. When the street yard setback of a principal structure exceeds the required setback for the particular district in question, a detached accessory structure may be permitted in the street yard provided the street yard setback of the accessory structure is not less than the required setback for the district or the average street yard setback of principal structures on abutting parcels, if any, whichever is greater.
 - (4) **Number:** The maximum number of accessory buildings in a residential district less than one (1) acre in size shall be two (2). If a parcel is greater than one (1) acre, more than two accessory buildings may be allowed and shall require Plan Commission approval.
 - (5) <u>Patios</u> constructed at or below yard grade, may be installed in the rear or side yard adjacent to the principal structure without the issuance of a building permit; and shall not be located closer than five (5) feet to a lot line.
 - (6) <u>Decks</u> located adjacent to or attached to a principal structure can project into the required side and rear setback for a principal structure for the district in which they are located by six (6) feet. Freestanding decks surrounding private swimming pools shall be located at least ten (10) feet from the principal structure

- and shall be located at least five (5) feet from a side or rear lot line. All decks shall require the issuance of a building permit.
- Residential Air Conditioning Condensers / Power Generators may be located (7) adjacent to a residence in the rear yard and side yard, provided that all condensers and generators shall be located at least five (5) feet from a side or rear lot line. Residential air conditioning condensers and power generators shall not be located in the street yard.
- Private Swimming Pools are permitted as accessory uses in the rear yard in any (8) district; except the C-1 Resource Conservation District; however, the swimming pool shall be located at least eight (8) feet from the principal structure, be located at least three (3) feet from any side or rear lot line, and be installed in accordance with the City building, plumbing, and electrical codes, including the issuance of all required permits.
- Private Tennis Courts / Basketball Courts are permitted as accessory uses in the (9) rear yard in any district, except the C-1 Resource Conservation District. A building permit is required for all tennis/basketball courts and:
 - All tennis courts shall be surrounded by a fence not less than ten (10) feet a. in height.
 - No lighting installed around a tennis court or basketball court shall project b. onto adjacent properties; and
 - No private tennis court or basketball court shall be located closer than five c. (5) feet to a lot line.

NON-RESIDENTIAL DISTRICT ACCESSORY STRUCTURES:

- Height: Shall not exceed in height twice their distance from the nearest lot line. (1)
 - Area: The aggregate total floor area of all accessory buildings shall not exceed three (3) percent of the total lot area, except that on agriculturally zoned parcels, ten (10) acres or more in area, the accessory building areas may be greater than the three (3) percent limit when used solely for the pursuit of agriculture; in all non-residential and non-agricultural districts accessory building areas greater than three (3) percent are allowed, when approved by the Planning Commission as part of a Building, Site, and Operation Plan review, and where said buildings are used solely accessory to the principal use on said lot.

2.	This ordinance shall take effect upon adoption and publication as required by law.
this _	Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, day of, 2021.
	VILLAGE OF CALEDONIA

This ordinance shall take affect upon adoption and publication as required by law

By:		
•	James R. Dobbs, Village President	

Attest:	
	Joslyn Hoeffert, Village Clerk



Meeting Date: November 29, 2021

Item No. 5b

Proposal: Text Amendment

Description: Review a proposed text amendment repealing creating Section 16-1-1(a)(10) relating

to regulations for off-street parking in residential zoned districts.

Applicant(s): Village of Caledonia

Address(es): n/a

Suggested That the Plan Commission recommends to the Village Board that Section 16-1- **Motion**: 1(a)(10) of the Municipal Code be created regulating residential parking restrictions.

Background: At the last Plan Commission meeting, residents and Commissioners expressed concerns regarding the proposed amendment regulating off-street parking in residential districts. Concerns raised pertained to large residential lots who may need multi trailers or vehicles of a commercial natural as part of their hobby or horse farm. An early version of the code limited commercial vehicles to one vehicle per residential property. That limit has been removed. Language was added allowing for something larger if approved through a conditional use process. Section c) of the code had been modified to allow different length trailers to be parked in residential land based on the size of the residential lot. The threshold for length is based on a lot being greater than or less than five acres. If less than five acres a trailer cannot exceed 32 feet in length. If greater than five acres, than a trailer cannot exceed 37-feet in length. To give a perspective of length, a typical semi-tractor trailer is 53 feet long. A horse trailer than can accommodate nine horses at once is 36'7". Staff research found that average size RV is 32'-33' in length and that national parks limit RV size to this same range. The average maximum length for an RV is 32 feet. For residential lots less than five acres, homes are often located closer to the street. Minimum setbacks for smaller residential lots are 25'-35'. By limiting the length of trailers and RVs to 32 feet, it would allow property owners to park a trailer in the front yard without encroaching on the public right-of-way. In addition to these modifications, staff is proposing a special allowance for a semi-tractor (no trailer) or a dump truck to be parked on a residential parcel if it has direct access to a Class A highway. This would include roadways such as Douglas Avenue and STH 31. Most Village roads are Class B roadways and therefore would not allow for the parking/storage of these vehicle types.

An issue identified by residents and elected officials was the location of vehicles and trailers on a residential property. Currently, there is no regulation limiting where a vehicle or trailer can be parked on residential property. The front lawn is a permissible location. The proposed text amendment will require that vehicles and trailers not stored inside a garage be located on an approved surface such as cement, asphalt, or compacted gravel. To ensure a resident doesn't pave their entire front yard, there is language limiting the paving of the street yard to no more than 50%. Staff understands that there will be instances when a property owner may need to park vehicles or trailers on the front lawn such as family event, driveway replacement, or car washing as examples. To allow for that kind of event to occur and not violate code, staff included language that would allow for a "gathering" not to exceed 24 hours to park vehicles on grass or a front yard temporarily.

At an early meeting, there was a concern regarding agricultural equipment parked on large residential lots. An earlier version called out the permitted use of agricultural equipment in agricultural districts. The current version has been modified to allow for agricultural equipment to be allowed in residential district if

Meeting Date: November 29, 2021 Item No.: 5b

used for a farm operation on the property. The storing of agricultural equipment is already permitted in agricultural districts.

If the Plan Commission is comfortable with the proposed version of the text amendment, staff drafted a suggested motion.

At the last Plan Commission meeting, the Commission tabled the proposed text amendment and directed staff to modify the proposed ordinance in response to comments given at the public hearing and Commissioners' concerns. Included in this report is a revised ordinance that has removed any limit on number and size of trailers or commercial vehicles on a residential parcel. The ordinance has been further revised to eliminate the language that trucks parked in agricultural districts must be owned and used by the farmer. The resulting changes will result in the regulation of off-street parking residential districts to parking on an improved surface and limiting utility trailer size for parcels less than one acre.

If the Plan Commission is comfortable with these modifications, the next step would be to make a motion approving the modifications and send it to the Legislation & Licensing Committee for review with final approval going to the Village Board.

In response to the Village Community Development Authority concerns pertaining to parking matters in residential and commercial districts, staff was directed to draft a zoning ordinance addressing the parking of vehicles, recreational vehicles, trailers, and semi-tractors and their trailers. The proposed ordinance is a section of the proposed Zoning Code, Chapter 12: Off-Street Parking.

Staff drafted an ordinance addressing this issue by providing regulations pertaining types, size, and setbacks of vehicles and trailers in residential and commercial districts. Key components to this ordinance are:

- One commercial vehicle not over 10,000 lbs and/or not over nine feet tall and 26 feet in length can be parked routinely in a residential district.
- Recreational vehicles in residential districts must be parked 5 feet from side and rear lot lines.
- Recreational vehicles parked in the street yard must be parked on an improved surface such as stone, asphalt, or concrete.
- Trailers and their contents parked on lots less than one acre cannot exceed 32 feet in length and 13 feet in height. For residential lots greater than one acre, the trailer cannot exceed 37 feet in length and 13 feet in height.
- A parcel's street yard cannot have an improved surface by more than 50% of the street yard.
- Semi tractors, trailers, or dump trucks on commercial property is prohibited unless approved through the conditional use or site plan review process.
- Agricultural equipment in agricultural districts are permitted on site.

The current parking code does not address parking on front lawns of trailers, boats, cars, and other vehicles. The purpose of the text amendment is to clearly define off-street parking regulations in residential and commercial districts.

If adopted, these regulations will provide better authority to address complaints regarding the parking of vehicles in residential districts. This draft ordinance has gone before the Legislative and Licensing Committee for review with the recommendation that a public hearing be held and be further reviewed by the Plan Commission.

Respectfully submitted:

Peter Wagner, AICP Development Director

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(10) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO RESIDENTIAL AND COMMERCIAL PARKING RESTRICTIONS UNDER THE ZONING CODE

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Section 16-1-1(a)(10) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:

"(10) Residential Parking Restrictions.

- a) Parking of vehicles accessory to a residential use on private property shall be limited to those actually used by the residents or for temporary parking for guests. Vans or pickup trucks used for private and recreational use, or a motor home (recreational vehicle), or a van or pickup truck used in a business or trade and commercial vehicle used for transportation to and from a place of employment or workplace of the occupant may be parked on a residential property subject to the requirements of this Section.
- b) Commercial Vehicles of not over 10,000 lbs may be parked on private property per residential dwelling unit, providing all of the following conditions are met: vehicle is registered and licensed; used by a resident of the premises; gross weight does not exceed ten thousand (10,000) pounds, including any load; height does not exceed nine (9) feet as measured from ground level, excluding antennas, air vents, and roof-mounted air conditioning units, but including any load, bed, or box; and total vehicle length does not exceed twenty-six (26) feet, including attachments thereto (such as plows, trailers, etc.) unless approved through a conditional use permit.
- c) Recreational vehicles parked on private property in residential zoned districts must maintain a minimum of a five-foot setback from the rear and side lot lines but are not restricted to a minimum setback to the principal structure. If parked in the street yard, the recreational vehicle must be parked on the driveway or on an improved surface such as asphalt, concrete, or compacted gravel. For the purpose of this section, recreational vehicles shall include boats and trailers, snowmobiles and their trailers, minibikes or trailbikes and their trailers, and unoccupied tent campers and travel trailers, all-terrain vehicles and personal watercraft and their trailers.
 - 1) Utility trailers and recreational vehicles parked on residential parcels less than five acres cannot exceed 32 feet in length and 13 feet in height. For residential parcels five acres or greater, trailers

and recreational vehicles shall not exceed 37 feet in length and 13 feet in height.

- d) Vehicles, trailers, and recreational vehicles shall be parked either within an enclosed attached garage or detached accessory structure or on an improved surface such as: asphalt; concrete; or compacted gravel. Improved surfaces including driveways that cover more than fifty percent (50%) of a residential street yard is prohibited.
- e) No other vehicular equipment of a commercial or industrial nature, except as stated above, shall be parked or stored for more than two (2) consecutive hours and four (4) accumulated hours during any twenty-four-hour period on any lot in any zoning district except business and industrial districts or as permitted by an approved conditional use or in the A-1 district.
- f) Outdoor parking of semi-tractors/trailers and/or dump trucks on commercial property (B-districts), that is not a principal use (e.g., truck sales), an accessory use (e.g., delivery vehicles), or which has not been approved through the conditional use or site plan review process is prohibited. Outdoor parking of one semi-tractor or dump truck is permitted in Residential Districts if the parcel is greater than one (1) acre and has direct access to a Class A Highway (e.g. STH 31, STH 32). Outdoor parking of semi-tractor trailers in residential districts is prohibited.
- g) Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks, etc.) used in a farm operation are permitted in residential districts for parcels three (3) acres or more in area."
- h) A gathering, not to exceed 24 hours at any one time, which results in the parking of vehicles or trailers not on an approved surface be exempt from these parking limits for a 24-hour period.
- 2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.
- 3. This ordinance shall take effect upon adoption and publication as required by law.

	Adopted by the	Village Board of the	Village of Caledonia,	Racine County,	Wisconsin,
this_	day of	, 2021.			

VILLAGE OF CALEDONIA

By:	
•	James R. Dobbs, Village President
	,
Attest:	
	Joslyn Hoeffert, Village Clerk

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(10) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO RESIDENTIAL AND COMMERCIAL PARKING RESTRICTIONS UNDER THE ZONING CODE

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"(10) Residential and Commercial Parking Restrictions.

- a) Parking of vehicles accessory to a residential use on private property shall be limited to those actually used by the residents or for temporary parking for guests. Vans or pickup trucks used for private and recreational use, or a motor home (recreational vehicle), or a van or pickup truck used in a business or trade and commercial vehicle used for transportation to and from a place of employment or workplace of the occupant may be parked on a residential property subject to the requirements of this Section.
- b) Vehicles of not over 10,000 lbs may be parked on private property per residential dwelling unit, providing all of the following conditions are met: vehicle is registered and licensed; used by a resident of the premises; gross weight does not exceed ten thousand (10,000) pounds, including any load; height does not exceed nine (9) feet as measured from ground level, excluding antennas, air vents, and roof-mounted air conditioning units, but including any load, bed, or box; and total vehicle length does not exceed twenty-six (26) feet, including attachments thereto (such as plows, trailers, etc.).
- c) Recreational vehicles parked on private property in residential zoned districts must maintain a minimum of a five-foot setback from the rear and side lot lines but are not restricted to a minimum setback to the principal structure. If parked in the street yard, the recreational vehicle must be parked on the driveway or on an improved surface such as asphalt, concrete, or compacted gravel. For the purpose of this section, recreational vehicles shall include boats and trailers, snowmobiles and their trailers, minibikes or trailbikes and their trailers, and unoccupied tent campers and travel trailers, all-terrain vehicles and personal watercraft and their trailers.
 - 1) Utility trailers and recreational vehicles parked on residential parcels less than one acre cannot exceed 32 feet in length and 13 feet in height.
- d) Vehicles, trailers, and recreational vehicles shall be parked either within an enclosed attached garage or detached accessory structure or on an improved

- surface such as: asphalt; concrete; or compacted gravel. Improved surfaces beyond driveways to cover more than fifty percent (50%) of a residential street yard is prohibited.
- e) No other vehicular equipment of a commercial or industrial nature, except as stated above, shall be parked or stored for more than two (2) consecutive hours and four (4) accumulated hours during any twenty-four-hour period on any lot in any zoning district except business and industrial districts or as permitted by an approved conditional use or in the A-1 district.
- f) Outdoor parking of semi-tractors/trailers and/or dump trucks on commercial property (B-districts), that is not a principal use (e.g., truck sales), an accessory use (e.g., delivery vehicles), or which has not been approved through the conditional use or site plan review process is prohibited. Outdoor parking of semi-tractors or dump trucks is permitted in Residential Districts if the parcel is greater than one (1) acre and has direct access to a Class A Highway (e.g. STH 31, STH 32). Outdoor parking of semi-tractor trailers in residential districts are prohibited.
- g) Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks, etc.) used in a farm operation are permitted in all agricultural districts."
- 2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.
- 3. This ordinance shall take effect upon adoption and publication as required by law.

	Adopted by the	e Village Board of the	Village of Caledonia,	Racine County,	Wisconsin,
this	day of	, 2021.			

VILLAGE OF CALEDONIA

By:	
	James R. Dobbs, Village President
	, ,
Attest:	
	Joslyn Hoeffert, Village Clerk

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(10) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO RESIDENTIAL AND COMMERCIAL PARKING RESTRICTIONS UNDER THE ZONING CODE

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- a) Parking of vehicles accessory to a residential use on private property shall be limited to those actually used by the residents or for temporary parking for guests. Vans or pickup trucks used for private and recreational use, or a motor home (recreational vehicle), or a van or pickup truck used in a business or trade and commercial vehicle used for transportation to and from a place of employment or workplace of the occupant may be parked on a residential property subject to the requirements of this Section.
- b) One (1) commercial vehicle of not over one-ton rated capacity may be parked on private property per residential dwelling unit, providing all of the following conditions are met: vehicle is registered and licensed; used by a resident of the premises; gross weight does not exceed ten thousand (10,000) pounds, including any load; height does not exceed nine (9) feet as measured from ground level, excluding antennas, air vents, and roof-mounted air conditioning units, but including any load, bed, or box; and total vehicle length does not exceed twenty-six (26) feet, including attachments thereto (such as plows, trailers, etc.).
- c) Recreational vehicles parked on private property in residential zoned districts must maintain a minimum of a five-foot setback from the rear and side lot lines but are not restricted to a minimum setback to the principal structure. If parked in the street yard, the recreational vehicle must be parked on the driveway or on an improved surface such as asphalt, concrete, or compacted gravel. For the purpose of this section, recreational vehicles shall include boats and trailers, snowmobiles and their trailers, minibikes or trailbikes and their trailers, and unoccupied tent campers and travel trailers, all-terrain vehicles and personal watercraft and their trailers.
 - 1) Utility trailers and recreational vehicles parked on residential parcels less than one acre cannot exceed 32 feet in length and 13 feet in height. For residential parcels greater than one acre, trailers and recreational vehicles shall not exceed 37 feet in length and 13 feet in height.

- d) Vehicles, trailers, and recreational vehicles shall be parked either within an enclosed attached garage or detached accessory structure or on an improved surface such as: asphalt; concrete; or compacted gravel. Improved surfaces beyond driveways to cover more than fifty percent (50%) of a residential street yard is prohibited.
- e) No other vehicular equipment of a commercial or industrial nature, except as stated above, shall be parked or stored for more than two (2) consecutive hours and four (4) accumulated hours during any twenty-four-hour period on any lot in any zoning district except business and industrial districts or as permitted by an approved conditional use in the A-1 district.
- f) Outdoor parking of semi-tractors/trailers and/or dump trucks on commercial property (B-districts), that is not a principal use (e.g., truck sales), an accessory use (e.g., delivery vehicles), or which has not been approved through the conditional use or site plan review process is prohibited.
- g) Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks owned and used by the farmer in the operation of the farm, etc.) used in a farm operation are permitted in all agricultural districts."
- 2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.
- 3. This ordinance shall take effect upon adoption and publication as required by law.

	Adopted by the	Village Board of the	Village of Caledonia,	, Racine County	y, Wisconsin,
this _	day of	, 2021.			

VILLAGE OF CALEDONIA

By:	
	James R. Dobbs, Village President
	, ,
Attest:	
	Joslyn Hoeffert, Village Clerk



Meeting Date: November 29, 2021

Item No. 5c

Proposal:	Rezone
Description:	Request to rezone the western ±25.0 acres of a ±40.92-acre parcel from B-4 Planned Business District and A-2 General Farming and Residential District II to B-3, Commercial Service District. The remaining ±15.8 acres are to maintain the current A-2 Zoning District.
Applicant(s):	Right Trailers Inc.
Address(es):	USH 41
Suggested Motion:	That the Plan Commission recommends to the Village Board that the western ±25.0 acres of the property located directly south of 6009 USH 4, Parcel ID No. 104-04-22-19-037-000, be rezoned from B-4, Planned Business District and A-2 Genera Farming and Residential District II to B-4, Planned Business District as illustrated in Exhibit A for the following reasons: 1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area. 2. The 2035 Land Use Plan designates this area of the property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.
Owner(s):	Jordan Kopac
Tax Key(s):	104-04-22-19-037-000
Lot Size(s):	40.92 acres
Current Zoning District(s):	B-4, Planned Business District and A-2 General Farming and Residential District II
Overlay District(s):	N/A
Wetlands:	
Comprehensive Plan:	Commercial, Isolated Natural Resource Area, Medium Density Residential

Meeting Date: November 29, 2021 Item No.: 5c

Background: The applicant is requesting a rezoning of the western portion of the property to B-3, Commercial Service District to accommodate for the future commercial development of a consumer sales and service of a retail trailer business. The parcel is approximately 41 acres in size. The applicant is requesting to rezone the western 25 acres to B-3. The remaining eastern 16 acres would remain Agricultural with the no intent to develop due to wetlands predominating that portion of the property. The proposed zoning district is consistent with the Village Land Use Map which identifies commercial uses in this area.

The B-3 zoning district is being requested due to the proposed use and the proximity to the interstate. When the proposed development comes before the Village, the applicant will be required to request a conditional use for vehicle sales and service.

The applicant hired a consultant to delineate the wetlands on the site. Three wetland cells have been identified. The largest cell is 22 acres, the second cell is 0.04 acres, and the third cells is 0.06 acres. When developing the site, the applicant will be required to address how the development will take into account how wetlands will be impacted.

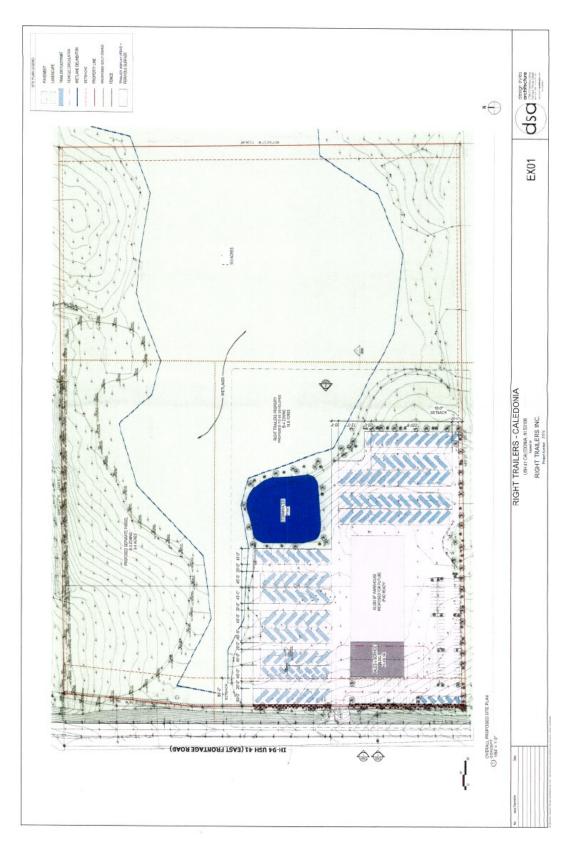
Staff has concluded that expanding the business zoning district is consistent with the adopted 2035 Village Land Use Plan and the proximity to the highway makes a business zoning classification on the property suitable for this parcel. Staff is concerned that rezoning to a B-3 District may open commercial uses that may by undesirable. Staff recommends that the area be rezoned to business but be rezoned to B-4, Planned Business District. This district requires all uses to be conditional uses. Since the proposed use is a conditional use in all business districts, this would not create a hardship to the applicant and would help protect the Village from undesirable permitted uses in the B-3 District.

Due to the wetlands on the eastern portion of the parcel, the likeliness of expanded development to the east is minimal. Before construction could begin, the applicant is required to come before the Village for a conditional use and site plan review. If the Plan Commission is comfortable with the proposed rezone, staff has drafted a suggested motion shown on the first page of this report.

Respectfully submitted:

Peter Wagner, AICP
Development Director

EXHIBIT A



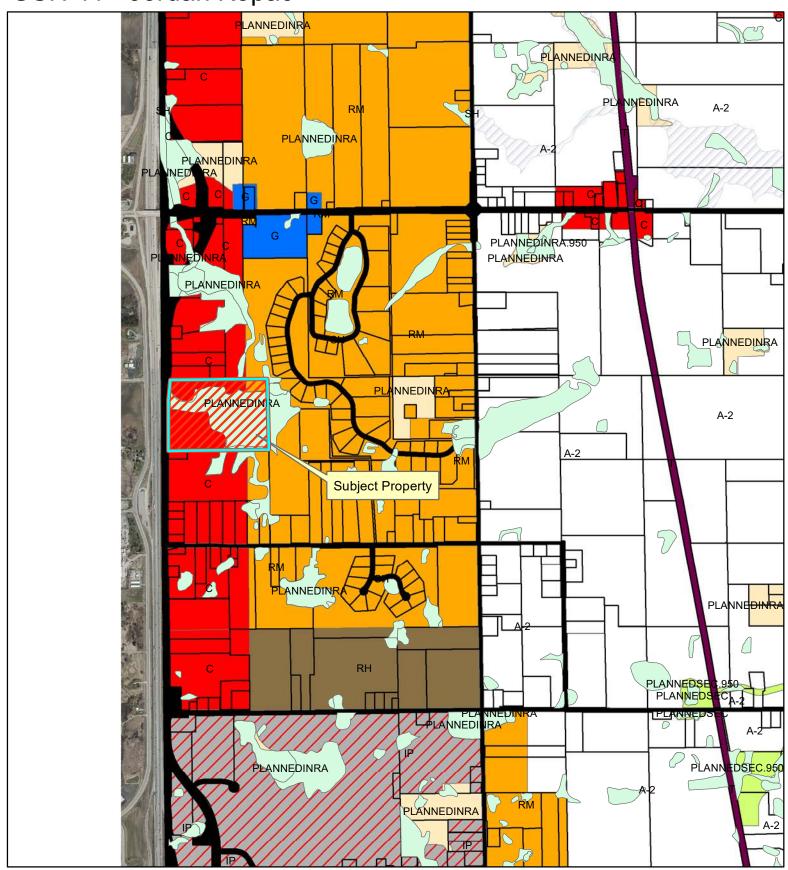
Location Map USH 41 - Jordan Kopac







Land Use Map USH 41 - Jordan Kopac







RIGHT TRAILERS, INC. INFORMATIONAL STATEMENT

I. INTRODUCTION TO APPLICANT

Right Trailers, Inc. was founded in May, 2004 by Michael Scott and his father, Hugh Scott. The mission is to change the way people buy trailers and to make a positive impact to each community Right Trailers calls home.

Today, Right Trailers has four locations, over 800 trailers in inventory, an extensive parts inventory and excellent customer service at all of its locations.

Right Trailers sells new and lightly used consumer trailers to the general public.

II. OPERATIONS

A. Traffic to and from Site. This site will operate in much the same way as a new car dealership. It is anticipated that the maximum number of automotive trips to and from the site would be 40 per day. The number of daily truck trips would be four (4).

B. Parking.

- (i) <u>Product Parking</u>. As shown on the Site Plan the Product Parking will occur in nine different islands. The islands will be separated by paved areas. The trailer parking area will be paved with permanent materials.
- (ii) <u>Customer Parking</u>. Located on the south side of the parcel will be vehicle parking for up to 70 cars and trailers waiting for service. This area will be divided and screened by landscaping.
- C. Sales and Service Building. Initially Right Trailers intends to construct a 15,000 square foot building. This building is shown on the elevations supplied. This would be a masonry tip-up building. It will be made up of the sales floor, service area and offices. As the business grows, Right Trailers anticipates the construction of an additional 45,000 square foot building to house additional inventory, parts and services. This will become a distribution point for Right Trailers' Midwest operations.

D. Hours of Operation. The hours of operation for the two areas of operation will be as follows:

Retail

Monday - Saturday

8:00 am to 6:00 pm

Sunday

Closed

Deliveries / Service

Monday - Friday

6:00 am to 6:00 pm

Saturday and Sunday

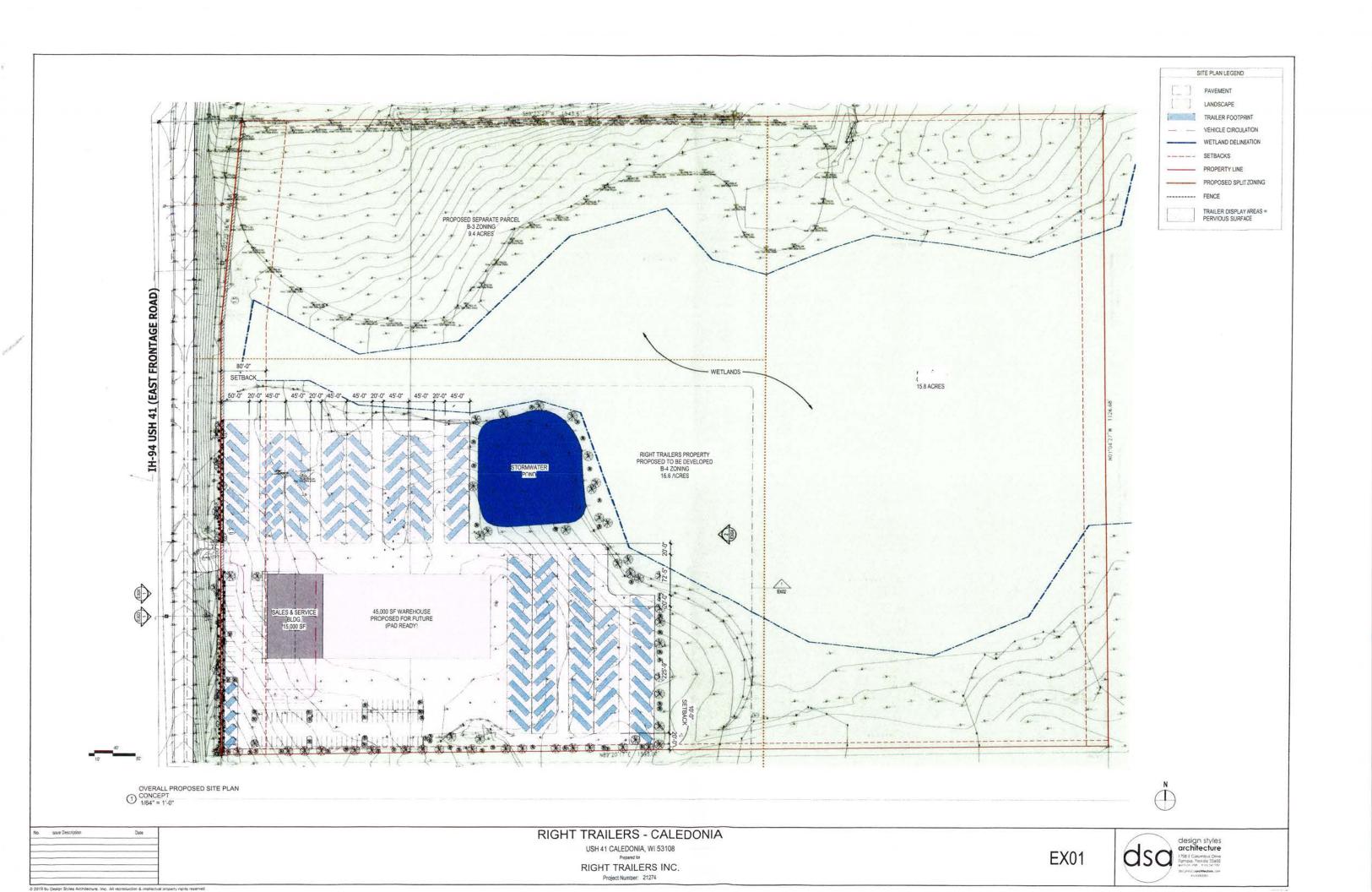
Closed

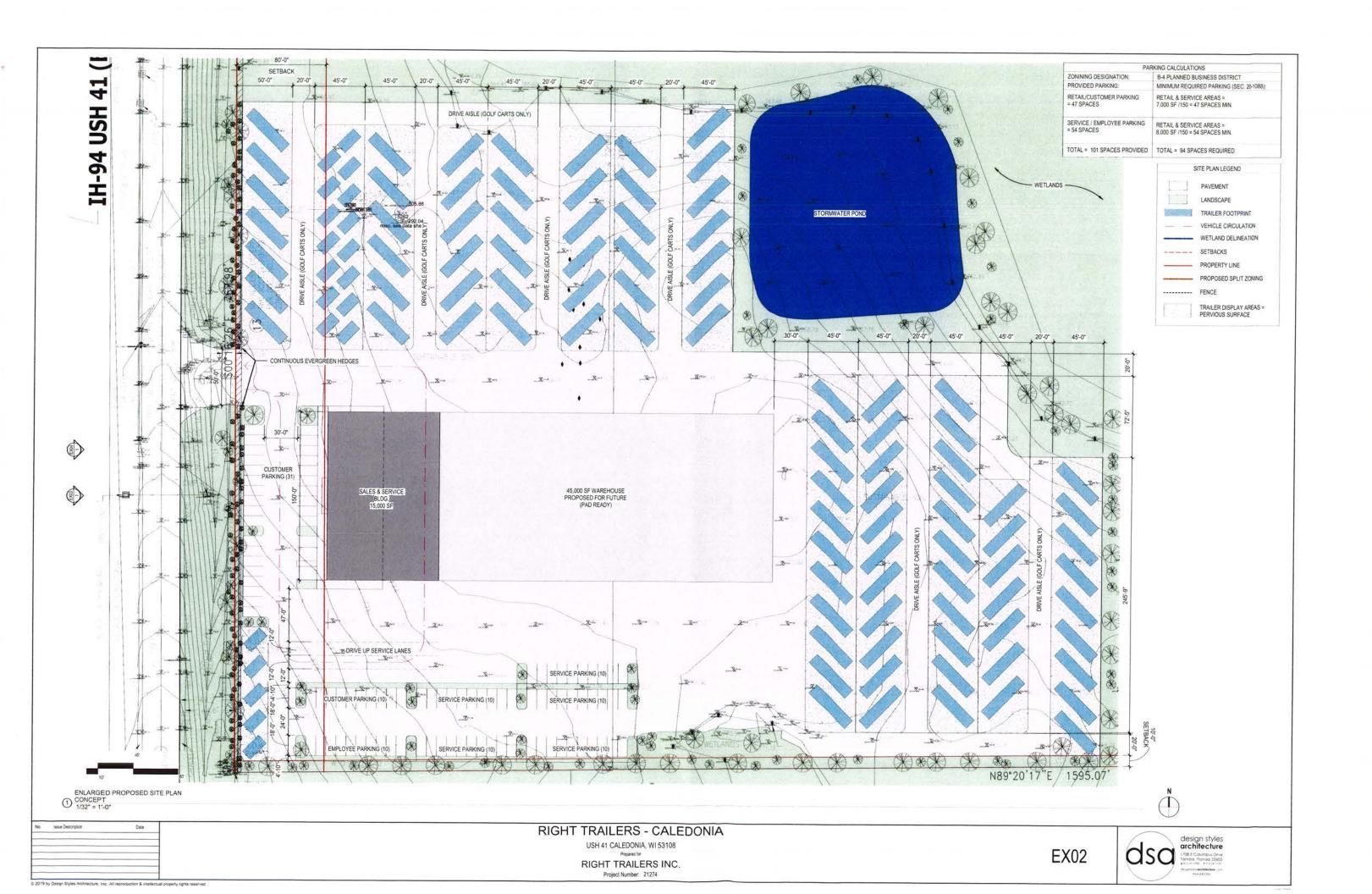
E. Site Plan. Right Trailers is purchasing a parcel which is approximately 40 acres in size. The dealership will only occupy approximately 15 acres of the site with another 10 acres available as B-3. The remaining 15 acres to the east will remain undisturbed.

Attached with this application is a wetlands delineation report on the parcel prepared by RES. The report identifies the extensive wetlands located on the Property. The development will be confined to the non-wetland area of the parcel located on the southwest corner. The wetlands will remain undisturbed. This is the 15.8 acres which we are requesting retain its current Ag zoning. This will provide a substantial separation from the residential area located to the east.

In addition to the separation provided by the wetlands area the site will be in compliance with the Village's landscape requirements on both on the east, west and south sides of development. This will provide additional visual breaks for the surrounding property owners and to the traffic on I-94. (See site plan and building elevations)

- F. Fencing. Along the frontage road there will be fencing to help secure the site when the business is closed. This security will allow reduced lighting on the site when the business is closed as discussed below.
- G. Lighting. All lighting on site will be full cut-off lights that will not glare onto adjacent parcels. Once the business is closed for the evening only building security lighting will be left on. Security for the site will be through the use of site gates and security cameras which will be monitored off site.







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USH 41 CALEDONIA, WI 53108
Prepared for

RIGHT TRAILERS INC.

Project Number: 21274

EX03

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Issue Description

RIGHT TRAILERS - CALEDONIA

USH 41 CALEDONIA, WI 53108
Prepared for
RIGHT TRAILERS INC.
Project Number: 21274

EX04





Meeting Date: November 29, 2021

Item No. 5d

Proposal:	Conditional Use Amendment		
Description:	Review of a request to amend the existing conditional use permit to allow for the operation of a U-Haul business with outdoor storage of trailers and vehicles for the parcel located at 7952 USH 41.		
Applicant(s):	Joy Peter		
Address(es):	7952 Hwy 41		
Suggested Motion:	 That the Plan Commission recommends that the Village Board approve a conditional use amendment to include the operation of a U-Haul business with outdoor storage of equipment as illustrated in the submitted site plan with conditions as shown in Exhibit A for the property located at 7952 USH 41 for the following reasons: The proposed use is allowed by underlying zoning through the conditional use process. The proposed use appears to be compatible with the existing use on the parcel. The proposed use does not negatively impact the surrounding properties. 		
Owner(s):	Kidangavil Inc.		
Tax Key(s):	104-04-22-07-076-000		
Lot Size(s):	1.192 acres		
Current Zoning District(s):	B-4, Planned Business District		
Overlay District(s):	N/A		
Wetlands:	☐ Yes ☐ No Floodplain: ☐ Yes ☐ No		
Comprehensive Plan:	Commercial		

Background: In 1989, the Village approved a conditional use for the operation of an Amoco gas station on the property located at 9752 USH 41. The conditional use approved the construction of fueling pumps and canopy and the conversion of existing service station into a convenient store. The applicant is requesting an amendment to the conditional use to allow for the operation of a satellite U-Haul business which would allow for the rental of a limited number of trucks and trailers.

Meeting Date: November 29, 2021 Item No.: 5d

The applicant provided documentation demonstrating the benefits of creating this type of accessory use with the existing fueling station and that the location along the interstate provides a suitable location for such a use. The expanded use of the site should be secondary to the primary use as a fueling station.

The applicant indicated that this location is suitable due to its proximity to the interstate and provides customers with easy access. The way people rent U-Haul equipment is not through drive-by traffic but rather through the of use technology to locate sites where equipment rentals, pickups, and drop-offs can be conducted. Potential customers would typically look online for available rentals, and if this location was the closest, it would notify the customer if they can pick up or drop off rental equipment. According to the applicant, the number of trucks and trailers would not exceed what is approved through the conditional use as renters are directed to specific sites that can accept drop offs or have equipment available for pick up.

Included with this report, is a proposed site plan layout that illustrates the number of trucks and trailers that would be routinely parked on the site. Staff has concerns with the location of equipment on the site as it relates to the traffic flow of customers, EMS vehicles, and fueling trucks through the site. Staff recommends relocating the vehicles on an improved parking surface on the eastern portion of the site that is currently grassed to mitigate any traffic flow problems that would likely result from having parked vehicles in the travel lanes of the property. The applicant has provided multiple site plans for consideration.

Staff has reviewed and determined that the proposed use is conditionally allowed through the underlying zoning. If the Plan Commission believes that this additional use to the site does not negatively impact the primary use of the site as a fueling station and is a suitable use, staff has drafted a suggested motion with updated conditions of approval:

Exhibit A: Conditions of Approval 7952 USH 41: Fueling Station, Convenience Store, and U-Haul Truck & Trailer Rental Business

- 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. <u>Binding Effect.</u> These conditions bind and are applicable to the Property Owner, Agents, and any other users of the Property Owner with respect to the uses on the Property.
- 3. <u>Plans.</u> The operation of the fueling station and convenience store shall be in accordance with the site plan approved August 31, 1989. The proposed operation of truck and trailer rental business (U-Haul) shall be located and utilized in accordance with the plans and documents received on October 1, 2021.
- **4. Gas Pump Islands:** the proposed gas pump islands and the conversion of the existing service station may occur as shown on the submitted plans. A canopy may be installed, however, the location of said canopy is subject to the review and approval of the Board of Adjustments and this approval shall not be the basis for a BOA approval of a setback variance for canopy.
- **5.** <u>Fuel Storage Tanks:</u> The existing underground fuel storage tanks may be upgraded or replaced subject to compliance with Department of Natural Resources and/or Department of Industry, Labor, and Human Relations rules and regulations.
- 6. Parking & Driveway Access Driveway access may be located as shown on the submitted plan. A minimum of eight parking spaces shall be provided for the convenience store. These spaces shall be 9'x20' exclusive of the area for ingress and egress. These parking spaces, the driveway, and aprons shall be maintained in an all-weather, hard-surfaced condition. Parking of trucks and

Meeting Date: November 29, 2021 Item No.: 5d

trailers related to the U-Haul business are limited to the areas identified in the site plan submitted on October 21, 2021.

- 7. <u>Lighting.</u> Lighting at the site must be in compliance with the previously approved Lighting Plan. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
- **8.** No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
- **9. Permits:** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and license.
- **10.** Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia.
- 11. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building facade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
- 12. <u>Expiration.</u> This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
- 13. <u>Access.</u> The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
- 14. <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 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
- **15.** Reimburse Village Costs. Applicant shall reimburse to the Village all costs incurred by the Village for review of this site plan review including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
- 16. <u>Amendments to Conditional Use Approval.</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.

- **17.** <u>Agreement.</u> Your accepting the site plan review approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Joy Peter, Kidangayvil Inc., and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
- **18.** <u>Subsequent Owners.</u> 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 7952 USH 41







Aerial Map 7952 USH 41







amoco oil Company 08/21/89 (2)

Amoco Oil Company 200 East Randolph Street Chicago, IL 60601

approved 8-21-89

Requests a conditional use permit for the construction of four 4' x 8' gas pump islands, a 24' x 90' 10" canopy over the proposed gas pump islands, and the conversion of the existing service station bays into a convenient store at the southeast corner of Seven Mile Road and East Frontage Road, Section 7, R22E, Town of Caledonia.

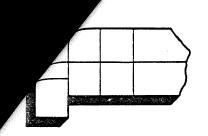
Applicant is subject to Sections 7.036, B-4 Planned Business District; and 7.047 Highway Oriented Uses of the Racine County zoning ordinance.

The above petitions are on file with the office of Planning and Development at the above address and these files are open for public review prior to the hearings, from 8:00 AM to 12:00 noon, and from 12:30 PM to 4:30 PM, Monday through Friday.

Date: August 7, 1989

Planning & Development Director

molh Climens



Racine County DIVISION OF PLANNING AND DEVELOPMENT ARNOLD L. CLEMENT — DIRECTOR

14200 Washington Ave. Sturtevant, WI 53177 (414) 886-8470 Metro Milwaukee 835-2535 Toll Free 800-522-6240 August 31, 1989 NT

886-8470
SANITATION
886-8475
LAND CONSERVATION
886-8479
HOUSING AUTHORITY
636-3405
CODE ADMINISTRATION
886-8475
REAL ESTATE DESCRIPTION
636-3548

PLANNING

Amoco Oil Company 200 East Randolph Street Chicago, IL 60601

Gentlemen:

On August 21, 1989 the Planning and Development Committee of the Racine County Board of Supervisors approved your request for a conditional use permit for the construction of four 4' x 8' gas pump islands, a 24' x 90' 10" canopy over the proposed gas pump islands, and the conversion of the existing service station bays into a convenient store at the southeast corner of Seven Mile Road and East Frontage Road, Section 7, Range 22 East, Town of Caledonia. This request was approved subject to your compliance with the following conditions.

- 1. The proposed gas pumps islands and the conversion of the existing service station may occur as shown on the submitted plans. A canopy may be installed, however, the location of said canopy is subject to the review and approval of the Board of Adjustments and this approval shall not be the basis for a BOA approval of a setback variance for canopy.
- 2. The existing underground fuel storage tanks may be upgraded or replaced subject to compliance with Department of Natural Resources and/or Department of Industry, Labor, and Human Relations rules and regulations.
- 3. Driveway access may be located as shown on the submitted plan. A minimum of eight parking spaces shall be provided for the convenience store. These spaces shall be 9' x 20' exclusive of the area for ingress and egress. These parking spaces, the driveway, and aprons shall be maintained in an all-weather, hard-surfaced condition.
- 4. The conditional use permit issued as a part of this approval . process shall expire within six months of the date of this letter unless substantial work has commenced pursuant to such grant. No construction may begin after such date unless an extension is granted in writing by the Planning and Development Committee.
- 5. All exterior lighting shall be arranged, oriented, or shielded in such a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right of way. The source of such illumination shall be arranged, oriented or shielded in a manner which will not endanger the safety of pedestrian or vehicular traffic.

Amoco Oil Company August 31, 1989 - Page 2

- 6. This operation shall not locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash or be harmful to human, animal, plant of aquatic life.
- 7. All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.
- 8. Any advertising sign on this property shall conform to the ordinance standards and shall require a separate zoning permit.
- 9. The applicant shall allow full and unlimited access to the project site at any reasonable time to any Planning and Zoning office employee who is investigating the project's construction, operation or maintenance.
- 10. The applicant is responsible for obtaining all necessary federal, state and local permits, approvals and licenses.

The applicant shall obtain a zoning permit card from this office, after paying the required fee of \$40.00. This card shall be displayed in a prominent location in the project site. Also, a copy of these conditions shall be kept at the project site at all times until the project has been completed.

No additions, deletions, or changes may be made to these conditions without the prior approval of the Planning and Development Committee and the Town of Caledonia.

Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand and agree to follow all conditions of this approval. Therefore, Amoco Oil Company is responsible for full compliance with the above conditions.

Additionally, the applicant is advised that Racine County, the local municipalities and the Department of Transportation are engaged in a long term program to separate the I-94 ramps and frontage roads so that the current braided interchanges and direct access to the ramps are eliminated. While there is currently no schedule on when this will occur at Seven Mile Road, the goal is to accomplish the separation at all Racine County interchanges, therefore, at some time you will experience this at your Seven Mile Road locations.

Amoco Oil Company August 31, 1989 - Page 3

If you have any question, please contact this office.

Yours truly,

NAS Lucuel - E Beau A Arnold L. Clement

ALC/amk

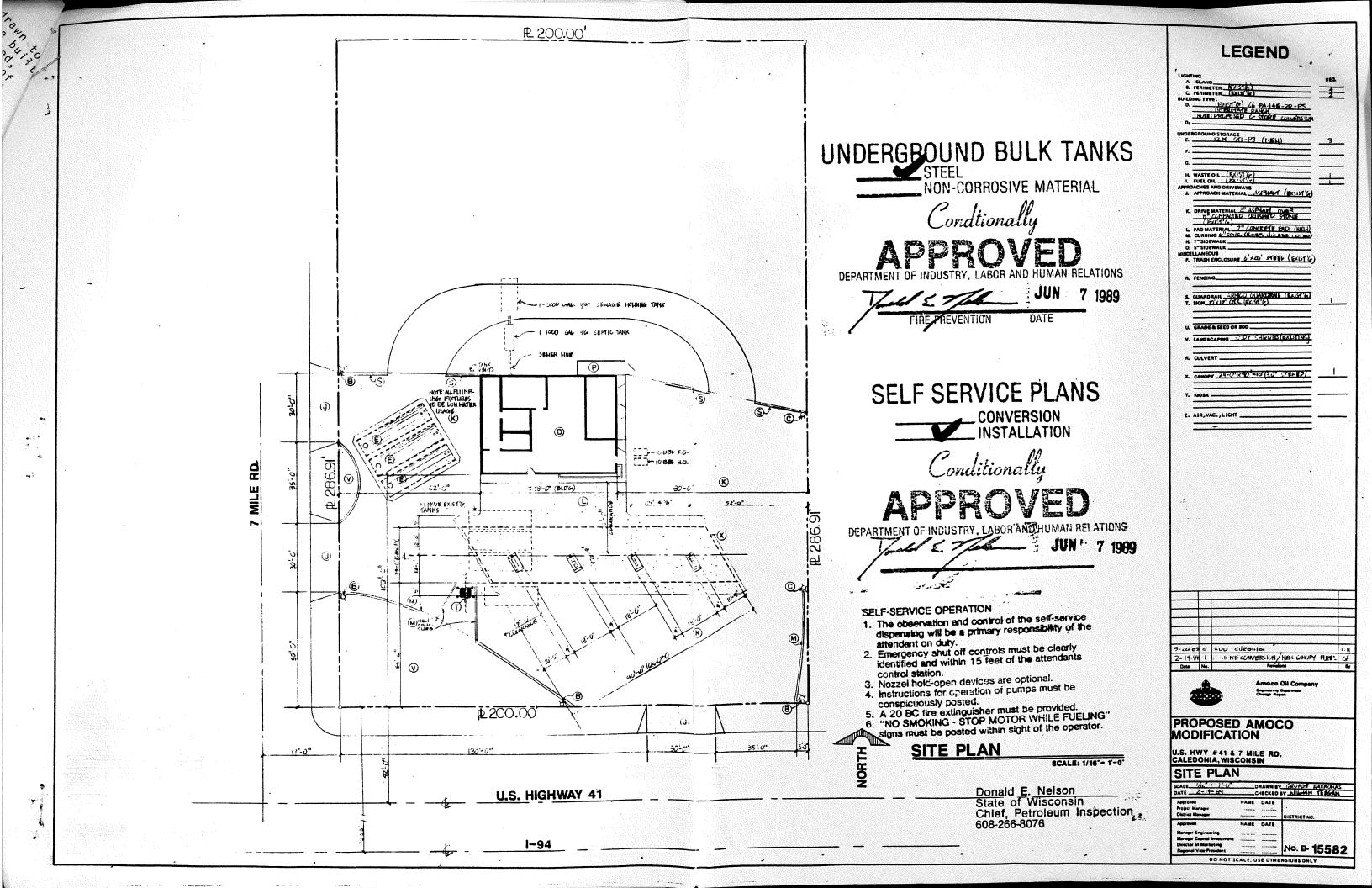
cc: A. Smith R. Wilson

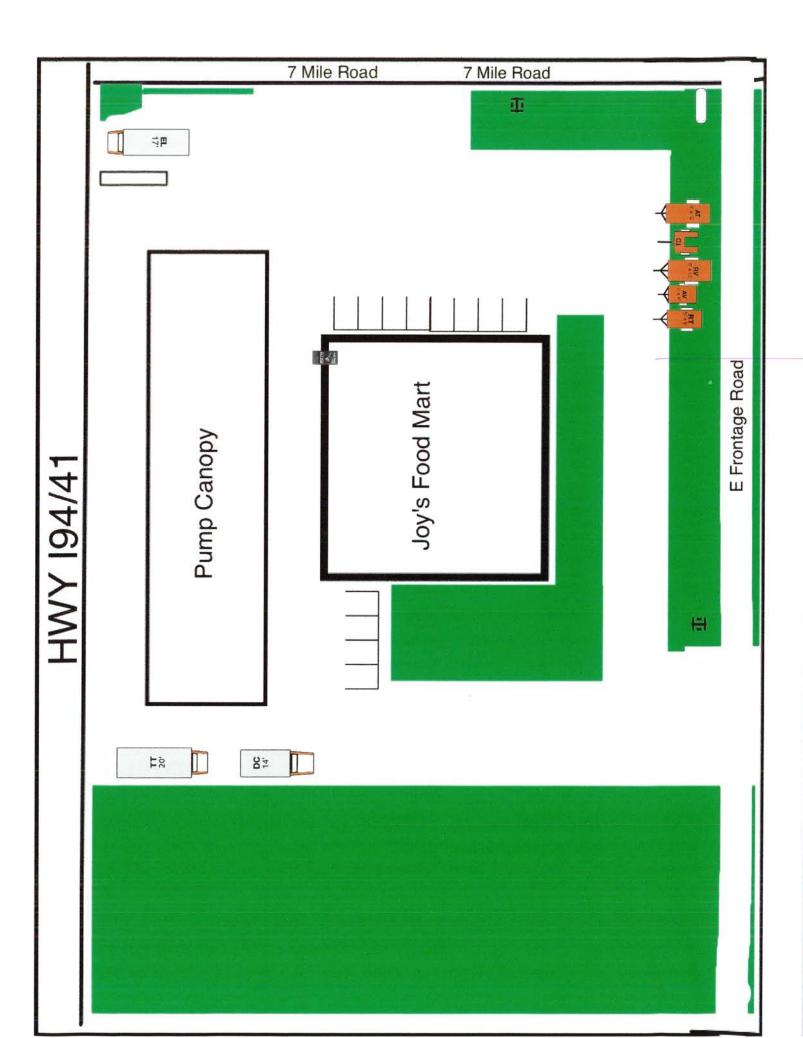
J. Sweet

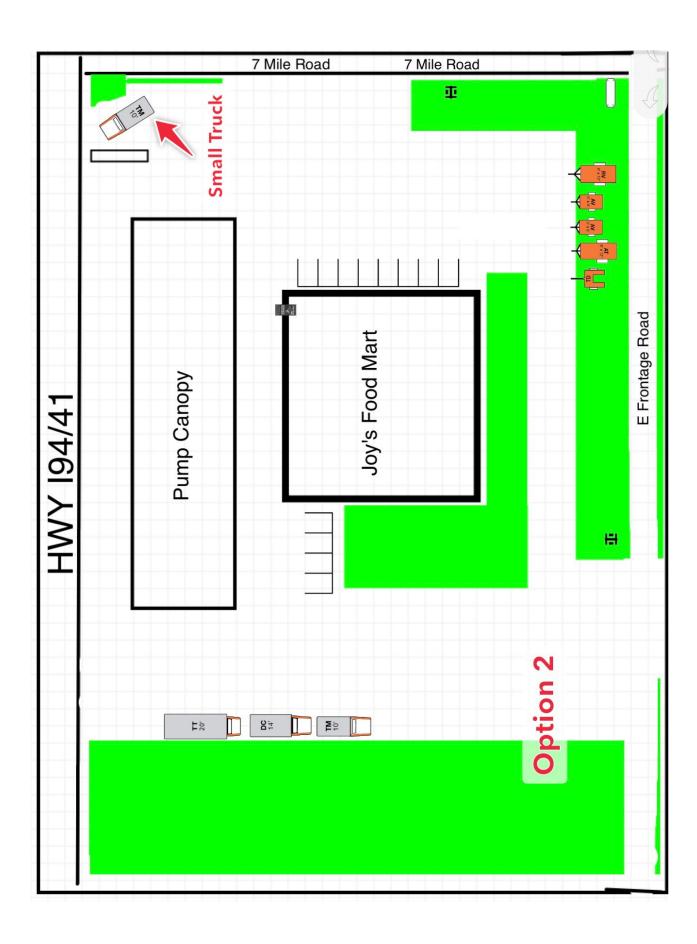
K. Kondrot

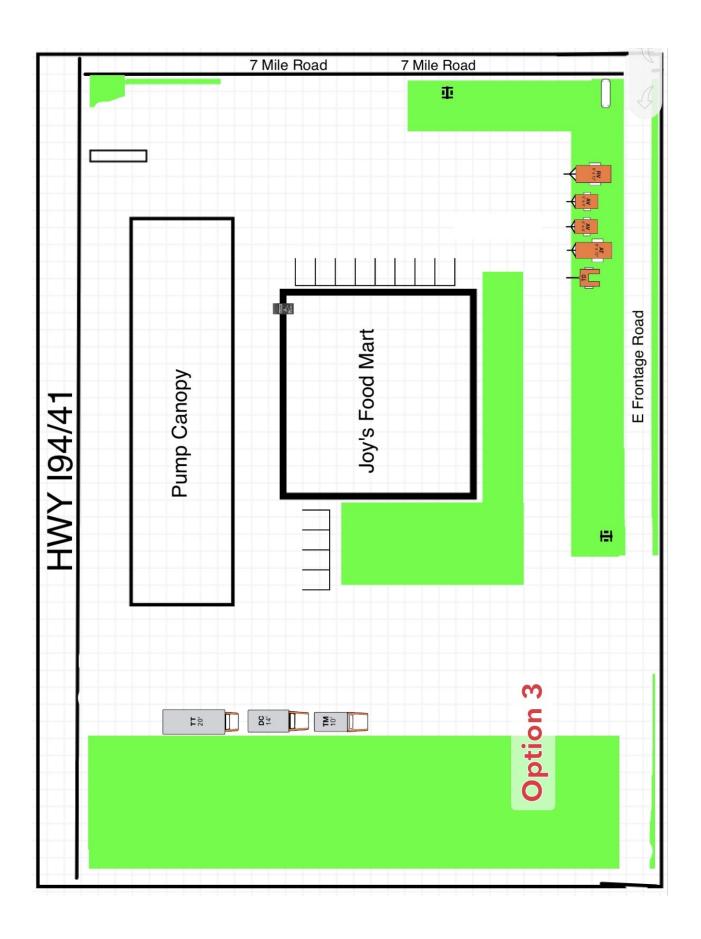
G. Griswold

APPLICATION FOR ZONING PERMIT RACINE COUNTY, WISCONSIN APPLICATION NO 89-243 DATE 7-27-89 SANITARY PERMIT NO DATE
OWNER Amoco Oil Company ADDRESS ZOO & Randalph St. TELEPHONE 312-827-0312 Chicago IL. 80601 APPLICANT Keith Kondrot ADDRESS 5390 Mc Dermott Draive
TELEPHONE 312-449-7230 Berkley 16 60163
The undersigned hereby applied for a permit to do the work herein described, and as shown on the reverse side hereof, and hereby agrees that all work will be done in accordance with all the laws of the State of Wisconsin and all the ordinances of the County of Racine, applicable to the following described premises: LOT TAX KEY NUMBER:
SUBDIVISION NAME BLOCK OCYCHOTOO 000
SITE ADDRESS Hwy 41 + 7 mile
TOWNSHIP Caledonia SECTION 7 TOWN 4 RANGE 22
PROPOSED CONSTRUCTION AND/OR USE: Convenient Stone and velocation
of your Islands
ZONING DISTRICT 13-4 NO OF UNITS 1 NO OF STORIES 1 HEIGHT
CLASS OF CONSTRUCTION Steel Fram SIZE BY AREA SQ FT .
WORK CONSISTS OF: REMARKS:
New Building X Contractor Auto Quip Const.
1010 CO1 D 30131
Addition Estimated Value 5400,000
,
Addition Estimated Value \$\frac{400,000}{200}
Addition Estimated Value \$\frac{400,000}{2000}
Addition Estimated Value \$\frac{400,000}{000} = Repairs Date Permit App. Date Permit Issued 9-27-89
Addition Estimated Value \$400,000 Repairs Date Permit App. Alterations Date Permit Issued 9-27-89 Other Specify Walth Marshall
Addition Estimated Value \$400,000 Repairs Date Permit App. Alterations Date Permit Issued 9-27-89 Other Specify Parmit Foo Rd (Applicant's Signature)
Addition Estimated Value \$400,000 Repairs Date Permit App. Alterations Date Permit Issued 9-27-89 Other Specify Permit Fee Pd.: 30.00 Cert. of Compliance Pd.: 10.00 Waven Drawes
Addition Estimated Value \$400,000 Repairs Date Permit App. Alterations Date Permit Issued 9-27-89 Other Specify Permit Fee Pd.: 30.00 Addition Estimated Value \$400,000 Date Permit App. Alterations Date Permit Issued 9-27-89 (Applicant's Signature)
Addition Estimated Value \$\frac{400,000}{000}\$ Repairs Date Permit App Alterations Date Permit Issued 9-27-89 Other Specify













U-Haul Neighborhood Dealers

Partnering with Cities and Towns to Support Sustainable, Resilient Communities

Presented to:
The Village of Caledonia,
Wisconsin
November 2021

U-Haul Supports the Village of Caledonia

For 75 years U-Haul has partnered with local municipalities and small businesses, the foundation of our nation's economy and the lifeblood of our do-it-yourself moving operation. Today, more than 20,000 small business owners have opted to join U-Haul in a successful partnership to increase their resiliency during expanding and contracting economies, as well as ensuring equity of access to convenient, reliable and affordable shared-mobility options and DIY moving products and services.

Small businesses continue to drive our country forward through their resourcefulness, creativity, adaptability and innovation. To our neighborhood dealers and all small businesses across North America, U-Haul thanks you.







U-Haul Extends Social and Economic Sustainability

- Millions of customers share U-Haul trucks and trailers each year. U-Haul provides positive economic support to a community by attracting customers from different regions.
- This added customer base increases awareness of other nearby merchants and fosters relationships that may bring new business to the village, ensuring a viable, expanding local economy.
- Increased business traffic may require hiring additional employees, improving the quality of life for residents needing work to support themselves and/or their families.







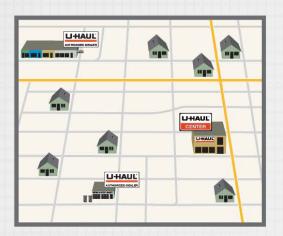
U-Haul Truck Sharing is the Sustainable Option

- Residents reserving one properly-sized U-Haul truck will eliminate numerous trips with a personal pickup truck or other vehicle, reducing emissions and minimizing traffic congestion.
- Drivers tend to plan trips more carefully and drive less when they pay for mileage and are held to a specific reservation.





Truck Sharing: Benefits of Accessibility



CONVENIENT ACCESS

If access to U-Haul® equipment is convenient, DIY movers drive a shorter distance to pick-up and return equipment.

• Less CO₂ in the Atmosphere



CONVENIENT ACCESS NEAR PUBLIC TRANSPORTATION

When U-Haul stores are located near public transportation, customers often choose the multi-modal option to access equipment and storage, resulting in greater economic and social impacts.

- Less CO2 in the Atmosphere
- Increased Public Transportation Ridership and Fare Revenue.

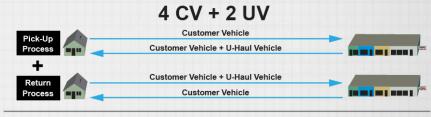


Strategic Locations Ensure Lowered Emissions

- □ The conveniently located neighborhood Dealer ensures less customer travel, less CO₂ emissions into the air and less traffic congestion.
- □ The closer equipment and storage is to citizens' pickup and drop off locations, the fewer miles traveled, and the less fuel ultimately burned. Less fuel burned means less CO₂ put into the atmosphere. Every mile closer eliminates 12 pounds of carbon dioxide emissions.

U-Haul Sustainable Neighborhood Dealerships





	Example:	Example:	
Per Transaction	Dealer A	Dealer B	
Total Miles Driven (pick-up+return) Total Gas Driven (CV*: 17 mpg; UV**: 7 mpg)	6 trips = 48 miles 4.2 Gallons	6 trips = 18 miles 1.6 Gallons	
Total CO₂ Emitted (19.6 Lbs/gallon)	82 lbs	31 lbs	

Small Business Dealer B helps reduce greenhouse gas emissions by 62% per transaction.





How Do U-Haul Dealers Support Towns?

U-Haul Dealers are local residents who understand the goals and challenges of the community in which they live and work. They are personally invested in their business and their city. They strive to provide quality products and service to ensure their own success and they build strong relationships with other businesses to bring continued resilience to their community.

- Adding a **secondary**, **successful business model** to their establishment strengthens their ability to serve and support the city, keeps business within the city and improves their own chances of survival in expanding or retracting economies
- Dealers encourage mixed-use development, preserving land and resources typically required for new build development.
- Dealers attract new customers, strengthening the **economic resiliency** of the small business and the city.
- Successful **small business owners** are known for their work ethic, creativity, adaptability and desire to serve. They understand adding **U-Haul-branded** and nationally known products and services strengthens their business and offers customers more options and convenience, creating a win-win for all.





U-Haul Dealer: Joy's Food Mart

- Joy's Food Mart is locally operated and has been proudly serving the Caledonia community as a U-Haul Dealer since December of 2020. Demonstrating a desire to provide quality service and community support, Joy's Food Mart is an ideal partner to add U-Haul products and services to its successful business model.
- As a mixed-use U-Haul dealer this store adds convenient and affordable moving supplies and access to truck and trailer sharing to the existing gas and convenience good sales for their customers in need.
- ☐ This location serves more than 2,480 households within 3 miles, 11.5% of those are renters. US Census data show that mobility rates remain consistent over time, ranging from 38-42% for renters and 9-12% for owners.
- Joy's Food Mart currently maintains a small fleet of equipment on an expansive parking lot and is expected to average many transactions a month, which will contribute to the economic stability of this business as well as the Caledonia community.

Joy's Food Mart

7952 US Hwy 41 Caledonia, WI 53108

Rating:



David S. on 7/24/2021

Nice clean truck with excellent service! I would rent from here again.

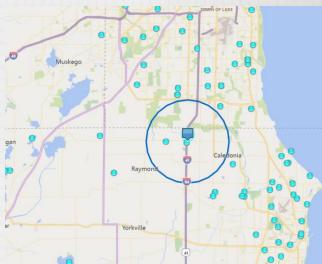
Lewis H. on 2/8/2021

Easy process. Went great!



U-Haul Dealer: Joy's Food Market

- As a new dealer, Joy's Food Market has already served over 100 DIY moving customers since opening in December of 2020. This store is situated near public transit, attracting moving customers who prefer to take a bus, avoiding a second vehicle at reservation pick up/drop off, further mitigating potential traffic and emissions.
- This image represents the locations of ALL U-Haul customers who have ever been served in and slightly beyond the 3-mile radius around the Joy's Food Market location and demonstrates a need for DIY moving products and services in Caledonia. Adding neighborhood dealers within this area allows fewer pieces of equipment to be spread over multiple sites, increasing convenience for DIY moving customers while reducing traffic congestion and emissions.





Source: Uhaul.net mapping tool



U-Haul Dealer: Joy's Food Market









Product Stewardship: U-Haul Trucks

- U-Haul moving trucks have a low profile, rounded corners and advanced chassis skirts to reduce wind drag and improve fuel economy up to 20%.
- Fuel Economy Gauges are installed in every new-production U-Haul truck to provide real-time feedback to drivers to help optimize fuel consumption.
- U-Haul trucks are painted with 3-Wet Paint technology allowing three layers of wet paint to be applied one on top of another and baked once, eliminating two paint ovens and resulting in a smaller, more energyefficient paint shop.

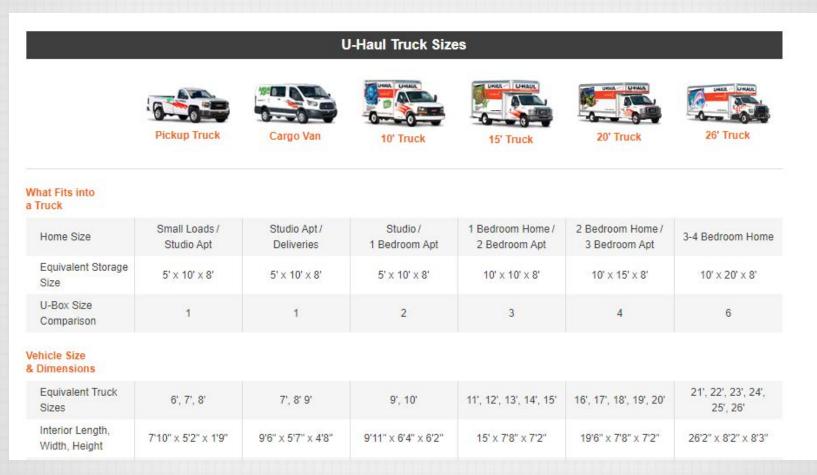


- U-Haul rental trucks use cheaper, cleaner and more convenient unleaded fuel.
- Properly inflated radial tires and specially engineered Gentle-Ride Suspension ensure a smooth ride.
- U-Haul trucks have more safety features than any other rental trucks in the industry.



Appropriately Sized: U-Haul Trucks

Residents reserving one properly-sized U-Haul truck will eliminate numerous trips with a personal pickup truck or other vehicle, reducing emissions and minimizing traffic congestion.





U-Haul Sells Sustainable Retail Products

Reducing waste in landfills

- Biodegradable Packing Peanuts
 Made primarily of corn and potato starch, the
 peanuts dissolve/degrade in water as an
 eco-friendly alternative to Styrofoam.
 This allows for the annual diversion of more than
 407,000 cubic feet of materials formerly destined
 for landfills.
- Box Exchange & Take A Box Leave A Box Both programs encourage reuse of U-Haul boxes, which are built to be reused again and again. Nearly 1 million boxes are reused every year.
- Recycled Moving Pads Contain 100% recycled content material formerly destined for landfills. This allows for the annual diversion of 2.4 million pounds of recyclable materials from landfills.





U-Haul Customers Offset Emissions

U-Haul and The Conservation Fund have worked together since 2007 to raise both money and awareness to address climate change by planting trees.

Together, we've engaged more than 2.3 million U-Haul customers to donate at checkout, raising more than \$7 million to plant 945,000 native trees at six National Wildlife Refuges; restore more than 2,000 acres of forest; trap an estimated 448,500 tons of carbon dioxide over the next 100 years; and build 8 neighborhood Parks with Purpose in Atlanta, Chicago, Detroit, Richmond (CA), and Kansas City (MO).



CONSERVATION FUND





Questions?

Mike Schulz
Area Field Manager
U-Haul Company of South Eastern Wisconsin
Phone: 262-221-3203

Mike_Schulz@uhaul.com



Meeting Date: November 29, 2021

Item No. 6a

Proposal: Park Ownership Transfer

Description: Review a resolution approving the transfer of ownership from the Village of Caledonia

to Racine County for the Caledonia-Mt. Pleasant Joint Park.

Applicant(s): Village of Caledonia

Address(es): n/a

Suggested That the Plan Commission adopts Resolution PC2021-01 approving the transfer of

Motion: ownership of the Caledonia-Mt. Pleasant Memorial Park to Racine County.

Background: Early this year, the Village Board adopted a resolution stating that the Village should pursue the possibility of transferring ownership and park operations of the Joint Park with Racine County. Results from those discussions resulted in Racine County approving, as part of their budget, the acquisition and operation of Joint Park beginning January 1, 2022. Per Village Ordinance, any transfer or sale of Village owned land needs to be reviewed by the Plan Commission for consistency with Village plans and make a recommendation via action on a resolution that makes a finding of that such transfer is not inconsistent and recommending a course of action on the transfer of the park to Racine County. The next step will be for the Village Board to review the proposed transfer of ownership of the park to Racine County at an upcoming meeting.

This transfer will not interrupt existing programs, events, or partnerships that currently exist in the park. Starting in 2022, Racine County will be operating the park and be responsible for such things as facility rentals and maintenance, contracts with vendors such as Hop Heads LLC, and any lacrosse/soccer tournament park user agreements. In my role as Development Director, it is also my opinion that the transfer is <u>not</u> inconsistent with the Village plans, including the Park and Open Space Plan, because the park will still be available for passive and active recreation and open space uses to Village residence in accordance with such plan. If ultimately approved by the Village Board, Staff will work with County Staff to ensure a smooth transfer of ownership.

If the Plan Commission agrees with the transfer of ownership of the Joint Park to Racine County, the next step would be to make a motion to adopt Resolution PC2021-01 approving the ownership transfer to Racine County.

Respectfully submitted:

Peter Wagner, AICP Development Director

RESOLUTION NO. PC 2021-01

RESOLUTION OF THE PLAN COMMISSION FOR THE VILLAGE OF CALEDONIA RECOMMENDING THE TRANSFER BY THE VILLAGE OF PARCELS OF LAND WITH PARCEL NOS. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-038-000, 104-04-22-33-035-010, 104-04-22-33-039-000, & 104-04-22-33-047-000, 9614 NORTHWESTERN AVENUE KNOWN AS THE CALEDONIA- MT. PLEASANT MEMORIAL PARK

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village of Caledonia shares ownership of the following parcels of land with the Village of Mount Pleasant located at 9614 Northwestern Avenue known as the Caledonia – Mt. Pleasant Memorial Park (Parcel No. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-038-000, 104-04-22-33-035-010, 104-04-22-33-039-000, and 104-04-22-33-047-000 consisting of approximately 52.2 acres) (the "Joint Park");

WHEREAS, the Village Board of the Village of Caleodnia and the Village Board of the Village of Mount Pleasant both believe that the Joint Park can be more efficiently operated and maintained by Racine County who will continue to provide park and open space access to the Village and its residents;

WHEREAS, Sec. 2-5-3(f)(5) of the Village's Code of Ordinances and Wis. Stat. Section 62.23(5) requires that the proposed transfer of land be referred to the Plan Commission for its consideration and report; and

WHEREAS, the Village staff supports the transfer of the parcels comprising the Joint Park to Racine County, as set forth generally in **Exhibit A**, is not inconsistent with Village plans as the parcels of land will still be utilized as park and open space lands for passive and active recreation;

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(5) of the Wisconsin Statutes, and Village ordinance, the Village of Caledonia Plan Commission hereby finds that the transfer of the parcels of land comprising the Joint Park is not inconsistent with Village plans and recommends to the Village Board the transfer of Parcel Nos. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-038-000, 104-04-22-33-035-010, 104-04-22-33-039-000, and 104-04-22-33-047-000, as generally described in **Exhibit A**, with the terms of the transfer to be determined by the Village Board.

BE IT FURTHER RESOLVED, that the Plan Commission recommends that any transfer of the Joint Park Parcel Nos. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-035-010, 104-04-22-33-039-000, and 104-04-22-33-047-000 include a deed restriction that runs over the whole of the parcels requiring the parcels to be maintained and used as parkland and that the name of the Joint Park shall remain the Franksville Memorial Park.

	Adopted this	day of November, 2021.
Ayes _	Noes	Absent
		VILLAGE OF CALEDONIA PLAN COMMISSION
		BY: James Dobbs
		Attest:
		Joslyn Hoeffert, Village Clerk Acting Secretary

770272.001 (813)

Exhibit A: Caledonia - Mt. Pleasant Memorial Park









Meeting Date: November 29, 2021

Item No. 6b

Proposal:	Building, Site & Operations (BSO) Plan Review						
Description:	Review a request to approve a site plan for the remodeling of the exterior facade of an existing commercial building located 3303 CTH H.						
Applicant(s):	Shannon Curtin						
Address(es):	3303 CTH H						
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the remodeling of the exterior façade for the existing commercial building located at 3303 CTH H for the following reason: 1. The proposed façade improvements are compliant with Village design guidelines.						
Owner(s):	Scurtin LLC						
Tax Key(s):	104-04-22-33-188-000						
Lot Size(s): 0.351 acres							
Current Zoning District(s):	B-1, Neighborhood Business District, R-5, Urban Residential District II						
Overlay District(s):	N/A						
Wetlands:	☐ Yes						
Comprehensive Plan:	Commercial						

Background: The applicant is requesting approval of a remodeling of the exterior façade for the existing commercial building located at 3303 CTHH. Modifications to the exterior façade requires a site plan review to ensure compliance with building design guidelines.

The proposed façade improvements include the replacement of the existing asphalt mansard roof and brick walls with Nichiha wood panels, metal wall panels, corrugated metal wall panels and a brick veneer column. Included with this report is a photo illustrating the current exterior façade of the building as well as a rendering of how the new façade will look. These materials are consistent with the design standards requiring finish grade materials to be used on facades facing the public right-of-way. Finish grade materials include but not limited to glass, brick, stone, wood, and decorative block. Staff believes the use of metal, wood, and glass finishes for this building meet this design criteria.

The incorporation of these materials provides a distinct visual base, middle, and top to the building. The use of vertically corrugated panels and the horizontal orientation of the metal and wood panels provide different design elements to the building that is consistent with Village design guidelines stating changes in materials and material orientation should provide a sense of building hierarchy, scale, and visual richness. In addition, the windows will be replaced, and aluminum louvered sunshades will be installed, giving a sense of depth to the façade. The entrance will be remodeled and will primarily consist of glass doors and windows and incorporate a brick veneer column to help support the new entry façade.

Lastly, the applicant is proposing to install a landscape bed with concrete curbing along the west elevation and part of the south elevation of the building.

No additional lighting or other modifications to the site is proposed at this time. Prior to any sign installation, the applicant will need to submit a sign permit application and comply with Village sign regulations. Approval of this plan does not include approval of any signage.

Staff has determined that the proposed façade modifications to the existing commercial building comply with the Village design guidelines and recommends approval of the proposed building modification. If the Plan Commission is comfortable with the proposed, façade remodel, staff has drafted a suggested motion recommending approval of the remodeling of the façade for the existing commercial building located at 3303 CTH H.

Respectfully submitted:

Peter Wagner, AICP Development Director

Location Map 3303 CTH H











BY WJB/ETM BY DMB/SCB 2021.0244.01 双 Excepting therefrom the North 10 feet of Lots 7 and 8. Said land being in the Village of Caledonia, County, Wisconsin, Willim, CONS, Caledonia, Le ve-described property has been SHEETS FIELD WORK 09-21-21 DRAWN 09-22-21 30, P JOB NO. SCALE SHEET 130.15 **OVERHEAD WIRES** POWER POLE **GUY WIRE** 00.071 W 170.00 Z 33.96 -0 농 90.01 **TJAH92A** 89.99 ROBERTS STREET Certificate
The above-described property has been surveyed under my direction and the limit hereon drawn is a correct representation thereof to the best of my knowledge and belief. ≥ CATCH BASIN **GUARD POST** C.T.H. H **GAS METER** 6.111 CONCRETE 01.04,06, 25.25 ш FENCE Plat of a survey for Shannon Curtin of Lots 7, WELL S 01.04'06" EX BLDG 13 TZ1 70.727 BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011 0 3 8 Z ASPHALT Racine County, Wisconsin, 11111 FOUND 1-1/2" IRON PIPE FOUND 1-1/4" IRON PIPE FOUND REBAR W/CAP 120.0 2 -91.42 HO SET 3/4" REBAR 25.85 "PK" NAIL N 8917'02" E 170.00 6.16 3.98 09/29/2021 LEGEND NOTES thereof. 0 Ø $\boxtimes \bullet \blacktriangleleft$



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, Wl. 53406



Meeting Date: November 29, 2021

Item No. 6c

Proposal:	Building, Site, & Operations (BSO) Plan Review						
Description:	Review a request for approval of a building, site, and operation plan for the construction and utilization of a $\pm 9,700$ square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue.						
Applicant(s):	Jason Puestow						
Address(es):	10402 Northwestern, 3217 Morris Street, & 3229 Morris Street						
Suggested Motion:	That the Plan Commission recommends to the Village Board that a building, site, and operations plan for the construction and utilization of a ±9,700 square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue be approved with conditions outlined in Exhibit A for the following reasons:						
	 The proposed use is allowed through the building, site, and operation plan review process. This use will not adversely affect the surrounding uses in the area. 						
Owner(s):	Faithbridge Inc.						
Tax Key(s):	104-04-22-33-117-000 & 104-04-22-33-075-000 & 104-04-22-33-076-000						
Lot Size(s):	3.7 acres and 0.2065 acres and 0.2495 acres						
Current Zoning District(s):	R-4, Urban Residential District I						
Overlay District(s):	N/A						
Wetlands:	☐ Yes ☐ No Floodplain: ☐ Yes ☐ No						
Comprehensive Plan:	Low Density Residential, Medium Density Residential, & Government and Institutional						

Background: The applicant I proposing to construct a ±9,700 square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue. The purpose of this addition is to provide additional space for their youth and children's ministries and provide additional space for the existing congregation. Therefore, no traffic impact analysis was required as part of the development proposal. This project will encompass three parcels. The applicant understands that prior to any submittal of building permits, the applicant will be required to reconfigure the lots so that the addition will comply with zoning and building requirements.

There are two abutting parcels that will be part of this proposed addition. The parcel directly to the west of the existing church will be combined with the larger church parcel. The home on this parcel will be razed to accommodate the addition. The third parcel to the northwest of the main church will be reconfigured to accommodate the driveway access to the parking lot and setback requirements of the new addition and existing home. The applicant has indicated that in the future the church would consider demolishing the home on this parcel and replacing it with additional parking.

The proposed addition conforms with the general zoning requirements as it pertains to building height and setbacks. The addition will incorporate a children's playground area which conforms to setback requirements for the district and will be fenced in with vinyl or metal fencing. Exterior building materials will consist primarily of fiber cement panels and include split-face CMU, glass, and metal accent panels. These materials are consistent with the design standards requiring finish grade materials to be used on facades facing the public right-of-way. Finish grade materials include but not limited to glass, brick, stone, wood, and decorative block. Staff believes the use of metal, fiber cement panels, split-face CMU, and glass finishes for this building meet this design criteria. The use of these materials provides a distinct bottom, middle, and top to the building, which meets building design criteria. The roof will be a standing-seam roof to match the color of the metal facia of the building.

The existing parking lot consists of 109 parking stalls. Based on the Village parking requirements, the minimum number of stalls required for this size development including the existing church and addition would be 90 stalls. Therefore, no new parking is required as part of this addition. The applicant may consider adding parking in the future on the north side of the side if needed.

The applicant submitted a conceptual landscape plan. This plan does not include the necessary details to meet the standards of a landscape plan. In concept, staff has determined that it meets the minimum landscape requirements. What is missing in the landscape plan is the details of the specific species and number of plants/trees to be planted along the north and west building elevations. Staff drafted a condition, if approved, requiring the applicant to submit a detailed landscape plan to be approved by the Zoning Administrator prior to building permits being submitted.

The proposed lighting plan meets the lighting requirements for a development. Staff has requested that the plan provide additional detail showing foot-candle values beyond the lot line to better illustrate that the amount of light past the lot line meets the minimum threshold of light trespass. Based on the proposed light fixtures, the applicant will be able to comply with the lighting code.

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type. Included with this report is a review from the Engineering and Water Utility Departments. The recommendations included in the report have been incorporated as conditions of approval, if the Commission recommends approval of the proposed addition.

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion to approve the proposed development with conditions outlined in Exhibit A.

EXHIBIT A: Conditions of Approval 10402 Northwestern Avenue, Faithbridge Church

- 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. <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.
- 3. <u>Joined Parcels.</u> The applicant must record, via quit claim deed or certified survey map with Racine County Register of Deeds, the joining of parcels located at 3217 Morris Street (Parcel ID No. 104-04-22-33-075-000) and 10402 Northwestern Avenue (Parcel ID No. 104-04-22-33-117-000) and reconfigure the lot line for 3229 Morris Street (Parcel ID No. 104-04-22-33-076-000) prior to submitting building permits.
- 4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents dated November 15, 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>Stormwater.</u> The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
- 7. <u>Fire Department Approval.</u> Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
- 8. Parking. Parking at the site must be in compliance with the submitted plans. All parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. The driveway and all parking areas must be maintained in a hard-surfaced, dust-free condition.
- 10. <u>Landscaping.</u> The applicant must submit a landscape plan that must be in compliance with the Village landscape requirements as outlined in Title 16 and be approved by the Zoning Administrator prior to submitting building permits. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. The landscaping plan shall follow the Village of Caledonia planting requirements. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
- 11. <u>Lighting</u>. The lighting plan must be in compliance with the submitted lighting plan dated October 25, 2021. All lighting at the site must be full cut-off lights that may not glare onto abutting properties

or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.

- 12. <u>Signage.</u> Signage presented as part of the building, site, and operation review is not part of the review approval process. Prior to installation of any signs, a sign permit will be required prior to installation and meet all sign regulations in Title 16. Banners, balloons, flashing or animated signs are prohibited.
- 13. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
- 15. <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.
- 16. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
- 17. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the development will be required to resubmit their application and go through the conditional use process.
- 18. <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.
- 19. <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 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
- 20. Reimburse Village Costs. Applicant shall reimburse to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
- 21. Amendments to Building, Site & Operations Plan. 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 Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
- 22. <u>Caledonia Utility District.</u> The property owner or designated agent must contact the Caledonia Utility District regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Utility District is required.

23. <u>Agreement.</u> You're accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Jason Puestow, Faithbridge Inc., and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.

24. <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, AICP Development Director

MEMORANDUM

Date:

Monday, November 22, 2021

To:

Plan Commission

From:

Anthony A. Bunkelman P.E. July Bull

Re:

Faithbridge Church Expansion Project

The Engineering Department & the Caledonia Utility District have reviewed the preliminary information for the Plan Commission for the proposed expansion of Faithbridge Church. We offer the following comments on the plans.

Engineering Department

• Apply for a Razing Permit(s) for the removal of the existing home and garage.

Ensure that all services are abandoned per Village Ordinance and the Permit.

• Apply for all applicable Building, Plumbing, and Electrical Permits.

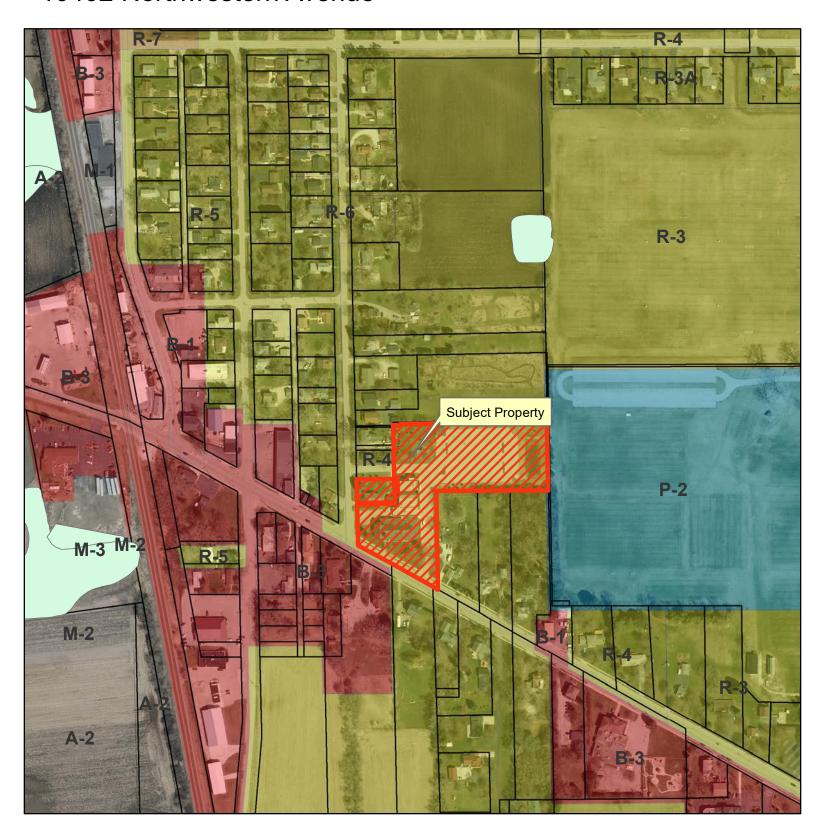
- All sidewalks will need to meet all building codes and ADA requirements for railings, slope, etc.
- Clarify if the existing driveway for the razed home will be completely removed or connected to a sidewalk in the playground area.
- Provide a full set of Civil/Site Plans (including erosion control, demolition, construction details, utility, and grading, etc.)
- Update the plat of survey to combine parcels and update gaps/overlaps in the legal description.

Caledonia Utility District

- An updated Storm Water Management Plan will need to be submitted, reviewed, and approved by the District. The addition will need to meet the current Ordinance for Storm Water Quantity and Quality. (100-year post to at or below the 10-year pre, the 10-year post to at or below the 2-year pre, and 80% TSS removal)
- The existing Sanitary Sewer and Water lateral connections for the home will need to be abandoned per Utility District Standards.
- If an additional Sanitary Sewer or Water lateral connection is required for the addition
 - o The Utility Plan will need to indicate the proposed connections
 - o Provide existing grades on the Sanitary Sewer main and provide proposed grades for the sanitary lateral.
 - o The sanitary sewer and water laterals will need to be installed per Utility District Standards.
 - The site will be subject to a Sewer Connection Fee.
- The plan submitted for Storm Sewer will need to indicate downspout connections. Will need to provide downspout connection details for cleanouts and an air gap at the building.
- Will need to provide all necessary details for storm sewer, including manholes.
- The last run of Storm Sewer (at the existing Storm Water Pond) will need to be RCP. The last 3 sections of the storm sewer shall be tie-bolted together.

The Engineering Department and Caledonia Utility District reserve the right to additional review comments when the full plan submittal is received.

Location Map 10402 Northwestern Avenue







FAITHBRIDGE CHURCH

Campus Expansion

10402 NORTHWESTERN AVE, FRANKSVILLE, WI 53126



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SHEET INDEX

GENERAL

000 TITLE SHEET

CIVIL

ST1 SITE PLAN ST2 GRADING PLAN

ARCHITECTURAL

A075 ARCHITECTURAL SITE PLAN A200 FLOOR PLAN

A400 EXTERIOR ELEVATIONS A920 PERSPECTIVE VIEWS

ELECTRICAL

E100 SITE PLAN - PHOTOMETRIC

PROJECT INFORMATION

PROJECT DATE: 11-15-21 PRA PROJECT NUMBER: 210151-01 DRAWING SET: PLAN COMMISSION REVIEW

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366) 2015 INTERNATIONAL EXISTING BUILDING CODE 2015 INTERNATIONAL BUILDING CODE ASSEMBLY OCCUPANCY, GROUP A-3 EDUCATION OCCUPANCY, GROUP E

ZONING: VILLAGE OF CALEDONIA ORDINANCES

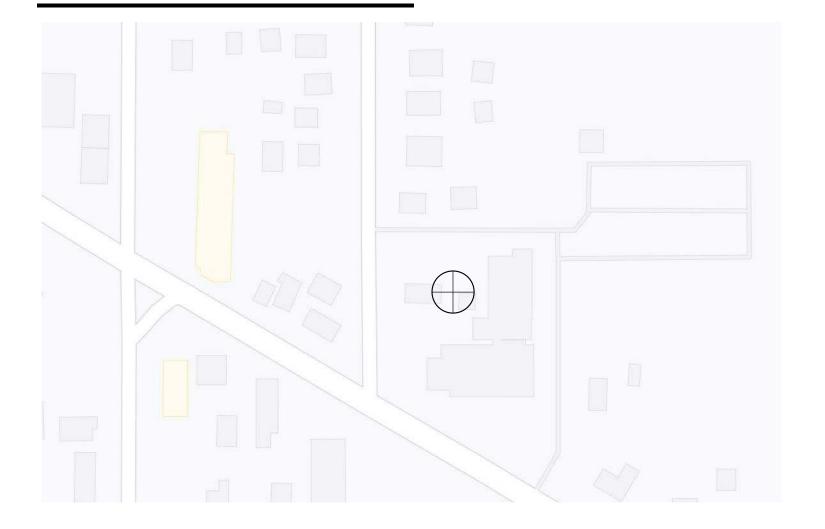
CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION TYPE OF CONSTRUCTION, PROTECTED, TYPE VA - SPRINKLERED

BUILDING AREA

RALL FOOTPRINT	25,496 SF
<u>EXISTING</u>	
FIRST FLOOR	15,810 SF
EXISTING TOTAL	15,810 SF
ADDITIONS	
FIRST FLOOR	9,686 SF
ADDITION TOTAL	9,686 SF
BUILDING TOTAL	25,496 SF
<u>ALTERATIONS</u>	
FIRST FLOOR	425 SF
ALTERATION TOTAL	425 SF

PROJECT LOCATION



PROJECT TEAM

CIVIL MSA PROFESSIONAL SERVICES, INC.

TEL(920) 894-7800

STRUCTURAL

TEL(262) 781-1000 FAX/EMAIL (OR DELETE)

FIRE PROTECTION

MSA PROFESSIONAL SERVICES, INC.

TEL(920) 894-7800

PLUMBING

MSA PROFESSIONAL SERVICES, INC.

TEL(920) 894-7800

MECHANICAL

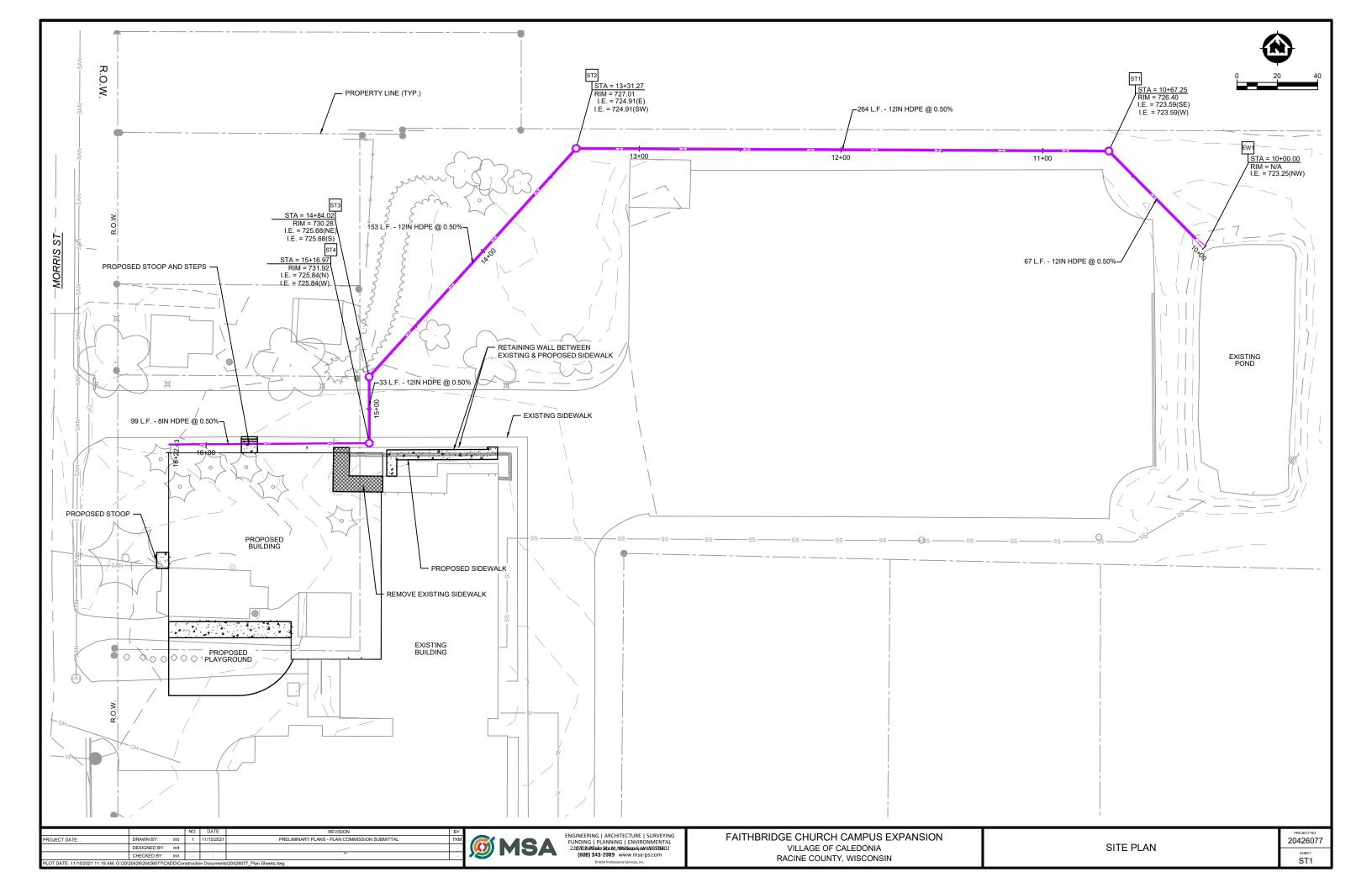
MSA PROFESSIONAL SERVICES, INC.

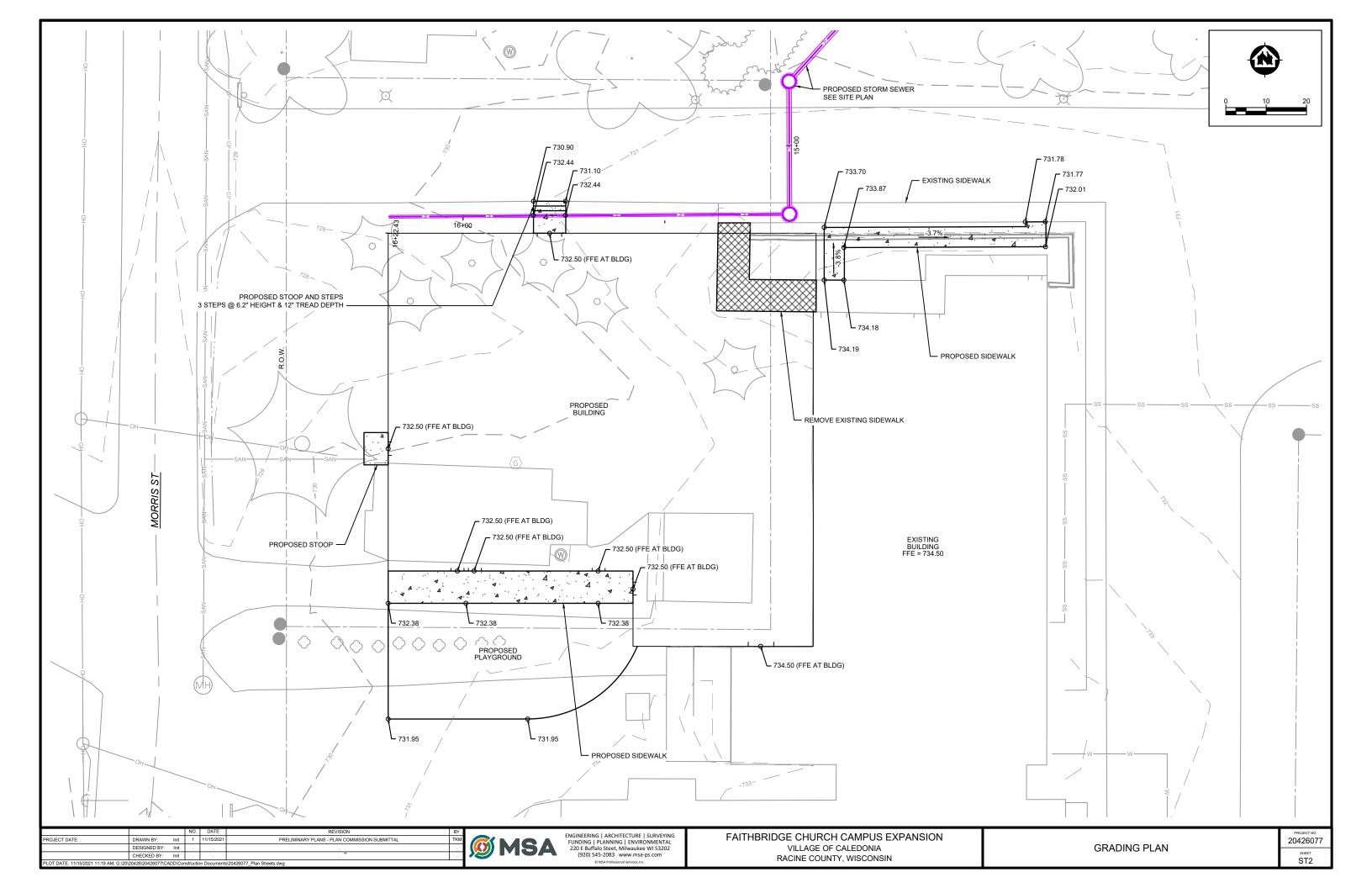
TEL(920) 894-7800

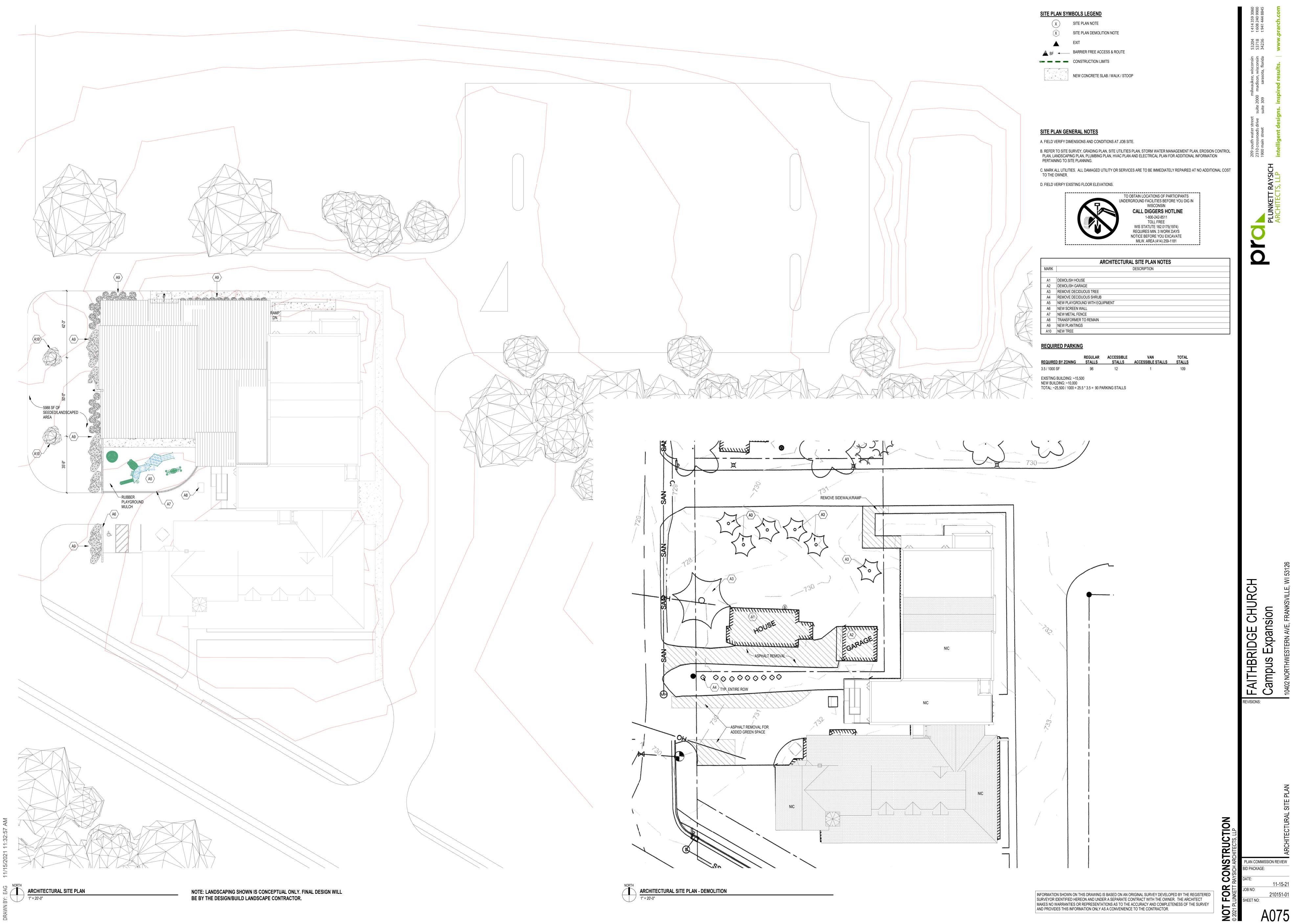
ELECTRICAL

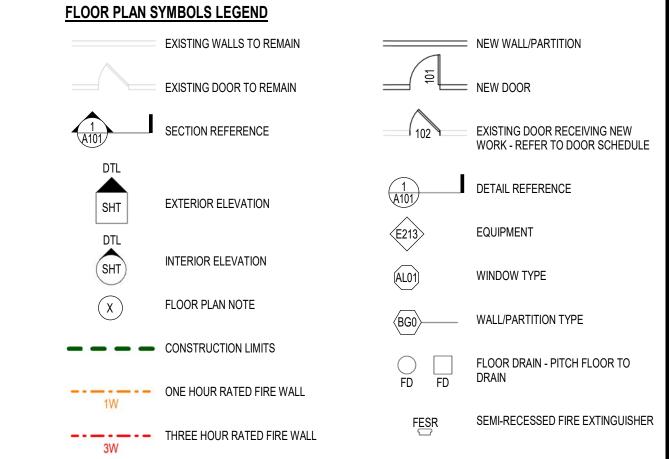
MSA PROFESSIONAL SERVICES, INC.

TEL(920) 894-7800









FLOOR PLAN GENERAL NOTES

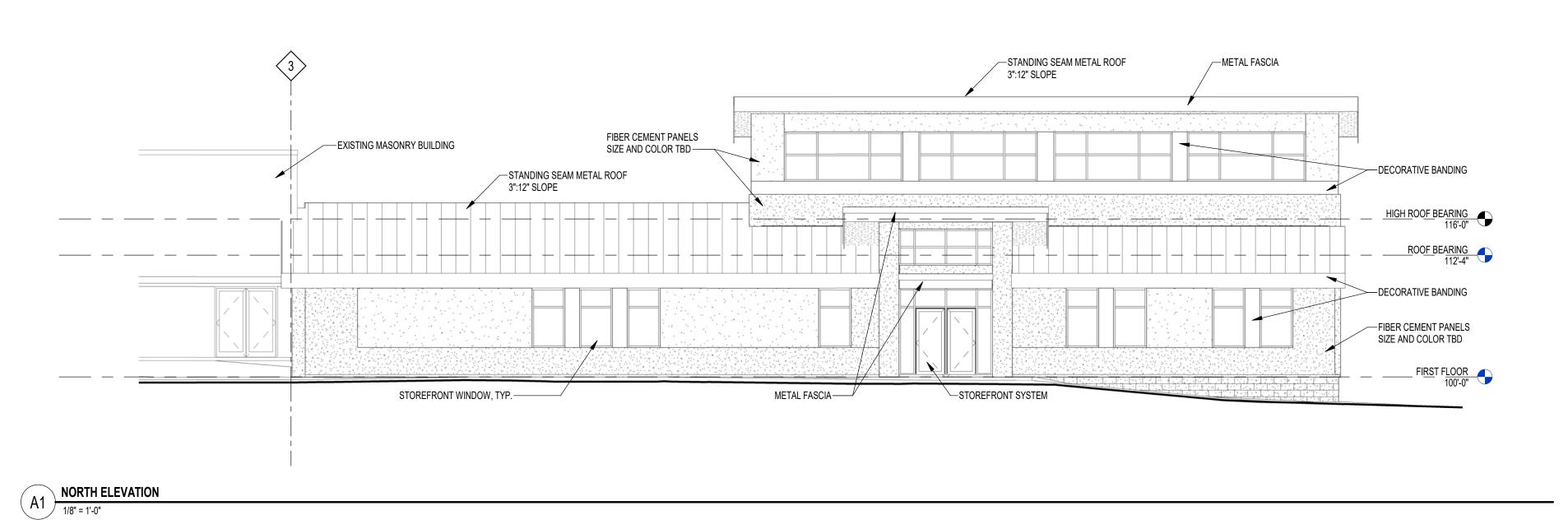
A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL). B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

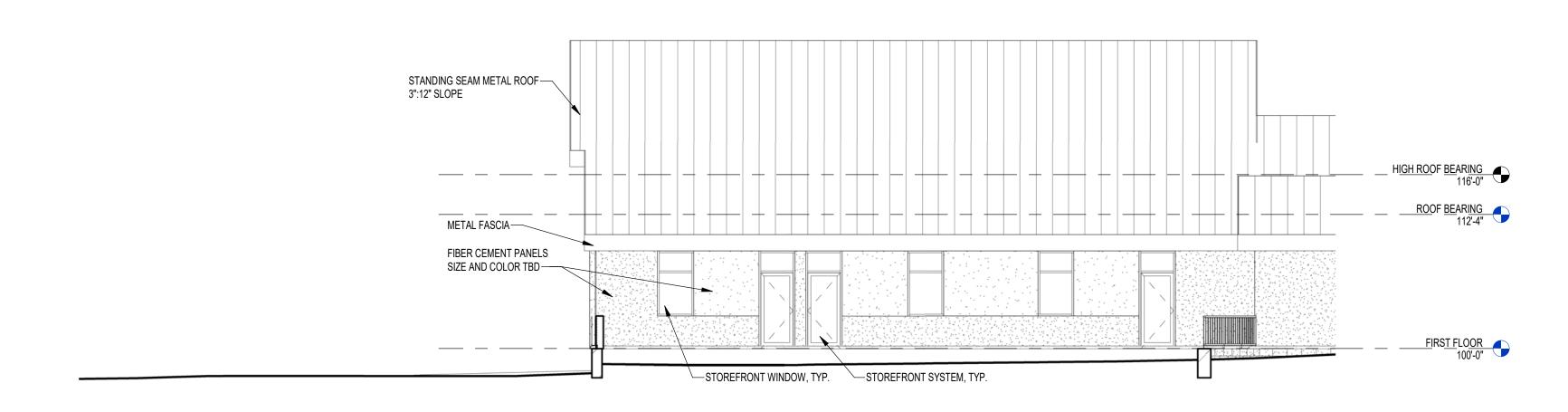
C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

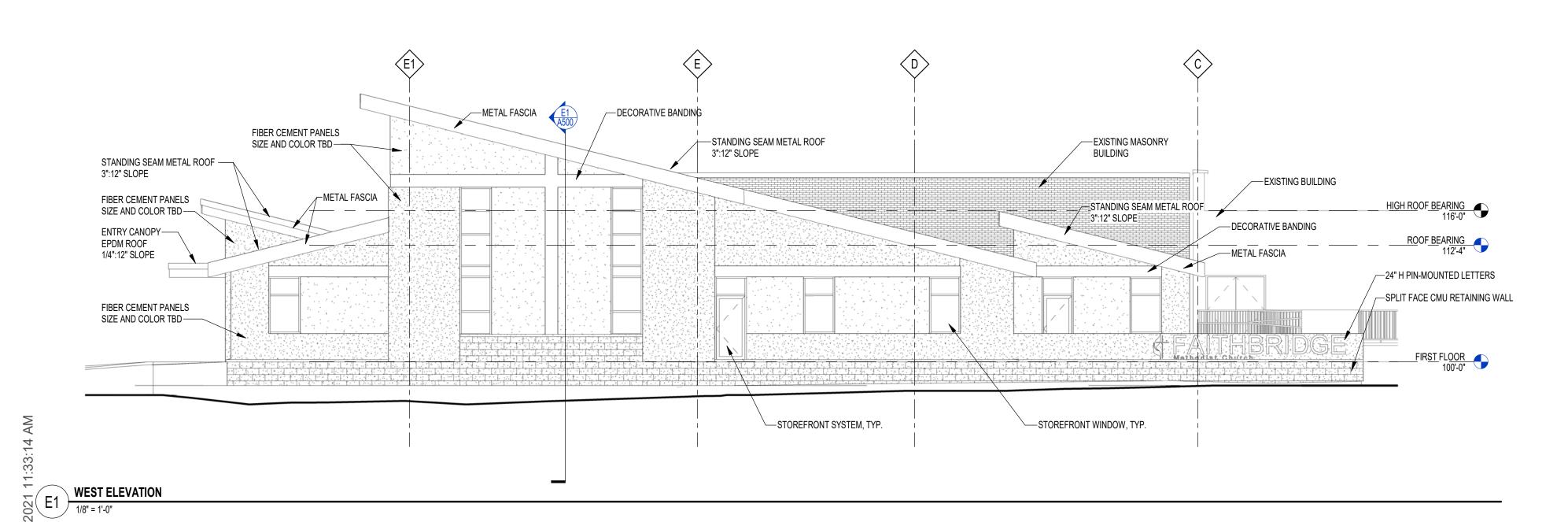
D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

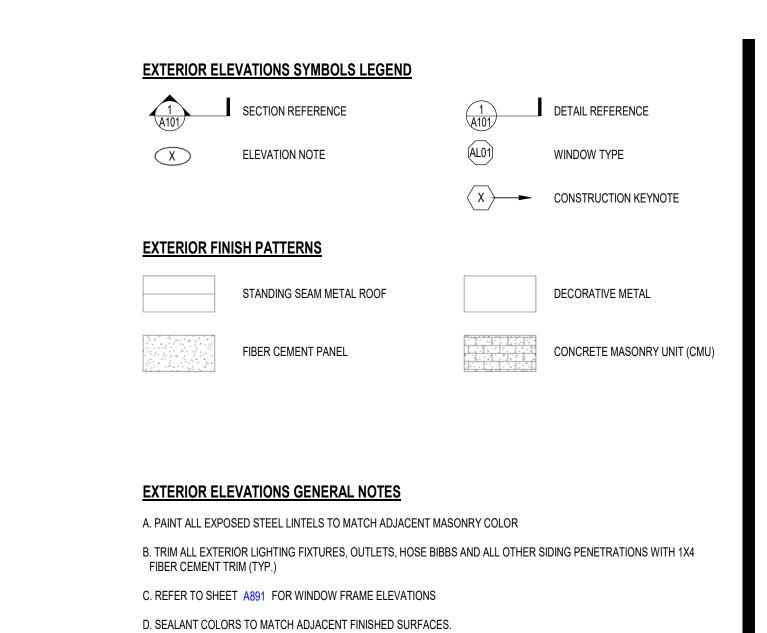
KEY PLAN

FAITHBRIDGE CHURCH
Campus Expansion









EXTERIOR ELEVATION NOTES

DESCRIPTION

E. FIBER CEMENT COLOR TO BE REDWOOD STAIN.

KEY PLAN

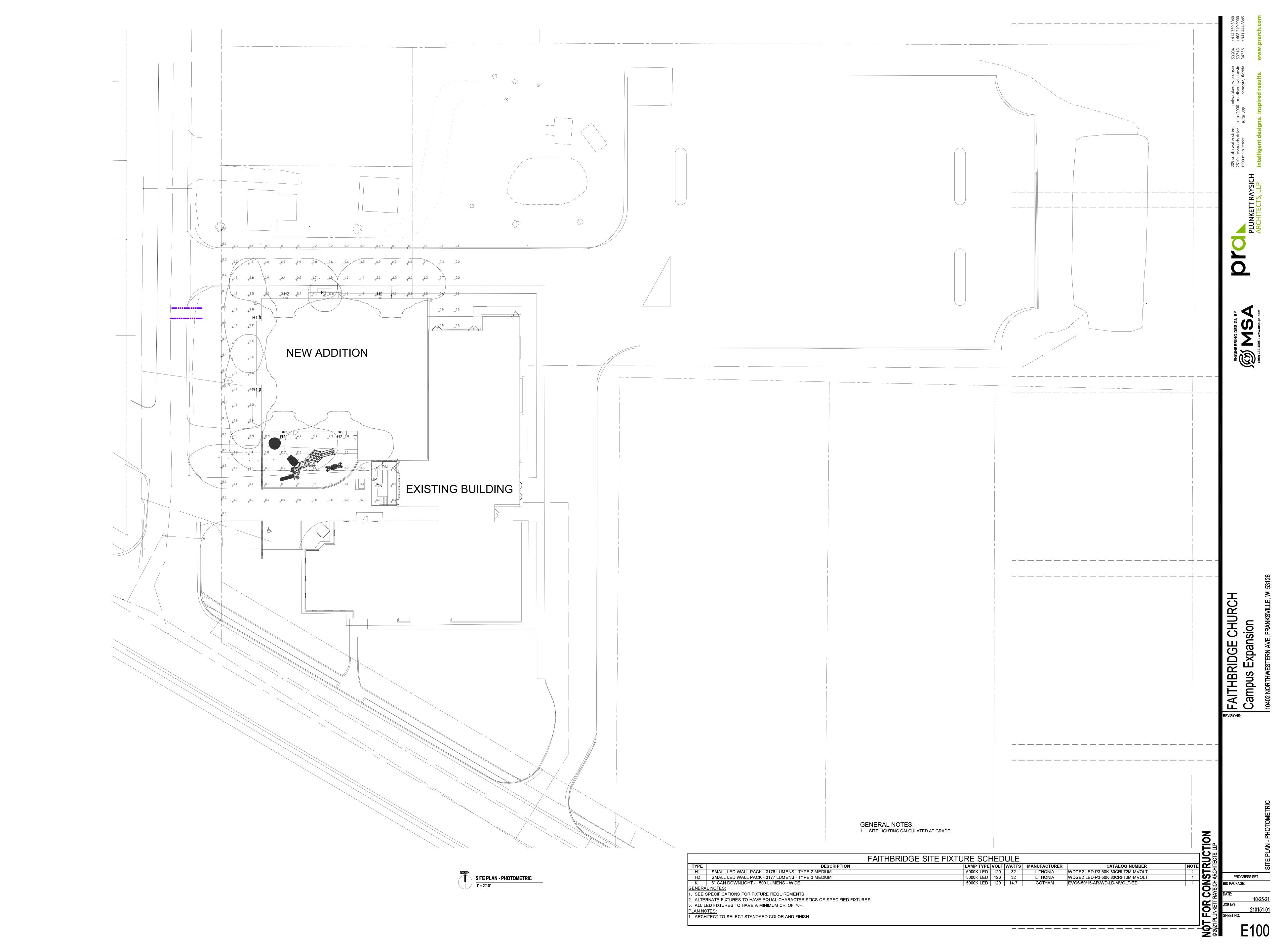
PLAN COMMISSION REVIEW

FAITHBRIDGE CHURCH Campus Expansion

VIEW FROM NORTHWEST



FAITHBRIDGE CHURCH
Campus Expansion
10402 NORTHWESTERN AVE, FRANKSVILLE WI 52



WN BY: Author 10/25/2021 1:34:35 PN



Faithbridge Church – Campus Expansion 10402 Northwestern Ave, Franksville, WI 53126 November 15, 2021

PROJECT SUMMARY

CONTENTS

- A. Project Contacts
- B. Project Description
- C. Site Information
- D. Building Heights
- E. Operations
- F. Projected Project Costs
- G. Project Schedule
- H. Existing Environmental Features
- I. Future Expansion

A. PROJECT CONTACTS

Faithbridge Church Rod Parsons, Ministry Board Chair 262.497.2566 ministryboard@faithbridgewi.com

Plunkett Raysich Architects, LLP Jason Puestow, AIA, NCARB, CSI, CCCA 414.630.8962 jpuestow@prarch.com

MSA Professional Services, Inc. Kevin Lord, Municipal Engineer & Surveyor 608.242.6617 klord@msa-ps.com

B. PROJECT DESCRIPTION

This project consists of a 9,700 square foot, 1 story building to be constructed on the west side of the existing sanctuary. The existing zoning of the property is R-4 and this will remain the same. Faithbridge Inc owns the 104042233117000, 104042233075000 and 104042233076000 parcels of land. The church and offices are located on the 104042233117000 parcel. The other two parcels contain rental houses that the church manage and maintain. The campus expansion project is proposing to demolish the house and garage on the 104042233075000 parcel. As a condition of approval, the church will combine the 104042233117000 and



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104042233075000 parcels before building permit applications are submitted. The proposed land use is commercial and the designation on the 2035 Comprehensive Plan is listed as governmental and institutional.

The church is constructing this building as a dedicated space for their youth and children's ministries. The floor plan includes staff offices, collaboration space, a kitchenette, restrooms, relocated worship and recreation space for both the youth and children, as well as four classrooms. These classrooms will be used for younger children during church activities, but could double as daycare space for the Mother's Day Out program during the week. The church has had discussions about moving the MDO program from their downtown campus to this new building. If this relocation were to occur, the building will have approximately 60 occupants during MDO's hours of operation and could have as many as 400 occupants during church activities in a post-pandemic setting. Other than the potential of MDO, the church is not expecting to accommodate any additional occupants at this time.

The church has a strong desire to break away from the design of their existing buildings. They want this new building to be contemporary to match their worship style and help draw families to the congregation. To achieve this aesthetic, we have designed a structure with multiple roof lines and a mix of more modern building materials.

At the base of the building, we are proposing to use a split-face CMU. This will help tie the new building back to the existing masonry building in a subtle way, while also helping to ground the lively design of the building. The main exterior cladding material will be fiber cement panels of various colors and sizes. Above, and between, some of the windows, will be a decorative banding that acts as a datum to the existing masonry building. Most of the roofs will be standing seam metal with a matching metal fascia color along the edges. The canopy at the main entry and the roof over the Kid Life Rec space will be flat, membrane roofs. All windows and doors will be aluminum storefront systems. The fence at the playground will be vinyl or metal.

C. SITE INFORMATION

PT SW ¼ - BEG CTR LN HWY K & E LN MORRIS ST, N130', E120', N38', E10', N43', W10', N176', E495', S220', W356', S313', NW ON CTR LN HWY K TO POB. SECTION 33, TOWNSHIP 4 NORTH, RANGE 22 EAST

104042233117000 parcel: 6.25 total acres

104042233075000 parcel: 0.20 total acres

104042233076000 parcel: 0.29 total acres

Floor area ratio: 0.15

Landscape surface area: 7,978 SF







There will be some added traffic to the site if the Mother's Day Out program chooses to operate out of this new building. The added traffic would be predominately during child drop-off and pick-up times at the beginning and end of each weekday. If the youth and children's ministries grow in attendance, there would also be added traffic on Wednesday evenings and Sunday mornings. We are not proposing to add any parking stalls or change the current traffic pattern as part of this project.

D. BUILDING HEIGHTS

As currently designed, the tallest roof edge (north elevation) is 31'-0" from grade.

E. OPERATIONS

Building hours will be as follows:

- -Mother's Day Out daycare: Monday through Friday, 7:00am 5:00pm
- -Youth and Kid Life programs: Wednesdays, 6:30pm-8:00pm and Sundays, 9:00am-12:00pm

F. PROJECTED PROJECT COSTS

Costs listed below are approximate. **\$2,500,000** – Project Target Total

G. PROJECT SCHEDULE

It is anticipated that construction will commence sometime in April 2022 and estimated building completion in April 2023

H. EXISTING ENVIRONMENTAL FEATURES

The site has a retention pond in the northeast corner that was constructed in 2008. There are no other known environmental features on any of the church's three parcels.

I. FUTURE EXPANSION

The only future expansion that has been discussed, is a desire to create more parking. After completion of this project, the church will explore the option of demolishing the structures on the 104042233076000 parcel of land. They would like to add some parking stalls to the north of the new building entry and another small lot where the existing playground is located. Our civil engineer has taken this into account when calculating for the retention pond expansion.





Meeting Date: November 29, 2021

Item No. 6d

Proposal:	Boundary Agreement Review - Sign Plan Review						
Description:	Review a sign plan for installation of an oversized, unlit, wall sign for the proposed commercial building located at 289 27 th Street in the Village of Raymond.						
Applicant(s):	Jessica Watson						
Address(es):	289 27 th Street						
Suggested Motion:	 That the Plan Commission recommends that the Village Board approve the sign plan submitted by Jessica Watson on behalf of Right Trailers Inc. as presented for the property located at 289 27th Street for the following reasons: 1. The proposed number, height and size of signs are permissible through the sign plan review process. 2. The proposed wall sign will not create sign clutter or confusion along the freeway corridor. 						
Owner(s):	Ninnemann Properties II LLC						
Tax Key(s):	168-04-21-01-003-000						
Lot Size(s):	4.85 acres						
Current Zoning District(s):	M-3, Heavy Industrial District						
Overlay District(s):	N/A						
Wetlands:	☐ Yes ☐ No Floodplain: ☐ Yes ☐ No						
Comprehensive Plan:	Industrial Business Park						
Packground: The	applicant is requesting approval of a master sign plan for the multi-tanent industrial						

Background: The applicant is requesting approval of a master sign plan for the multi-tenant industrial site located at 287 27th Street to allow for the installation of a wall sign that exceeds the maximum size of 32 square feet in area. Village Code allows for the modification to sign regulations as it pertains to number, size, and height on a case-by-case basis if an overall master sign plan is reviewed and approved by the Village.

The proposed wall sign has two elements. The larger element is approximately 475 square feet in area and the smaller element is approximately 25 square feet in area. The larger element exceeds the 32-foot

maximum by a considerable amount. Although larger than allowed, the distance the sign will be from the road will make the sign appear smaller than it is and may seem similar in size to the wall sign on the building in front of the property which complies with the 32 square-foot size maximum. Furthermore, the sign will be partially obstructed by the two other buildings on the site, minimizing the visual impact to the commercial corridor. To further minimize the visual impact of the sign, the applicant is proposing not to illuminate the sign.

Village code states that for multi-tenant developments, the total area of signage for all tenants cannot exceed 1,200 square feet. With the proposed 500 square feet of signage for the Right Trailer building and the including the total amount of signage for the rest of site comes to a total of 685 square feet, which is within the maximum signage area allowed for multi-tenant parcels.

Although there are multiple signs along the fence line advertising for the other tenants, the proposed wall sign for the westernmost building will have a minimal visual impact along the commercial corridor yet provide easy identification for customers coming to the site.

The proposed sign plan includes the proposed wall sign for the westernmost building, the easternmost building and signs on the fencing located on the site. Staff recommends approval of the proposed sign plan as the large wall sign does not create confusion or clutter along the road landscape with signs.

If the Plan Commission is comfortable with the proposed sign plan, a suggested motion has been prepared at the beginning of this report.

Respectfully submitted by:

Peter Wagner, AICP Development Director

Location Map

289 27th Street









11/11/2021

To the Village of Caledonia,

Right Trailers, Inc. is applying for a sign permit for our current location at 289 27th St., Caledonia, WI 53108. The sign application, current photos of the space, current site plan of our operations, and the mockup of the sign on the building are included with this package. The current sign space usage is 538.77 square feet. The proposed signage is 494.50 square feet. The set back from the road to the face of the building (where the signage will be installed) is 401.68 feet.

A licensed sign company will install the cut vinyl to the building's exterior using the adhesive back of the signage. The sign will not be illuminated at night and will only be visible during daylight hours. This signage is necessary for the business to continue as the location is hidden behind two other buildings. The other tenants on the property have equipment that further obstructs the visibility of the business. The proposed sign would provide clarity for the customers on which building Right Trailers operates from and would bring more customers to the business to allow further growth and success in the community.

Sincerely,

Michael Scott, PE, PMP

President

10'-0"

EQUIPMENT • DUMP • ENCLOSED



QTY: 1

RIGHT TRAILERS / BUILDING SIGNAGE

ONE (1) SET OF DIGITALLY PRINTED VINYL GRAPHICS DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO CORRUGATED FASCIA

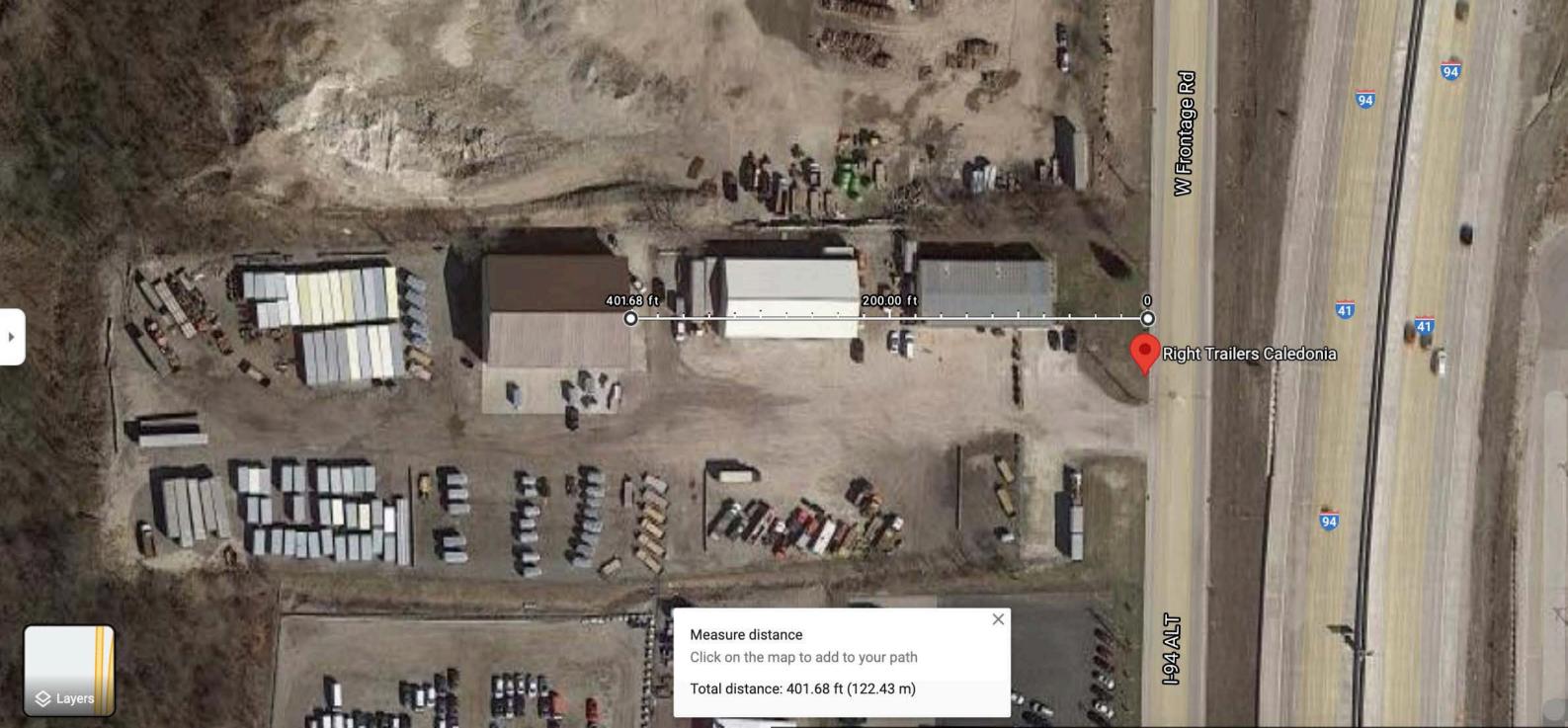
*FIELD SURVEY REQUIRED



Michael' Sign/	
"We Project Your Image"	

Client:	RIGHTTRAILERS	Date: 8-16-21	REVISION		Illumination: X VES TYPE	SINGLE SIDED DOUBLE SIDED	Paint Colors (AkzoNobel):	Vinyl Film Colors (3M Scotchcal):	Client Signature:	
		Drawing #: 1C(2)	8-17-21	\triangle	Electrical Requirements:	Quantity: -			Signature Date	
Address:	289 27TH ST	Sheet: 1 of 1	2 9-9-21	\triangle	Sign Specifications:				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS	
City, State	e: CALEDONIA, WI 53108	Scale: 1/4"=1'	\triangle	\triangle	NOTED ABOVE				The ideas and designs contained in this original and unpudrawing are the sole property of Michael's Signs, Inc. and	
Sales Rep	: STEPHEN PROCHASKA	Designer: KD	\triangle	\triangle					MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	













MEMORANDUM

Date:

Thursday, November 18, 2021

To:

Plan Commission Village Board

From:

Anthony A. Bunkelman P.E.

Public Services Director

Multiple Bulletin

Re:

Maranger CSM - Parcel ID 51-104-04-22-24-037-010 - SW 1/4 of Section 24,

T4N, R22E, 5806 Four Mile Road Village of Caledonia, Racine County, WI -

Owner Joseph Maranger

The Engineering Department has received a Certified Survey Map (CSM) from Jeffrey Maranger, on behalf of Joseph Maranger, prepared by Mark Madsen of Nielsen Madsen & Barber S.C. The Maranger property is located along the North side of Four Mile Road between Short Road and Bluffside Drive. The existing property is 6.632 acres in size. This property has approximately 1,002 feet of frontage along Four Mile Road.

The existing parcel currently has a single-family home with a barn on it. The balance of the parcel is currently tall grass with some trees.

The CSM proposes to create 2 lots. Lot 1 is proposed to be 4.577 acres in size with the existing barn located on it and Lot 2 is proposed to be 1.01 acres and have the existing single-family home on it. Lot 1 is projected to have the existing barn located on it, but in the future, there is a possibility for a single-family home to be constructed. If the CSM is approved the barn would become a legal non-conforming structure until the single-family home is constructed.

The Zoning of the existing parcel is R-2. R-2 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential (19,000 sq.ft. to 1.49 acres per dwelling unit) for this property. The proposed CSM is consistent with the Village's Comprehensive Land Use Plan.

The CSM is located within the Sanitary Sewer & Water Service Areas. Sanitary sewer is available for the future development of Lot 1. The existing single-family home is already connected to the sanitary sewer. Municipal water is also available for Lot 1. The existing single-family home is already connected to municipal water. As the owner is already aware there is not a water lateral for Lot 1 at this time. In the future with the construction of a singlefamily home, the owner will need to install a water lateral to the lot.

So the Owner, Commission, and Board are aware, there is a Special Assessment for Watermain on the property. This assessment will be partially due at the time of connection to the watermain. At the time of connection, the Owner will need to request a balance and the portion of the assessment due for the connection (Assessment was based on the Land Use Plan).

Access for the proposed lots will need to be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. Lot 2 has an access out

to Four Mile Road and Lot 1 also has an access out to Four Mile Road. So the Commission and Board are aware, the current access for Lot 1 is for an Ameritech facility. This access unfortunately does not appear to be easily shared. At the same time the accesses on the lots are near the top of the hill. Sight Distance to the West is a potential concern. The Engineering Department does not feel comfortable with an everyday access at the top of the hill for Lot 1 due to the sight distance issue. Due to the Sight Distance Issue, the only safe area to allow an everyday access for Lot 1 is at the intersection of Bluffside Drive and Four Mile Road. To confirm that there would not be any other accesses on Four Mile Road, the owner has proposed a No Access Restriction on the remaining frontage.

By Village Ordinance another access would not be allowed. In looking at the existing accesses and the sight distance it is not recommended to share the existing accesses. It is recommended that the Village approve a Waiver/Modification to allow one new access for Lot 1 at the intersection of Bluffside Drive and Four Mile Road as long as all Sight Distance requirements are met.

Also since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way should be dedicated to the Village. The proposed CSM includes the dedication of the minimum Right of Way.

The drainage of the CSM according to the Master Drainage Plan shows 2 separate watersheds (R-60-6 & R-45-11). Lot 2 has a small portion in the Southwest corner of the lot that drains to the road ditch of Four Mile Road (R-60-6). The remainder of Lot 2 and the entirety of Lot 1 drain to the East to a culvert under the abandoned railroad Right of Way (R-45-11). In reviewing the Master Drainage Plan and that Lot 1 is a significant size, it has been recommended that a Storm Water Management Plan be performed at the time of the future single-family home on Lot 1. A Note will need to be placed on the CSM to indicate this.

In looking at the Wisconsin DNR Surface Water Data Viewer there are no mapped wetlands shown on the site. The Surface Water Data Viewer does potentially indicate hydric soils along the Eastern edge of the property. This is a small area of Lot 1. It is recommended that a Wetland Delineation be done at the time the Storm Water Management Plan is performed.

After reviewing the Maranger CSM, the following motion is recommended.

Move to conditionally approve the Maranger CSM on parcel 51-104-04-22-24-037-010 subject to the following

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-2 Zoning District are listed on the CSM and the setback lines are shown on the lots.
- 2. The CSM creates a legal non-conforming accessory building (barn) on Lot 1.
- 3. Any future single-family home on Lot 1 will need to be connected to Sanitary Sewer and Water.
- 4. All necessary Special Assessments are paid for the connection of the home to the Municipal Water System.
- Lot 1 of the CSM is granted a Waiver/Modification to allow an additional driveway access out to Four Mile Road as long as all Sight Distance Requirements are met.
- 6. Approval of a Waiver/Modification for allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.

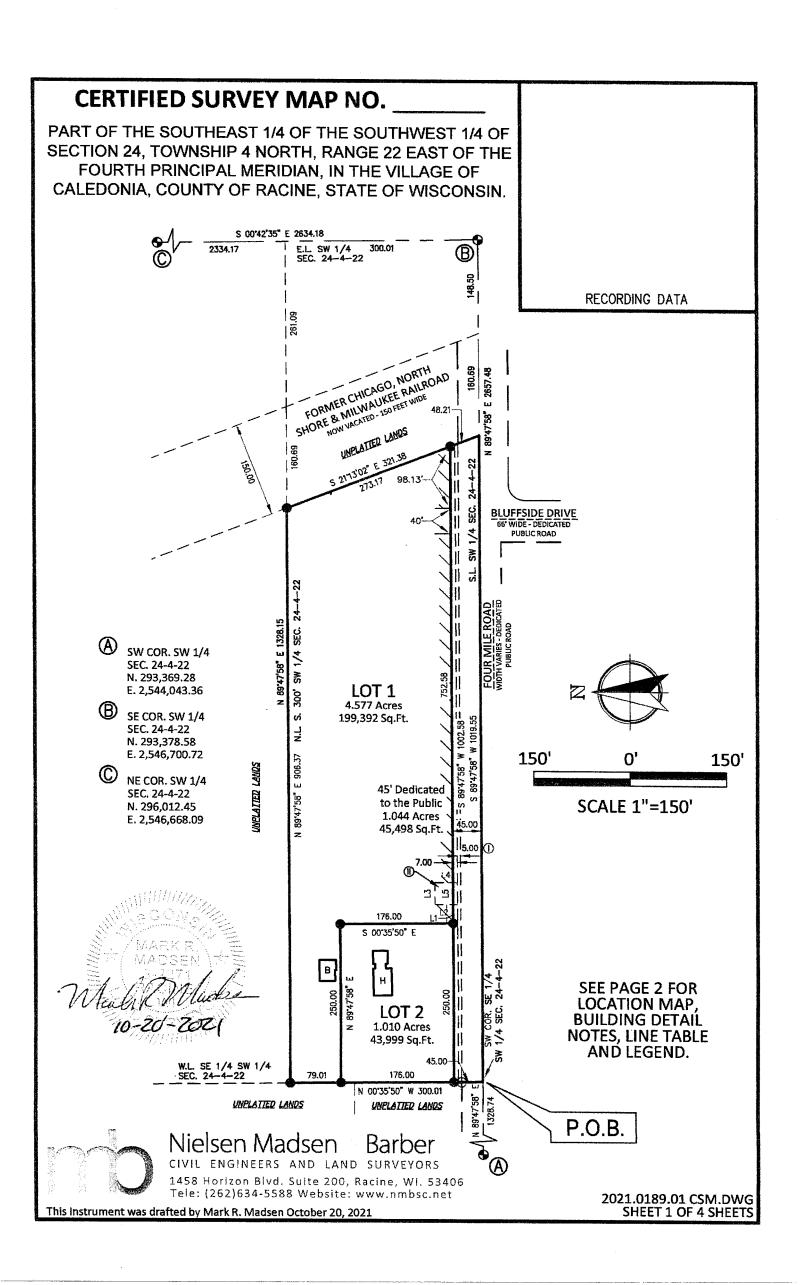
- 7. A minimum of 45' of Right of Way on Four Mile Road is dedicated as shown.
- 8. A No Access Restriction placed on Four Mile Road as shown.
- 9. Due to the proposed size of Lot 1 and the future plan for a Single-Family Home, a Storm Water Management Plan and Individual Site Grading Plan be required at the time of development of Lot 1. A Note shall be placed on the CSM indicating the following "A Storm Water Management Plan and Individual Site Grading Plan will be required to be submitted at the time of development of Lot 1. The Individual Site Grading Plan shall follow the intent of the Storm Water Management Plan."
- 10. A wetland delineation is performed at the time of the Storm Water Management Plan. A Note shall be placed on the CSM indicating the following "A Wetland Delineation shall be done on Lot 1 at the time of development of Lot 1 as part of the Storm Water Management Plan."
- 11. The CSM is subject to the Land Division per Lot fee.
- The Owner agrees to execute any and all agreements as necessary for the CSM to be approved.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Maranger CSM to allow an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to the following factors:

- 1.) The property has approximately 1,002 feet of frontage.
- 2.) The Four Mile Road topography along the frontage of the property is not conducive to a road due to sight distance concerns.
- 3.) Lot 1 has an existing driveway on it that is for an Ameritech facility and does not appear to have safe sight distance for an everyday driveway.
- 4.) Lot 1 has a size of 4.577 acres with 752.58 feet of frontage.
- 5.) There would be a maximum of 3 accesses along the 1,002 feet of frontage. This is acceptable for access control.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Maranger CSM to allow an additional driveway access for Lot 1 subject to the following factors:

- 1.) The existing driveway access on Lot 2 is specific to the existing single-family home.
- 2.) Lot 1 has an existing driveway on it that is for an Ameritech facility and does not appear to have safe sight distance for an everyday driveway.
- 3.) The future single-family residence (on Lot 1) should be granted a driveway access based on the fact that there would only be the maximum of 3 accesses that come out to the principal thoroughfare in 1,002 feet. This is more restrictive than the surrounding area.
- 4.) The balance of the frontage on Four Mile Road would have a No Access Restriction along it.



CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

NOTES: ZONING OF PARCELS IS R-2.

OWNER / LAND SPLITTER: JOSEPH MARANGER, 3021 W. SOUTHLAND DRIVE, FRANKLIN, WISCONSIN

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24-4-22 IS ASSUMED TO BEAR N 89°47'58" E.

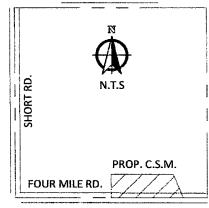
- LEGEND: EXISTING BARN
- **EXISTING HOUSE**
- ① EXISTING 5' UNDERGROUND CABLE EASEMENT ① EXISTING 35'x35' AMERITECH EXCLUSIVE EASEMENT

///// NO VEHICULAR ACCESS

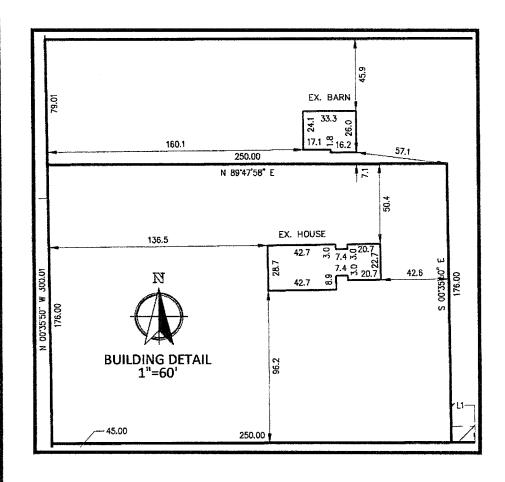
- O 1" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR 1.50 LBS. / LIN. FT. SET
- ONC. MON. W / BRASS CAP FOUND

EXISTING EASEMENT LINE TABLE				
Line#	Length	Direction		
L1	30.05	N89° 47' 58"E		
L2	28.00	N00° 12' 02"W		
L3	35.00	N89° 47' 58"E		
L4	28,00	S00° 12' 02"E		
L5	35.00	S89° 47' 58"W		

LOCATION MAP



SW 1/4 SEC. 24-4-22



MADSEN S-227 10-20-2021

2021.0189.01 CSM.DWG **SHEET 2 OF 4 SHEETS**



Nielsen Madsen

CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen October 20, 2021

CERTIFIED SURVEY MAP	NO.	
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PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Joseph Maranger, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 4 North, Range 22 East of the Fourth Principal Meridian bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 24; thence N89°47'58"E, 1328.74 feet along the South line of the Southwest 1/4 of said Section 24 to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24 and the point of beginning of this description; run thence N00°35'50"W, 300.01 feet along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 24 to a point on the North line of the South 300.00 feet of the Southwest 1/4 of said Section 24; thence N89°47'58"E, 906.37 feet parallel with the South line of the Southwest 1/4 of said Section 24 and along the North line of the South 300.00 feet of the Southwest 1/4 of said Section 24 to a point on the Westerly right-of-way line of the vacated Chicago, North Shore & Milwaukee Railroad; thence S21°13'02"E, 321.38 feet along the Westerly right-of-way line of said vacated Chicago, North Shore & Milwaukee Railroad; to a point on the South line of the Southwest 1/4 of said Section 24; thence S89°47'58"W, 1019.55 feet along the South line of the Southwest 1/4 of said Section 24 to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 288,889 square feet or 6.632 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia.

October 20, 2021

Mark R. Madsen, P.E., P.L.S. (S-2271)

Nielsen Madsen & Barber, S.C. 1458 Horizon Blvd. Suite 200

Racine, WI 53406 (262)634-5588 MARK R. MADSEN VI. S. 2271
RACINE WILL SURVE

OWNER'S CERTIFICATE

I, Joseph Maranger, Owner, hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Joseph	Maranger has caused these	presents to be sig	ned as Owner at
Wisconsin on this	day of	2021	

Joseph Maranger 3021 W. Southland Drive Franklin, Wisconsin 53132



Nielsen Madsen Barber

CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen October 20, 2021

2021.0189.01 CSM.DWG SHEET 3 OF 4 SHEETS

CERTIFIED SURVEY MAP NO				
PART OF THE SOUTHEAST 1/4 OF TI NORTH, RANGE 22 EAST OF THE FO CALEDONIA, COUNTY	OURTH PRINCIPA	L MERIDIAN, IN THE VILLAGE OF		
STATE OF WISCONSIN) COUNTY OF)				
Personally came before me thisknown to be the person who executed the foregoing.	day of ping instrument, and ac	, 2021, Joseph Maranger, to me cknowledged that he executed the		
Notary Public,				
VILLAGE CERTIFICATE				
APPROVED as a Certified Survey Map this	day of	, 2021.		
		Joslyn M. Hoeffert, Village Clerk Village of Caledonia		





Nielsen Madsen Barber CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, Wl. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This instrument was drafted by Mark R. Madsen October 20, 2021

2021.0189.01 CSM.DWG SHEET 4 OF 4 SHEETS

MEMORANDUM

Date:

Thursday, November 18, 2021

To:

Plan Commission Village Board

From:

buthon Bulch Anthony A. Bunkelman P.E.

Public Services Director

Re:

Prochaska CSM - Parcel ID 51-104-04-22-21-036-000 - SE 1/4 of Section 21,

T4N, R22E, Four Mile Road, Village of Caledonia, Racine County, WI -Owner Robert A & Therese A Prochaska Revocable Trust dated July 31,

2015

The Engineering Department has received a Certified Survey Map (CSM) from the Robert A. & Therese A. Prochaska Revocable Trust, prepared by Mark Madsen of Nielsen Madsen & Barber S.C. The Prochaska property is located along the North side of Four Mile Road between Nicholson Road and County Trunk Highway H. The existing property is 21.012 acres in size and has 958.65 feet of frontage along Four Mile Road.

The existing parcel is vacant and used as farmland.

The CSM proposes to create 3 lots. Lot 1 is proposed to be 8.662 acres in size, Lot 2 is proposed to be 5.68 acres in size, and Lot 3 is also proposed to be 5.68 acres in size. All 3 lots are projected to be sold for future single-family homes.

The Zoning of the existing parcel is A-3. A-3 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Agricultural, Rural Residential, and Open Land for this property. The property is also located outside of the Sanitary Sewer and Water Service Area. This requires that the lot density does not exceed a maximum of 0.2 dwelling units per acre or a 5-acre minimum lot size by Ordinance. The proposed CSM is consistent with the Village's Comprehensive Land Use Plan.

Previously, a concept CSM was submitted, which discussed the need for a Waiver/Modification to allow the lots to have a greater than 2.5 to 1 length to width ratio. Based on minutes from the August 30th Plan Commission meeting, the Commission felt comfortable with approving this Waiver/Modification.

Since the CSM is located outside of the Sanitary Sewer & Water Service Area, each lot in the CSM must provide and show a suitable area for a private onsite sewerage treatment system (POWTS). Soil (Perc) tests must be performed on each of the lots to ensure that each lot is buildable. Wells will need to be placed on the sites when the single-family homes are proposed.

Access to the proposed lots will need to be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. It appears that the access to the current farm field is located near the East property line, possibly on the abutting property. This access does not appear to be an official access, but an area that the ditch is

shallow and non-existent. Based on the amount of frontage, size, and configuration of the lots, it is suggested that the number of accesses be limited to 2. 2 of the lots would have a shared access and 1 of the lots would have its own access. Based on the frontage of the proposed lots, it is suggested that Lot 1 have its own access and Lots 2 & 3 share an access. By Village Ordinance, 2 accesses would not be allowed, but it is recommended that the Village approve a Waiver/Modification to allow a new access for Lot 1 and a shared access for Lots 2 & 3.

Also since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way should be dedicated to the Village. The proposed CSM includes the dedication of the minimum Right of Way.

The drainage of the lots in the CSM according to the Master Drainage Plan, show 5 separate watersheds (H-47-2, H-45, H-44, H-56-3 & H-46). A very small portion of Lot 3 will drain South to the road ditch of Four Mile Road then to the East (H-47-2). A small portion of Lot 1 will drain South to the road ditch of Four Mile Road then to the West (H-53-3). The remaining area within the CSM will drain to the North to the Nicholson Road Wildlife Refuge (H-44, H-45 & H-46). Drainage Basin H-45 which is in Lots 2 & 3, according to the Master Drainage Plan, has a drainage way depicted on it. This drainage way will need to be located in the field as necessary and then depicted on the CSM. Depending on the location of the drainage way, the drainage way may be required to be regraded to be located along the proposed property lines. This may require the granting of a 30' Drainage Easement.

A Storm Water Management Plan and a Site Grading Plan is required to be submitted, reviewed, and approved by the Caledonia Utility District for this CSM. This will include the preparation, design, and construction of a Storm Water Pond to control storm water runoff for the entire CSM. Storm Water Drainage Easements will be required to be granted over the Storm Water Management Facility.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the North property line. The Surface Water Data Viewer does indicate hydric soils on the majority of the property. A Wetland Delineation will need to be done on this property and all wetlands will need to be shown on the CSM.

After reviewing the Prochaska CSM, the following motion is recommended.

Move to conditionally approve the Prochaska CSM on parcel 51-104-04-22-21-036-000 subject to the following

- 1. The Zoning setbacks & Minimum Frontage requirements for the A-3 Zoning District are listed on the CSM and the setback lines are shown on the lots.
- 2. A waiver/modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.
- 3. The CSM shall show locations of passing soil tests for POWTS on all of the lots of the CSM.
- 4. A waiver/modification is granted to allow an additional driveway access (maximum of 2 access for the CSM) out to Four Mile Road.
- 5. A Shared Driveway Easement is placed on the common property line between Lots 2 & 3.
- 6. A No Access Restriction is placed along the frontage of 4 Mile Road on Lots 2 & 3 outside of the shared driveway easement.

- 7. Approval of a waiver/modification for allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.
- 8. A minimum of 45' of Right of Way on Four Mile Road is dedicated as shown.
- 9. The drainage way, as depicted on the Master Grading Plan, is field located and shown on the CSM as necessary. Depending on the location of the drainage way, a grading plan may be required to be submitted and the drainage way regraded to be located along a property line.
- 10. The granting of a 30' Drainage Easement over the drainage way as necessary.
- 11. A Storm Water Management Plan and a Site Grading Plan for the entire CSM is submitted, reviewed, and approved by the Caledonia Utility District. This includes the design and construction of a Storm Water Management facility onsite.
- 12. The granting of a Storm Water Pond Easement and Maintenance Agreement over the Storm Water Management facility.
- 13. The submission of a financial guarantee for the construction of the Storm Water Management facility.
- 14. A wetland delineation is performed, submitted, and all wetlands are shown on the CSM.
- 15. The CSM is subject to the Land Division per Lot fee.
- 16. The Owner agrees to execute all agreements and make the necessary deposits for the approval of the CSM.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Prochaska CSM to allow lots to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to the following factors:

- 1.) The property has 958.65 feet of frontage.
- 2.) Lot 1 has a size of 8.662 acres, Lot 2 has a size of 5.68 acres and Lot 3 has a size of 5.68 acres.
- 3.) Lots 2 & 3 would share a driveway access.
- 4.) There would be a maximum of 2 accesses along the 958.65 feet of frontage. This is acceptable for access control.
- 5.) Construction of additional road infrastructure is cost prohibitive.
- 6.) Construction of additional road infrastructure creates additional maintenance responsibility for the Village.

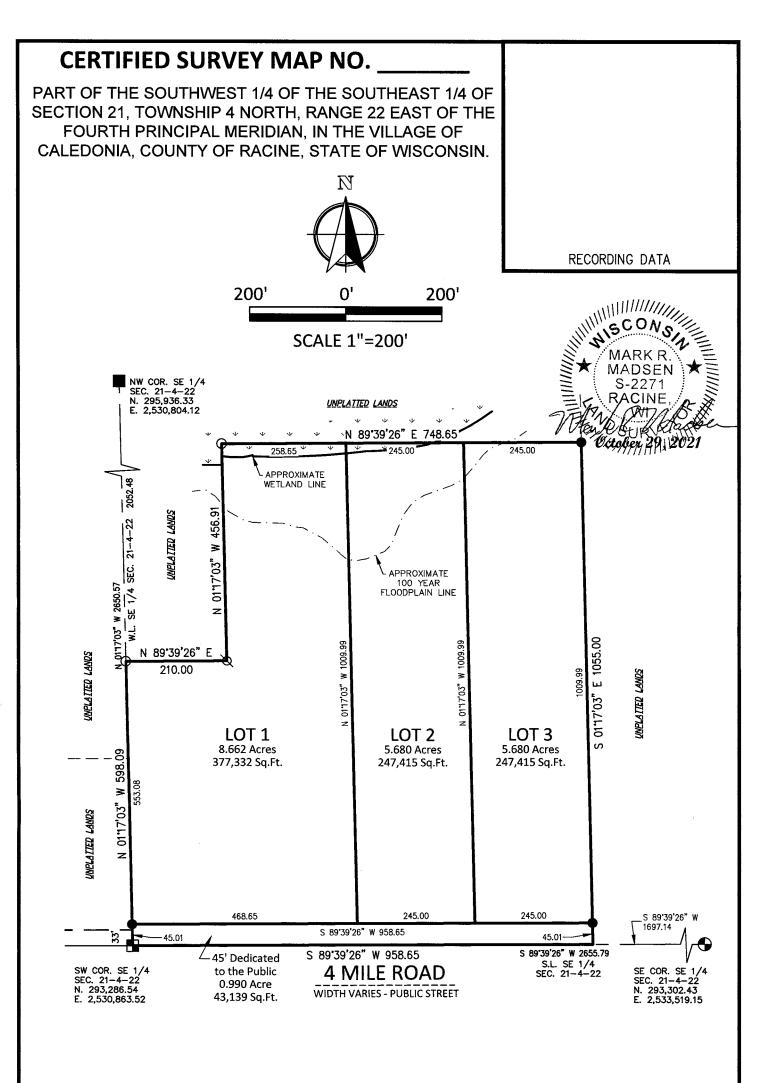
Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Prochaska CSM to allow an additional driveway access for the CSM subject to the following factors:

- 1.) The property has 958.65 feet of frontage.
- 2.) Lots 2 & 3 would share a driveway access.
- 3.) There would be a maximum of 2 accesses along the 958.65 feet of frontage. This is acceptable for access control.
- 4.) The balance of the frontage on Four Mile Road on Lots 2 & 3 would have a No Access Restriction along it.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-3-b for the Prochaska CSM to allow the lots of the CSM to exceed the 2.5 to 1 length to width ratio subject to the following factors:

1.) The property is 21.01 acres with 958.65 feet of frontage.

- 2.) Due to the size and configuration of the parcel, there could only be 2 lots to meet the ratio. This is more restrictive than the 0.2 dwelling units per acre density.
- 3.) The property is located outside of the Sanitary Sewer and Water Service Area and has a maximum density of 0.2 dwelling units per acre (minimum 5 acre lots).





Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen October 29, 2021

SEE PAGE 2 FOR LEGEND, NOTES AND LOCATION MAP

> 2021.0275.01 CSM.DWG SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Southwest corner of the Southeast 1/4 of said Section 21; run thence N01°17′03″W, 598.09 feet along the West line of the Southeast 1/4 of said Section 21; thence N89°39′26″E, 210.00 feet parallel with the South line of the Southeast 1/4 of said Section 21; thence N89°39′26″E, 748.65 feet parallel with the South line of the Southeast 1/4 of said Section 21; thence S01°17′03″E, 1055.00 feet parallel with the West line of the Southeast 1/4 of said Section 21 to a point on the South line of the Southeast 1/4 of said Section 21, said point being S89°39′26″W, 1697.14 feet of the Southeast corner of the Southeast 1/4 of said Section 21 to the Southwest corner of the Southeast 1/4 of said Section 21 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 915,301 square feet or 21.012 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia. That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

October 29, 2021

Mark R. Madsen, P.E., P.L.S. (S-2271)

Nielsen Madsen & Barber, S.C. 1458 Horizon Blvd. Suite 200

Racine, WI 53406 (262)634-5588



NOTES:

ZONING OF PARCEL IS: A-3.

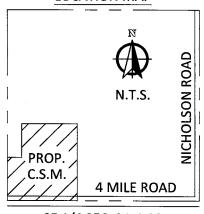
OWNER / LAND SPLITTER: THE ROBERT A. PROCHASKA AND THERESE A. PROCHASKA REVOCABLE TRUST DATED JULY 31, 2015; 11430 - 4 MILE ROAD, FRANKSVILLE, WISCONSIN 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 21-4-22 IS ASSUMED TO BEAR N 01°17'03" W.

LEGEND:

- T" O.D. IRON PIPE FOUND
- ♥ 5/8" REBAR FOUND
- 3/4" O.D. REBAR 1.50 LBS. / LIN. FT. SET
- CONC. MON. W / BRASS SEWRPC CAP FOUND
- CAST IRON MON. W / BRASS CAP FOUND
- 3" GALVANIZED STEEL PIPE W / BRASS SEWRPC CAP FOUND

LOCATION MAP



SE 1/4 SEC. 21-4-22



Nielsen Madsen + Barber

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2021.0275.01 CSM.DWG SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP N	O
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST OF THE SOUTHEAST OF THE FOURTH PRINCIPAL CALEDONIA, COUNTY OF RACINE, STATE	MERIDIAN, IN THE VILLAGE OF
OWNER'S CERTIFICATE	
The Robert A. Prochaska and Therese A. Prochaska Revocable Trust I certifies that it has caused the lands described on this map to be survey represented on this Certified Survey Map. It also does further certify the be submitted to the following for approval or objection: Village Board	red, divided, mapped and dedicated as at this Certified Survey Map is required to
IN WITNESS WHEREOF the said Robert A. Prochaska and Therese A. 31, 2015 has caused these presents to be signed as Owner at day of 2021.	
Robert A. Prochaska Trustee 11430 - 4 Mile Road Franksville, Wisconsin 53126	Prochaska
STATE OF WISCONSIN) COUNTY OF)	
Personally came before me this day of Therese A. Prochaska of the above-named Robert A. Prochaska and T Dated July 31, 2015, to me known to be the persons who executed the be such Trustees of said Robert A. Prochaska and Therese A. Prochaska and acknowledged that they executed the foregoing as such Trustees a and Therese A. Prochaska Revocable Trust Dated July 31, 2015, by its	herese A. Prochaska Revocable Trust foregoing instrument, and to me known to ka Revocable Trust Dated July 31, 2015, as the deed of said Robert A. Prochaska
Notary Public, My commission expires:	
VILLAGE CERTIFICATE	
APPROVED as a Certified Survey Map this day of	, 2021.
	Joslyn M. Hoeffert, Village Clerk Village of Caledonia
	WILLIAM CONSTITUTE OF THE STATE

MARK R. MADSEN S-2271 RACINE, October 29, 2021



Nielsen Madsen - Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Mark R. Madsen October 29, 2021

2021.0275.01 CSM.DWG SHEET 3 OF 3 SHEETS

MEMORANDUM

Date:

Monday, November 22, 2021

To:

Plan Commission

From:

Anthony A. Bunkelman P.E.

Public Services Director

Muthony Bunkelman

Re:

Homestead Acres / Hoods Creek Attenuation Basin Expansion

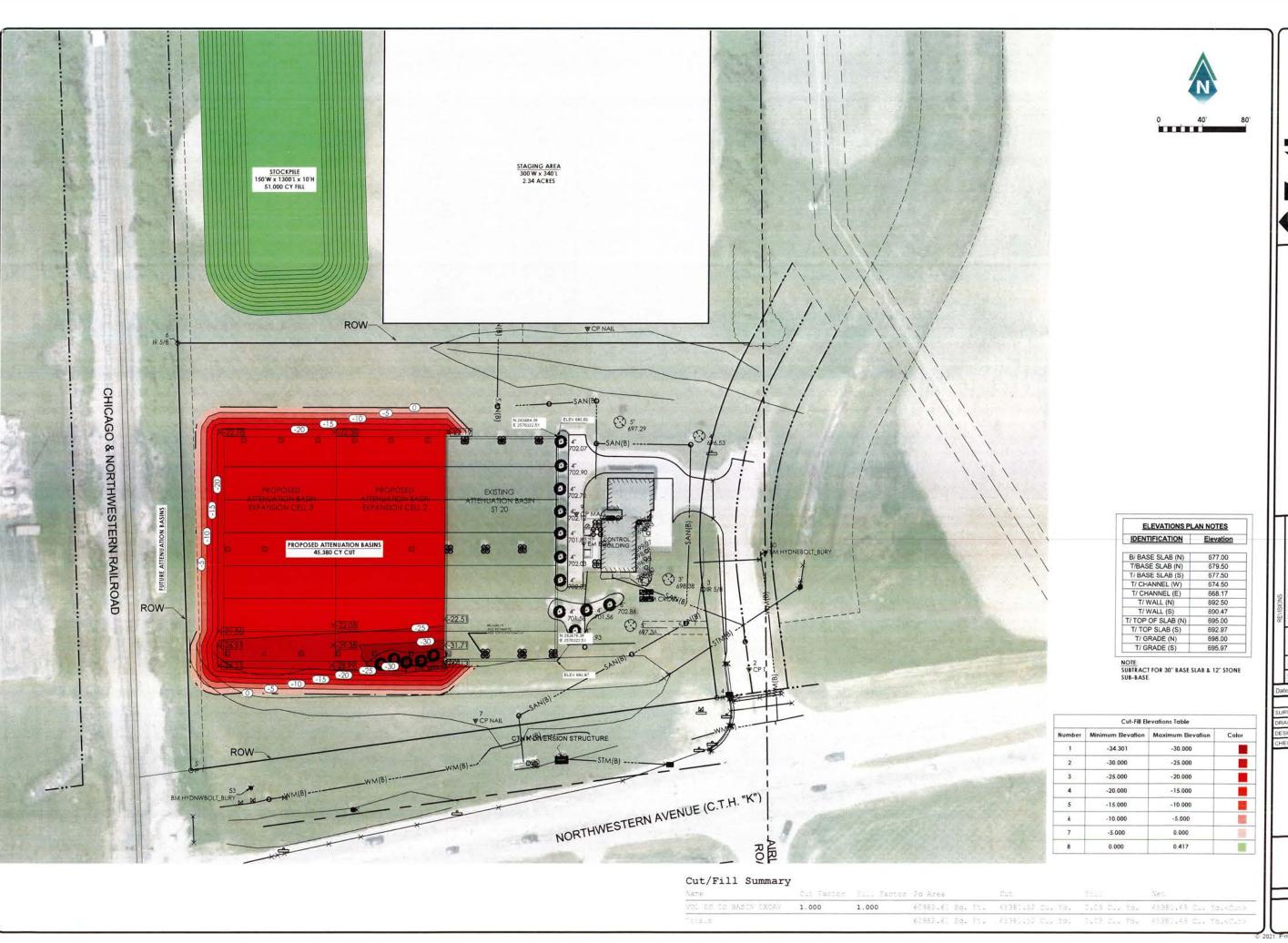
The Caledonia Utility District has been working on the expansion of the Hoods Creek Attenuation Basin as part of the Utility District's Sewer Mitigation Plan. Early on, the District reached out to Ray Leffler on the placement of approximately 45,380 cubic yards of excess excavated material that will be generated with the Hoods Creek Attenuation Basin expansion. Mr. Leffler is more than willing to work with the Utility District on the placing of this excess material.

In our discussions with Mr. Leffler, the excavated material would be placed in the location of the future Hay Meadow Road and in a future phase of the subdivision. The Utility District is not opposed to this because it will significantly save on trucking costs.

As some of you may be aware, the American Transmission Company (ATC) recently replaced the high-tension transmission lines that run through the property and ATC has been more receptive to utilizing their easements along the high-tension transmission lines for roads and/or public infrastructure. With that in mind, Mr. Leffler reached out to ATC to see if they would allow a portion of Hay Meadow Road to be located within the ATC Easement. Recently Mr. Leffler was informed that ATC would allow a portion of the road to be located in their easement. With the road being moved West into the ATC Easement, Mr. Leffler was able to gain 2 lots in a future phase of Homestead Acres.

Attached are a couple of maps that indicate the excavation of the Hoods Creek Attenuation Basin and the extents of the area within Homestead Acres subdivision that would accept the excavated material.

The Utility District wanted to keep the Plan Commission aware of the changes to the Homestead Acres subdivision plat. The changes in the Plat are as follows: The location of Hay Meadow Road is shifted slightly to the West to be partially located in the ATC Easement and there are 2 additional lots along Pebble Creek Court. With the 2 additional lots, the overall development still meets the Original 40 % Open Space requirement.



HOODS CREEK ATTENUATION BASIN EXPANSION

CALEDONIA UTILITY DISTRICT

ATTENUATION BASIN **EXCAVATION**

EXHIBIT

EXH 1 SHEET OF



