
PLANNING COMMISSION AGENDA
Monday, February 28, 2022 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. Non-Public Hearing Items**
 - A. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots for the parcel located at 6 Mile Road, directly east of 6618 6 Mile Road, submitted by Michael and Geri Mainland, Owner. (Parcel ID No. 104-04-22-11-040-010)
 - B. LAND ACQUISITION – Review Plan Commission Resolution 2022-02 recommending the transfer of ownership of two parcels (totaling ±0.11 acres) located along Lakeshore Drive from Racine County to the Village of Caledonia submitted by Village of Caledonia, Applicant, Racine County, Owner. (Parcel ID Nos. 104-04-23-08-290-010 & 104-04-23-08-011-000)
 - C. SIGN PLAN REVIEW – Review a proposed master sign plan for the industrial development, ProBio RE LLC located at 4011 Nicholson Road submitted by Dan Radke, Applicant, ProBio RE LLC, Owner. (Parcel ID No. 104-04-22-27-017-000)
 - D. BUILDING, SITE, AND OPERATIONS PLAN REVIEW– Review a building, site, and operations plan for the construction and utilization of a ±1,860 square-foot addition to the existing animal hospital with an expanded parking lot located at 4630 Douglas Avenue submitted by Ryan Rudie, Applicant, Thomas & Jaenne Torhorst Trust, Owner. (Parcel ID No. 104-04-23-29-165-000)
 - E. ZONING CODE DISCUSSION – Review draft Chapter 11, Signs and Chapter 16, Adult Orientated Businesses of the Village of Caledonia Zoning Code.
 - F. ROAD NAME CHANGE - Review a request to name the existing Village roadway to Smerchek Lane submitted by the Village of Caledonia.
- 6. Adjournment**

Dated February 24, 2022

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, Trustee Weatherston, Tom Knitter, and President Dobbs.

Absent: Tim Just was excused.

Also present: Development Director Peter Wagner, Director of Public Services Tony Bunkelman, Administrator Kathy Kasper, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, HR Manager Michelle Tucker, Village Attorney Elaine Ekes, Law Clerk Rebecca Shepro, Trustee Stillman, Trustee Wishau, Trustee Wanggaard, and Trustee McManus.

3. Approval of Minutes

Motion by Trustee Weatherston to approve the minutes from November 29, 2021. Seconded by Folk. Motion carried unanimously.

4. Citizens' Comments

None.

Motion by Trustee Weatherston to move items 6a and 6b to the top of the agenda and move forward with the remaining items on the agenda as posted. Seconded by Folk. Motion carried unanimously.

5. (6) Non-Public Hearing Items

6A. CERTIFIED SURVEY MAP - Review a concept certified survey map creating four lots for the parcel located at the northwest corner of 4 Mile Road and CTH H submitted by Peter Zimmerman, Applicant, Zimmerman-Etal, Owner. (Parcel ID No. 104-04-22-20-049-000)

Bunkelman read from his memorandum dated January 26, 2022:

"The Engineering Department has received a concept Certified Survey Map (CSM) from Peter Zimmerman, on behalf of Zimmerman. The Zimmerman property is located at the Northwest corner of Four Mile Road and County Trunk Highway H. This property has approximately 681 feet of frontage along Four Mile Road and approximately 1,100 feet of frontage along County Trunk Highway H. The existing property is about 32 acres in size.

The existing parcel is currently vacant and is farmed.

The concept CSM proposes to create four lots. The lots are proposed to be 10.5 acres, 6.2 acres, 7.9 acres, and 7.4 acres in size. All of the lots would potentially be sold for single-family residences.

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The Zoning of the existing parcel is A-2. A-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 concept of CSM is consistent with the Village's Comprehensive Land Use Plan. The Village's Comprehensive Land Use Plan calls for Agricultural, Rural Residential, and Open Land for this property. The land use plan also shows an area of Secondary Environmental Corridor.

The concept CSM is located outside of the Sanitary Sewer & Water Service Areas. Since the CSM is located outside of the Sanitary Sewer & Water Service Area, each lot within the CSM must provide 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 for the three proposed lots that have frontage along County Trunk Highway H will need to be obtained from Racine County. The number of access points may be limited. The owner/applicant will be required to contact Racine County to ensure that Right of Way access will be granted for the proposed lots along with County Trunk Highway H. As part of the Final CSM, the access points for the three lots should be identified as necessary by Racine County. This may also include No Access restrictions being placed along some of the frontages. The 7.4-acre lot along 4 Mile Road will also be limited. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed one access. There is existing farm access toward the West end of the lot. This farm access can either be utilized as the access for this lot or relocated to a new location on the lot that is suitable for the proposed single-family home.

Ultimately there shall only be one access for the lot. If the access is relocated depending on the proposed location, a sight distance survey may be required at the time of the Building Permit due to the elevation change of the road. Any access used for this lot will need to meet all acceptable sight distance requirements. At the Final CSM, No Access Restrictions need to be determined to ensure that any proposed driveway will not have a sight distance issue. It would also be anticipated that this lot will not have access out to County Trunk Highway H. A No Access Restriction may be placed on the County Trunk Highway H frontage.

Since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way will be dedicated to the Village. The proposed concept of CSM does not include a dedication of the minimum Right of Way.

The drainage of the concept CSM according to the Master Drainage Plan, shows four separate watersheds (H-41-3 & H-40-1, H-39-5, & H-39-4) for approximately 32 acres. The lots will predominantly drain West to East to County Trunk Highway H, then East through 2 road culverts. Two drainage ways are depicted on the Master Drainage Plan in basins H-40-1 & H-39-5. The drainage ways will need to be field located and depicted on the CSM. Appropriate drainage easements will need to be granted over these drainage ways consistent with the Master Drainage Plan. Due to the size and shape of the lots, individual stormwater management plans and site grading plans will be required at the Building Permits to install stormwater management facilities to ensure maximum flexibility in the development of the lots. A Note will need to be placed on the CSM to indicate the Storm Water Management Plan & Site Grading Plan requirement at the time of Building Permits.

Per at the Wisconsin DNR Surface Water Data Viewer, mapped wetlands are shown on the site. The Surface Water Data Viewer also indicates that hydric soils may be conducive to wetlands on the site. A Wetland Delineation will need to be done before the Final CSM is recorded, and the wetlands will need to be shown on the Final CSM. The Owner/Applicant has been made aware of this requirement and has

contacted a Wetland Delineator consultant. The consultant will need to finalize and submit the Wetland Delineation Report when the growing season has started.

To proceed to the Final CSM, 3 Waiver Modifications will need to be considered by the Plan Commission. Those waiver modifications are as follows:

Waiver Modification from Ordinance 14-1-5-g-1-b to allow for the creation of a Flag Lot.

Waiver Modification from Ordinance 14-1-5-g-3-b to allow for the creation of a lot that has a ratio greater than 2.5:1.

Waiver Modification from Ordinance 18-1-4-d-3-b to allow additional lots to be created with frontage on a Principal Thoroughfare without the construction of a Local Road.

The 3 Waiver Modifications were reviewed, and the following recommendations are proposed.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-1-b for the Zimmerman CSM to allow the creation of a Flag Lot subject to the following factors:

- 1.) The parent parcel is an irregular shape.**
- 2.) The parent parcel contains encumbrances of wetlands and secondary environmental corridor.**
- 3.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.**
- 4.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.**
- 5.) The property is approximately 32 acres with approximately 1,100 of frontage on County Trunk Highway H and approximately 681 feet of frontage on 4 Mile Road.**
- 6.) The owner/applicant had approached the abutting property owners to purchase the portion of the property that is in the flag, and there was no interest from those abutting property owners.**

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-3-b for the Zimmerman 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 parent parcel is an irregular shape.**
- 2.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.**
- 3.) The property is approximately 32 acres with approximately 1,100 of frontage on County Trunk Highway H and approximately 681 feet of frontage on 4 Mile Road.**
- 4.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.**
- 5.) The owner/applicant had approached the abutting property owners to purchase the portion of the property that is in the flag, and there was no interest from those abutting property owners.**

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Zimmerman 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 is approximately 32 acres with approximately 1,100 of frontage on County Trunk Highway H and approximately 681 feet of frontage on 4 Mile Road.**
- 2.) The Four Mile Road topography along a portion of the frontage of the property is not conducive to a road due to sight distance concerns.**
- 3.) The lot along 4 Mile Road has a size of 7. 4 acres with 681. 10 feet of frontage, and there would not be any additional accesses along 4 Mile Road.**

If the Plan Commission approves the Waiver Modifications above, the following motion for the Zimmerman CSM is recommended.

Move to conditionally approve the Zimmerman Concept CSM on parcel 51-104-04-22-20-049-000 subject to the following:

- 1.) The Zoning setbacks & Minimum Frontage requirements for the A-2 Zoning District are listed on the CSM, and the setback lines are shown on the lots.**
- 2.) The Secondary Environmental Corridor is shown on the CSM.**
- 3.) The CSM shall show locations of passing soil tests for POWTS on all of the lots of the CSM.**
- 4.) Access for the three parcels with primary frontage along County Trunk Highway H is granted by Racine County. Access points should be shown if determined by Racine County. If Racine County indicates that there shall be No Access Restrictions along County Trunk Highway H those shall be shown on the CSM.**
- 5.) Access for the 7. 4-acre lot along 4 Mile Road shall only be allowed one access. No Access Restrictions shall be placed on the 4 Mile Road frontage in the locations of insufficient Sight Distance. The surveyor/engineer shall provide a sight distance analysis and determine areas of insufficient sight distance for Engineering Department review and determination of No Access along 4 Mile Road.**
- 6.) A minimum of a 45' of Right-of-Way on Four Mile Road is dedicated.**
- 7.) Drainage ways, as depicted on the Master Grading Plan, are field located and shown on the CSM as necessary. Depending on the condition of the drainage way, a grading plan may be required to be submitted and the drainage way regraded to be located along the common property line.**
- 8.) The granting of a 15' Drainage Easement centered over the drainage way (H-40-1) as necessary.**
- 9.) The granting of a 30' Drainage Easement centered over the drainage way (H-39- 5) as necessary.**
- 10.) Individual Storm Water Management Plans & Site Grading Plans will need to be submitted at the time of the Building Permits for the lots. These individual plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A note shall be placed**

on the CSM indicating the Individual Storm Water Management Plan & Site Grading Plan requirement.

11.)A wetland delineation is performed submitted, and all wetlands are shown on the CSM.

12.)A waiver modification is granted to allow the creation of a Flag Lot.

13.)A waiver modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.

14.)A waiver modification is granted to allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.

15.)The CSM is subject to the Land Division per Lot fee.

16.)The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.

17.)The Final CSM is submitted within one year of approval of the concept CSM. "

Motion by Trustee Weatherston to approve with conditions. Seconded by Pierce. Motion carried unanimously.

6B. ZONING TEXT AMENDMENT - Review an amendment to the Village of Caledonia Zoning Code to create Section 16-1-1(a)(10) relating to off-street residential parking restrictions.

Wagner explained the history of this amendment. The Legislative & Licensing Committee reviewed the changes the Plan Commission proposed and adopted the changes as in the proposed text. The Legislative & Licensing Committee made a motion to send it back to Plan Commission for review and recommendation for Village Board.

Motion to by Trustee Weatherston to approve with the modifications. Seconded by Folk. Motion carried unanimously.

6. (5) Public Hearing Items

5A. CONDITIONAL USE – Review a request for a conditional use for the parcel located at USH 41, directly south of 6009 USH 41, for the operation of a commercial trailer sales and service business with outdoor display of merchandise submitted by Caledonia Trailers LLC, Applicant, Jordan Kopac, Owner. (Parcel ID No. 104-04-22-19-037-000)

The applicant is requesting a conditional use for the operation of a commercial trailer sales and service business with outdoor display of merchandise located on the parcel directly south of 6009 USH 41. Late last year, the applicant requested a rezoning of the property to expand the amount of land zoned B-4. The parcel is approximately 41 acres in size, but only 25 acres was zoned B-4. Any use in the B-4 zoning district requires a conditional use. If approved, the conditional use would be limited to the area zoned B-4 and not with the remaining 16 acres of land that is zoned agriculture.

This conditional use review does not include a proposed site plan. The applicant will need to submit a building, site, and operations plan review and have it approved by the Plan Commission and Village Board prior to submitting building permits. The purpose of this review is to provide the applicant with the necessary zoning regulations to proceed with developing site plans. In the packet are concept building and

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site plans to better illustrate the quality of the proposed use on the site. If the conditional use is approved, the applicant will come back before the Plan Commission for site plan review, where more specifics regarding building materials, landscaping, and lighting will be reviewed.

The proposed use is consistent with the Village Land Use Plan, as the area is identified as Commercial use. The location of the proposed use is designated to be in the southwest corner of the site. The proposed 15,000 square-foot sales and service building will be serviced by a well and septic until such time water and sewer become available.

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 cell 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.

Space of a commercial trailers sales and service business with outdoor display of merchandise is a conditional use. Outdoor storage shall be limited to the parking and display of trailers for sale by the business. Trailers for sale shall be located in designated areas as approved by the Plan Commission on January 31, 2022.

A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer.

In terms of compliance, they shall work in accordance with the conditions and restrictions within eighteen (18) months from the date of adoption. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction if significant work hasn't been completed.

The site is located within the Caledonia Sewer and Water Service Area, but sanitary sewer and watermain are not available at this time. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the Owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

Open public hearing 6:22 pm

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

None.

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

None.

Closed public hearing 6:23 pm

The applicant was present and understood the conditions. This is new or slightly used equipment and no damaged equipment will be on display or for sale.

5A. Commission Deliberation

Motion by Knitter to approve the conditional use as outlined by staff.

Seconded by Trustee Weatherston.

Motion carried unanimously.

5B. LAND USE AMENDMENT – Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for two parcels located along 3 Mile Road, directly east of 2525 3 Mile Road, from Commercial to Government & Institutional submitted by Julie Anderson, Applicant, Payne and Dolan Inc. , Owner. (Parcel ID Nos. 104-04-23-32-001-020 & 104-04-23-32-001-030)

5C. PC Resolution 2022-001 – Resolution of the Plan Commission recommending approval of an Ordinance amending the multi-jurisdictional comprehensive plan for Racine County changing the land use designations from "Commercial" to "Governmental and Institutional" as it pertains to parcels 104-04-23-32-001-020, and 104-04-23-20-001-030 in the Village Of Caledonia, Racine County, Wisconsin

5D. REZONE/CONDITIONAL USE – Review a request to rezone two parcels located along 3 Mile Road, directly east of 2525 3 Mile Road, from M-3, Heavy Manufacturing District to P-1, Institutional Park District with a Conditional Use to operate a youth development and care facility submitted by Julie Anderson, Applicant, Payne and Dolan Inc., Owner. (Parcel ID Nos. 104-04-23-32-001-020 & 104-04-23-32-001-030)

President Dobbs explained the three items set for public hearing; he further defined the items to provide structure and understanding to those in attendance.

Wagner presented.

The applicant is requesting a **Land Use Amendment** and subsequently a Rezone with a Conditional Use for the future development of a youth care facility located on two vacant parcels located on 3 Mile Road, East of 2525 3 Mile Road. Approval of a Land Use Amendment does not constitute approval of any concept plan that is submitted as part of this review. If the amendment is approved, additional approvals such as rezone, conditional use, and site plan review will be required.

These parcels are located within the sanitary and water service areas and have the necessary infrastructure to accommodate a governmental or institutional use.

The existing uses abutting the proposed parcels are a fully developed residential subdivision and an existing industrial site to the west, a stone quarry to the north, an airport to the south, and vacant land to the East which is separated by railroad tracks and a recreational trail. The proposed land use category, Governmental and Institutional, is compatible with these types of land uses.

Currently, the only site improvement is a metal, chain link and barbed-wire fence along the north boundary line, and a gravel driveway located off 3 Mile Road.

Approximately 5 acres of the site is a pocket of wetlands in the west section of the site.

These parcels are located within the Airport Protection Overlay District which restricts uses that may interfere with airport operations. Prior to submitting a request for a land use amendment, Racine County

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submitted a request to the Federal Aviation Authority (FAA) to evaluate the proposed use abutting the airport on these parcels. The FAA conducted a study and determined that the proposed institutional development would not be an aviation obstruction nor a hazard to air navigation if a clear zone area exists, comprising approximately 22 percent of the site that does not allow for anything to be constructed in that area which is near the airport.

Conceptual development plans propose the construction of a secure residential care center for children that is approximately 70,000 square feet with a capacity of up to 48 youths. The facility would be centrally located on the site and utilize 7 of the 29 acres on the site.

The applicant is requesting a change in Zoning for the two vacant parcels east of 2525 3 Mile Road from M-3, Heavy Industrial District, to P-1, Institutional Park District, with a conditional use to allow for the operation of a secure youth development and care facility. The intent of the P-1 District is to accommodate various public and private institutional uses such as schools, colleges, hospitals, sanitariums, and crematories. Conditional Uses in the P-1 District include penal and correctional institutions provided that they are not less than 50 feet from any lot line.

As part of the rezone request, the applicant is requesting a conditional use to allow for the operation of a secure youth development and care facility, which is a Conditional Use in this district. Included with this report is a concept site plan illustrating the proposed facility location. Any Rezoning with a Conditional Use should include restrictions and requirements that mitigate any impact that may result from the proposed use. Included with this report is Exhibit A, which outlines the conditions of a rezoning to P-1 from M-3 with the conditional use.

The existing traffic count at the location is reported to be 6,100 vehicles per day along 3 Mile Road. The subject site is designated as a commercial land use. That could include commercial uses such as a multi-tenant strip mall, bar, used car lot or other commercial uses which could result in increased traffic. The proposed use would present considerably less traffic than a retail use, which can be verified through a traffic impact analysis as part of site plan review. Any modifications to the roadway, as recommended by the traffic impact analysis, would be the responsibility of the applicant.

The applicant is proposing to situate the facility more than 300 feet from the western lot line and provide landscaping and enhance the existing wetland, to reduce the visual impact from the facility. Any additional infrastructure costs required to service the site will be the applicant's responsibility.

To help offset revenue losses from property tax exemption, local governments may seek voluntary payments in lieu of taxes or PILOTS.

The County intends to make voluntary annual payments to the Village of Caledonia in lieu of taxes. These payments would provide direct benefit to the Village of Caledonia. Final payment amounts will be determined by an agreement between the Village and Racine County.

If the Plan Commission feels the proposed rezoning from M-3 to P-1 with a conditional use is appropriate, staff drafted a suggested motion to recommend approval of the rezone request.

Wagner reviewed Exhibit A with the Commission.

County presented (Julie Anderson, Public Works and Development Services; Kristen Latus, Human Service; Michael Lanzdorf, Corporation Counsel; Jonathan Delagrave, County Executive.)

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The site has no long-term structural land use and past use of this land has been utilized for a temporary asphalt batch plant, storage of landscape debris, and landscape or snow removal equipment. This land is currently zoned to support these types of businesses at M-3 heavy industrial. The request to rezone is for P-1, a park district with a less intensive use and would be considered 'down zoning'. There is already an existing residential-business use in the area as well. The proposed site map, and highlighted wetland, airport clear zone, and vegetation to preserve were further addressed.

This center will serve youths who have experienced trauma or adverse experiences in their childhoods. Most will be from the area: 40% from the City of Racine, 10% from Racine County, 40% from Kenosha and the remaining 10% are from surrounding Counties. On average, stays last for 120 days or as few as 1. These facilities are trauma informed and focus on music, art and cognitive behavioral therapy. The facility promotes rehabilitation through skill based learning and extracurricular activities. The site also hosts family and community spaces to create a united space.

The facility is designed to be a small footprint and will have minimal traffic. The site will be secured with walls of the center serving as the perimeter, recreational space and community space. It will appear as a modern office building with primary access off 3 Mile Road. The site already is served by public sanitary sewer and municipal water. The site is proposed to be serviced by public transportation. The existing pond and wooded area will be preserved and enhanced to provide adequate screening. Significant portions of the site will be undeveloped for a potential expansion of the airport. An aeronautical study was performed by the FAA. This is significant because it is intended to preserve or enhance the location. Racine County is engaged in discussions with the airport because they understand the vital need to have a working airport in the County

Alternative locations were explored, such as the lumber site that was purchased but never intended for the Racine County YDCC Project - Youth Development and Care Center (YDCC). The Dennis Kornwolf center was also considered but was cost prohibitive. The Community/Financial impact of the YDCC would avoid unnecessary costs of 6.3 million/year in state placements to County and Village taxpayers. These resources would be better utilized for public safety, parks or workforce. This development would have minimal emergency calls. It would also include a pilot payment to offset tax payments. Property values and safety concerns were unwarranted and was not a foreseeable concern. A Sheriff's deputy would be present 24/7, not for issues but to mitigate calls and costs that could impact the Village and the public safety services.

(For 5A, B, C) Public hearing opened: 7:15 pm

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

In favor:

John Johnson, 3733 South Lane, Following the Waukesha parade tragedy that occurred in 2021, he pondered how something like this could be prevented? He thought the change would need to happen early on to have a lasting impact and felt a facility of this nature could provide a positive opportunity to troubled youth.

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

Against:

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Debra Siebel, 3727 Cheyenne Court, questioned the potential removal of all the trees to the north and the fence that abuts her property that is owned by the airport. She is opposed to the location and did not understand why it is not being built towards Washington Avenue. She felt that all the neighbors are elderly and do not want this.

Paul Sherwood, 2713 3 Mile Road, is not against the facility, or kids but does not support the location. He spoke of previous developments in the area. He is 54 years old and has been in the area for a long time. He spoke of homes and a machine shop that were forced out by Vulcan expanding many years ago for the west quarry. He spoke of an ancient forest with oak and maple trees that were over 100 years old that were uprooted. He further said that clay from the quarry was removed and was then laid on top of the uprooted trees. He questioned how they would be able to build on top of something that can decompose? He also wondered about the traffic and how he already had difficulty backing out of his driveway. He complained about the road asphalt and the height of manholes. He felt that since the road continues to be raised, he thought natural swales are being affected and that has resulted in flooding on his and neighbor's properties. He also spoke of the city bus line and wondered why it would be revamped for such an isolated area. He thought the facility idea was good but does not think that it's the neighborhoods responsibility to accept this because of problem people. He thought problem people associate with problem people and was concerned about what would be brought to the area.

Shannon Coey, 2617 3 Mile Road, was present at the County Board meeting where he was allowed 3 minutes to speak and felt that was not enough time. He spoke of the Caledonia supervisors voting against the proposal. He has lived at his home for 33 years and is closest to the development. He has been in contact with Delagrave, and he understands the fiscal reasonings behind this. He had a list of questions that he read:

- 1) How will the detention center be a benefit to the Village of Caledonia and the citizens of the neighbors in the Village of Caledonia?
- 2) Will the County sign paperwork that would lock them into 48 juveniles maximum?
- 3) What is stopping this from becoming a lock down facility?
- 4) Will this detention center be locked into the square footage proposed to prevent an expansion in the future? He felt that the 70,000 sq/ft ask should be the limit.
- 5) Due to worker shortages at other types of facilities, how will this be staffed?
- 6) What will the environmental impacts be? In terms of lights, etc.?
- 7) Security of the site? Fencing? Building itself will be the security. The Kornwolf facility is on the 4th floor where in this case it's on ground level, and felt it makes sense to have a fence for the peace of mind of the neighbors. Especially on the backside.
- 8) Would County incur all the costs if it overruns?
- 9) What are the actual levels of crimes that these juveniles committed to be in the facility. He works in the city of Milwaukee and is amazed by what he sees. He spoke of the crimes and the rate of reoffending youths.
- 10) How are the neighbors supposed to feel safe?
- 11) Will Monday, 02/07 would be another opportunity to address the Board about his concerns?

Joe Stancato, 3010 Yorktown Street, recently moved here in September from Milwaukee to provide a safe neighborhood for his family. They support the youth but felt that this center provides some concern. He thought that his family might seek a safer place to live if this is developed.

Cindy Wilkinson, 4140 Yorktown, moved to the neighborhood for peace and safety, and thought this development was not the best for the area. She felt there was plenty of property in the County to build elsewhere.

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Kathy Brantman, 2945 Lake Vista Court, referred to the citizens in attendance and felt no one here supported this. She thought there were other facilities and land. She felt that Racine had denied this and now it is being shoved onto her neighborhood. She asked that they consider the constituents and asked them to remember who votes.

Steven Dunn, 3928 Western Way, lives near the property. Also moved from Milwaukee (9 years ago) and understood the need to help the kids but is concerned with a group home in their neighborhood as is, how the police are always there, and felt concern with this development. He questioned if Caledonia would have to watch over these people too? He also questioned the tax impact and property values. Wanted the Village Board to stand up for the citizens of Caledonia and not what Racine County wants.

Darlene Schmidt, 3925 Western Way, had her home broken into, and has seen a decline in the neighborhood. She questioned property taxes and spoke of being hit by the quarry expansion and group homes. She already does not feel safe and spoke of the neighborhood being primarily elderly. She felt no one wanted this center. Her main concerns were property values and safety.

Penny Mycon, 2520 Tammy Lane, questioned how many would be "our kids" in the facility. She wondered why this is being placed here? If the kids are coming from a different area, than it should be built there

Ivan/Biserka Ivic, 3924 Wyoming Way, Ivan presented in a foreign language. Biserka translated. They were concerned about traffic and thought it was a jail. Spoke of the previous business that was on the property who ran crazy hours. She wants to live their life normally, with open windows, quiet and thought this would disturb them with too much traffic or noise. As a taxpayer she didn't understand why this was being put out there. She was already concerned about the noise and couldn't believe the Village would want to do this.

Leon Guntly, 4212 Goley's Road, suggested it be placed in the middle of Racine and Kenosha so it's easier for their family to visit them.

Shelly Kunnen, 3600 Buckley Road, spoke of her family not wanting her to walk or ride her bike on Highway 31 because of increased traffic concerns. She spoke of her step-granddaughter going to Jersted, and her being sent to Gilmore which she felt brought on traumatic issues. She thought something needs to be done in schools before they are being sent to these care facilities. She spoke of developments falling into disarray in Racine. She was concerned about traffic and lights. She questioned why it couldn't be by the interstate. She questioned taxes and property values going down. She felt a fence was necessary and didn't think a building would keep them secured. She said her daughter is a nurse and how they have a hard time staffing hospitals and wondered how they would staff this. She wondered how this would make Caledonia better.

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

Closed public hearing 7:54 pm

5B, C, D. Commission Deliberation

President Dobbs addressed some of the questions asked in the public hearing. Traffic is not anticipated to increase greatly, however a TIA will still be performed to determine the impact in the area. He felt that property values will not be impacted, and cited Milwaukee and Sturtevant who have had residential developments built around existing prisons or detention centers. The facility will be maintaining and enhancing the current landscape. He further spoke about security fences and thought the lack of barbed

**Plan Commission Meeting
Monday, January 31, 2022**

wire fences, or the look of a high security detention is a true reflection on what type of facility this is and how that was not optically desirable.

Minorik proclaimed to not be an expert on youth facilities. He questioned the studies that were prepared and who prepared them. He questioned the economic impact and if those who are hired for this project live in Racine County. He was concerned about the noise and urged commissioners to sit outside the prison in Sturtevant to determine if they would be bothered by outdoor recreation noise.

Weatherston was a troubled youth himself and wanted to take care of our kids in the community. He felt the state of Wisconsin granted us money to help these kids, and we need to help them. There are a lot of strings attached to this grant, and there are very few sites this could be built. He spoke of current Zoning on this parcel, and if it remains there would be no control if the quarry wished to expand, or another asphalt/concrete plant, or a gravel loading station could be built within the current Zoning. Those types of developments would bring noise, dirt and dust. He had pulled emergency calls for the current youth facility. In 2020 there were 11 emergency calls to the youth center, 2 of them were for Racine County deputy transports and the remaining were a false fire alarm, and EMS calls. The County pilot payment would more than cover security. He compared the call data to Racine high schools, and it shows that its safer than high schools and middle schools regarding not only the types of calls but the number as well. He felt as a community we need to support the County so that one of the kids could have an opportunity to grow, and maybe someday serve their community.

Pierce questioned the fencing and the sense of safety. With current technologies she questioned if there a way to install underground fencing alarms that could provide a comfort. Some form of fencing is necessary to keep out wildlife because of the proximity to the airport.

Folk questioned traffic and the approximate number of vehicles coming to the area. The TIA hasn't been completed yet, but the County provided some approximate numbers. The traffic is mostly incidental, no semis would be on the site, and deliveries are done by a van.

Motion by Trustee Weatherston:

LAND USE AMENDMENT That the Plan Commission adopts Plan Commission Resolution 2022-001 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Commercial to Governmental and Institutional for the properties located directly east of 2525 3 Mile Road (Parcel ID Nos. 104-04-23-32-001-020 and 104-04-23-20-001-030), for the following reasons: 1. This land use amendment is compatible with the land use classifications of abutting properties. 2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the P-1, Governmental & Institutional District.

Seconded by Folk.

ROLL CALL

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Bill Folk	Aye
Joseph Minorik	Nay
President Dobbs	Aye

Motion carried 5,1.

Motion by Trustee Weatherston:

REZONE WITH CONDITONAL USE That the Plan Commission recommends to the Village Board that the properties located directly east of 2525 3 Mile Road (Parcel ID Nos. 104-04-23-32-001-020 and 104-04-23-20-001-030) be rezoned from M-3, Heavy Industrial District, to P-1, Institutional Park District, with a conditional use for a youth development and care facility, with conditions outlined in Exhibit A for the following reasons: 1. Due to the subject property's proximity to an airport and a quarry, governmental or institutional uses should be encouraged in this area. 2. The 2035 Land Use Plan designates this property as Governmental and Institutional. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

Seconded by Folk.

ROLL CALL

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Bill Folk	Aye
Joseph Minorik	Nay
President Dobbs	Aye

Motion carried, 5/1.

7. Adjournment

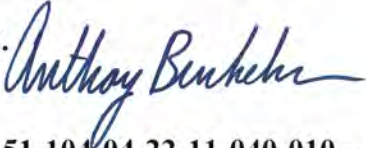
Motion to adjourn by Trustee Weatherston. Seconded by Folk. Motion carried unanimously.
Meeting adjourned at 8:43 pm.

Respectfully submitted,
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: Wednesday, February 23, 2022

To: Plan Commission

From: Anthony A. Bunkelman P.E.
Public Services Director 

Re: Mainland CSM – Parcel ID 51-104-04-22-11-040-010 – SE ¼ of Section 11, T4N, R22E, 6 Mile Road (County Trunk Highway G) Village of Caledonia, Racine County, WI – Michael & Geri Mainland Owner & Applicant

The Engineering Department has received a concept Certified Survey Map (CSM) from Michael & Geri Mainland. The Mainland property is located on the North side of 6 Mile Road (County Trunk Highway G) between Majestic Drive & Foley Road. The existing property is approximately 26 acres in size. This property has approximately 717 feet of frontage along 6 Mile Road. This is property is Lot 1 of CSM 3337 which was approved and recorded in 2019.

The existing parcel is currently vacant and used for agriculture purposes.

The concept CSM proposes to create 3 lots. All 3 lots are proposed for single family homes in the near future. The lots are proposed to be approximately 9.7 acres, 8.8 acres, and 7.3 acres in size.

The Zoning of the existing parcel is A-2. A-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 Agricultural, Rural Residential, and Open Land for this property. The concept CSM is consistent with the Village's Comprehensive Land Use Plan.

The concept CSM is located outside of the Sanitary Sewer & Water Service Areas. Since the CSM is located outside of the Sanitary Sewer & Water Service Area, each lot within the concept 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 constructed.

Access for the 3 proposed lots is proposed to be from 6 Mile Road (County Trunk Highway G) and the owner will need to obtain approval for any accesses from Racine County. The number of access points may be limited. The owner/applicant will be required to contact Racine County to ensure that Right of Way access will be granted for the proposed lots along County Trunk Highway G. As part of the Final CSM, the access points for the 3 lots should be identified as necessary by Racine County. This may include No Access restrictions being placed along some of the frontage. The furthest west lot (9.7 acres in size), at this time does not appear to be able to be accessed due to the existing wetlands located in the Southwest corner of the lot. This will require adjusting of the lots to allow access to the Northern portion of this Western most lot. In addition, in looking at the proposed locations of the single-family homes, all driveways will need to be installed to meet Fire Department Standards.

The drainage of the concept CSM according to the Master Drainage Plan shows 2 separate watersheds (R-121-6 & R-121-11) for the approximately 26 acres. The lots will predominantly drain East to West toward the Root River. There is a drainage way depicted on the Master Drainage Plan in watershed R-121-11 that has been relocated to the Right of Way of County Trunk Highway G and a 30' Storm Water Drainage Easement along said Right of Way.

Due to this property being part of a previous CSM the entire site is subject to Storm Water Management requirements. Lot 2 of the prior CSM utilized the thresholds for storm water management for the property. This means that all 3 of the proposed lots will need to provide a Storm Water Management Plan and Site Grading Plans in order to be developed with the single-family homes. Due to the size and shape of the lots it will be the current owner's preference to perform an overall Storm Water Management Plan for the entire CSM at this time and construct the necessary storm water management facilities or individual Storm Water Management Plans will be required at the time of the Building Permit and each lot will then need to install storm water management facilities. Based on the option the owner decides will determine what Notes will need to be placed on the CSM to indicate the requirements of Storm Water Management.

In looking at the Wisconsin DNR Surface Water Data Viewer there are mapped wetlands shown on the site. The Surface Water Data Viewer also indicates that there are hydric soils that may be conducive to wetlands on the site. As part of the previous CSM a Wetland Delineation was done. Since the Wetland Delineation is less than 5 years old, the prior delineation will be sufficient.

In order to proceed to the Final CSM there are 2 Waiver Modifications that will need to be considered by the Plan Commission. Those waiver modifications are as follows:

Waiver Modification from Ordinance 14-1-5-g-3-b to allow for the creation of lots that have a ratio greater than 2.5:1.

Waiver Modification from Ordinance 18-1-4-d-3-b to allow additional lots to be created with frontage on a Principal Thoroughfare without the construction of a Local Road.

The 2 Waiver Modifications were reviewed, and the following recommendations are proposed.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-3-b for the Mainland 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 parent parcel is located outside of the Sanitary Sewer and Water Service area.**
- 2.) The property is approximately 26 acres with approximately 717' of frontage on County Trunk Highway G.**
- 3.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.**

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Mainland 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 is approximately 26 acres with approximately 717' of frontage on County Trunk Highway G.**
- 2.) Racine County controls access to County Trunk Highway G. Racine County will need to determine if individual accesses will be allowed or a Public Road be constructed. Racine County will need to provide in writing if accesses will be granted for the individual lots.**

If the Plan Commission approves the Waiver Modifications above the following motion for the Mainland CSM is recommended.

Move to conditionally approve the Mainland Concept CSM on parcel 51-104-04-22-11-040-010 subject to the following:

- 1. The Zoning setbacks & Minimum Frontage requirements for the A-2 Zoning District are listed on the CSM and the setback lines are shown on the lots.**
- 2. The CSM shall show locations of passing soil tests for POWTS on all of the lots of the CSM.**
- 3. Access for the 3 parcels along County Trunk Highway G is granted by Racine County. Access points should be shown if determined by Racine County. If Racine County indicates that there shall be No Access Restrictions along County Trunk Highway G those shall be shown on the CSM.**
- 4. The owner shall decide if an Overall Storm Water Management Plan and storm water facilities are installed for the entire CSM at this time or if Individual Storm Water Management Plans will be submitted at the time of the Building Permits for the lots. An appropriate note shall be placed on the CSM indicating the preference of the owner for an Overall Storm Water Management Plan or Individual Storm Water Management Plans.**
- 5. Storm Water Management Plans either overall or individual will need to be approved by the Caledonia Utility District.**
- 6. Wetlands are shown on the CSM. The 2018 Wetland Delineation Report shall be submitted with the Final CSM.**
- 7. A waiver modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.**
- 8. A waiver modification is granted to allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.**
- 9. The CSM is subject to the Land Division per Lot fee.**
- 10. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.**
- 11. The Final CSM is submitted within 1 year of approval of the concept CSM.**

Michael Mainland
7250 Botting Road
Racine, WI 53402

February 11, 2022

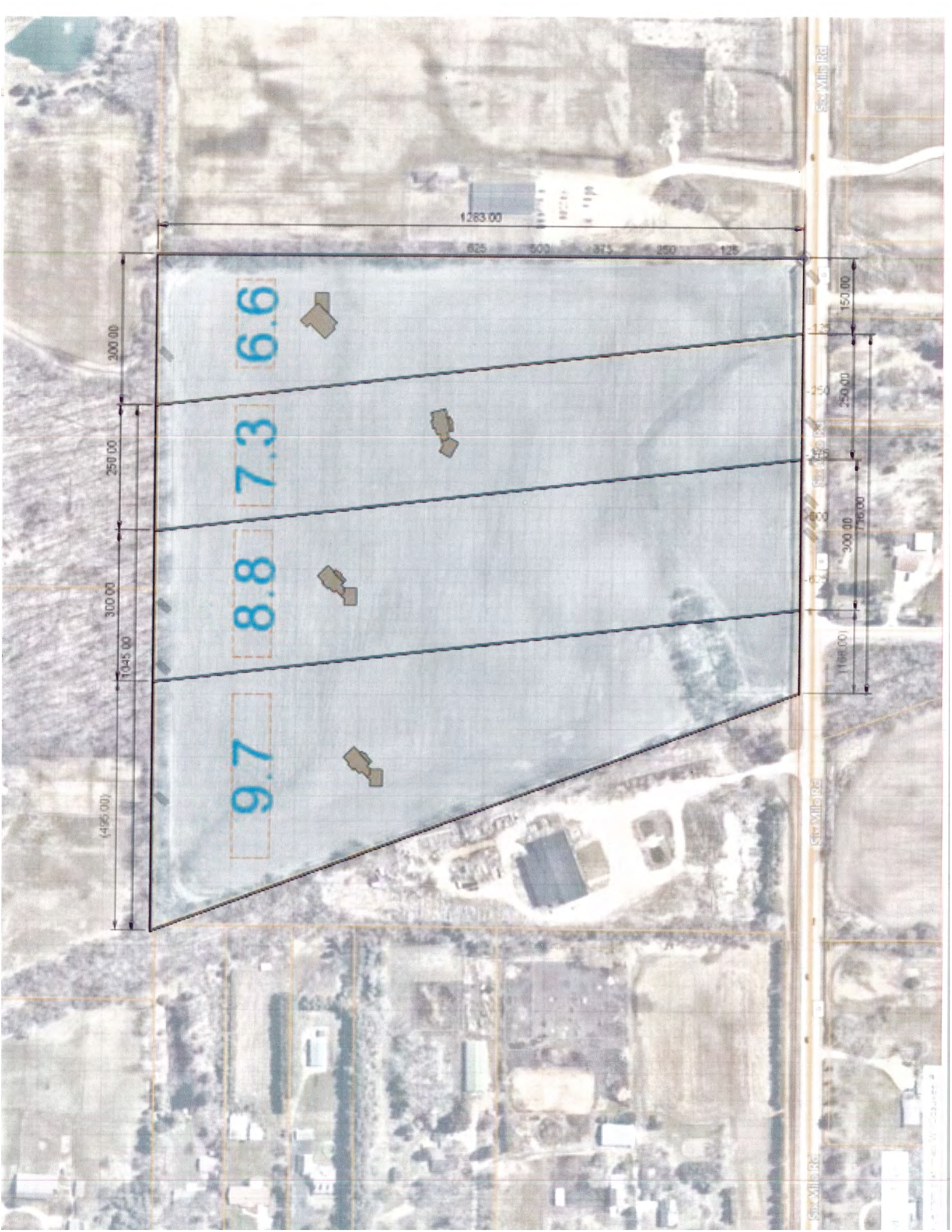
Mr. Peter Wagner
Development Director
Village of Caledonia

Dear Mr. Wagner,

I would like to submit for your review and for the approval of the Village Board a proposal to build homes on property I currently own. The property is located on 6 Mile Road between the Racine Kennel Club and Absolute Construction. I have three lots proposed, and my son Chris Mainland would like to build later this year on lot #1. My other two daughters with their families would like to build on lots #2 and #3 in approximately four to five years from now. My oldest daughter Melissa and her husband Jon Wiese were approved to build on the land two years ago. Their lot is the one located just west of the Kennel Club. I understand the three lots will also require a variance, because the length of each lot is more than two times the width. I have submitted to you a survey map showing the wetlands and a map showing the three proposed lots with the approximate acreage and location of the homes. With your approval I would like to have the lots surveyed and then complete a transfer of ownership to my children. I appreciate your time and consideration of this proposal and hope to hear from you soon.

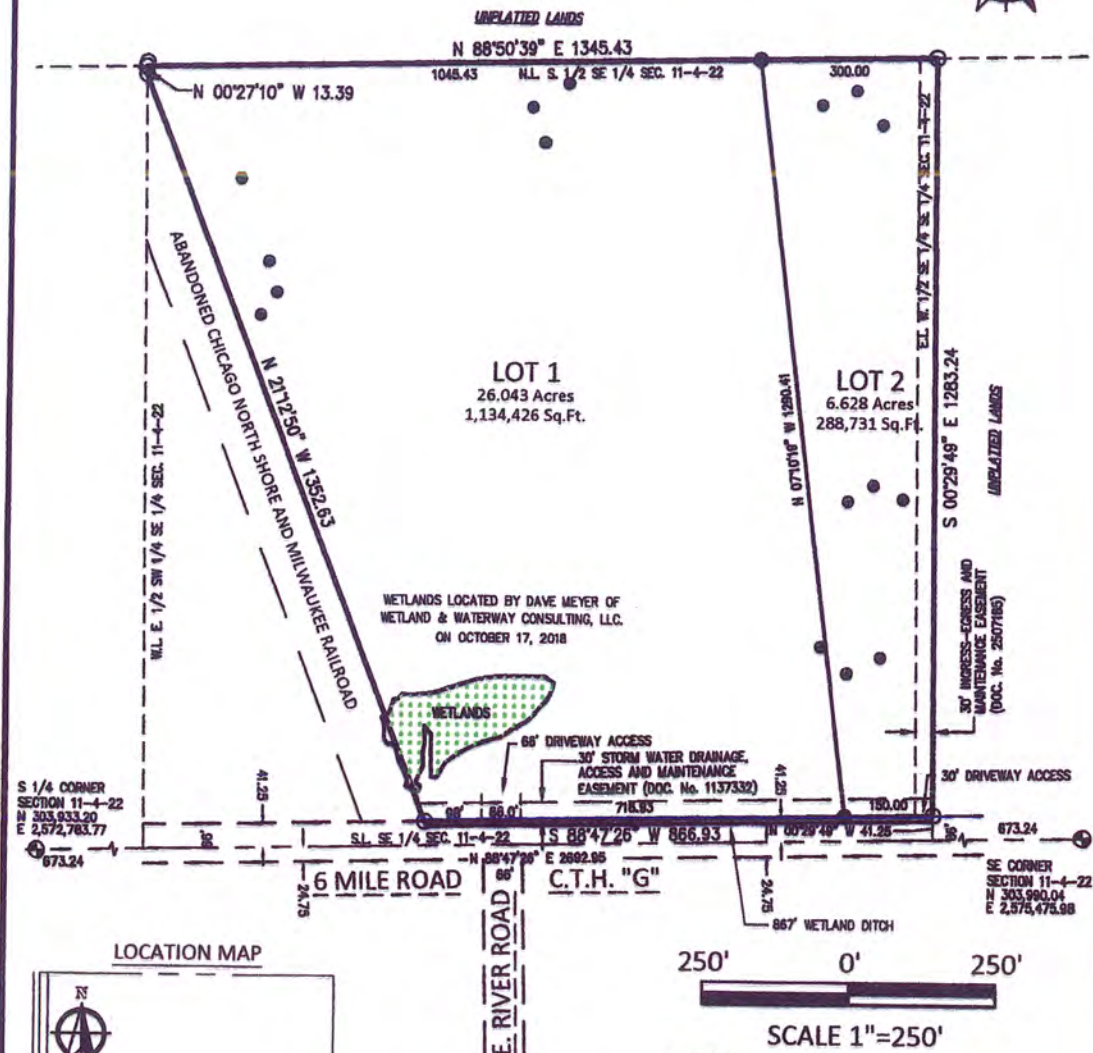
Respectfully,
Michael Mainland

Phone : 262-498-3955
Email : mgmainland@gmail.com



CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 11, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA,
RACINE COUNTY, WISCONSIN.



NOTES:

ZONING OF PARCELS IS A-2

OWNER/LAND SPLITTER: MICHAEL & GERI MAINLAND
ADDRESS: 7520 BOTTING ROAD
RACINE, WI. 53402

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927. THE SOUTH LINE OF THE
SE 1/4 OF SECTION 11-4-22 IS ASSUMED TO BEAR
N88°47'26"E.

LEGEND:

- 1" O.D. IRON PIPE FOUND
- 5/8" O.D.x18" REBAR - 1.68LBS/LIN FT. SET
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND
- ⊗ SOIL BORING

A location map showing the project area (PROP. CSM) in relation to Foley Road and a north arrow. The map is oriented with North at the top. A north arrow is located in the upper left corner. The project area is a shaded, irregular polygon labeled "PROP. CSM". It is situated to the east of a vertical line representing "FOLEY ROAD".

6 MILE ROAD
SE 1/4 SECTION 11-4-22

mb Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tel: (262)634-5588 Website: www.nmbac.net

This Instrument was drafted by Mark R. Madsen February 7, 2019

2018.0326.01.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Owners; 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 and the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 4 North, Range 22 East in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at a point on the South line of the Southeast 1/4 of said Section 11 located S88°47'29"W 673.24 feet from the Southeast 1/4 corner of said Section 11; thence N00°29'49"E 41.25 feet to the North right-of-way of Six Mile Road and the point of beginning of this description; run thence S88°47'26"W 866.93 feet along the North right-of-way of Six Mile Road to the Easterly line of the abandoned Chicago North Shore and Milwaukee Railroad; thence N21°12'50"W 1352.62 feet along the Easterly line of the abandoned Chicago North Shore and Milwaukee Railroad to the West line of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11; thence N00°27'10"W 13.40 feet along the West line of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11 to the North line of the South 1/2 of the Southeast 1/4 of Section 11; thence N88°50'39"E 1345.43 feet along the North line of the South 1/2 of the Southeast 1/4 of Section 11 to the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11; thence S00°29'49"E 1283.25 feet along the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11 to the North right-of-way of Six Mile Road and the point of beginning. Containing 32.671 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;

February 7, 2019

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

OWNERS' CERTIFICATE

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

IN WITNESS WHEREOF the said Michael and Geri Mainland have caused these presents to be signed as Trustees at _____ Wisconsin on this _____ day of _____ 20____.

Michael Mainland

Geri Mainland



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

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

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 11, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA,
RACINE COUNTY, WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF _____)

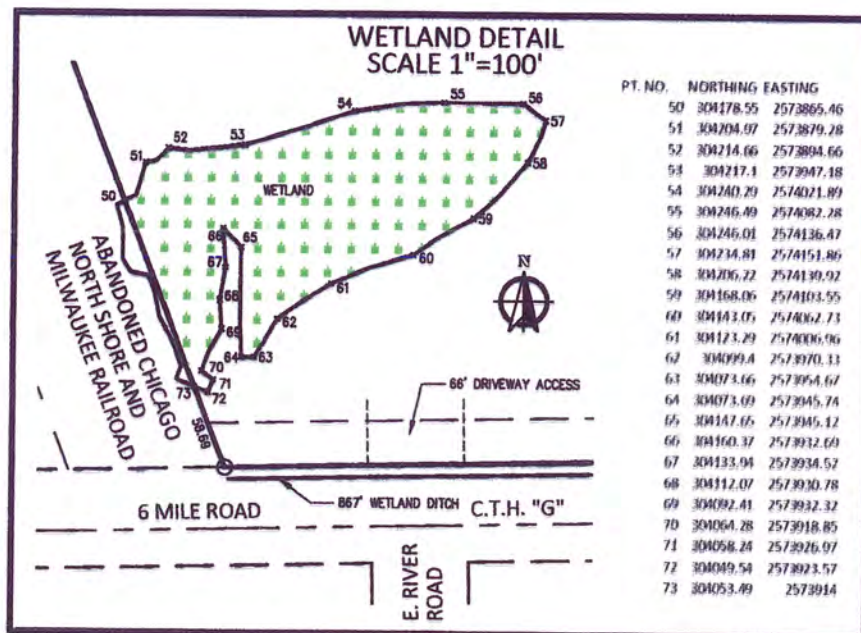
Personally came before me this _____ day of _____, 20____, Michael and Geri Mainland, to me
known to be the persons who executed the foregoing instrument, and acknowledged that they executed the
foregoing.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 20____.

Karie Torkilsen, Clerk
VILLAGE OF CALEDONIA



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
145B Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

This instrument was drafted by Mark R. Madsen February 7, 2019

2018.0326.01.DWG
SHEET 3 OF 3 SHEETS



Meeting Date: February 28, 2022

Item No. **5b**

PLAN COMMISSION REPORT

Proposal: Park Ownership Transfer

Description: Review a resolution approving the transfer of ownership of two vacant parcels along Lakeshore Drive from Racine County to the Village of Caledonia located east of Lakeshore Drive by Chapla Park.

Applicant(s): Village of Caledonia

Address(es): n/a

Suggested Motion: That the Plan Commission adopts Resolution PC2022-02 approving the transfer of ownership of two vacant parcels along Lakeshore Drive from Racine County to the Village of Caledonia. (Parcel ID Nos. 104-04-23-08-011-000 and 104-04-23-08-290-010)

Background: In 2021, Racine County contacted Village staff regarding to foreclosed parcels that County took recent ownership. Due to its location and proximity to Chapla Park, the County asked if the Village would take ownership of the two vacant parcels. The two parcels have a total acreage of 0.11 acres. Both parcels are located on the coastline of Lake Michigan. Currently, the annual tax revenue of these two parcels is approximately \$100. These parcels are not buildable and are not accessible to Lakeshore Drive. These parcels are unbuildable as they are bordered by Lake Michigan and Chapla Park and have no access to a public right-of-way. Due to its location within the Village and proximity to existing Village-owned land, staff recommends accepting ownership of these parcels and incorporating them into Chapla Park.

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 vacant parcels to the Village. The next step will be for the Village Board to review the proposed transfer of ownership of the parcels from Racine County at an upcoming meeting.

In my role as Development Director, it is also my opinion that the transfer is not inconsistent with the Village plans, including the Park and Open Space Plan, because the land will be incorporated as part of the Village Park system and accessible to Village residents 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 two vacant parcels, the next step would be to make a motion to adopt Resolution PC2022-02 approving the ownership transfer from Racine County.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner". The signature is fluid and cursive, with a large initial "P" and "W".

Peter Wagner, AICP
Development Director

Location Map
Lakeshore Drive Vacant Parcels



RESOLUTION NO. PC 2022-02

**RESOLUTION OF THE PLAN COMMISSION FOR THE VILLAGE OF CALEDONIA
RECOMMENDING ACCEPTING OWNERSHIP OF PARCELS OF LAND WITH
PARCEL NOS. 104-04-23-08-011-000 AND 104-04-23-08-290-010 LOCATED ALONG
LAKESHORE DRIVE FROM RACINE COUNTY**

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

WHEREAS, the Village Board of the Village of Caledonia and the Racine County both believe that the vacant parcels with Parcel Nos. 104-04-23-08-011-000 and 104-04-23-08-290-010 located along Lakeshore Drive are best maintained by Village of Caledonia as part of Chapla Park;

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 along Lakeshore Drive from Racine County, as set forth generally in **Exhibit A**, as it 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 is not inconsistent with Village plans and recommends to the Village Board the transfer of Parcel Nos. 104-04-23-08-011-000 and 104-04-23-08-290-010, as generally described in **Exhibit A**.

Adopted this _____ day of February, 2022.

Ayes _____ Noes _____ Absent _____

VILLAGE OF CALEDONIA PLAN COMMISSION

BY: _____
James Dobbs

Attest: _____
Joslyn Hoeffert, Village Clerk
Acting Secretary

Parcel ID Nos. 104-04-23-08-011-000 and 104-04-23-08-290-010





Meeting Date: February 28, 2022

Item No. 5c

PLAN COMMISSION REPORT

Proposal: Sign Plan Review

Description: Review a sign plan for installation of a two wall signs and a monument sign for the existing industrial building located at 4011 Nicholson Road.

Applicant(s): Dan Radke

Address(es): 4011 Nicholson Road

Suggested Motion: That the Plan Commission recommends that the Village Board approve the sign plan submitted by Dan Radke on behalf of ProBio RE LLC as presented for the property located at 4011 Nicholson Road for the following reason:

1. The proposed number, height and size of signs are permissible through the sign plan review process.

Owner(s): ProBio RE LLC

Tax Key(s): 104-04-22-27-017-000

Lot Size(s): 25.49 acres

Current Zoning District(s): M-2, General Industrial District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a master sign plan for the industrial development located at 4011 Nicholson Road which would the applicant to install a greater number of signs than is allowed and to install one wall sign that exceeds size limitations. The code allows flexibility when it comes to size, number, height, and total square footage of all proposed signs if approved by recommended by the Plan Commission and approved by the Village Board.

The applicant is proposing to construct a total of three signs: one monument and two wall signs. Sign code limits the total number of signs to two signs per street frontage. Both sign types are limited to a maximum of 32 square-feet in area.

Monument Sign:

The proposed sign will be 24 square feet in area with a 2-foot base and a 2-foot side panel. The overall sign height will be 6 feet. The proposed size and height comply with sign code regulations. Sign Code allows a sign to be as large as 100 square feet when including structural or artistic elements. Including the base and side panel, the overall sign size will be 48 square feet.

The sign will consist of backlit reverse channel letters that, at night, will create a green silhouette behind the mounted letters. The sign will be set back 21 feet from the front yard lot line in compliance with code. The sign will be located in the southwest corner of the parcel near the driveway entrance to the property. Surrounding the base of the sign will be plantings in a mulch bed. The proposed location does not negatively impact the vision of drivers entering or exiting the property.

Wall Signs:

There are two wall signs being proposed for the site. One wall sign will be located on the front of the building (west elevation) and be 48 square feet in area and 5'3" in height. Sign code limits the size of wall signs to 32 square feet. Due to the large scale of the building, the proposed sign size is reasonable and does not appear out of scale with the building. No lighting is proposed for this sign.

The second wall sign will be located near the front entrance of the building. Just west of the entrance is a privacy screen that runs perpendicular to the building. The applicant is proposing to install a wall sign on the screening which will be approximately 9 square-feet in size and 2'8" in height. These dimensions are in compliance with sign code. No lighting is proposed for this wall sign.

The applicant is requesting approval of the proposed sign plan to install a total of three signs, with one wall sign exceeding the 32 square-foot size limit. Per code, the Plan Commission has the authority to approve sign size, height, and number that exceed code limitations if approved through a submitted master sign plan.

Staff recommends approval of the proposed sign plan as the proposed number of signs does not create confusion or clutter along the road landscape and the size of signs being proposed is in proportion to the size of the building.

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

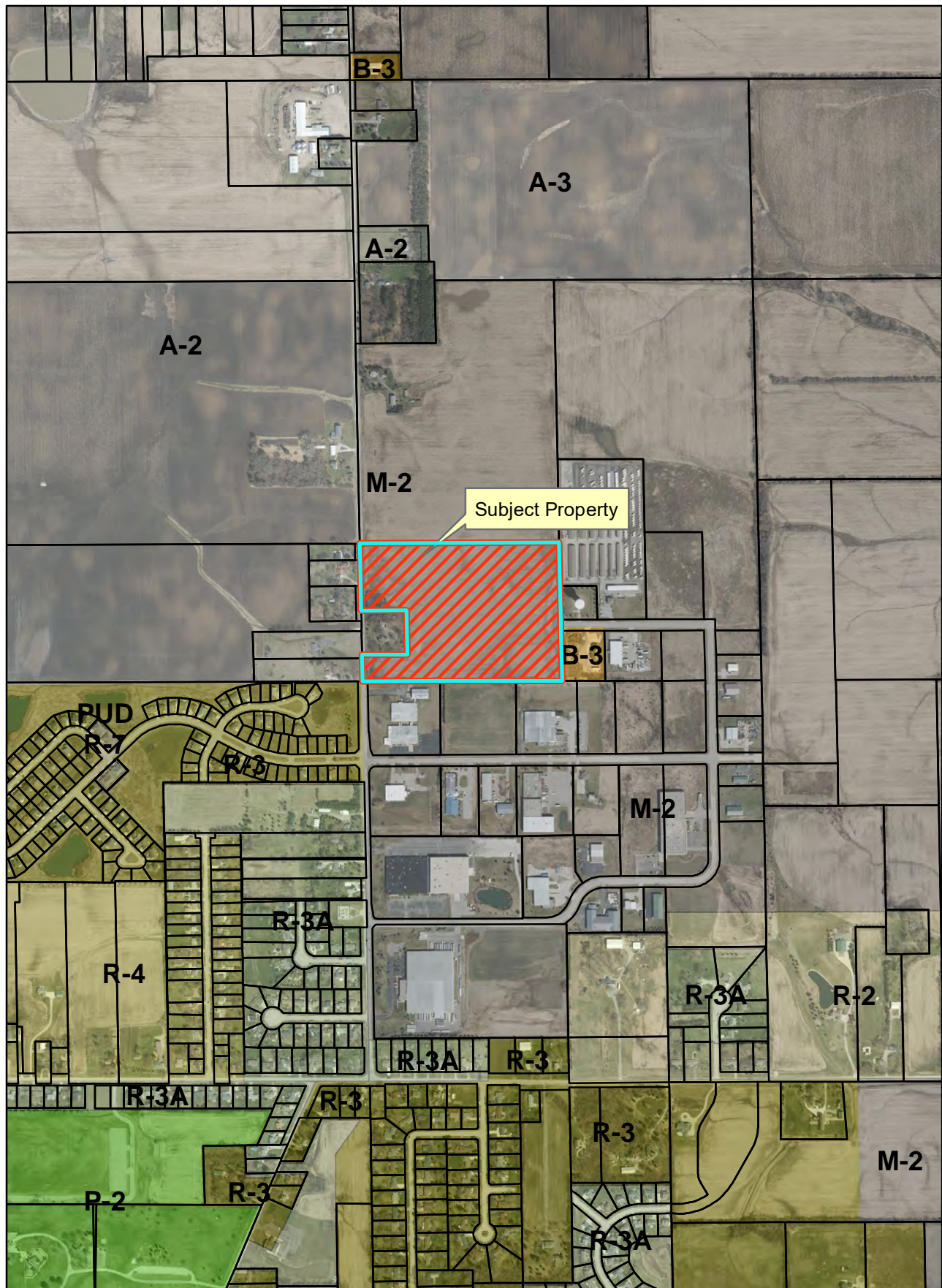
Respectfully submitted by:



Peter Wagner, AICP
Development Director

LOCATION MAP

4011 Nicholson Road



Legend



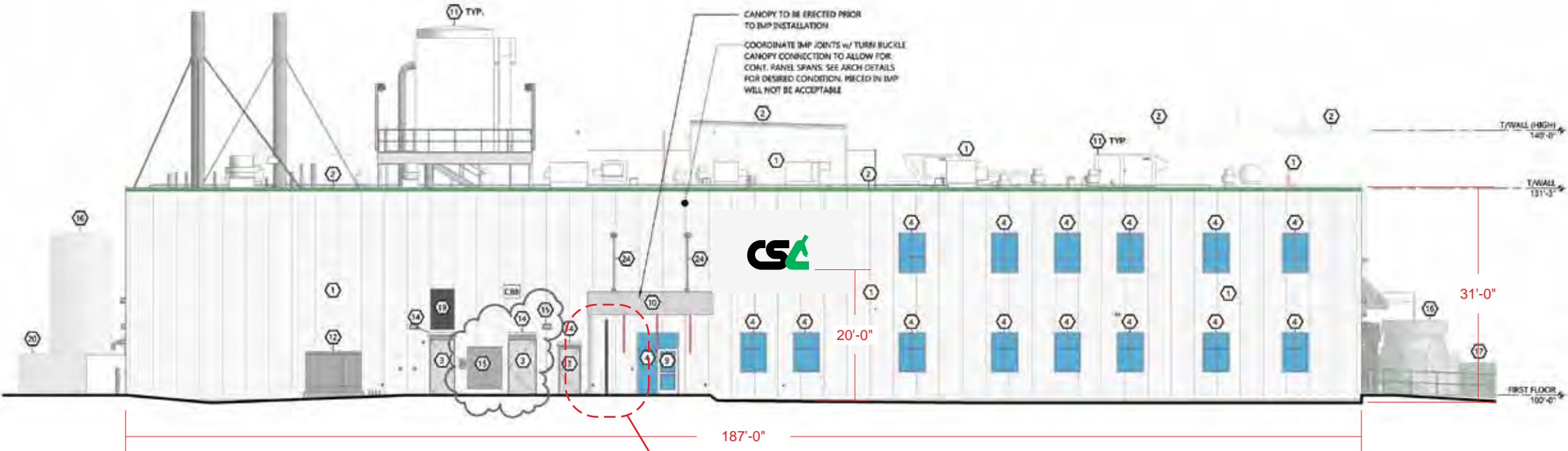
4011_Nicholson_Road

DIMENSIONAL SIGNAGE



SIDE VIEW

PROBIO RE LLC / BUILDING SIGNAGE
ONE (1) SET OF NON-ILLUMINATED, DIMENSIONAL LETTERS
1/4" PLATE ALUMINUM LETTERING W/ MAP PAINTED FINISHES
LETTERING TO STUD MOUNTED FLUSH TO SIDE OF BUILDING



WEST ELEVATION
SCALE: NTS

***BLACK LINE INDICATES PRIVACY SCREEN ELEVATION LOCATION
(SIGN MOUNTED ON SOUTH FACE OF PRIVACY SCREEN)**

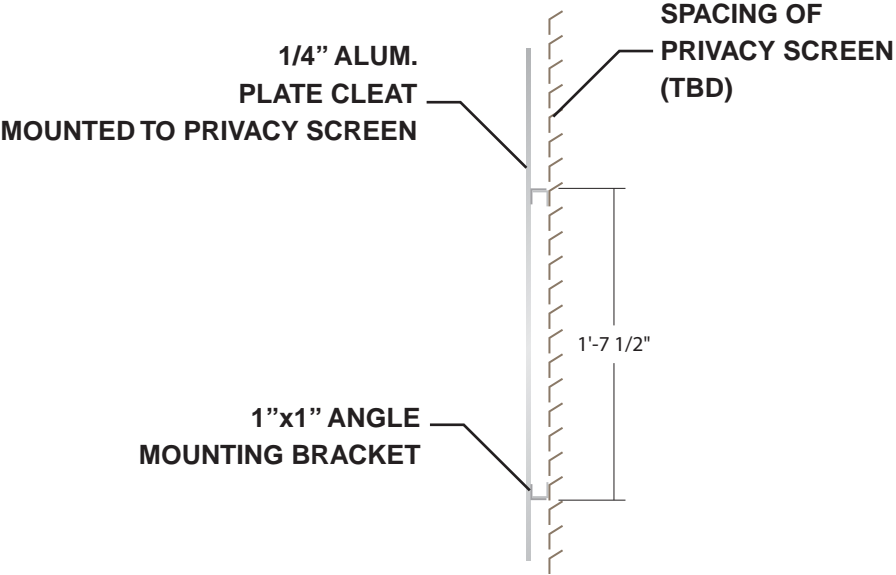


PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: PROBIO RE LLC	Date: 11-16-21	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____		<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><div></div>MAP BLACK</div> <div><div></div>PANTONE 354C</div> <div><div></div></div> <div><div></div></div> <div><div></div></div> <div><div></div></div> <div><div></div></div>	Vinyl Film Colors (3M Scotchcal): <div><div></div></div> <div><div></div></div> <div><div></div></div> <div><div></div></div> <div><div></div></div> <div><div></div></div> <div><div></div></div>	Client Signature: <div>Signature _____ Date _____</div>
	Drawing #: 2(3)	<div><div>1</div>12-7-21</div> <div><div></div></div>		Electrical Requirements: <div><div></div>120 <div></div>277</div>	Quantity: 1				
Address: 4011 NICHOLSON ROAD	Sheet: 1 of 1	<div><div>2</div>2-1-22</div> <div><div></div></div>		Sign Specifications: NOTED ABOVE					
City, State: CALEDONIA, WI 53126	Scale: 1/2''=1'	<div><div>3</div>2-17-22</div> <div><div></div></div>							
Sales Rep: DAN RADKE	Designer: KD	<div><div></div></div> <div><div></div></div>							

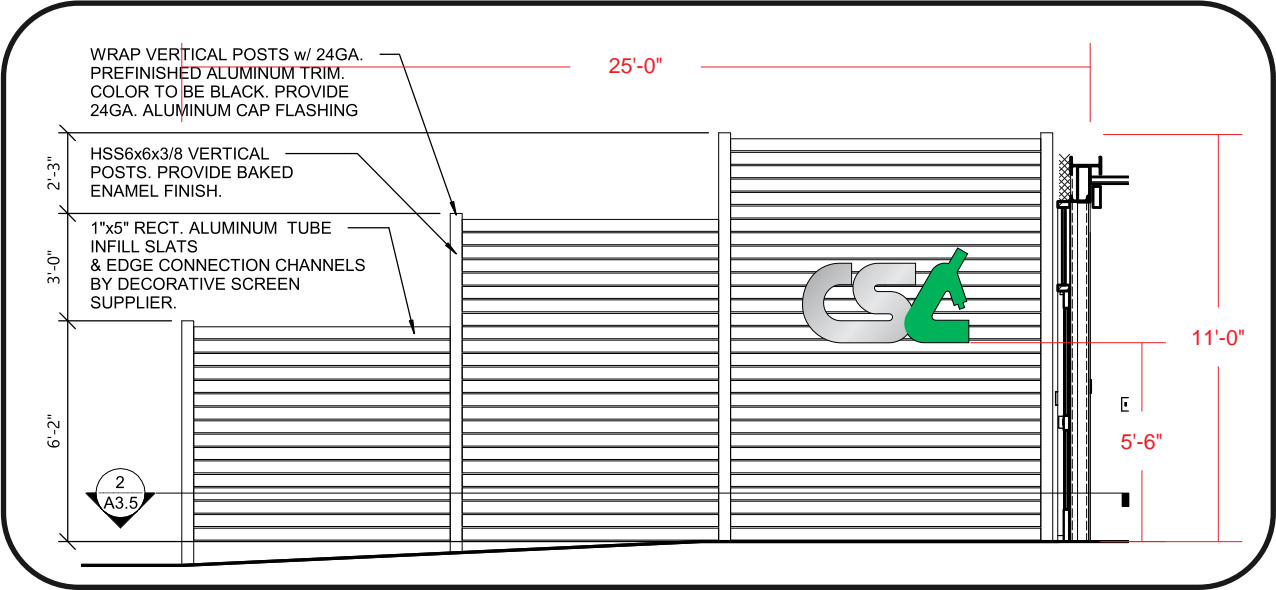
NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

DIMENSIONAL SIGNAGE



PROBIO RE LLC / BUILDING SIGNAGE
ONE (1) SET OF NON-ILLUMINATED, DIMENSIONAL LETTERS
1/4" PLATE ALUMINUM LETTERING W/ MAP PAINTED FINISHES
LETTERING MOUNTED TO PRIVACY SCREEN W/ ALUM. ANGLE MOUNTING BRACKETS

***SPACING OF SLATS FOR PRIVACY SCREEN (TBD)**



DECORATIVE SCREENING ELEVATION
SCALE: NTS

***PERP. W. ELEV. - VISUAL N/S**



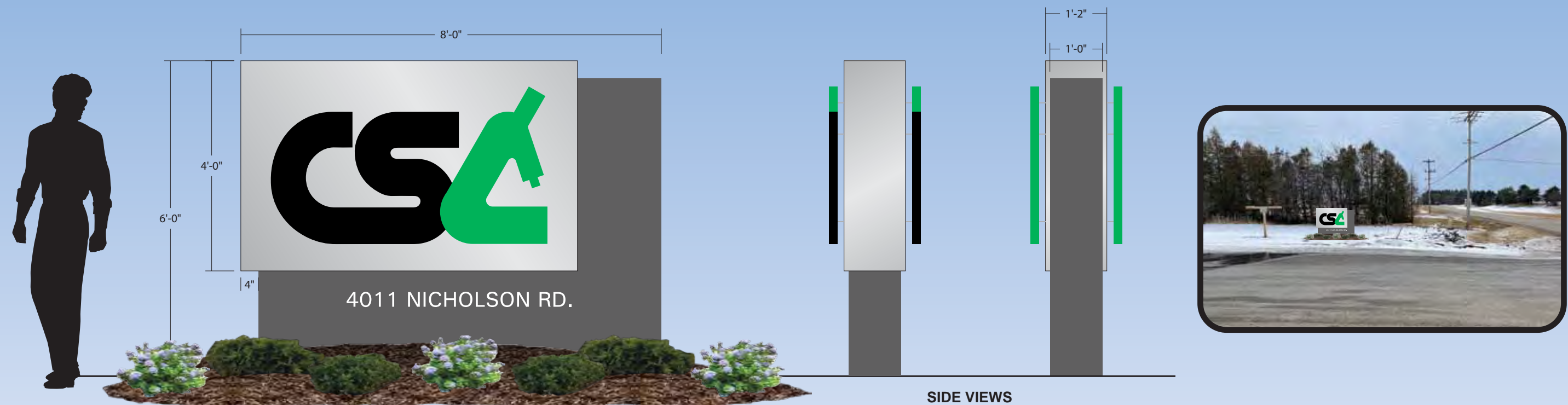
"We Project Your Image"

PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: PROBIO RE LLC	Date: 11-16-21	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE		<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><input type="checkbox"/> MAP BRUSHED ALUMINUM</div> <div><input checked="" type="checkbox"/> PANTONE 354C</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Vinyl Film Colors (3M Scotchcal): <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Client Signature: <div>Signature _____ Date _____</div>
	Drawing #: 1(2)	<div><div>1</div>2-1-22</div> <div><input type="checkbox"/></div>		Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 1				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS
Address: 4011 NICHOLSON ROAD	Sheet: 1 of 1	<div><div>2</div>2-16-22</div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	Sign Specifications: NOTED ABOVE					The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
City, State: CALEDONIA, WI 53126	Scale: 1/2”=1’	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>					<div><input type="checkbox"/></div>	
Sales Rep: DAN RADKE	Designer: KD	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>					<div><input type="checkbox"/></div>	

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

MONUMENT SIGN



PROBIO RE LLC / MONUMENT SIGN

ONE (1) DOUBLED SIDED, ILLUMINATED MONUMENT SIGN W/ GREEN LED

CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISH & 3M VINYL GRAPHICS

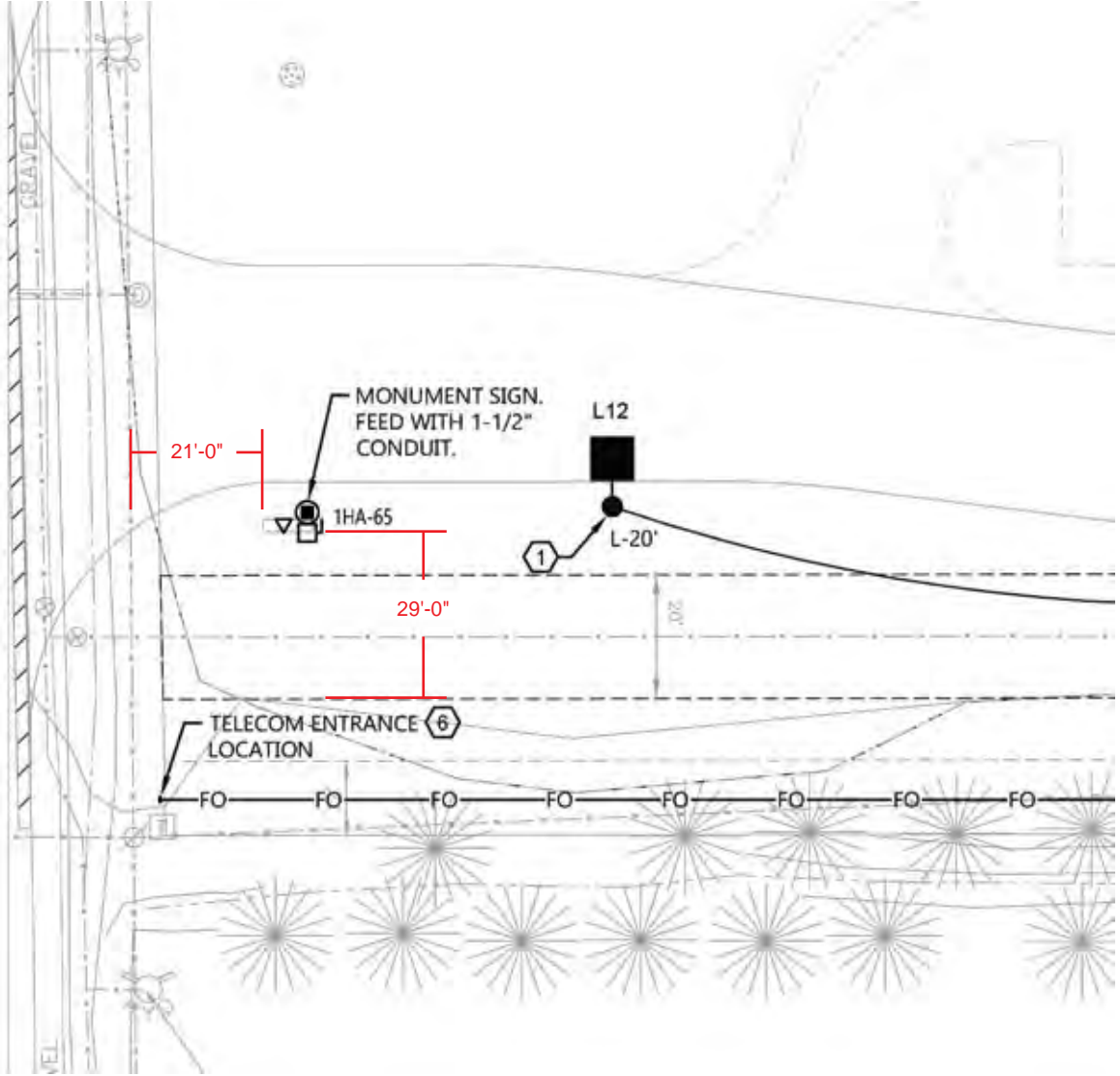
CSL LOGO IS TO BE 2” DEEP BACKLIT REVERSE CHANNEL LETTER MOUNTED WITH 1 1/2” STAND-OFFS

ADDRESS IS TO BE 3M WHITE VINYL GRAPHICS



<div></div> <div>"We Project Your Image"</div> <div>PH: (262) 554-6066 TOLL FREE: (800) 554-8110</div>	<div>Client: PROBIO RE LLC</div> <div>Address: 4011 NICHOLSON RD.</div> <div>City, State: CALEDONIA, WI 53126</div> <div>Sales Rep: DAN RADKE</div>	<div>Date: 12-7-21</div> <div>Sheet: 1 of 1</div> <div>Scale: 1/2"=1'</div> <div>Designer: HC</div>	<div>REVISION</div> <div><div>1</div>12-15-21<div></div></div> <div><div>2</div>1-31-22<div></div></div> <div><div>3</div>2-1-22<div></div></div> <div><div></div><div></div></div>	<div>ILLUMINATION: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED</div> <div>Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277</div> <div>Sign Specifications: NOTED ABOVE</div>	<div><input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED</div> <div>Quantity: 1</div>	<div>Paint Colors (AkzoNobel):</div> <div><input checked="" type="checkbox"/> BRUSHED ALUM.</div> <div><input checked="" type="checkbox"/> MAP BLACK</div> <div><input checked="" type="checkbox"/> PMS 354C</div> <div><input checked="" type="checkbox"/> MP 547 (MUDSTONE)</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div>Vinyl Film Colors (3M Scotchcal):</div> <div><input checked="" type="checkbox"/> 3M WHITE</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div>Client Signature:</div> <div>Signature _____ Date _____</div> <div>NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS</div> <div>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.</div>
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NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.



SIGN LOCATION:
4011 NICHOLSON ROAD
CALEDONIA, WI 53126



ELECTRICAL SITE PLAN

SCALE: 1" = 30'





Meeting Date: February 28, 2022

PLAN COMMISSION REPORT

Item No. **5d**

Proposal: Building, Site, & Operations (BSO) Plan Review

Description: Review a request for approval of a building, site, and operation plan for a $\pm 1,860$ square-foot addition to an existing veterinary clinic with an expanded parking lot for the property located at 4630 Douglas Avenue.

Applicant(s): Ryan Rudie

Address(es): 4630 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that a building, site, and operations plan for a $\pm 1,860$ square-foot addition to an existing veterinary clinic with expanded parking lot be approved for the property located at 4630 Douglas with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed through the building, site, and operation plan review process.
2. This expanded use will not adversely affect the surrounding properties.

Owner(s): Thomas and Jaenne Torhorst Trust

Tax Key(s): 104-04-23-29-165-000

Lot Size(s): ± 0.45 acres

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

Overlay District(s): n/a

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The applicant is proposing to construct a ±1,860 square-foot addition to the existing veterinary clinic located at 4630 Douglas Avenue. The applicant has recently acquired the land behind their existing property, compromising 8,250 square feet of greenspace. As part of the proposed addition, the applicant will be expanding the parking lot which will result in the removal of the existing detached building in the rear yard of the property.

Included with the proposed addition are façade improvements to the existing building. The existing cedar shake mansard façade on the front of the building will be replaced with a standing seam metal roof that will be slate gray. The existing concrete block walls will be repainted an ivory finish, and the existing stucco panels below the windows will be painted gray. The side CMU walls of the existing building will be painted to match the front elevation of the building.

The 1,860 square-foot addition will utilize similar materials and color palette. The addition will include metal panel awnings over proposed windows and doorways that match the color and materials of the front façade. Windows are proposed both on the north and south elevations, breaking up the long expanse of wall space. Materials used for this addition 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, cmu, and glass finishes for this building meet this design criteria. The addition will be slightly taller than the existing building but does not exceed the 35-foot height limit for the zoning district.

Abutting the new addition on the west elevation of the building will be an enclosed and open dog run to accommodate animal needs. A walkway on the southern elevation of the building provides safe access from the rear parking lot to the front entrance.

The current parking lot compromises of 9 standard parking stalls and 1 ADA standard stall. A new parking lot will be constructed to the west of the new addition bringing the total number of parking stalls to 30 with 2 ADA stalls. Stalls meet the minimum stall dimension standards meeting the minimum 9-foot-wide stall encompassing a minimum area of 180 square feet. The parking lot will be paved primarily with asphalt with specified areas with heavy-duty concrete near the dumpster and light-duty concrete for walkways on the southern portion of the building.

As part of this project, the applicant will construct a dumpster enclosure on the northside of the parcel, behind the building. This structure will be made of similar materials as the building with matching color palette. Currently, the site has two dumpsters that are not enclosed nor screened from the roadway.

Lighting is proposed for the parking and above building entrances. Lights will be cutoff, LED fixtures. The submitted lighting plan complies with the Village lighting ordinance.

No new landscaping is being proposed as the addition is in the rear of the property. There are existing landscaping elements in the front of the building and the business owner participates in the Village Beautification Program displaying flowerpots along the roadway.

The Fire Department reviewed the proposed addition and did not have any concerns that needed to be addressed as part of this review. The addition will be required to meet all fire codes and will work with the Fire Department to ensure building fire code compliance.

Prior to submitting building permits, the applicant will need to submit site grading and drainage plan for review and approval by the Village Engineering Department. The stormwater runoff from the rear of the site is proposed to sheet flow off the site to the property to the south. The applicant will need to show

where drainage will flow and may require an agreement with the southern landowner to grade and discharge onto his property.

The proposed building addition complies with Village zoning code and the proposed use is in accordance with previous approved use of a veterinary facility on the site. Staff recommends approval of the proposed development located at 4630 Douglas Avenue with conditions outlined in Exhibit A. If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion to approve the proposed development.

EXHIBIT A: Conditions of Approval
4630 Douglas Avenue, Northshore Veterinary Clinic

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Lot Line Adjustment.** The applicant must record the lot line adjustment for 4630 Douglas Avenue with the Racine County Register of Deeds prior to building permits being submitted.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents dated February 4, 2022.
5. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
6. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Public Services Director before permits are issued.
7. **Fire Department Approval.** 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.
9. **Lighting.** Lighting must comply with the approved lighting plan dated February 4, 2022. 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.

-
10. **Signage.** Any 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.
 11. **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.
 12. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
 13. **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.
 14. **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.
 15. **Access.** 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.
 16. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 17. **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.
 18. **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.
 19. **Caledonia Utility District.** 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.

-
20. **Agreement.** 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, Ryan Rudie, Torhorst Trust Jeanne and Thomas Torhorst, Northshore Animal Hospital, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
-

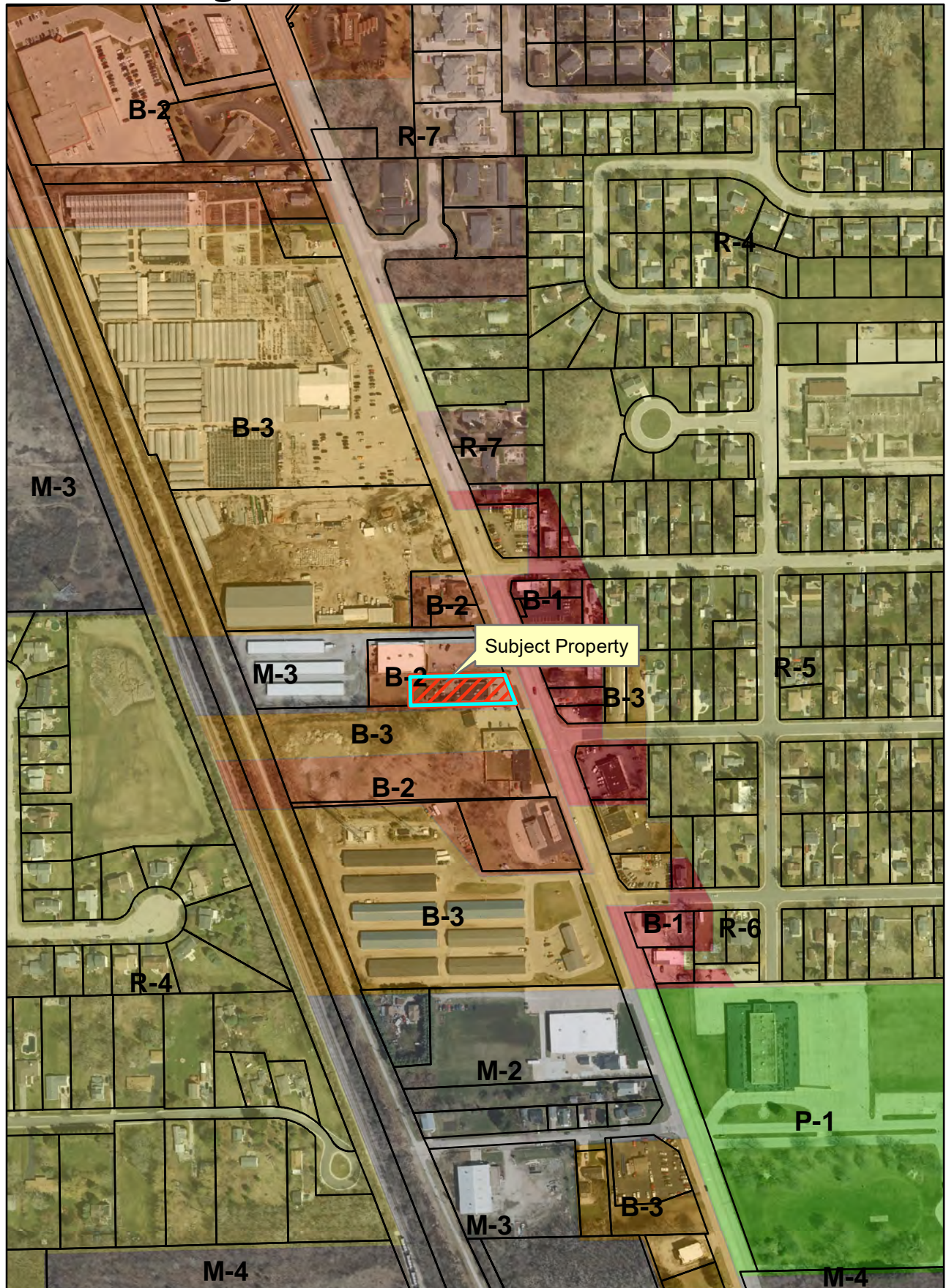
Respectfully submitted:

A handwritten signature in dark ink, appearing to read "Peter Wagner", with a stylized flourish at the end.

Peter Wagner, AICP
Development Director

LOCATION MAP

4630 Douglas Avenue



Legend



4630_Douglas_Avenue



North Shore Animal Hospital

www.northshoreanimalhospital.com

4630 Douglas Avenue
Racine, WI 53402
(262) 639-7500

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

Re: Written Description

Addition and Alteration for North Shore Animal Hospital 4630 Douglas Avenue

Dear Mr. Wagner,

North Shore Animal Hospital of Racine Inc. is a small animal (dogs and cats) veterinary practice established in 1970 by Dr. Thomas Torhorst. In June 2012 the practice was sold to Dr. Todd Whitney, his wife Dr. Linda Axnick, and Lori Jensen. Lori has been employed at NSAH since 1983 and currently serves as the Practice Manager and is President of Corporation.

We employ 33 people, 19 of whom are full time and 14 who are part time. NSAH has 2 owner veterinarians, 2 full time associate veterinarians (Dr. Deb Hollis and Dr. Heidi Jahn) as well as Dr. Torhorst who performs surgeries one morning a week and Dr. Al Arbas and Dr Chantil Ayres-Ruud who provide occasional relief services. We provide full benefits for our full time employees including health insurance, retirement plan and more. We have many long term employees who have worked here for >20 years.

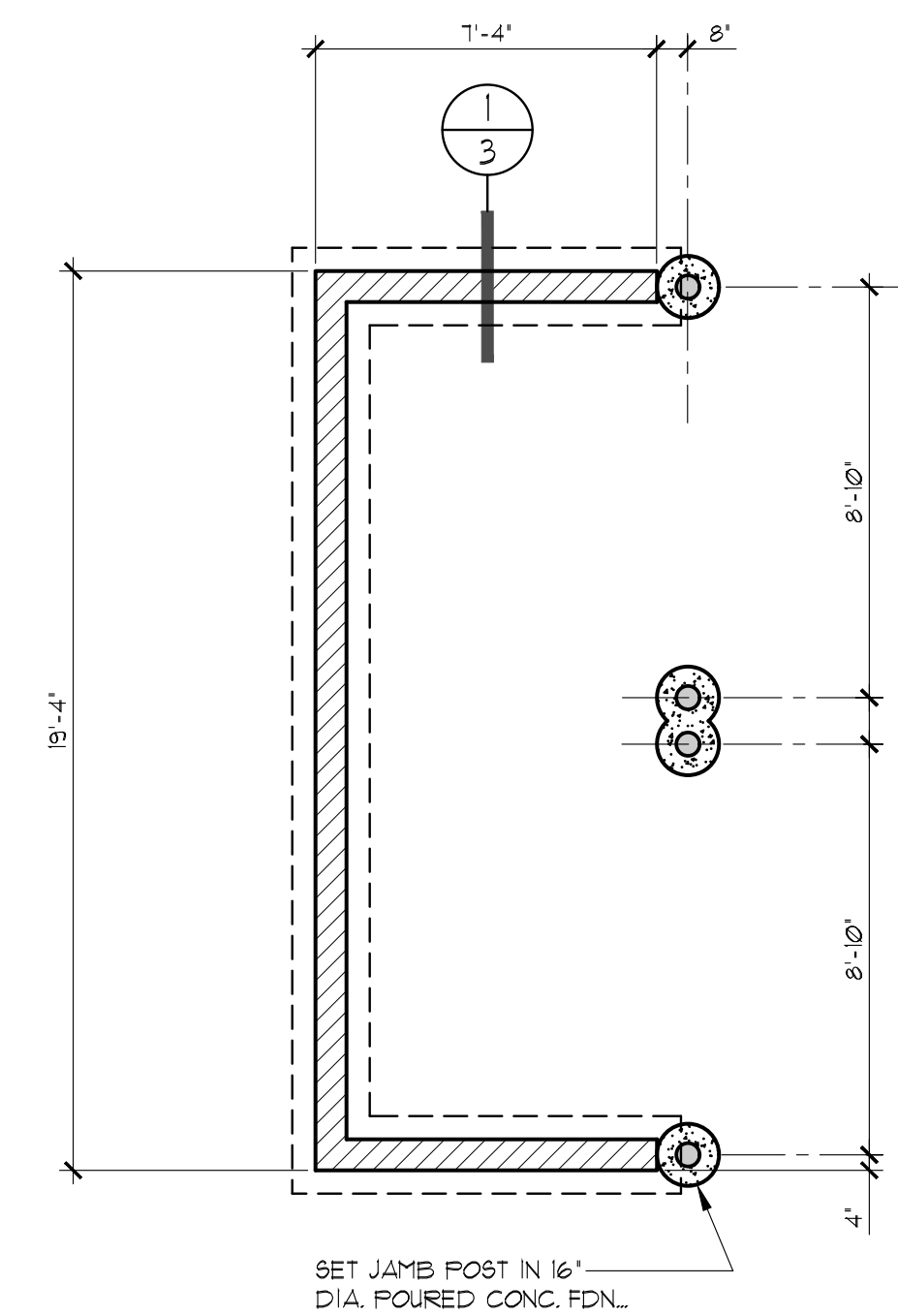
NSAH hours of operation are: Monday, Wednesday, Thursday 7:00 AM – 6:30 PM, Tuesday and Friday 7:00 AM – 6:00 PM and Saturdays 8:00 AM – 1:00 PM. We are delighted to be located in Caledonia where we enjoy excellent relationships with our neighbors, Arbee's Liquor and Nelson's You Stor it. We gladly provide courtesy veterinary care for Louie, the Caledonia Police dog and are grateful for the incredible service and care we receive from our Caledonia Police and Fire Departments.

Our current building has become much too small for our needs and we have had to be creative with our space. Having only three examination rooms with four full time veterinarians on staff is a major challenge and a big part of our design/remodel is to add three more examination rooms to bring the total to 6. In addition to more space, we are excited to be able to give our building a facelift and make sure it is in good repair as well as more appealing.

Sincerely

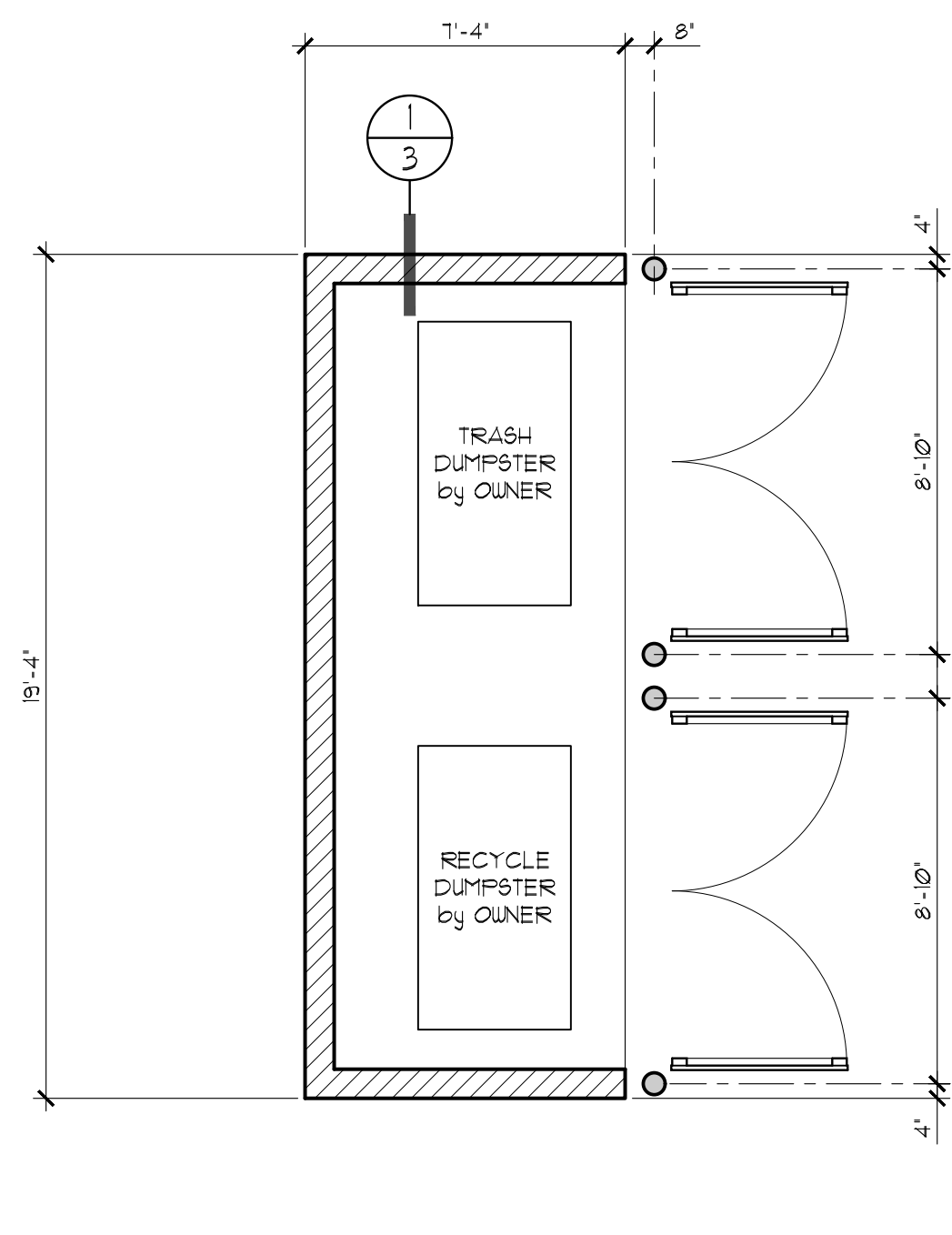
Lori Jensen
President North Shore Animal Hospital of Racine, Inc.





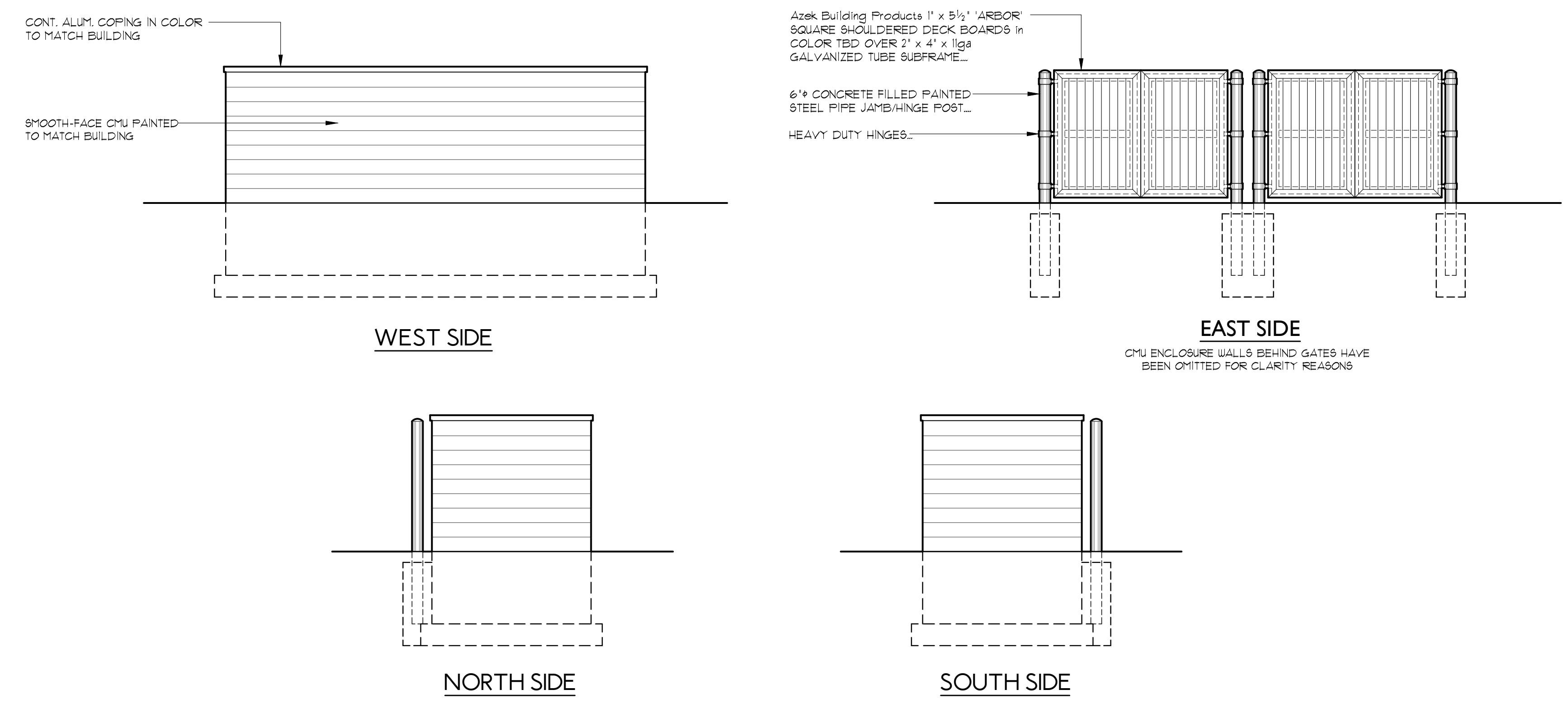
**TRASH ENCLOSURE
FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"



**TRASH ENCLOSURE
FLOOR PLAN**

SCALE: 1/4" = 1'-0"



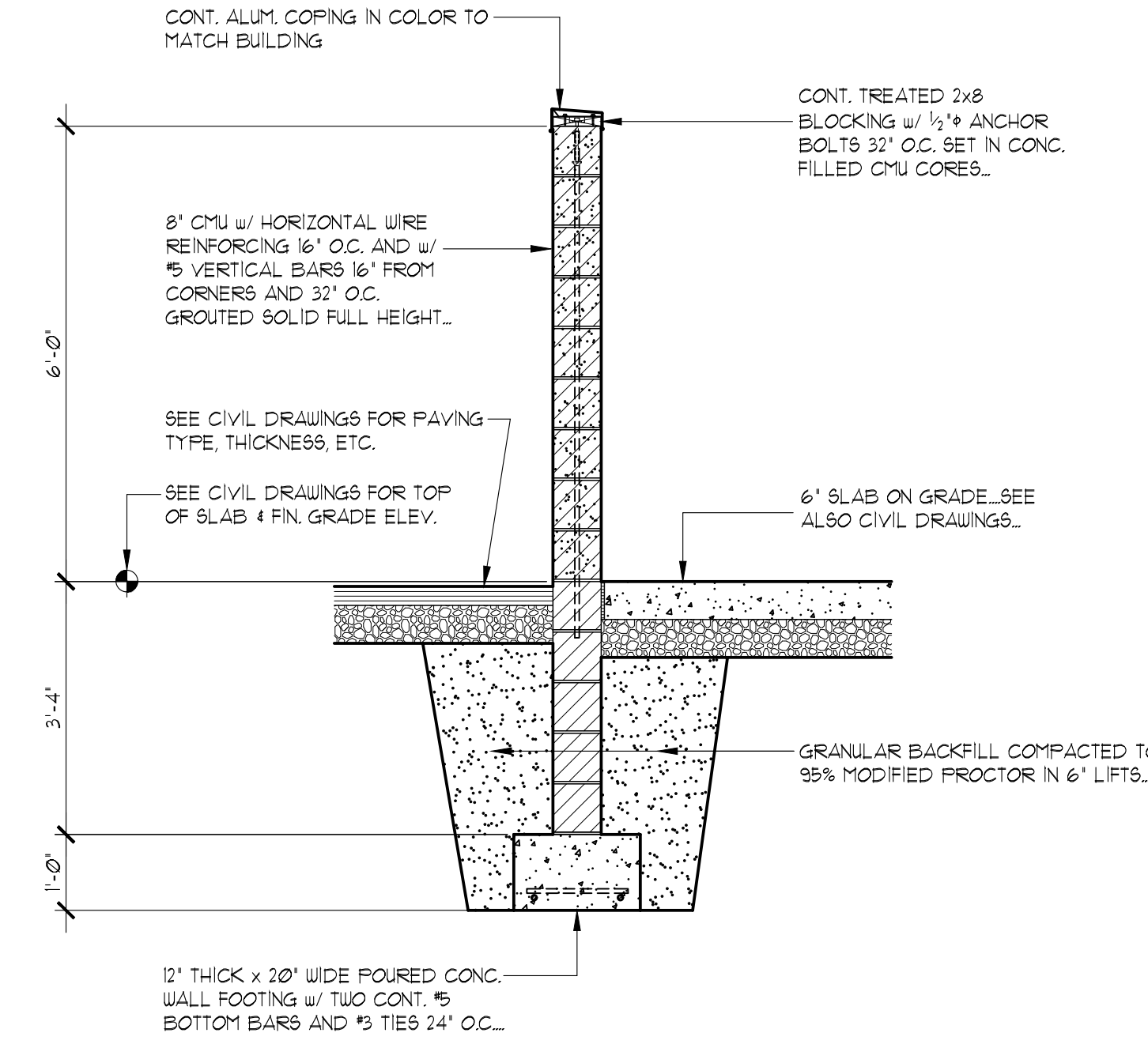
TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"

SUBMITTED FOR:
CALEDONIA PLAN COMMISSION

INDEX OF DRAWINGS

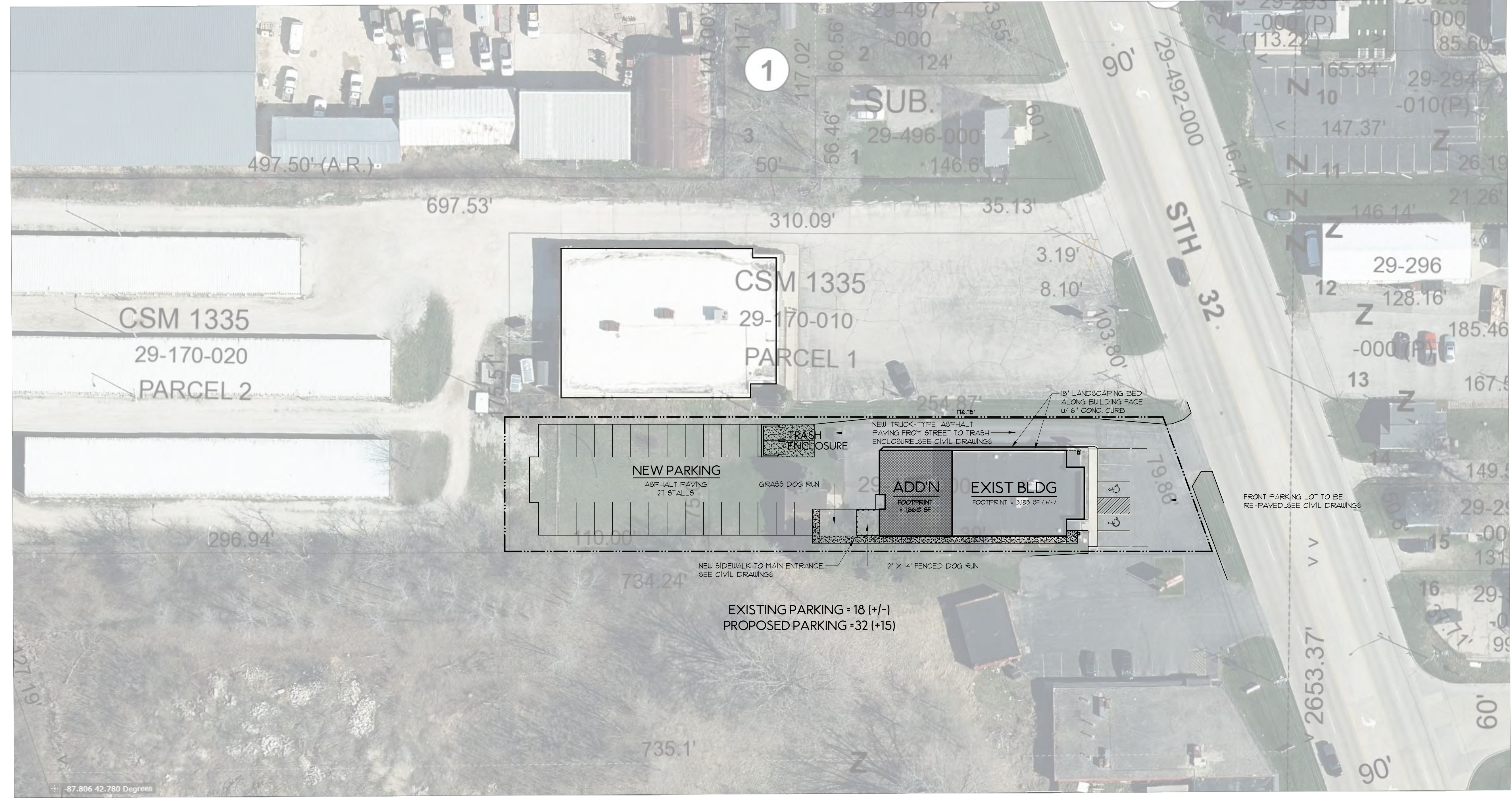
SHEET NO.	DESCRIPTION
3	ARCHITECTURAL SITE PLAN
4	EXISTING FLOOR PLAN
6	REMODELED FLOOR PLAN
7	EXTERIOR ELEVATIONS
8	CROSS SECTIONS
C1	EXISTING CONDITIONS
C2	DEMOLITION PLAN
C3	DIMENSIONED SITE PLAN
C4	SITE GRADING AND EROSION CONTROL PLAN
C5	PAVEMENT GRADING PLAN
C6	PAVEMENT MARKING AND SIGNAGE PLAN
C7	DETAILS
C8	DETAILS
E1	SITE LIGHTING PLAN
E2	LIGHT FIXTURE CUT SHEETS
E3	LIGHT FIXTURE CUT SHEETS



**TRASH ENCLOSURE
WALL SECTION**

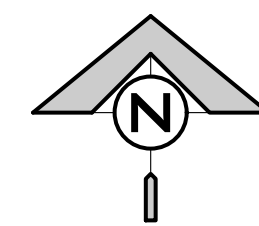
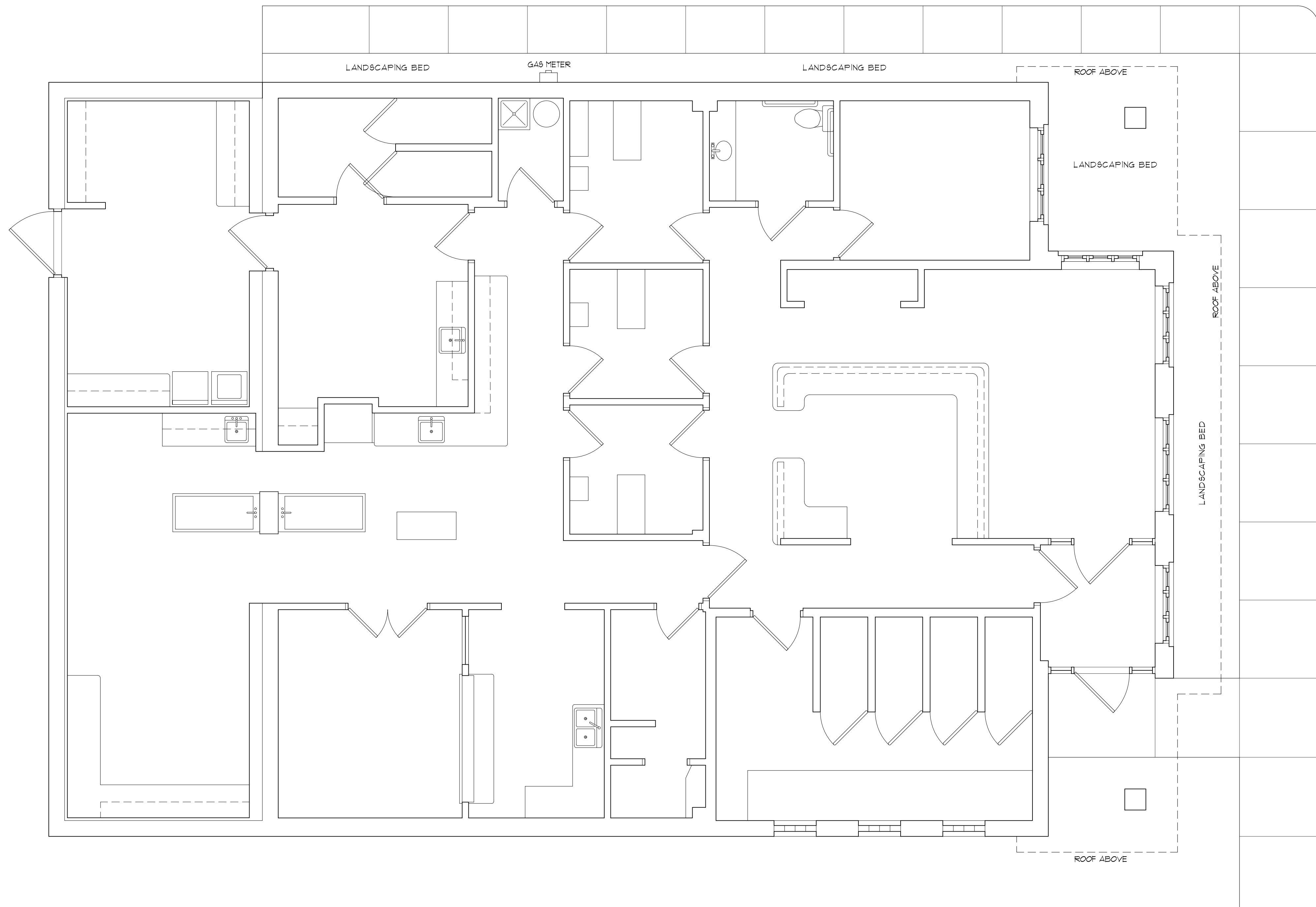
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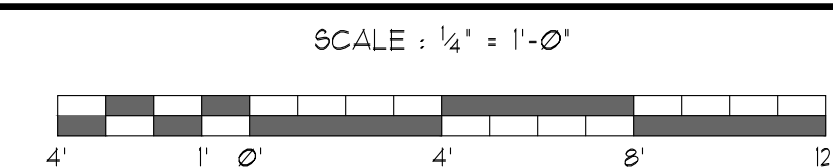


**ARCHITECTURAL
SITE PLAN**

SCALE: 1" = 30'-0"



EXISTING FLOOR PLAN



NORTH SHORE ANIMAL HOSPITAL

AN ADDITION AND ALTERATION FOR

4630 DOUGLAS AVENUE - RACINE, WI 53402



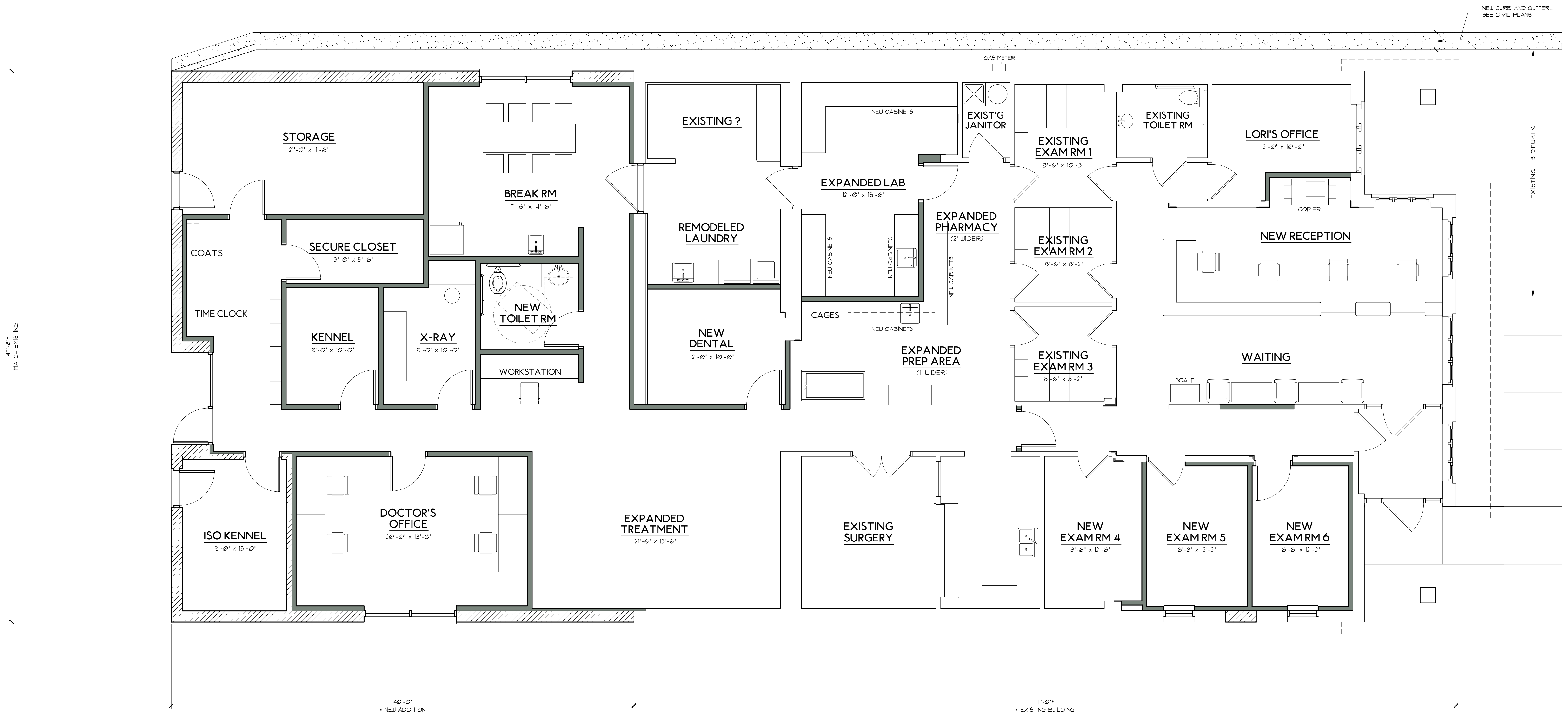
PROJECT NO.
48-21
FEB. 4, 2022

REVISIONS

SHEET NO.
4

RUDIE | FRANK
ARCHITECTURE

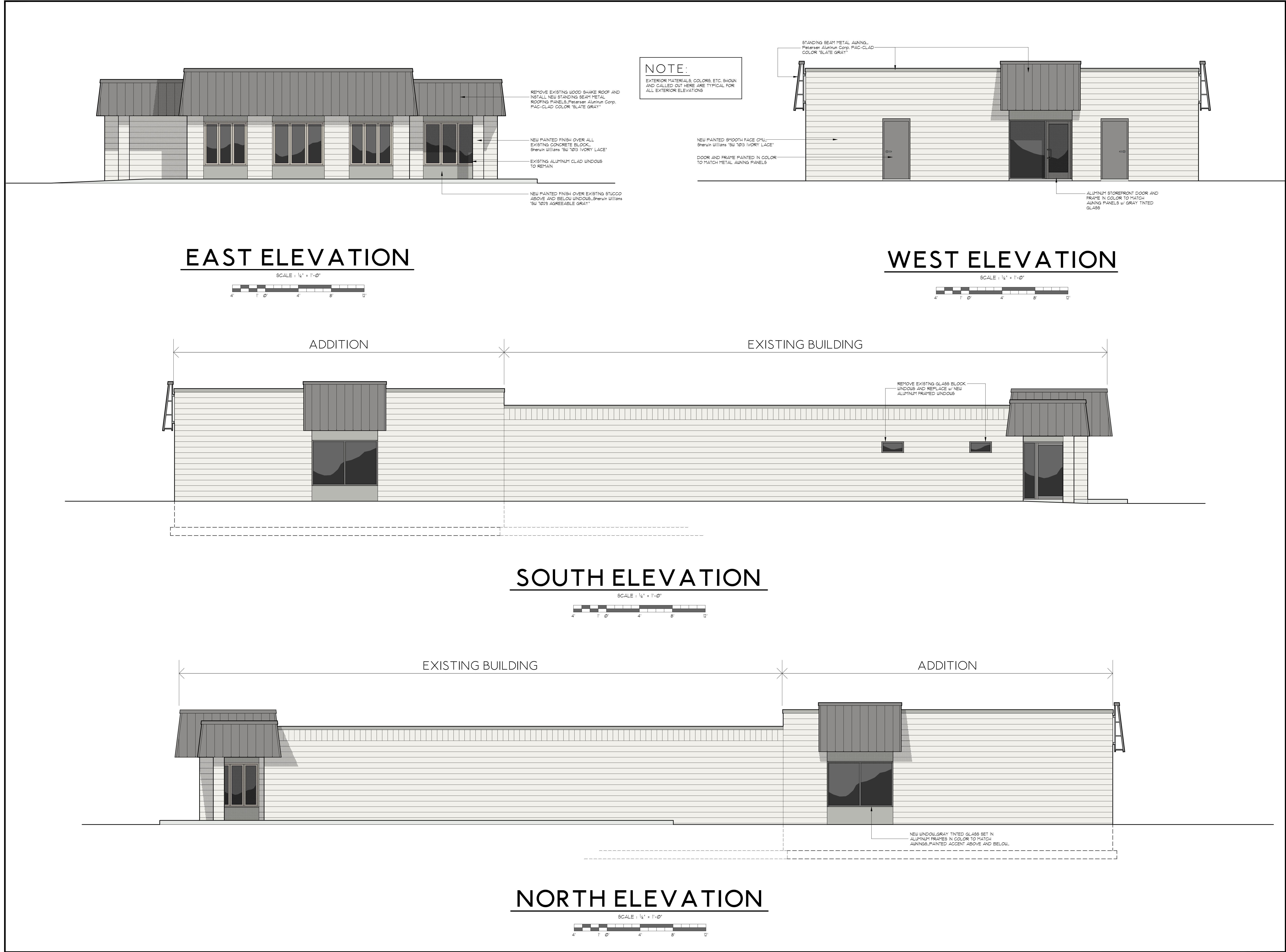
920 GOULD STREET
RACINE, WI 53402
262.634.5565

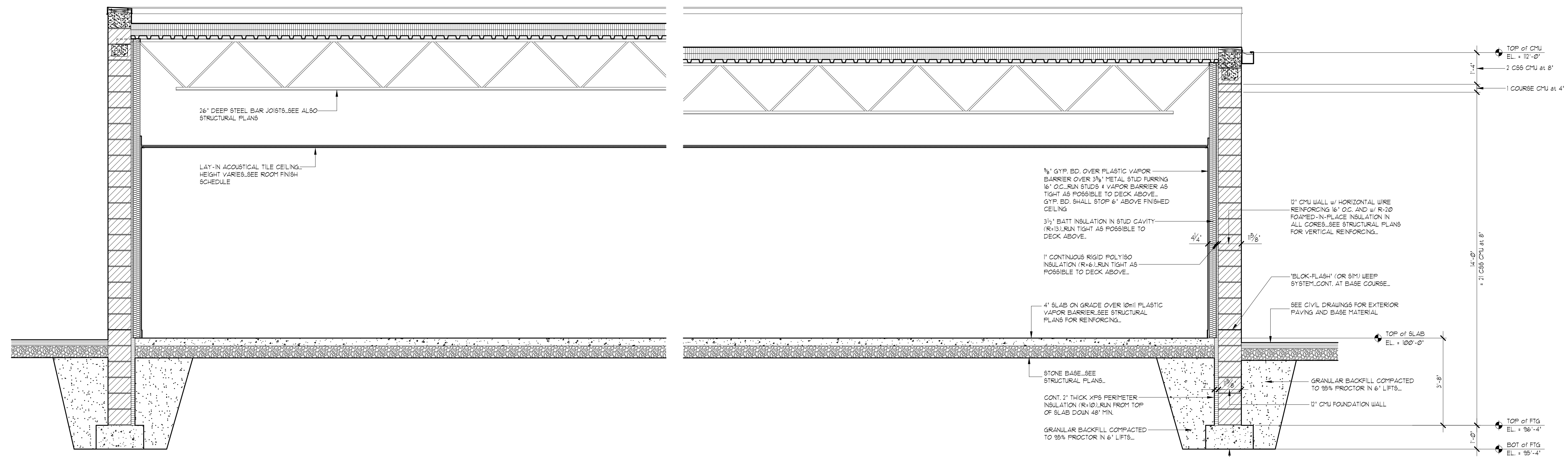


REMODELED FLOOR PLAN

SCALE: 1/4" = 1'-0"

4' 0' 4' 8' 12'

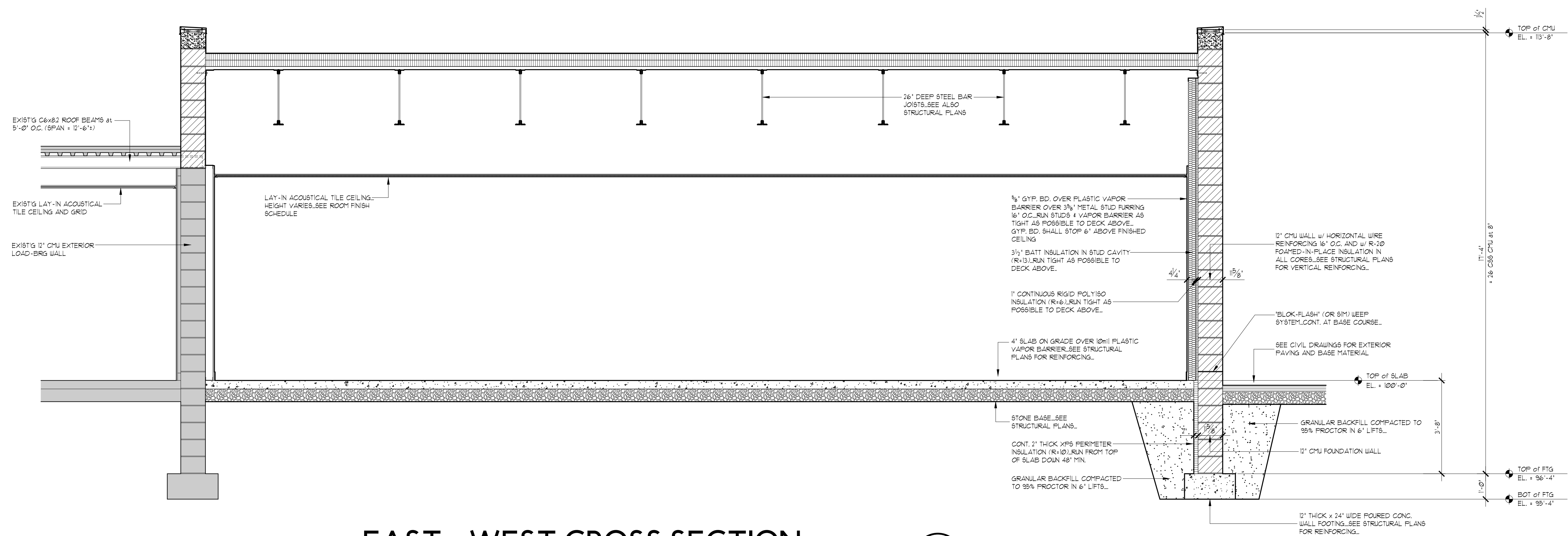




NORTH - SOUTH CROSS SECTION

SCALE : $\frac{1}{2}" = 1'-0"$

1



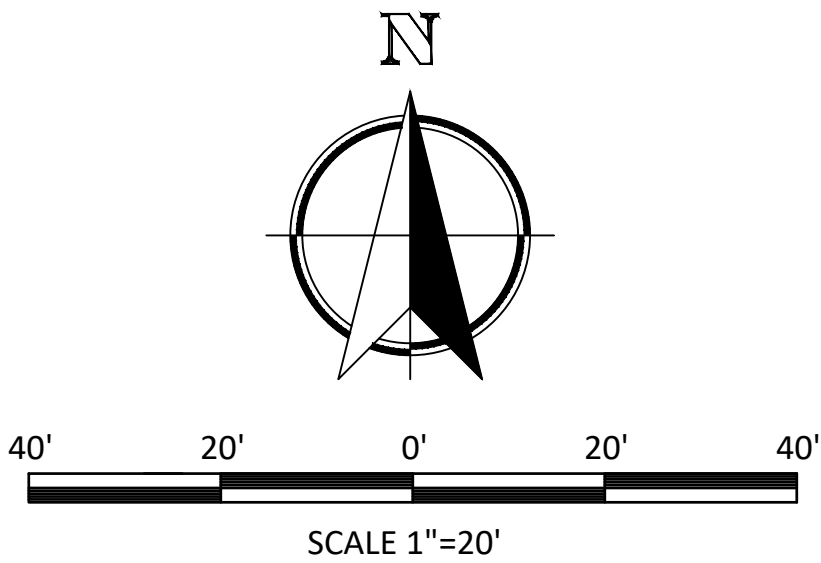
EAST - WEST CROSS SECTION

SCALE : $\frac{1}{2}" = 1'-0"$

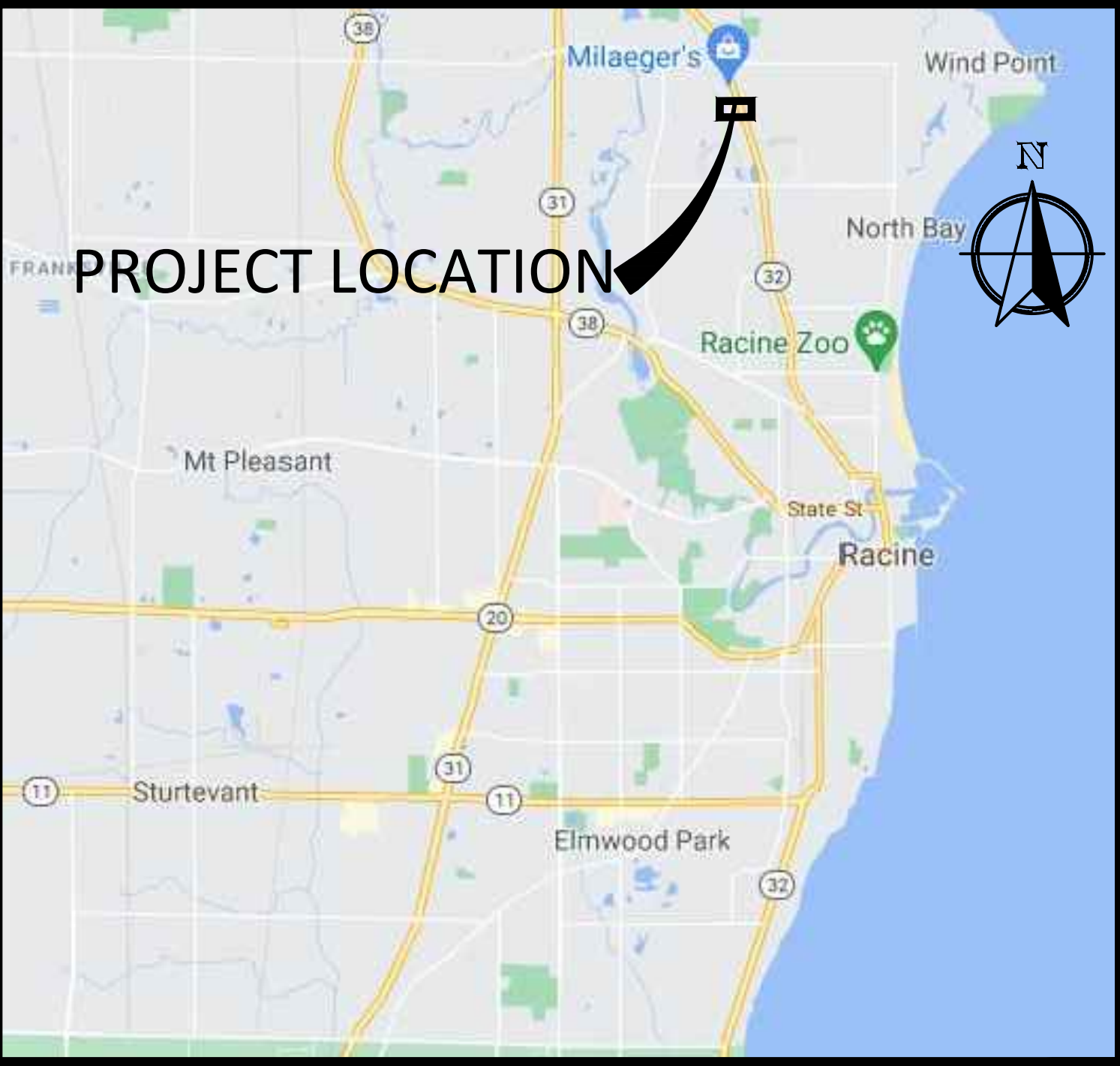
2

SHEET INDEX

Plan Sheet	Sheet No.
EXISTING CONDITIONS	C-1
SITE DEMOLITION PLAN	C-2
DIMENSIONED SITE PLAN	C-3
SITE GRADING & EROSION CONTROL PLAN	C-4
PAVEMENT GRADING PLAN	C-5
PAVEMENT MARKING & SIGNAGE PLAN	C-6
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-7 - C-8



EXISTING CONDITIONS



EXISTING UTILITY DATA

STM 1	CB 1
RIM 638.18	RIM 637.41
IE. 12" W 631.83	IE. 12" E 633.01
IE. 12" E (CAN'T SEE)	
IE. 48" N/S 629.33	CB 2
	RIM 637.49
	IE. 12" W 632.94

BENCH MARK

1. SPIKE ON WEST FACE OF POWER POLE 01-08314 LOCATED WEST SIDE OF DOUGLAS AVENUE, NORTH OF THE INTERSECTION WITH ELLIS AVENUE. ELEVATION: 638.96

UTILITY NOTE

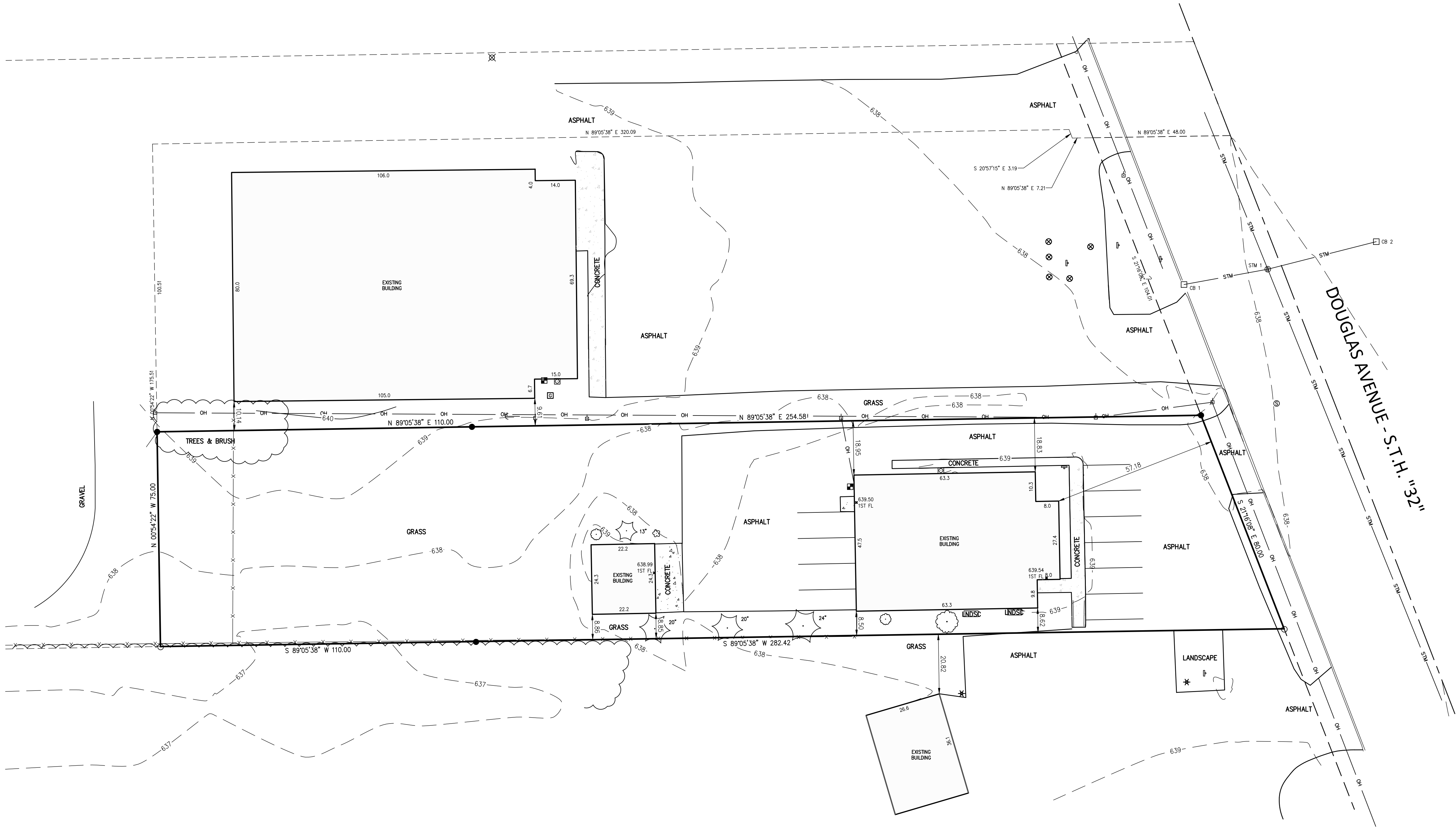
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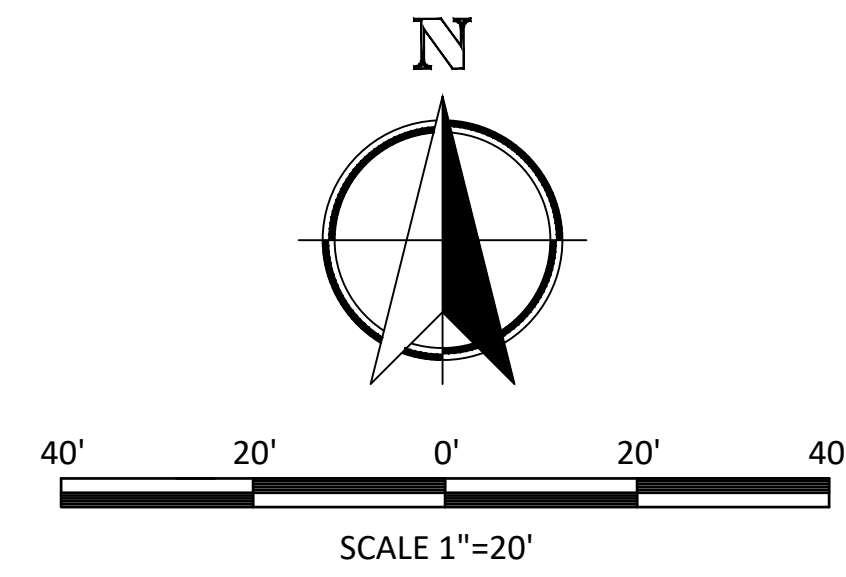
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.



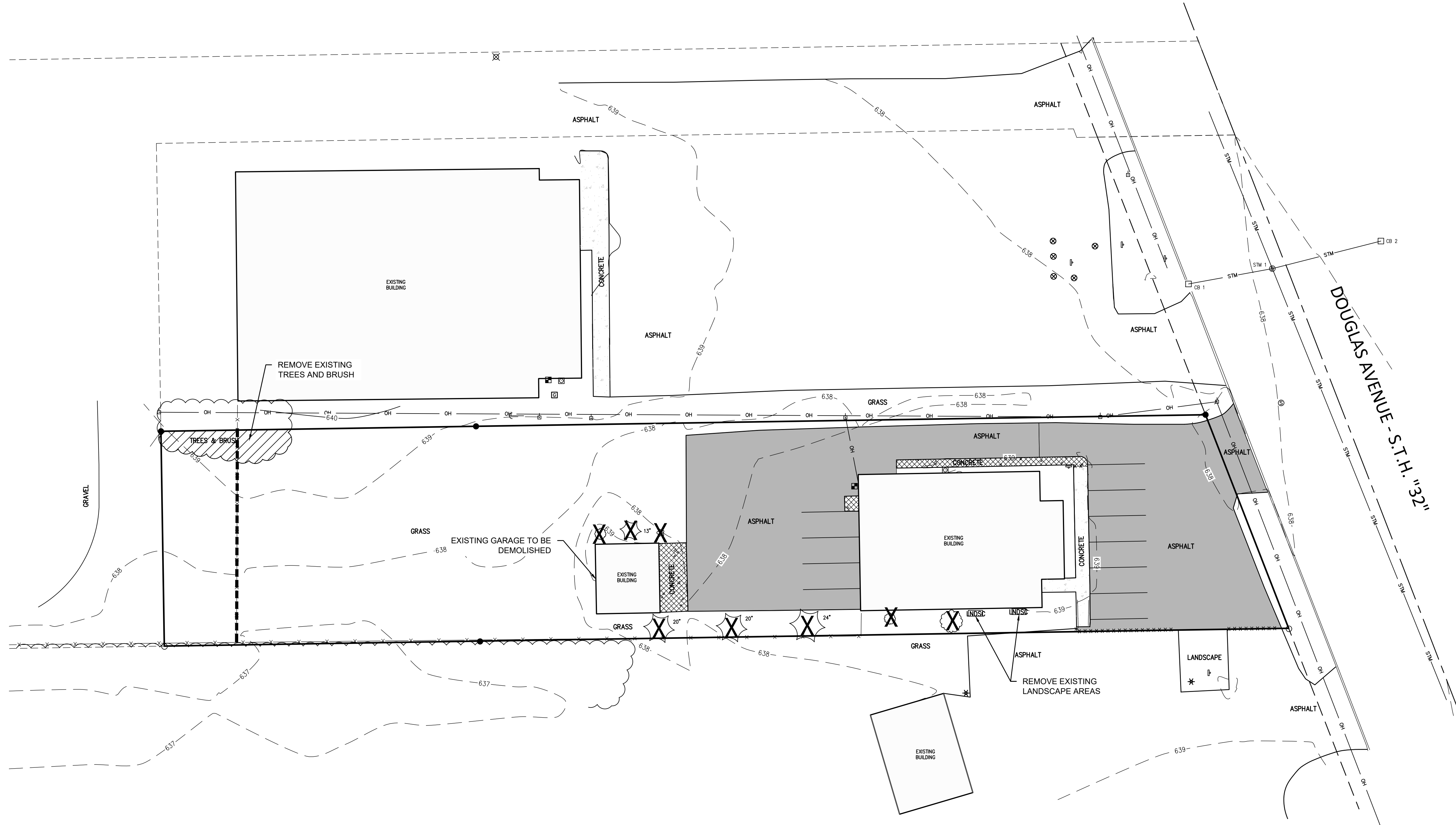
LEGEND:				
⊙ STORM MANHOLE	⊙ SANITARY MANHOLE	⊙ WATER FOUNTAIN	▶ FLAG POLE	
□ CATCH BASIN	— SAN — SANITARY SEWER	— □ — HAND RAIL	✱ LIGHT POLE	
— STM — STORM SEWER	— E — ELECTRIC LINE	— G — GAS MAIN	■ PARK BENCH	
⊕ FLOOR DRAIN	⊕ HYDRANT	⊕ GRILL	⊕ SOIL BORINGS	
⊕ DECIDUOUS TREE	⊕ WATER VALVE	⊕ SIGN		
— X — FENCE	— W — WATER MAIN	— CM — COMMUNICATION LINE		





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

DEMOLITION PLAN



DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (AT A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED STRUCTURAL FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION (OR MODIFICATION) OF THE BUILDINGS.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY CONFLICTS THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE "STANDARD SPECIFICATIONS".

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

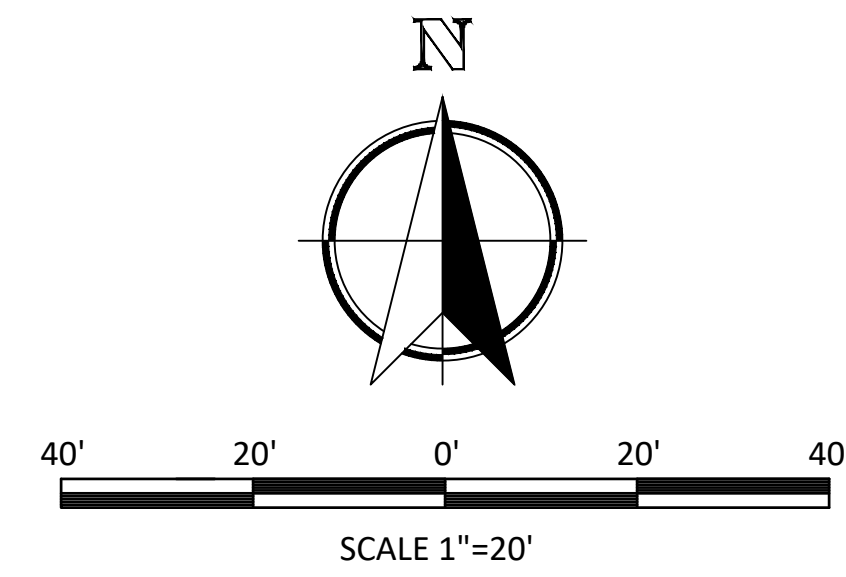
SITE DEMOLITION LEGEND

- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- SAW CUT PAVEMENT (FULL DEPTH)
- CLEAR & GRUB TREES & BUSHES
- REMOVE CURB & GUTTER
- REMOVE EXISTING FENCE/GATE

UTILITY NOTE

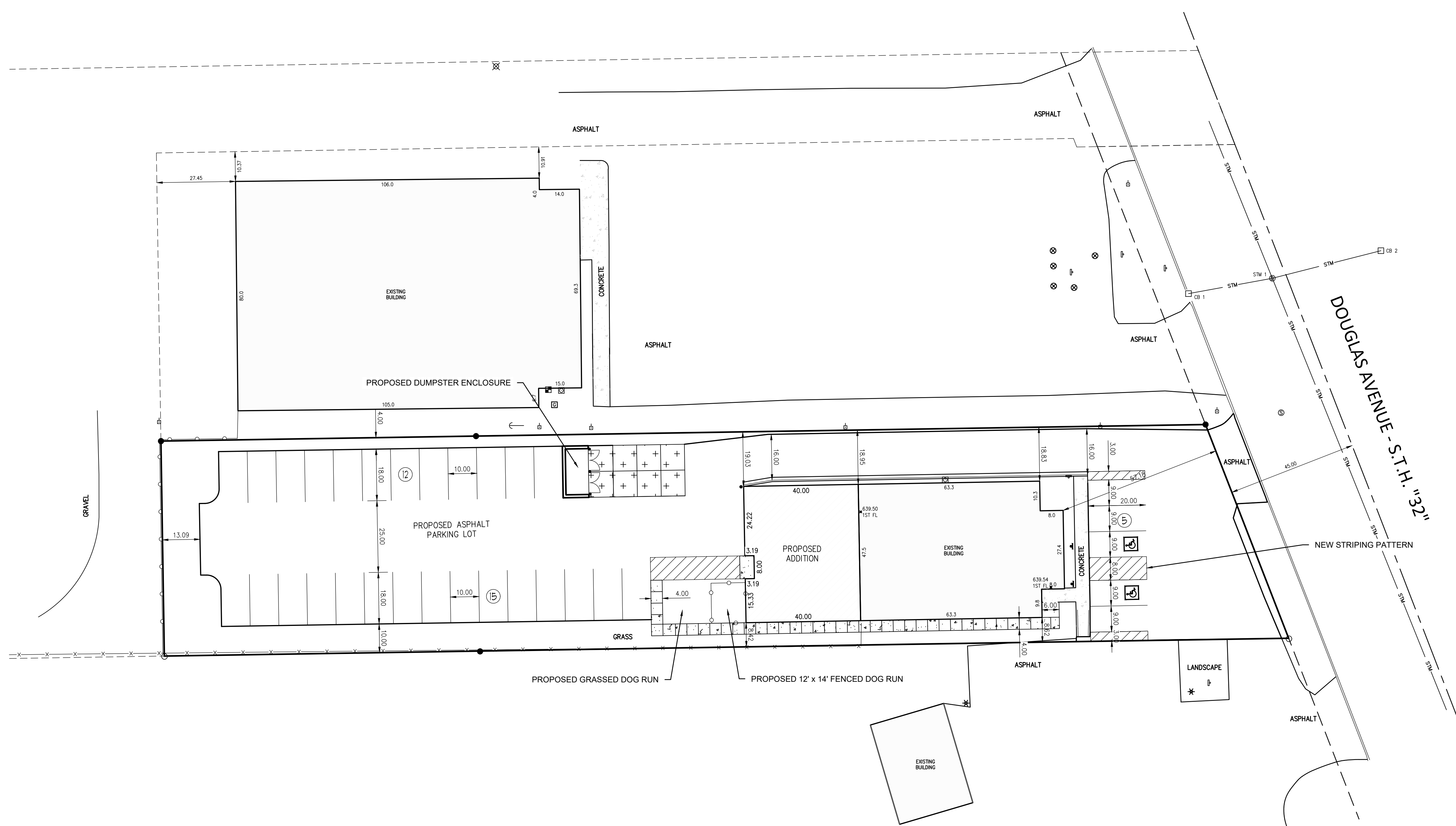
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DIMENSIONED SITE PLAN



PARKING DATA

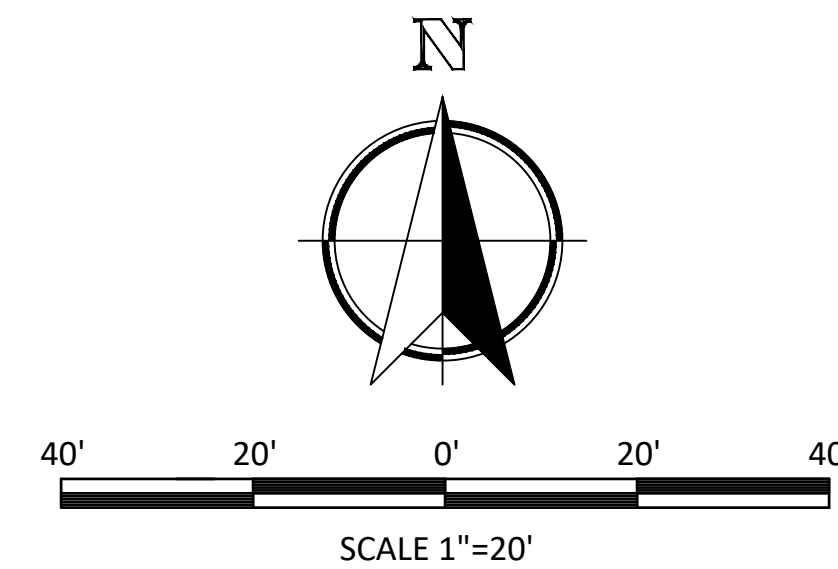
EXISTING PARKING DATA
REGULAR SPACES = 9
ADA SPACES = 1

PROPOSED PARKING DATA
REGULAR SPACES = 30
ADA SPACES = 2

UTILITY NOTE

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SITE GRADING & EROSION CONTROL PLAN

GENERAL NOTES

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2014 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

EROSION CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

1. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
(A) AT LEAST WEEKLY.
(B) WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
(A) THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
(B) A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

INSTALL SEDIMENT CONTROL WATTLES PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1062 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT ALL WATTLES PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED WATTLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED WATTLE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED IF NECESSARY EVERY 14 DAYS AND AFTER EACH RAINFALL.

ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

SITE GRADING & SUB-GRADE PREPARATION

ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PAD, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND STOCKPILED AT A LOCATION DETERMINED BY THE CONTRACTOR AND OWNER.

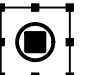

EXCAVATE, GRADE & SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES TO ENSURE THEY ARE PRESENT.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT UTILIZED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, SPREAD TOPSOIL TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTIONS 627, 629 AND 630 OF THE "STATE SPECIFICATIONS".

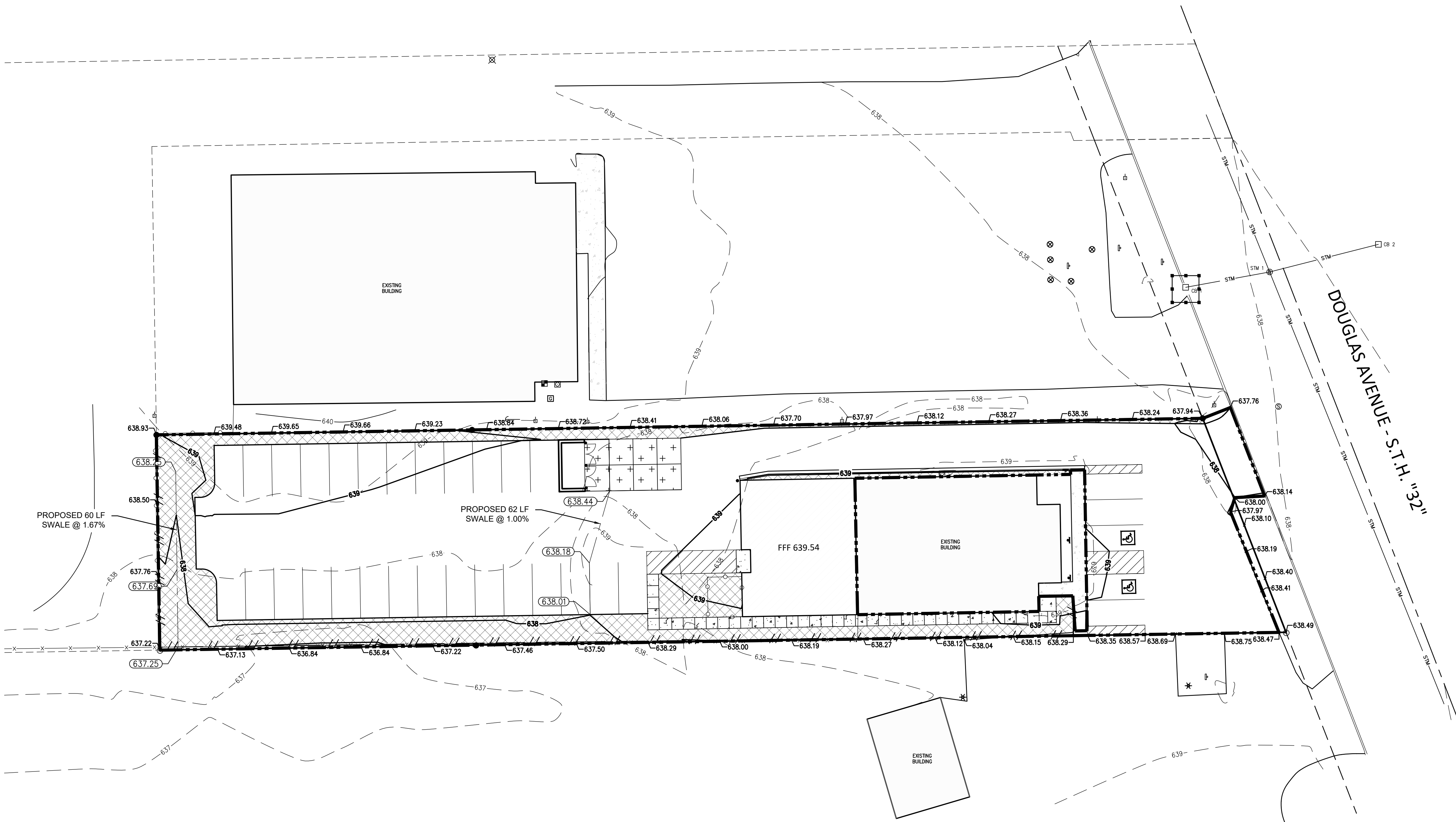
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SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 804.85 — EXISTING SPOT GRADES
- 804.85 — PROPOSED SPOT GRADES
-  STORM INLET PROTECTION
- \\ — SILT FENCE
- - - - DRAINAGE SWALE
-  RESTORATION AREA EC MAT URBAN
- DISTURBANCE LIMITS
24,812 S.F. (0.570 ACRES)

UTILITY NOTE

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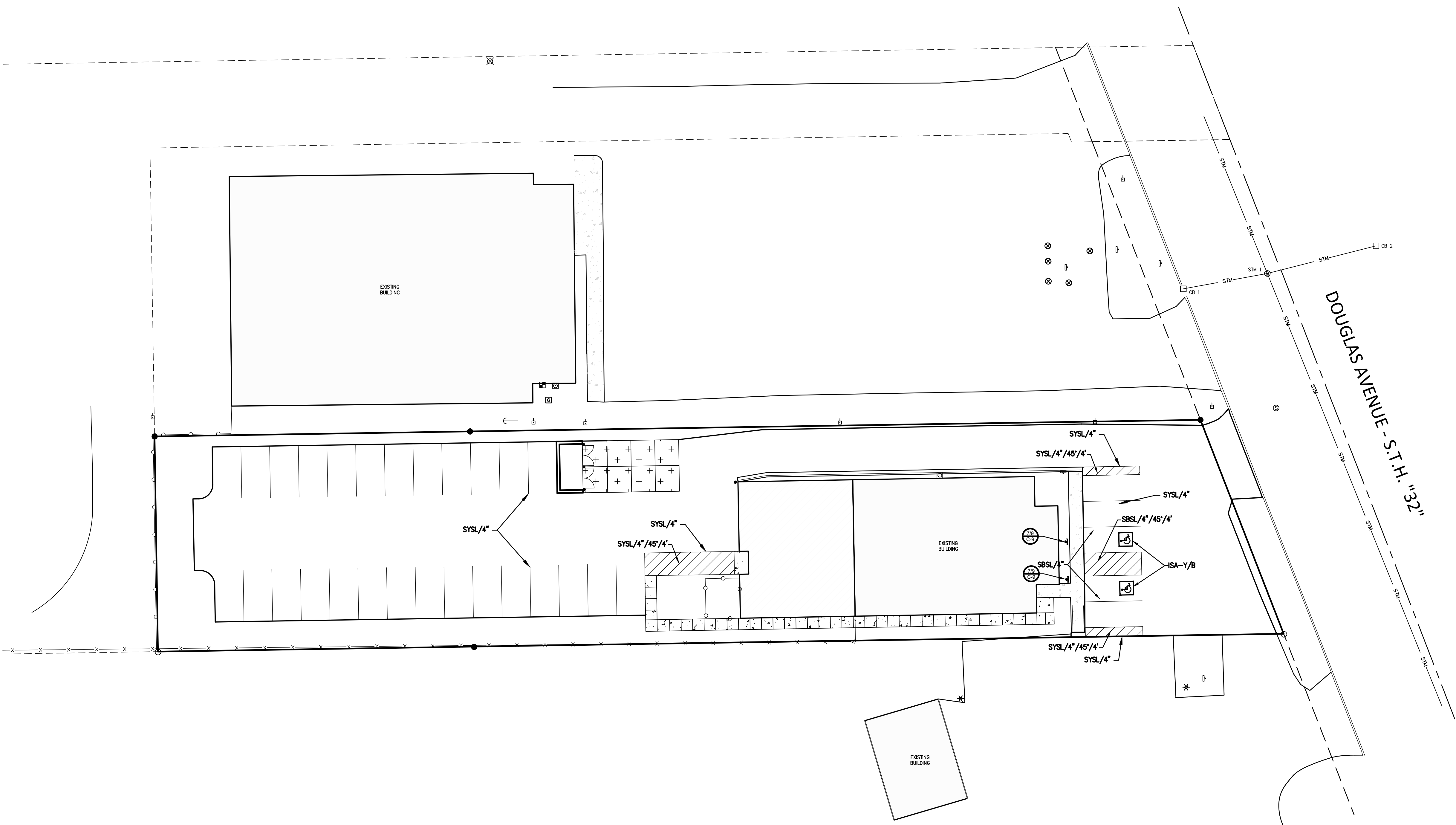
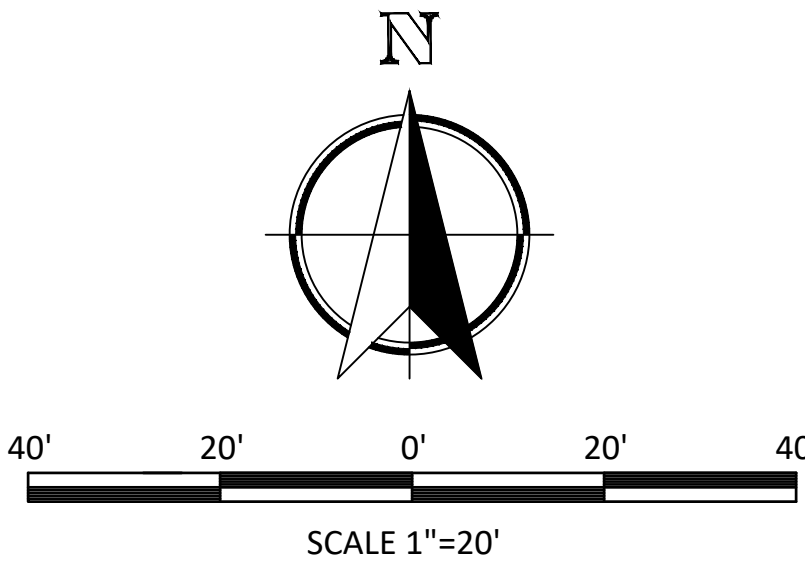
IMPERVIOUS AREA CALCULATIONS

DISTURBANCE AREA	24,812 S.F.
EXISTING PERVIOUS AREA	15,012 S.F.
EXISTING IMPERVIOUS AREA	13,371 S.F.
PROPOSED PERVIOUS AREA	23,854 S.F.
PROPOSED IMPERVIOUS AREA	4,529 S.F.



DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

PAVEMENT MARKING & SIGNAGE PLAN



PAVEMENT MARKING NOTES

CONTRACTOR SHALL VERIFY PAVEMENT MARKING COLOR WITH OWNER PRIOR TO CONSTRUCTION.

PROVIDE CONTRACTOR GRADE ACRYLIC PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACE FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK AND WHICH CANNOT BE PUT INTO AND ACCEPTABLE CONDITION NORMAL PREPARATORY WORK AS SPECIFIED.

DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE AREAS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.


PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM OVERSPRAY PAINT.

APPLY MARKING PAINT AS A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR TO MANUFACTURERS SPECIFICATIONS).

BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6.

SIGN / POST LEGEND

 = SIGN (DETAIL 5) MOUNTED ON POST (DETAIL 7) AS SHOWN ON SHEET C-8

PAVEMENT MARKING LEGEND

SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH

ISA-Y/B - INTERNATIONAL SYMBOL FOR ACCESSIBILITY - YELLOW ON BLUE BACKGROUND

SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE EACH

SYSL/4"/45"/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.

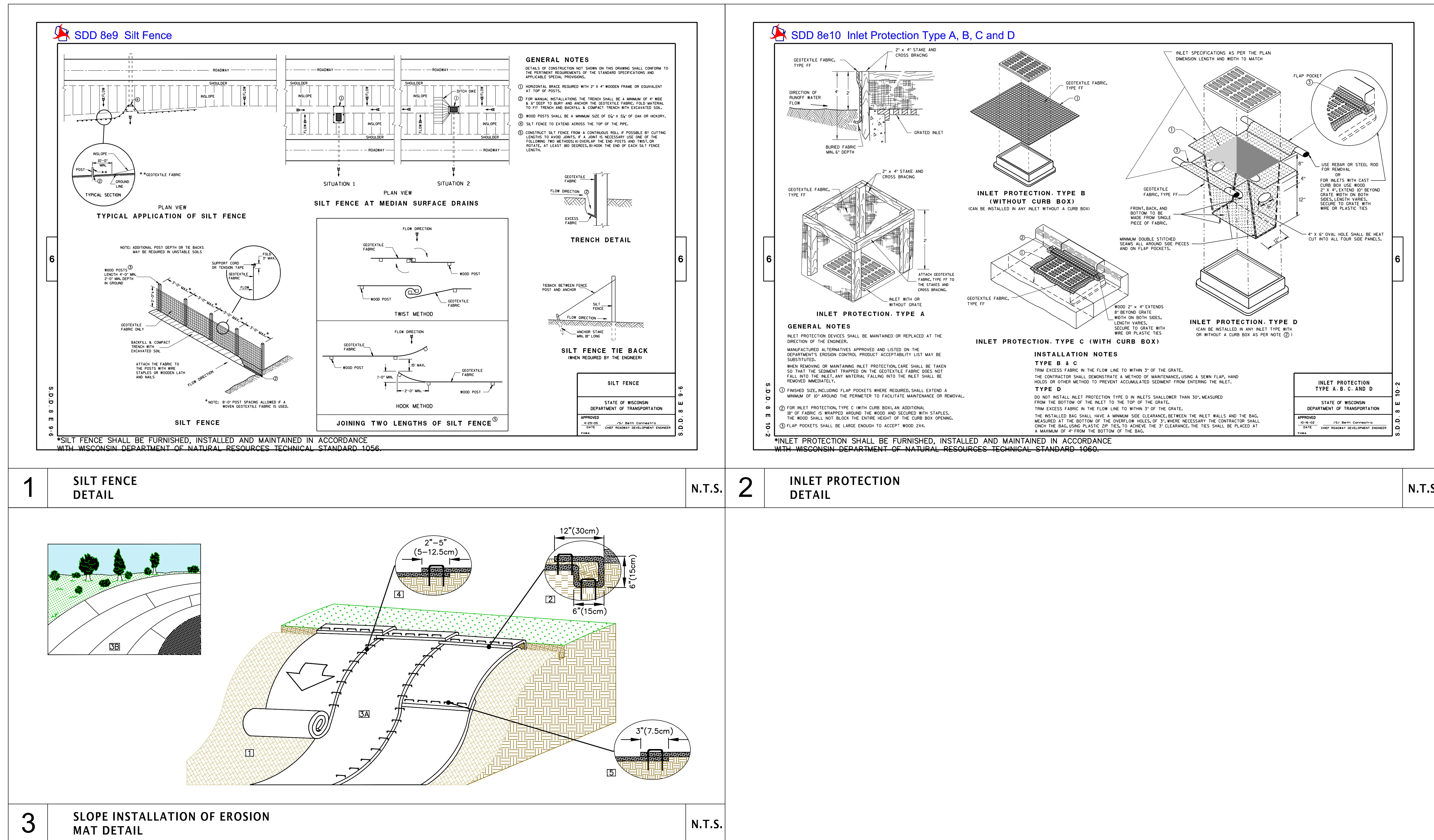
SBSL/4"/45"/4" - SINGLE BLUE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.

UTILITY NOTE

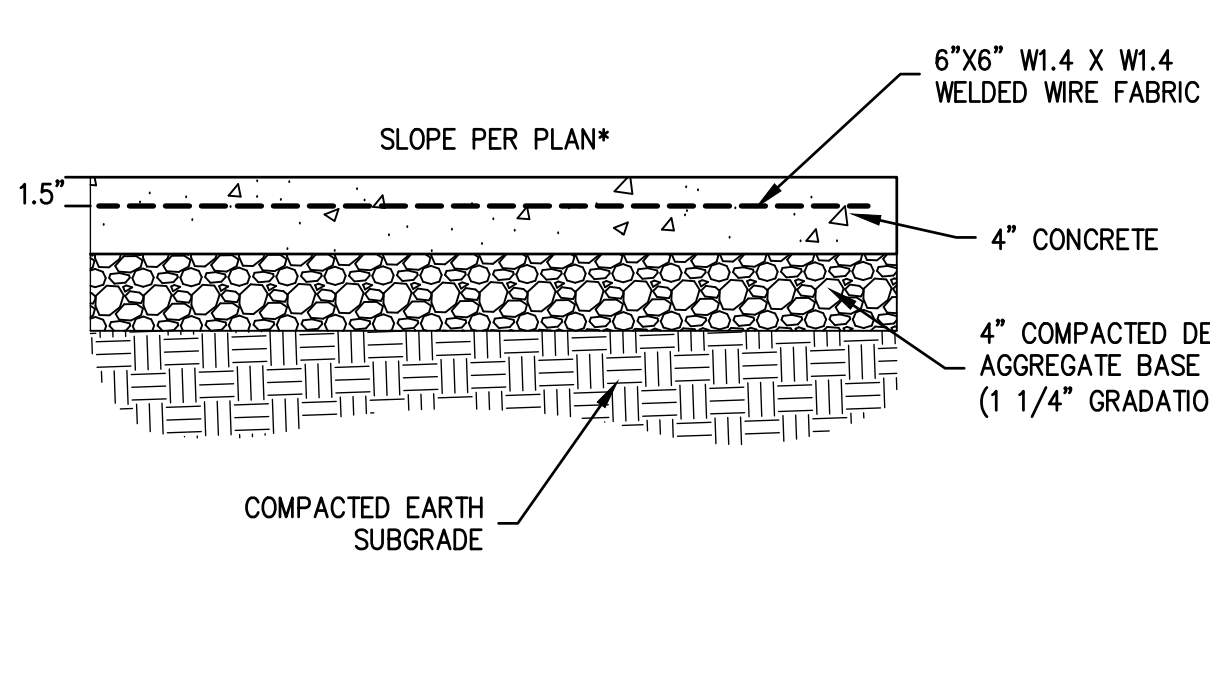
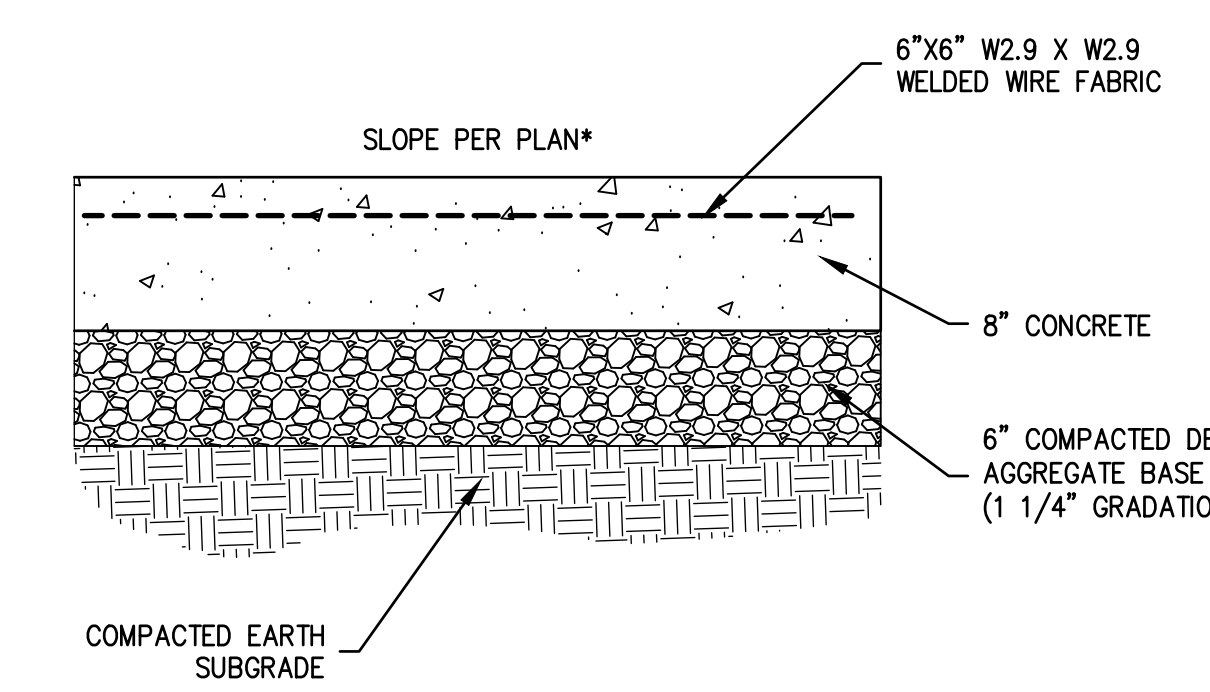
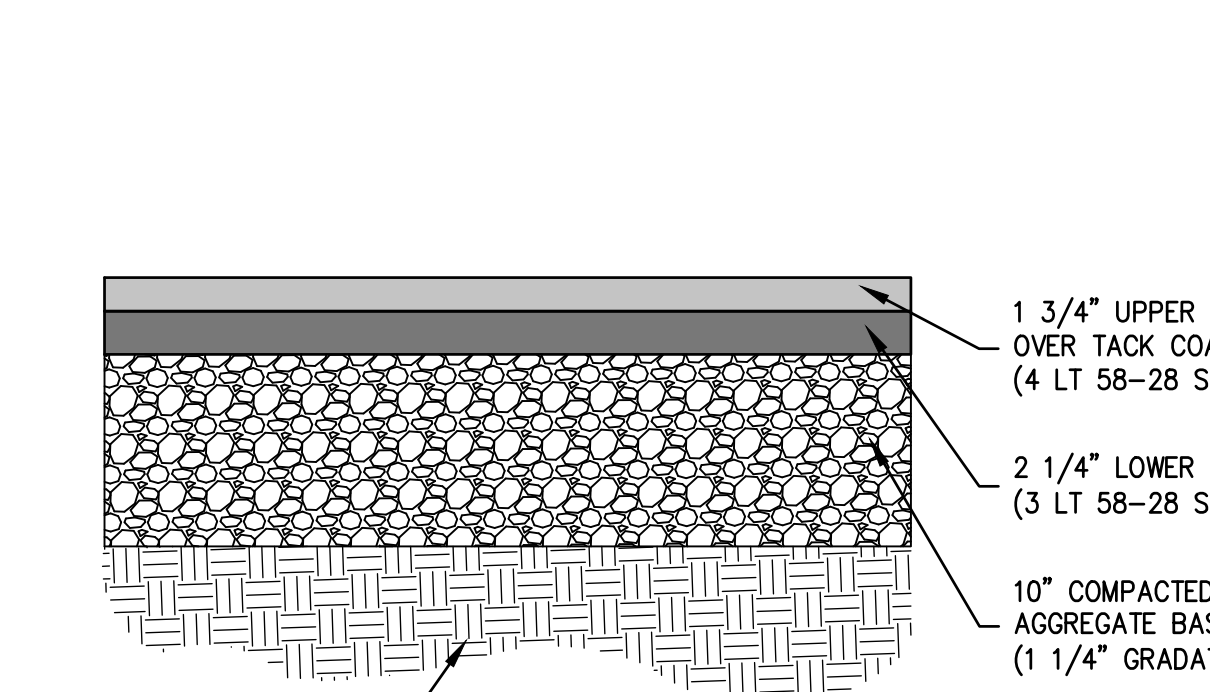
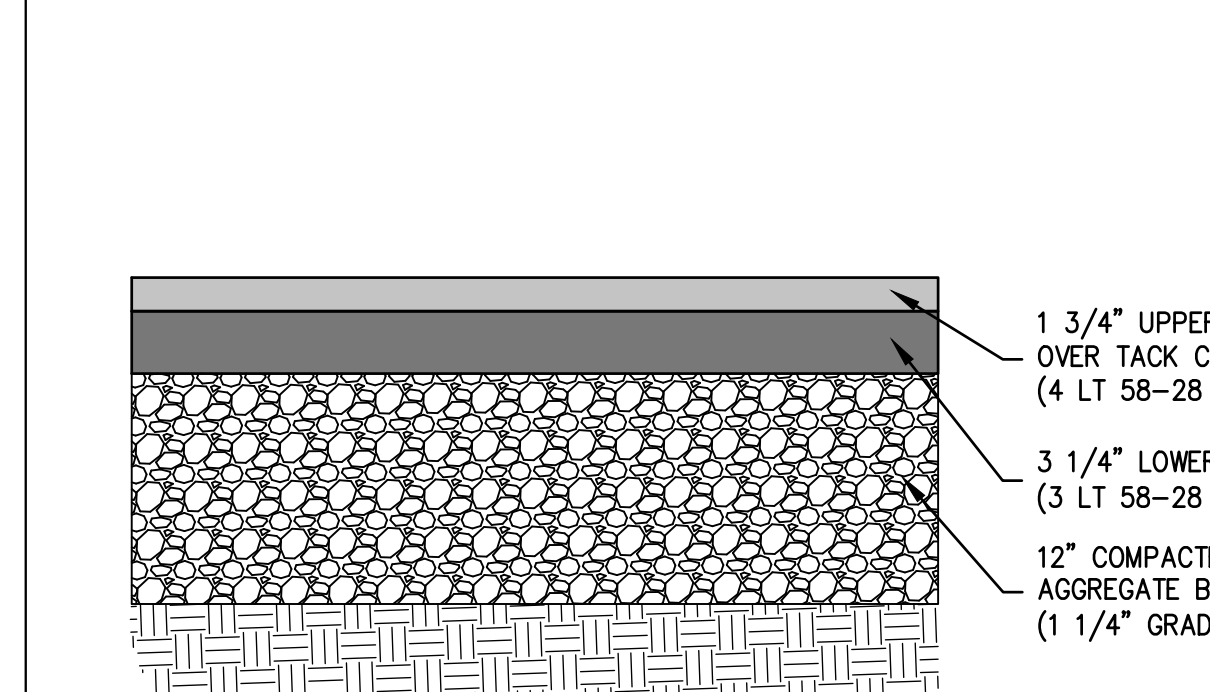
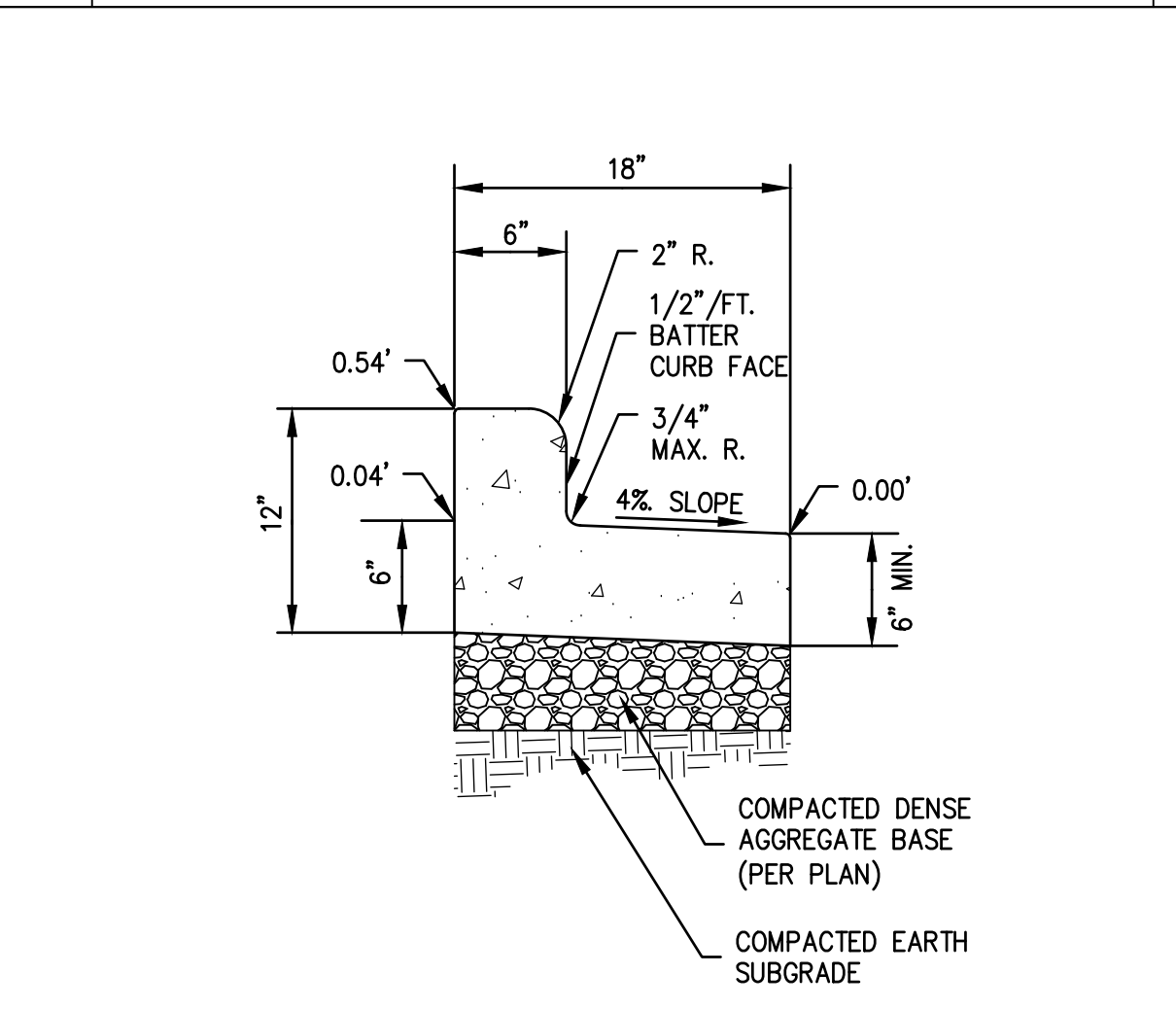
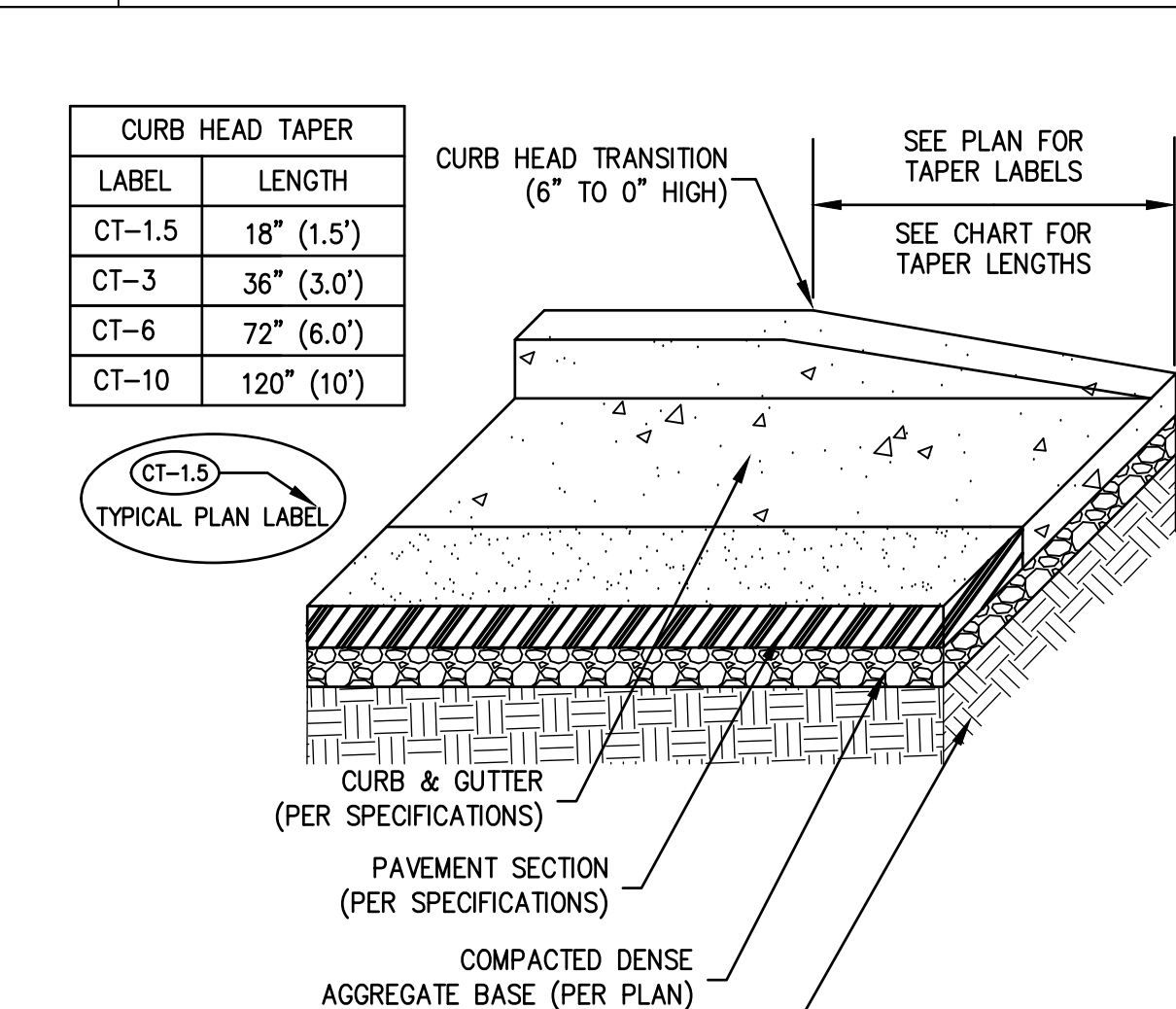
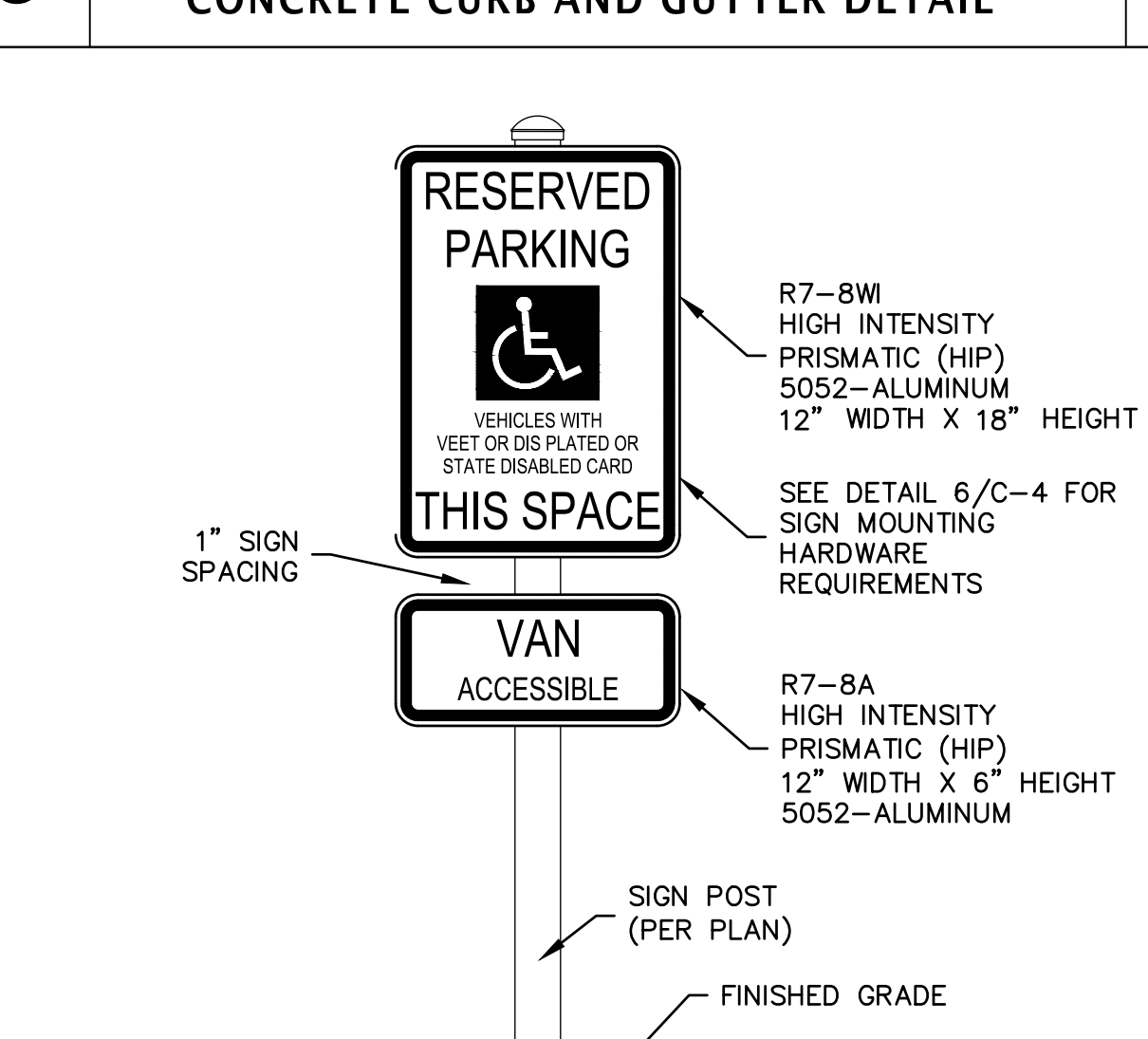
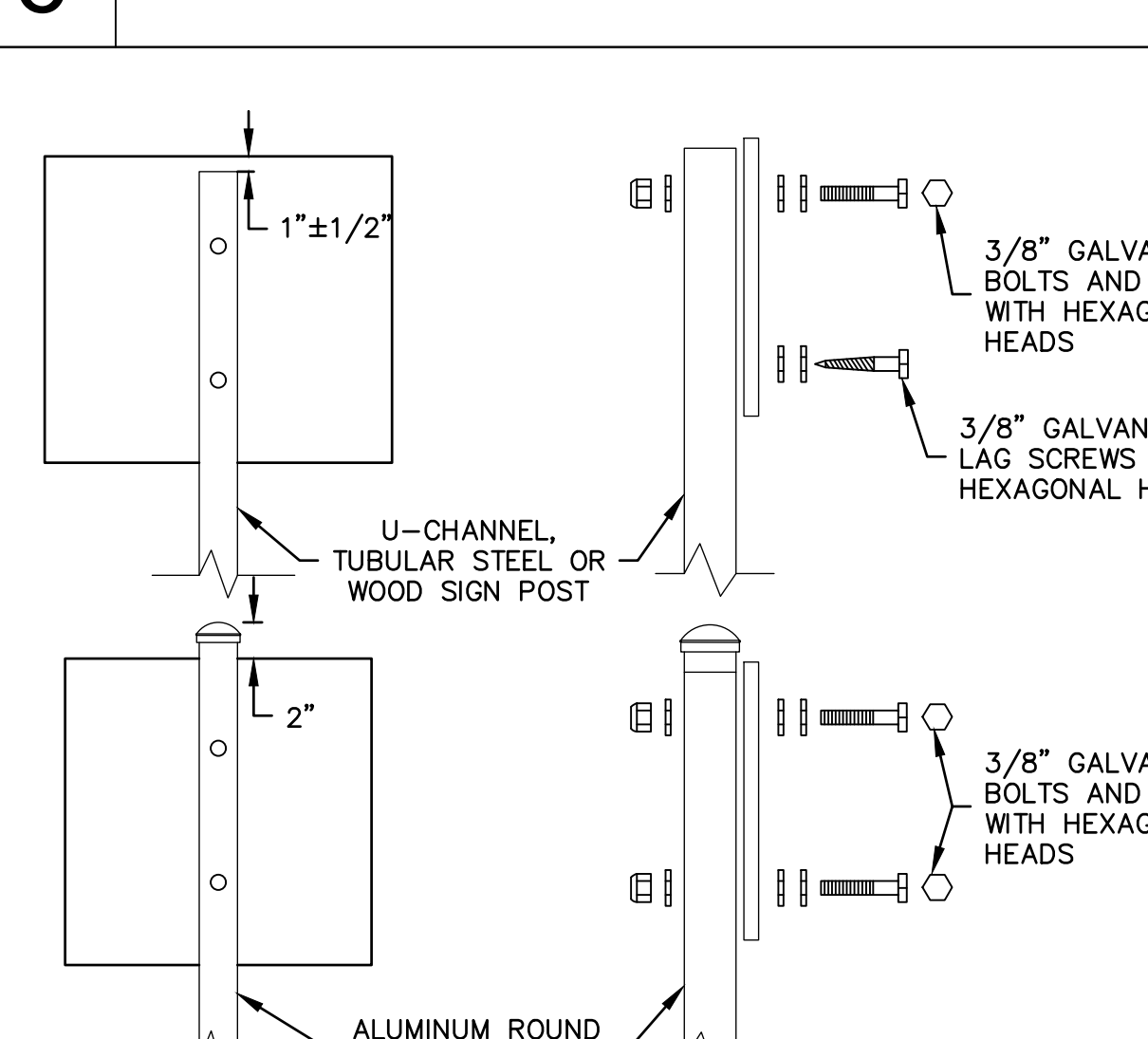
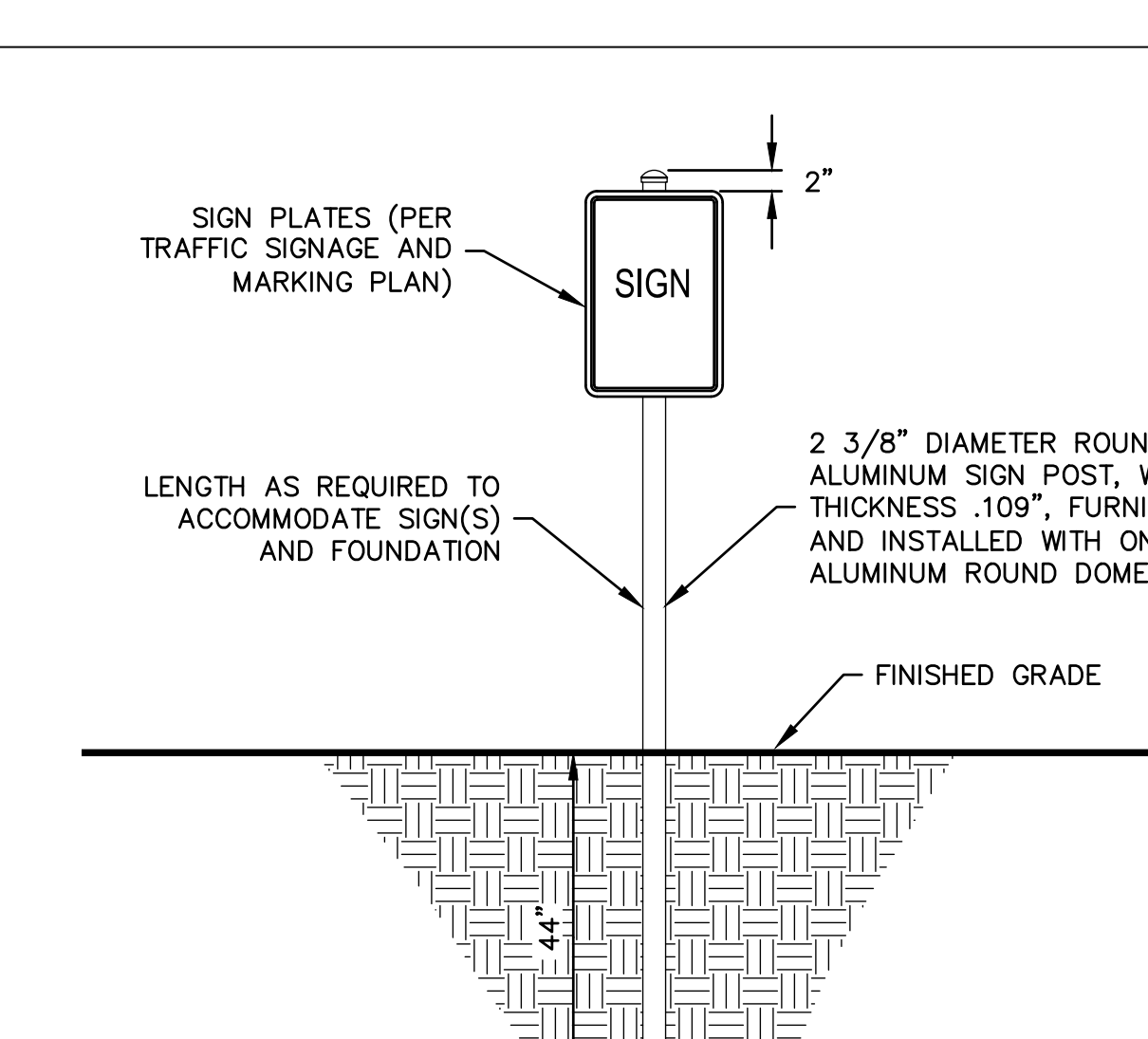
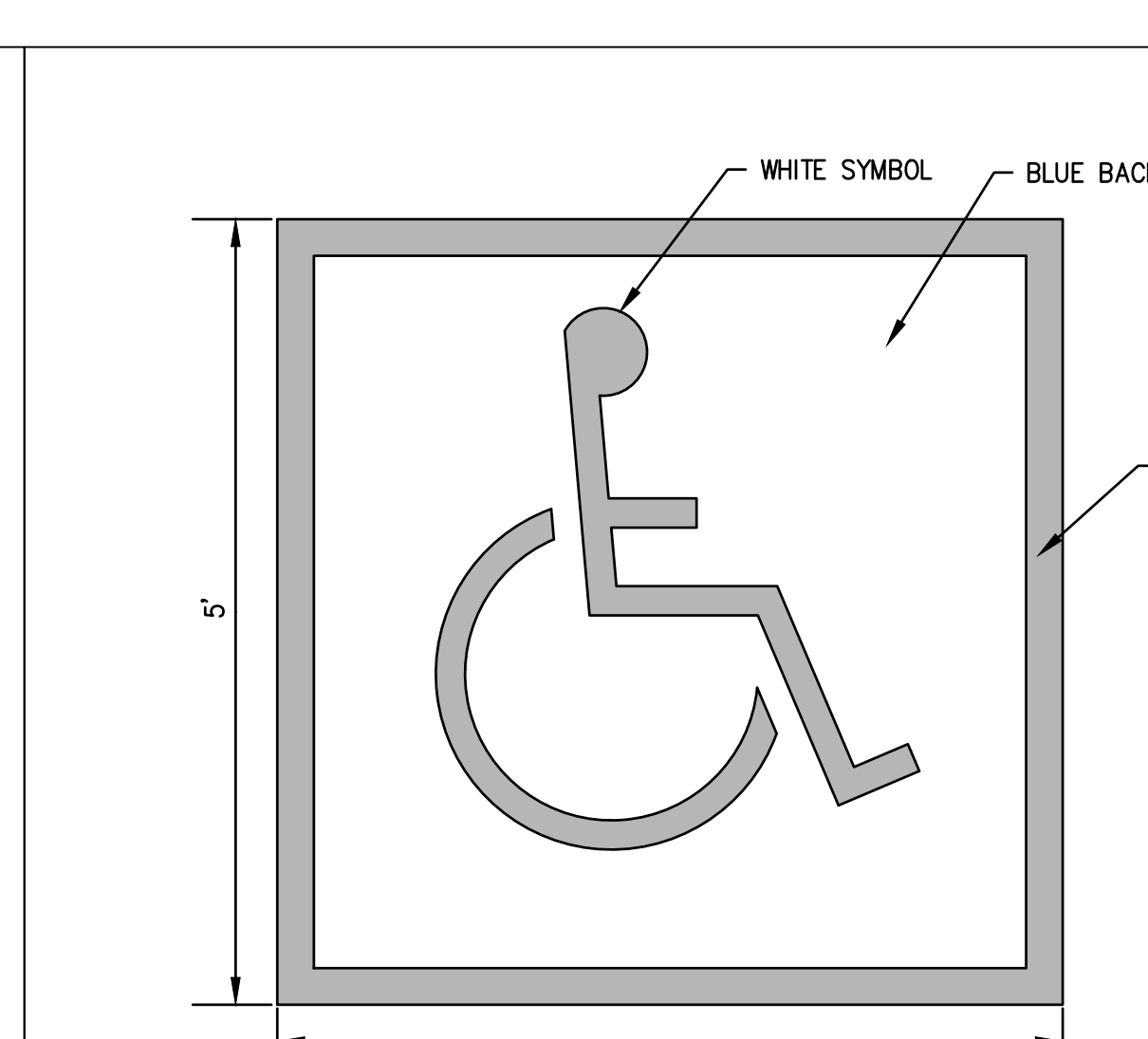
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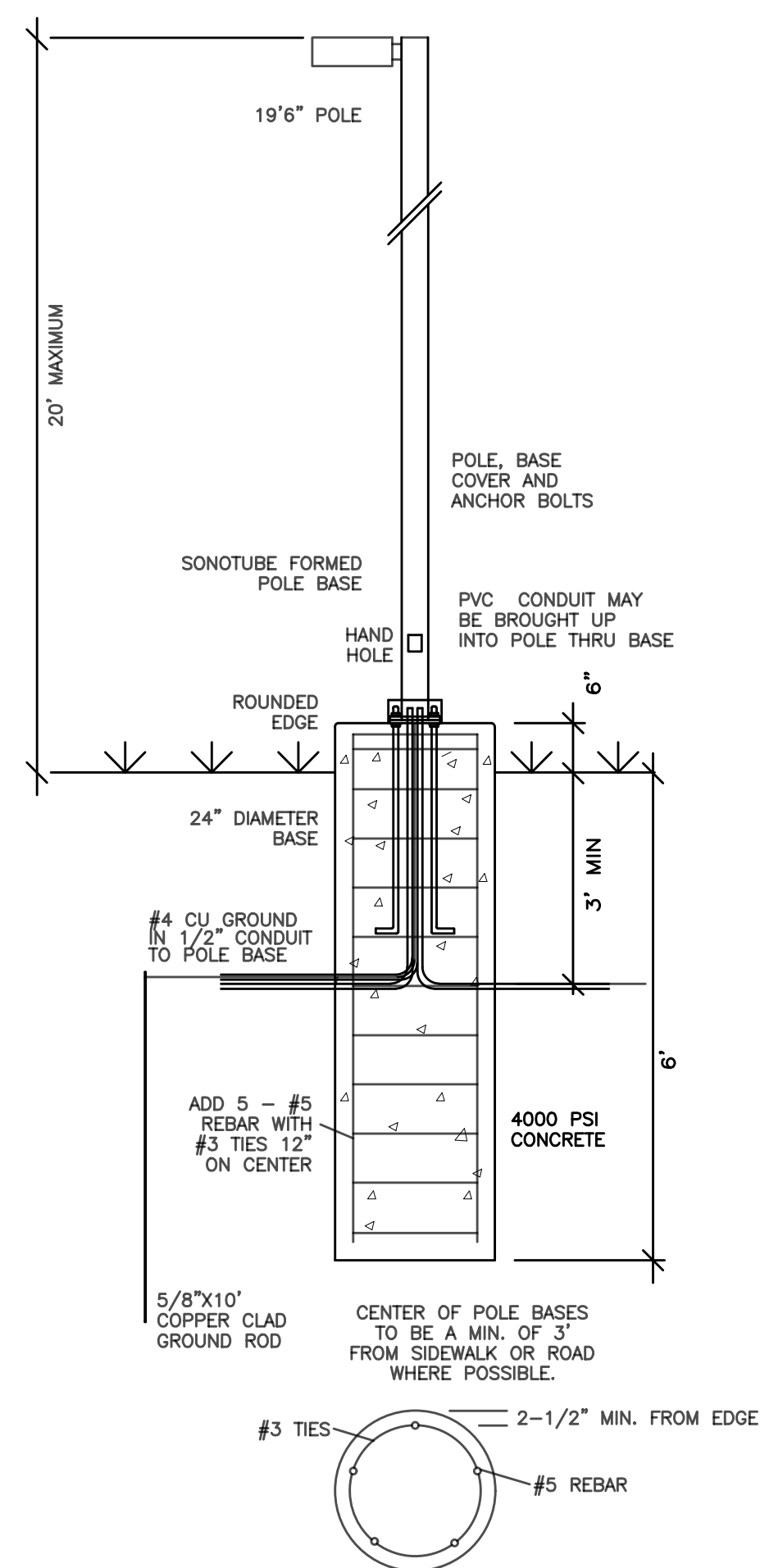
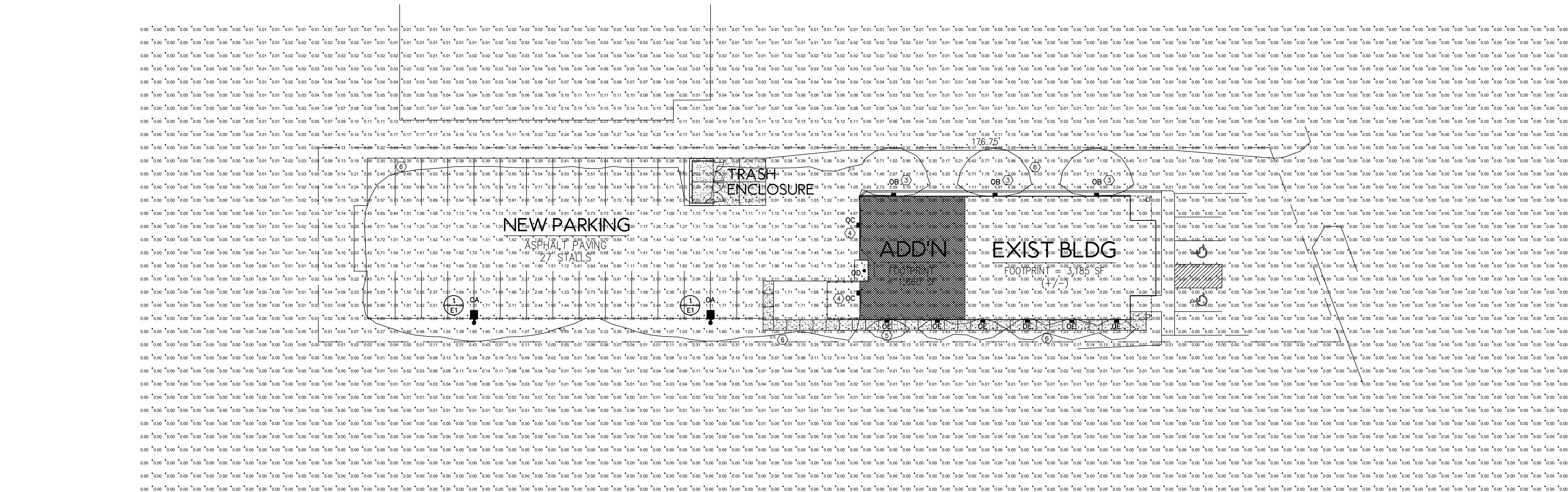


TYPICAL SECTIONS & CONSTRUCTION DETAILS



TYPICAL SECTIONS & CONSTRUCTION DETAILS

 <p>* SIDEWALK: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.) PATIOS / PLAZAS / LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.) ALL OTHER PAVEMENTS: SLOPE PER PLAN</p>			N.T.S.												
1	LIGHT-DUTY CONCRETE PAVEMENT (4") (TYPICAL SECTION)	N.T.S.													
			N.T.S.												
2	HEAVY-DUTY CONCRETE PAVEMENT (8") (TYPICAL SECTION)	N.T.S.													
			N.T.S.												
3	MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)	N.T.S.													
			N.T.S.												
5	HEAVY-DUTY ASPHALT PAVEMENT (5") (TYPICAL SECTION)	N.T.S.													
			N.T.S.												
5	18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL	N.T.S.													
<table><tr><th colspan="2">CURB HEAD TAPER</th></tr><tr><th>LABEL</th><th>LENGTH</th></tr><tr><td>CT-1.5</td><td>18" (1.5')</td></tr><tr><td>CT-3</td><td>36" (3.0')</td></tr><tr><td>CT-6</td><td>72" (6.0')</td></tr><tr><td>CT-10</td><td>120" (10')</td></tr></table> 			CURB HEAD TAPER		LABEL	LENGTH	CT-1.5	18" (1.5')	CT-3	36" (3.0')	CT-6	72" (6.0')	CT-10	120" (10')	N.T.S.
CURB HEAD TAPER															
LABEL	LENGTH														
CT-1.5	18" (1.5')														
CT-3	36" (3.0')														
CT-6	72" (6.0')														
CT-10	120" (10')														
6	CURB HEAD TAPER DETAIL	N.T.S.													
			N.T.S.												
7	ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL	N.T.S.													
			N.T.S.												
8	SIGN MOUNTING HARDWARE DETAIL	N.T.S.													
			N.T.S.												
9	ALUMINUM ROUND SIGN POST DETAIL	N.T.S.													
			N.T.S.												
10	PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL	N.T.S.													



1) TYPICAL PARKING POLE BASE
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE															
TYPE	DESCRIPTION	MFG.	CATALOG NO.	VOLTAGE	NO.	LAMP	BALLAST/DRIVER	TOTAL FIXTURE LBS	POLE (MAX. FIXTURE LBS @ 90 MPH)	TOTAL FIXTURE EPA	POLE EPA (50MPH WIND)	LINE AMPS	WATTS	MOUNT	NOTES
DA	SINGLE TYPE TAFT PARKING POLE	MCGRAW-EDISON	GALN-SA2-B-740-U-TAFT-BZ-HSS/SSS-4-A-19.5-S-F-N-1-TMP1-AB1	120/277	1	LED, 4000K, 11,418 LUMENS, 139 LPW	800 mA					.69/30	82	SURFACE	1,2,3
OB	SECURITY LIGHT	LUMARK	XTOR1B-W-BZ	120/277	1	LED, 4000K, 1,396 LUMENS, 116 LPW	LED					.10/.05	12	SURFACE	1
OC	SECURITY LIGHT	LUMARK	XTOR2B-W-BZ	120/277	1	LED, 4000K, 2,103 LUMENS, 116 LPW	LED					.15/.07	18	SURFACE	1
DC	DOWNLIGHT WITH EMERGENCY BATTERY PACK	HALO	HCB-10-DT10-REM14/HM6-12-840/61-WD-H	120/277	1	LED, 4000K, 1,500 LUMENS, 106 LPW	LED					.12/.06	14.2	SURFACE	4
OE	SECURITY SCONCE LIGHT	LITHONIA	OLLWD LED-P1-40K-MVOLT-DOB	120/277	1	LED, 4000K, 533 LUMENS, 59 LPW	LED					.08/.04	9.1	SURFACE	1
1. BRONZE.															
2. 4" SQUARE, .12" THICK, DARK BRONZE.															
20" POLE FOR ONE LIGHT. CUT TO 19' 6" AT															
FACTORY. INCLUDE TMP1 TEMPLATE AND AB1															
ANCHOR BOLTS.															
3. HOUSE SHIELD.															
4. SEMI-SPECULAR CLEAR.															

WISCONSIN
 David L. Hanson
 DAVID L. HANSON
 E-27325
 KENOSHA
 WI
 2/4/22
 PROFESSIONAL ENGINEER

SHEET INDEX

E1	SITE LIGHTING PLAN, LIGHT FIXTURE SCHEDULE, DETAIL
E2	LIGHT FIXTURE CUT SHEETS
E3	LIGHT FIXTURE CUT SHEETS COMCHECK ENERGY

Project

Catalog #

Type

Proposed by

Notes

Date



McGraw-Edison
GALN Galleon II

Area / Area Luminaire

Product Features

- Interactive Menu
- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Energy and Performance Data
- Control Options

Product Certifications

UL, ENEC, BAA, etc.

Quick Facts

- Lumen packages range from 3,800 - 73,000 (83W - 582W)
- 14 optical distributions
- Efficiency up to 159 lumens per watt

Dimensional Details

Standard Arms

Number of LED Drivers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2

[illegible]

TYPE OD LIGHT

[illegible]

TYPE OD LIGHT

[illegible]

TYPE OD LIGHT

HALO Commercial

HC6 | HM6 | I61 | 61PS

WIDE DISTRIBUTION • SPILLAGE CLEAR PERIM. 800 LUMEN MODEL 60 DFL 80000

SPECIFICATIONS

Part Number	PF88515
Beam Angle	HOX1000000
Beaming	HOX1000000
Beam Size	HOX1000000
Beam Color	HOX1000000
Beam Type	HOX1000000
Beam Power	HOX1000000
Beam Efficiency	HOX1000000
Beam Output	HOX1000000
Beam Input	HOX1000000
Beam Voltage	HOX1000000

Notes are nominal with specular clear reflectors, other finishes and bulb/matrix may vary
 60° Beam Angle
 LED Luminaire Classifying

SPILLAGE CLEAR PERIMETER

SPILLAGE CLEAR PERIMETER

SPECIFICATIONS

Beam Angle	Beam Size	Beam Color	Beam Type	Beam Power	Beam Efficiency	Beam Output	Beam Input	Beam Voltage
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°

JANAL LUMINA COMPARISON

Beam Angle	Beam Size	Beam Color	Beam Type	Beam Power	Beam Efficiency	Beam Output	Beam Input	Beam Voltage
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°

SPECIFICATIONS

Beam Angle	Beam Size	Beam Color	Beam Type	Beam Power	Beam Efficiency	Beam Output	Beam Input	Beam Voltage
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°
100°	100°	100°	100°	100°	100°	100°	100°	100°

Photometrics MultiPack (Scientific Luminaire Values)

1000 Lumens	1000 Lumens	1000 Lumens	1000 Lumens	1000 Lumens
1000				

TYPE OD LIGHT



LITHONIA LIGHTING™

Cutting Number
Notes

FEATURES & SPECIFICATIONS

INTERIOR BOD

Provides great resistance from fluctuations in moisture in residential & commercial applications. Ideal for applications such as lighting wetrooms and stairways for safety and security.

CONSTRUCTION

Can eliminate leaching with corrosion resistant paint in either dark bronze or white finish.

ADJ. ACCESS

IP65/67

4000K-5700K

Lighting fixture provides the LED from module, 401 and other components.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 30,000 hour average life span. Light loss based on typical performance details.

OPERATION

Rated for 50,000 hours or 24 hrs. with 100-277V

Operating temperature: 30°C to 45°C

10% vapor protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by other).

COMPLIANCE

UL Listed in U.S. and Canada safety standards for wet locations. Listed for protection with EMI/RFI by UL 61010-1 (UL 61010-1-1). **WARRANTY** — 3 year limited warranty. Complete warranty terms found at: www.lithonia.com/customer-support/faq-questions-and-answers

Notes: Actual performance may differ as installed in real-world environmental application.

All values are design original values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.

Outdoor Glazed Porcelain
CLIPLED & OLLIWO
LED WALL, CEILING, UNDER CABINET


Specifications

All dimensions in inches (Dimensions)

ACCESSORY INFORMATION

For shortest lead times, configure products using linked options.

Temperature: CLIPLED LED P1 401: MAXIMUM 120°F

OPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
CLIPLED LED P1 401	Downlight	P1	4000K 4000K	4000K 120V 120V	120V 120V
CLIPLED LED P1 401	Up & Downlight				

Notes:
1. Only available with 0.001" and 0.002"
2. Only available with 0.001" and 0.002"

OCCLUSIVE INDOOR & OUTDOOR

OLLIVO (CLIP)

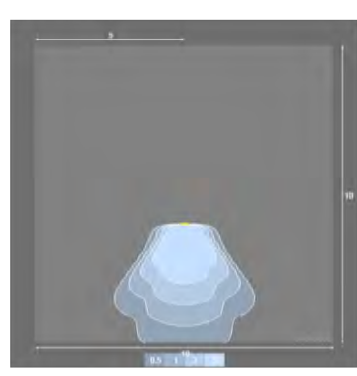
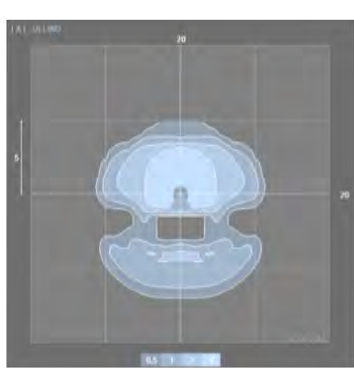
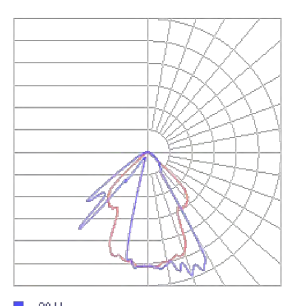
TYPE OE LIGHT

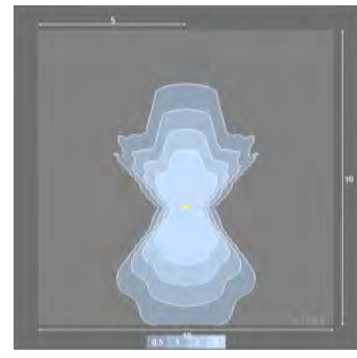
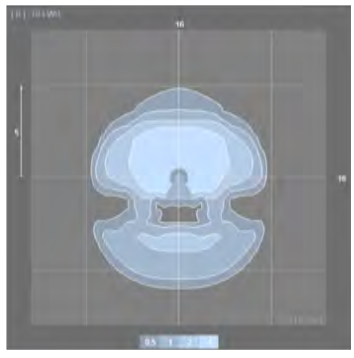
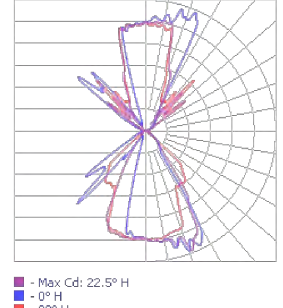
COLIMATO LED Wall Cylinder Light

PHOTOMETRICS

Be sure complete photometric reports are downloaded on the floor for this product with the product's C-LED Lighting's Outdoor LED homepage
 Report is compatible with IESNA LM-79 and LM-80 standards.

COLIMATO






COLIMATO

lighting facts

Light Output (Lumens)	933
Beam	6.1
Lumens per Watt (lm/w)	58.65
Color Rendering (CRI)	70

Light Color: **warm (light white)**



3000K

Get more lighting facts on the LED Lighting Facts

Report based on LM-79 (2008)

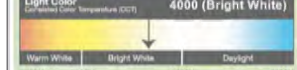
Report based on LM-80 (2008)

COLIMATO

lighting facts

Light Output (Lumens)	947
Beam	6.1
Lumens per Watt (lm/w)	57.84
Color Rendering (CRI)	70

Light Color: **cool (light white)**




4000K

Get more lighting facts on the LED Lighting Facts

Report based on LM-79 (2008)

Report based on LM-80 (2008)



DESIGNER, BUILDER & DISTRIBUTOR One Luma Way, Canyon, CA 91301 Phone: 818-750-6576 (TX) www.lumina.com


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COLIMATO

TYPE OE LIGHT

COMcheck Software Version 4.1.5.3																																																																																		
Exterior Lighting Compliance Certificate																																																																																		
Project Information																																																																																		
Energy Code:		2018 MCC																																																																																
Project Title:		North Shore Animal Hospital																																																																																
Project Type:		New Construction																																																																																
Responsible Agency:		A design activity not/not-for commercial districts (L24)																																																																																
Construction Site:		Owner/Agent:		Designer/Consultant:																																																																														
4440 Douglas Avenue				David Hargan																																																																														
San Mateo				Hargan & Associates, Inc.																																																																														
				6822 - 32 Avenue																																																																														
				San Mateo, CA 94403																																																																														
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<p>Project File: North Shore Animal Hospital</p> <p>Data Timestamp: C:\Users\David\Documents\HIDRA FRAMWORKS\NORTH SHORE ANIMAL HOSPITAL\COMCHECK\Report Date: 12/29/2022</p> <p>Page: 1 of 8</p>																																																																																		

COMCHECK LIGHTING ENERGY CALCULATIONS

Exterior Lighting PASSES: Design 91% better than code	
Rebarter Lighting Compliance Statements Compliance Statement: The proposed exterior lighting design (reprinted in this document) is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMCHECK Version 4.1.0.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.	
David L. Hanson, Electrical Engineer	<div style="text-align: right;">  Signature </div> <div style="text-align: right;"> 2/4/22 Date </div>

Project Title: North Brow Animal Hospital
Report Date: 02/04/22

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Page: 2 of 8

COMCHECK LIGHTING ENERGY CALCULATIONS



Meeting Date: February 28, 2022

Item No. **5e**

PLAN COMMISSION REPORT

Proposal: Status Review Zoning Code Revisions
Description: Review proposed draft Chapters 11 & 16 of the Village Zoning Code.
Applicant(s): Village of Caledonia
Address(es): n/a

Suggested Motion: No action required.

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

Staff has prepared draft Chapters 11 & 16 for review and discussion. Chapter topics for discussion will be:

- Chapter 11: Signs
- Chapter 16: Adult Oriented Businesses

The purpose of this agenda item to review and discuss the content of the chapters and answer questions or take suggestions as to what should be and not be included in these chapters. These chapters were not revised, but rather reformatted to our current Title/Section/Chapter format. No action is required at this time. Over the next few Plan Commission meetings, staff will be presenting new chapters for your review and input. It is anticipated that the Title 16 will include eighteen chapters. Some of the chapters have few, if any, changes, and others will have significant changes or reorganization than what currently exists. Once all the chapters have been reviewed by the Plan Commission, the next step will be to present it to the Legislation and Licensing Committee for review. Once the Legislation and Licensing Committee is comfortable with the revised zoning code, it will come back before the Plan Commission for a public hearing and recommendation to the Village Board. Staff anticipates final adoption of the revised code will be done in February 2022. At that time, staff will work with our software firm that licenses Zoning Hub and bring the zoning code online.

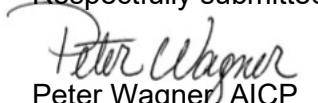
Chapter 11: Sign Chapter Code Changes:

- Deleted the regulation limiting the overall total of sign area to 1,200 square feet except for multi-tenant shopping centers which were allowed an additional 500 square feet of area for each anchor tenant.
- Deleted Obsolete Signs section requiring vacant commercial, industrial, agricultural, or institutional establishments remove their signs within 30 days of vacating the site.

-
- Deleted the requirement that if a wall sign is over 32 square feet, the applicant is required to submit a rendering illustrating how the sign will be seen at 150 to 300 feet away.
 - Increased maximum monument and pole sign size from 32 square feet to 64 square feet.
 - Added Temporary Sign Regulations.
 - Amended the Freestanding Sign regulations to increase minimum setback of signs from 1-foot to 5 feet from the property line for freeway signs, agricultural signs, home occupation signs, and monument signs. Poles sign setbacks were increased to 15 feet from the property line.

Chapter 16: Adult Oriented Businesses is modeled after the Racine County Code that was recently updated and adopted by the County. Adopting a similar ordinance will provide consistency with neighboring communities regulated by County zoning and has been vetted through the County review process.

Respectfully submitted:



Peter Wagner AICP
Development Director

CHAPTER 11

Signs

[Back to Table of Contents](#)

<i>Section Number</i>	<i>Title</i>	<i>Ordinance Number</i>	<i>Date of Ordinance</i>
16-11-1	Purpose		
16-11-2	Definitions		
16-11-3	General Restrictions		
16-11-4	Existing Signs		
16-11-5	Obsolete Signs		
16-11-6	Administration		
16-11-7	Construction and Maintenance		
16-11-8	Measuring Signs		
16-11-9	Requirements		

16-11-1 PURPOSE

- (a) **Applicability.** This Chapter regulates all Signs in the Village of Caledonia that are readable/visible from the street right-of-way, public facilities, publicly owned or publicly managed trails and other recreation areas, and navigable waterways.
- (b) **Intent.** The Village of Caledonia has a tradition and reputation as a community with a rich mix of land uses that blend into a landscape of high aesthetic quality. Depending on their size, number, and character, Signs may attract or repel visitors, affect the visual quality enjoyed daily by residents, affect the safety of vehicular traffic, and define the character of the area. Thus, aesthetic considerations impact economic values as well as public health, safety, and welfare. This Chapter sets standards for the following purposes:
- (1) Maintain and enhance the visual quality (aesthetics) of Signage and the community;
 - (2) Enhance the pedestrian environment and improve pedestrian and motorist safety by minimizing distractions and obstacles from directional or warning Signs, Signs pertinent to the Village's businesses, and clear views of the street;
 - (3) Protect and enhance economic viability;
 - (4) Protect property values and private/public investments in property;
 - (5) Protect views of the natural landscape and sky;
 - (6) Avoid personal injury and property damage from structurally unsafe Signs;
 - (7) Provide businesses with effective and efficient opportunities for advertising and identification;
 - (8) Create attractive gateways and enhance the image of the community; and
 - (9) Inform the public of recreational opportunities, including for trails, within the Village.

16-11-2 DEFINITIONS.

- (a) **Signage Components.** The following words and phrases shall be regulated as a Signage Component, whether singularly or collectively, and shall have the meanings set forth below:
- (1) **Sign.** Any object, device, display, structure or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

As used herein *Sign* does not include the flag or emblem of any nation, organization of nations, or other governmental or municipal agencies or units; traffic control or other public agency Signs; community information Signs placed by a governmental entity; displays within the confines of a building; merchandise or models of products or services incorporated in a window display; works of art which in no way identify a product or service; temporary holiday decorations or displays with no commercial message; sculptural representations of an organization's or business's logo which do not contain any words and are not illuminated except that only one such representation of a particular business's or organization's logo is permitted; scoreboards located on athletic fields; and Signs mounted or painted on commercial vehicles incidental to the primary use of that vehicle as a mode of transportation.

- (2) **Sign Copy Area.** The total area of a Sign Face which may be used for display of advertising, message, announcement, etc.
- (3) **Sign Face.** The total surface of a Sign including the Sign Trim and Sign Copy Area.
- (4) **Sign Trim.** A separate border or framing around the Sign Copy Area.
- (5) **Vision Clearance Triangle.** The area in each quadrant of an Intersection that is bounded by the right-of-way lines of the roads and a vision clearance setback line connecting points on each right-of-way line that are located a distance back from the Intersection equal to the setback required for each right-of-way.
- (6) **Intersection.** The point at which the right-of-way lines meet or, for highway interchanges, the beginning and ending points of the on and off ramps. A "T" intersection shall be considered the same as a four-way intersection in the determination of the required distance of Signs from said intersection.

(b) **Freestanding Sign.**

The following words and phrases shall be regulated as a Freestanding Sign, whether defined singularly or collectively, and shall have the meanings set forth below:

- (1) **Agriculture Sign.** A Sign identifying the name of a specific farm.
- (2) **Directional Sign.** On-premises or off-premises Signs directing the public to governmental, cultural, religious, or charitable institutions and Signs that provide directions, e. g., enter, exit, parking, or location of any place or area on the same premises.
- (3) **Freeway Sign.** A Sign within one-hundred fifty (150) feet of the Interstate 94 right-of-way. The roadside edge of such Sign should be located as close to the interstate right-of-way as feasible but shall maintain a minimum of five (5) feet from the public right-of-way. Freeway Signs shall be constructed as set forth in the Design Guidelines Manual and this ordinance.
- (4) **Governmental Sign.** On-premises or Off-premises Signs of any public or governmental agency addressing traffic, railroads, trespassing, evacuation routes, danger, governmental service (including a welcome Sign) or safety including water dependent informational Signs with public health, safety or regulatory information that are no larger than necessary to accommodate the information that needs to be displayed.
- (5) **Home Occupation Sign.** A Sign that advertises a permitted home occupation.
- (6) **Monument Sign.** A Freestanding Sign mounted on a base and whose Sign Face is less than three (3) feet above the ground.
- (7) **Off-premises Sign.** A Sign that directs attention to a place, business, commodity, service or entertainment conducted, sold, offered or located elsewhere other than upon the premises where the Sign is displayed.
- (8) **Pole Sign.** A Sign that is mounted on one (1) or more poles. A Freeway Sign shall not be considered a Pole Sign.
- (9) **Private Property Sign.** A Sign containing the words "no trespassing," "no hunting," "no entry," "private property" or similar language indicating an intent to deny entry to the

general public. *Private Property Signs* include Signs erected to conform to s. 943.13(2)(a) or (b), Wis. Stats.

- (10) **Private Trail Sign.** On-premises or Off-premises Signs that direct the people to privately owned trails, whether held open to the public or for private use by invitation only.
 - (11) **Public Trail Sign.** On-Premises or Off-premises Signs that direct the public to publicly owned or publicly managed trails.
 - (12) **Recreational Sign.** On-premises or Off-premises Signs indicating the direction and/or distance to a specific cottage, resort, residence, park or recreations facility.
 - (13) **Subdivision Sign.** A permanently installed Sign located on the subdivision property that identifies the subdivision name, etc.
 - (14) **Street Banner Sign.** A Sign affixed to a light pole or similar object.
 - (15) **Temporary Sign.** A Sign that is installed for a limited time period for the purpose of advertising a forthcoming event, e.g. retailer's Signs temporarily displayed for the purpose of informing the public of a sale or special offer, garage sale Signs, church or club event Signs, etc. A permanently mounted Sign shall not be considered as temporary even though the message displayed is subject to periodic changes. Temporary Signs include **construction, event, political, private sale, and real estate Signs.** These subtypes are further outlined in Section 16-7-9(d).
- (c) **Building Signs.** The following words and phrases shall be regulated as a Building Sign, whether singularly or collectively, and shall have the meanings set forth below:
- (1) **Awning or Canopy Sign.** A Sign consisting of letters or symbols applied to the top as well as the front of an awning. Canopy Sign may consist of individually mounted lettering or symbols or lettering and symbols applied to a background and mounted to a canopy.
 - (2) **Projecting Sign.** A Sign which is attached to and projects out from a wall or a building.
 - (3) **Wall Sign.** A Sign mounted on and parallel to a building wall or other vertical building surface.
 - (4) **Window Sign.** A Sign consisting of painted or placed lettering or symbols presented in a way that does not significantly reduce the visual transparency of the window. Permanent Signage painted or printed on a background and placed in windows shall be avoided. Neon Signs may be used so long as the message it advertises relates to the business on the subject premises. Such Signs shall not be animated or flashing as stated in Section 16-7-3(h)(3).
- (d) **Billboard.** A Sign that advertises or directs attention to a business, commodity, good, product, facility, place, service, issue, activity or entertainment conducted, sold or offered elsewhere, regardless of the Sign's content with a Sign Face that is larger than thirty-two (32) square feet, except for a Freeway Sign, Monument Sign, Sponsorship Sign, or Governmental Sign, regardless of whether it is displayed on or off of the premises to which the sign relates.
- (e) **Roof Sign.** A Sign that is erected or constructed wholly on or over the roof of a building, supported by the roof structure.
- (f) **Sponsorship Sign.** A Sign that is erected or constructed off-premises advertising the sponsorship of public facilities, such as parks, pavilions and fields, and publicly sponsored programs, such as youth baseball and soccer. Sponsorship Signs may be erected as Freestanding Signs or Building Signs. Sponsorship Signs shall be no larger than thirty-two (32) square feet and shall be subject to a sponsorship agreement, including maintenance requirements, with the Village and/or municipal entity who owns the public facility or runs the program.

16-11-3 GENERAL RESTRICTIONS

- (a) All Signs are prohibited in any zoning district, except as provided in this Chapter.
- (b) Signs as permitted in Section 16-11-6 are permitted to face a residential neighborhood or conservation district within one hundred (100) feet of such district boundary, except that Trail and Recreation Signs shall be allowed within and up to these districts.
- (c) No Sign may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in any Conservancy District, Shoreland Wetland Overlay District, or any Floodplain, unless the Sign is a Governmental Sign, Public Trail Sign, Private Trail Sign or Recreational Sign.
- (d) All Signs in shoreland areas that are readable to stream or lake users at any time of the year may not exceed sixteen (16) square feet in area on one (1) side or thirty-two (32) square feet in area on all sides for any one (1) premises; the Sign may not exceed a height of ten (10) feet, may not be located closer than twenty-five (25) feet to any side lot lines, and may not be located closer than seventy-five (75) feet to the ordinary high water mark of any navigable water body, unless the Sign is a Governmental Sign, Public Trail Sign, Private Trail Sign or Recreational Sign. All Signs placed in a shoreland area shall comply with applicable Wisconsin Department of Natural Resources regulations.
- (e) Signage shall be integrated into and designed to be consistent with the building façade and site design. Similar materials, colors, and styles should be used to ensure the Signage is consistent with the building design.
- (f) No Sign may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a sign permit as required under this Chapter, except for normal maintenance and repair as allowed under Sec. 16-11-4.
- (g) Number of Signs shall be limited as follows:
 - (1) Total signs are limited to two (2) signs per street frontage and no use shall have both a Pole Sign and a Monument Sign on one street frontage.
 - (2) SHOPPING CENTERS AND MULTI-TENANT BUILDINGS: May provide one (1) monument sign per street frontage. Shopping centers and multi-tenant buildings shall not install Pole Signs. Such facilities may also install one (1) Wall Sign, Awning or Canopy Sign, or Projecting Sign for each tenant space in the building.
 - (3) GASOLINE STATIONS (Also service stations, convenience stores with pumps, or any combination thereof): May provide a maximum of two (2) Monument Signs unless otherwise allowed under a conditional use permit or planned unit development by the Village Board as set forth in Section 16-11-9(a)(5). Building Signs may also be provided subject to requirements under Section 16-11-9(e). Signs advertising incidental products for sale that are located on the gasoline pumps, and are not readable from the street right-of-way, will not require permits or be regulated in number.
 - (4) As an alternative to limitations in subsections (1) through (3) above, the parcel owner may submit a master sign plan to the Zoning Administrator for review and approval by the Village Plan Commission. This master sign plan must indicate the type, construction,

location, and height of each proposed sign on the site. Approval of the master sign plan may modify the limitations so long as the total plan is consistent with the intent and goals identified in this chapter and the Design Guidelines Manual and such approval is required before issuance of the first sign permit for the property. After approval of a master sign plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this chapter. In cases of any conflict between the provision of such a plan and any other provision of this chapter, the chapter shall control.

(h) The following items are prohibited:

- (1) Beacons, streamers, pennants, pinwheels, strings of lights not permanently mounted to a rigid background, and inflatable Signs and tethered balloons,
- (2) Signs affixed to a cart, trailer or other rolling mechanism are prohibited, unless specifically permitted as a Temporary Sign but not to exceed 30 days of use in each calendar year. This provision shall not prohibit Signs attached to a vehicle, trailer, farm wagon, or equipment if the Sign is incidental to the primary use of the vehicle, trailer, farm wagon, or equipment and the vehicle, trailer, farm wagon or equipment as a mode of transportation and are not parked for the purpose of advertising a product or directing people to a business or activity such that the Sign is readable from the street right-of-way; nor shall this provision prohibit any official Signs in the street right-of-way regulated by the federal, state, county, or local government.
- (3) Signs that revolve, are animated, or have moving parts, or Signs that contain, include, or are illuminated by flashing or moving lights, have a display that may appear to grow, melt, x-ray, up- or down-scroll, write-on, travel, inverse, roll, twinkle, snow, or present pictorials or other animation, or are externally illuminated other than by white lights. This section shall not prohibit changeable copy light emitting diode Signs (collectively “LED Sign(s)”) on Monument Signs, Pole Signs and Freeway Signs as further regulated in this section. LED signs shall not be allowed on other types of Signs. LED Signs and Digital signage shall not be placed in a manner that interferes with a traffic control signal as determined by the Zoning Administrator and the Village Engineer.
- (4) Signs that resemble, imitate, or approximate the shape, size, form, location, or color of railroad or traffic Signs, Signals, or devices.
- (5) Signs that interfere with the effectiveness of railroad or traffic Signs, Signals, or devices, or that obstruct or interfere with traffic visibility by blocking sight lines for streets, sidewalks, or driveways, or are lighted in such a way as to cause glare or impair driver visibility upon public ways.
- (6) Signs that prevent free ingress to or egress from any door or window, or any other way required by the local building or fire codes.
- (7) Signs that contain characters, cartoons, statements, works or pictures of an obscene nature that are deemed to be obscene material as described in W.S.A. §944.21(2)(c).
- (8) Billboards, Pole Signs where the bottom of the Sign is more than eleven (11) feet above grade and Roof Signs.
- (9) Signs that are located in a vision corner or Vision Clearance Triangle unless allowed as part of a conditional use permit or planned unit development by the Village Board, after review and recommendation by the Village Engineer and Village Plan Commission.

16-11-4 EXISTING SIGNS.

- (a) Signs lawfully existing at the time of the adoption or amendment of this article may be continued, although the use, size, height, or location does not conform to the provisions of this Chapter. However, these Signs are deemed a nonconforming use or structure and the provisions of Chapter 5 of this Title of Ordinances apply.

- (b) A Sign loses its legal nonconforming status if the size, design, or structure of the Sign is altered in any way that makes the Sign less in compliance with requirements of this Chapter than it was before alteration.
- (c) Notwithstanding subsection 16-11-3(f), a Sign Permit will be required for any structural alteration, addition, or repair to a legal nonconforming Sign.

16-11-5 ADMINISTRATION

- (a) **Administrator.** This Chapter shall be administrated by the Village's Zoning Administrator, in consultation with the Village Engineer as indicated. Approval shall be by the Zoning Administrator unless otherwise specified. Sign administration in the Village of Caledonia is intended to provide clear instruction on the type of Signs in each zoning district and land use classifications, and whether specific Sign types are (a) allowed, (b) require a permit, or (c) do not require a permit. Detailed regulations regarding the size and style of Signs are set forth in Sections 16-11-7 through 16-11-9.
- (b) **Signs for which no permit is required.** A permit shall not be required for the following Signs:
 - (1) Nameplates not over two (2) square feet in area, provided the same is limited to one (1) for each premises, tenant, or family and the same is located at least five (5) feet from the outer limits of the street right-of-way and lot lines;
 - (2) Real Estate Signs meeting the requirements of Section 16-11-9(d)(5);
 - (3) Private Property Signs meeting the requirements of 16-11-9(a)(7);
 - (4) Property address markers assigned by the Village and of a design approved by the Village;
 - (5) Tablets, grave markers, headstones, statuary, or monuments of persons or events that are noncommercial in nature;
 - (6) On-Premises Directional Signs that meet the requirements of Sec. 16-11-9(a)(2). The number of signs on one (1) premises shall be limited to the number necessary to safely direct traffic into the specific site as determined by the Zoning Administrator.
- (c) **Design Guidelines Manual.** The applicant shall also follow the Design Guidelines Manual, where applicable, as published and revised by the Village from time-to-time. Among other features, these guidelines address the standards delineated under this Chapter and provide examples of Signs that meet the requirements of this Chapter. These guidelines are available from the Village Clerk.
- (d) **Sign Permit Application.** A Sign Permit application for a Sign must be submitted to the Village Zoning Administrator on forms provided by the Zoning Administrator for review and approval. The Sign Permit application must contain or have attached thereto at least the following information:
 - (1) Applicant's name, address, and telephone number.
 - (2) Location of building, structure, or lot to which or upon which the Sign is to be located.
 - (3) Type of Sign applicant wishes to erect.
 - (4) Zoning district in which the Sign will be erected.
 - (5) Name of person, firm, corporation, or association erecting the Sign.
 - (6) Written consent of the owner or lessee of the building, structure, or land to or upon which the Sign is to be located. Owner or lessee's Signature on the Building Permit application is considered written consent. The Signature of an owner's representative or agent is acceptable provided a letter of agency is on file with the Village.
 - (7) A drawing of such Sign indicating the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawing must be drawn at a scale no smaller than one-tenth (1/10) inch equals one (1) foot or dimensions must be shown on the

drawing.

- (8) A drawing indicating the location and position of such Sign in relation to parcel boundary lines, nearby buildings and structures. Said drawing must include the Sign's height above finished yard grade. Said drawing must be at a scale no smaller than one (1) inch equals fifty (50) feet or dimensions must be shown on the drawing.
- (9) A landscape plan for landscaping surrounding the base of applicable ground level signs as required by the Zoning Administrator.
- (10) Signs requiring state or federal approval must provide a copy of such approval with the Sign permit application.
- (11) Additional information as may be required by the Zoning Administrator.
- (12) All Submittals for a master sign plan shall also include the type, construction, location and height of each proposed sign. Approval of the master sign plan is required before issuance of the first sign permit for the property. After approval of a master sign plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this Chapter.

16-11-6 TEMPORARY SIGN REGULATIONS

(a) Permits and Regulations: All temporary signs require a permit issued by the Planning & Zoning Department. Fees for this permit are outlined in the approved Review and Zoning Fee Schedule which is updated from time to time.

(1) A Temporary Sign Permit allows the use of one (1) sign that does not exceed thirty-two (32) square feet in area on one side and sixty-four (64) feet in area on all sides and does not exceed twelve (12) feet in height, measured from the ground to the top of the sign.

(2) A sign permit allows a temporary sign to be displayed for a maximum of fifteen (15) consecutive days and must be removed within twenty-four (24) hours of the expiration of the permit.

(3) Temporary signs, if illuminated, shall not flash, blink, or fluctuate in light intensity and not change copy more than every ten seconds.

(4) Temporary signs, if wind borne, can only be of a feather or tear drop flag design.

(b) Location: Temporary signs shall not be located in any public right-of-way, shall not be closer than five (5) feet to a property lint, shall not cause a hazard to traffic or adjoining properties, shall not be located within the vision triangle of intersecting streets or driveways, and shall not be attached to utility poles and structures, traffic signs, rocks, trees, or other vegetation.

(c) Temporary Construction Signs: Temporary Construction Signs for the purpose of designating a new building or development or for promotion of a subdivision may be permitted for a period up to two (2) years, and extensions may be granted for a period not to exceed five (5) years total. Signs may not exceed forty-eight (48) square feet in area on one (1) side and ninety-six (96) square feet in area on all sides; may not exceed eight (8) feet in height, and must be located not closer than fifteen (15) feet from any street right-of-way, nor closer than ten (10) feet to any side or rear lot line. Only one (1) such Sign is permitted per street frontage.

(d) Temporary Event Sign. Temporary Event Signs for events sponsored by non-profit organizations or for a non-profit charitable event shall not exceed four (4) square feet in area and not more than five (5) feet in height. Such Signs must be located at least one (1) foot from the outer limits of the street right-of-way and one (1) foot from a side or rear lot line and outside of any Vision Clearance Triangle. Such Signs may be erected thirty (30) days prior to the event and must be removed within three (3) days after the event.

(e) Political. Temporary Political Signs that promote a particular candidate or candidates for a particular election may be erected during an election campaign period if in compliance with Section 12.04. Wis. Stats. The person or organization responsible for the erection or distribution of any such Signs, or the owner or owner's agent of the property upon which such Signs may be located, shall be responsible for the proper erection or removal of said Signs. Such Signs must be located behind the outer limits of the street right-of-way line. Such Signs shall not exceed thirty-two (32) square feet in Sign area on one (1) side and sixty-four (64) square feet in area on all sides. A maximum of four (4) such Signs may be placed on a lot.

- (f) Private Sale. Temporary Private Sale Signs advertising occasional noncommercial sales of personal property such as "house sales", "garage sales", "rummage sales", and the like.
- (g) Real Estate. Temporary Real Estate Signs that advertise the sale, lease, or rental of the structure(s) and/or property upon which said Signs are temporarily located are permitted on all properties advertised for sale, lease, or rent. Such real estate Signs are not to exceed nine (9) square feet in area on one (1) side and eighteen (18) square feet in area on all sides. These Signs shall be removed within thirty (30) days following sale, lease, or occupancy. Real estate Signs may be located not closer than ten (10) feet to any street right-of-way, nor closer than ten (10) feet to a side or rear lot line. Only one (1) such Sign is permitted per street frontage. Signs advertising the sale, lease, or rental of residential real estate may not exceed a height of six (6) feet. Signs advertising the sale, lease, or rental of commercial real estate may not exceed fifteen (15) feet in height.
- (h) Maintenance: All temporary signs shall be kept neatly finished and repaired, including all parts and supports. The Zoning Administrator or designee will inspect and have authority to order the painting, repair, alteration, or removal of a sign that constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, or obsolescence if it violates the provisions of this section.

16-11-7 CONSTRUCTION AND MAINTENANCE STANDARDS

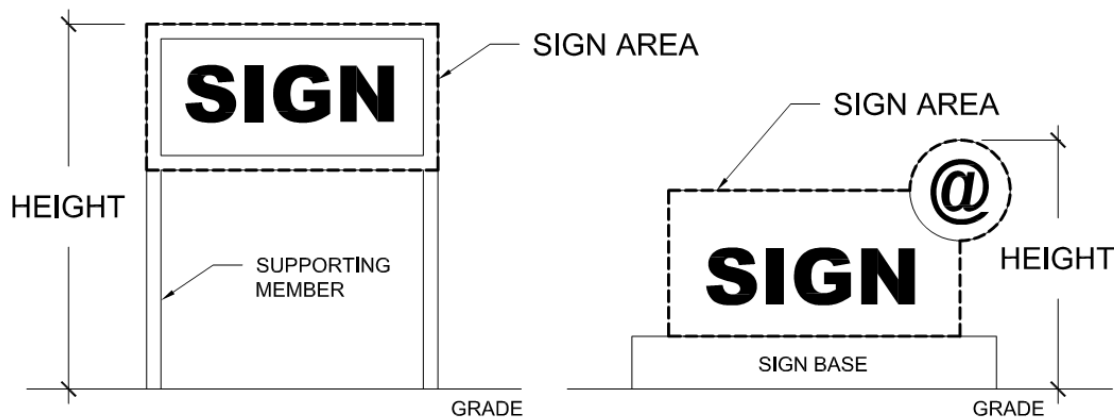
- (a) All Signs must be designed and constructed to withstand wind pressure of not less than forty (40) pounds per square foot of area and must be constructed to receive dead loads as required by the Village.
- (b) The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a Sign is permitted subject to the approval of the jurisdictional authority, provided that the space occupied is roped off, fenced off, or otherwise isolated as directed by said authority.
- (c) The owner of any Sign must keep it in good maintenance and repair which includes restoring, repainting, or replacing a worn or damaged Sign to its original condition; and must maintain the immediate premises on which the Sign is erected in a clean sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds, and grass.
- (d) No Sign or any part thereof or Sign anchor, brace, or guide rod may be attached, fastened, or anchored to any fire escape, fire ladder, or standpipe and no such Sign or any part of any such Sign or any anchor, brace, or guide rod may be erected, put up, relocated, or maintained so as to hinder or prevent ingress or egress through such door, doorway, fire escape, window, or opening designated by the local fire department, or so as to hinder or prevent the raising or placing of ladders against such building by the local fire department as necessity may require.
- (e) Upon request of the Zoning Administrator, it is the responsibility of the applicant to establish by competent evidence that the Sign meets any above stated standards or requirement.

16-11-8 MEASURING SIGNS

- (a) In calculating the area of a Sign to determine whether it meets the requirements of this chapter, the Zoning Administrator must include the Sign copy and any border or frame surrounding that copy. Customary supporting members of a Sign will be excluded from the area calculation. The area of irregularly shaped Signs or of Signs containing two (2) or more detached elements will be determined by the area of the smallest circle, square, triangle, rectangle, or combination thereof, that will encompass all elements of the Sign. Where individual letters, words, emblems, symbols, etc. are affixed to a building, a rectangle around the entire phrase or sentence will be measured to

compute Sign area. Where the Sign background is made a different color from the building such as by painting, the area of different color will be measured. Back-to-back, side-by-side, bottom-on-top, and V-shaped Signs constitute one (1) Sign within the meaning of this article.

- (b) The Sign height shall be computed as the distance from the base of the Sign or structure to which it is attached at normal grade to the top of the highest attached component of the Sign. Normal grade shall be construed to be the lower of: (1) Existing grade prior to construction; or (2) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of elevating the Sign. In cases in which the normal grade cannot reasonably be determined, Sign height shall be computed on the assumption that the elevation of the normal grade at the base of the Sign is equal to the elevation of the nearest point of the crown of a street or the grade of the principal pedestrian entrance to the principal structure on the site, whichever is lower.
- (c) For Monument Signs, the structural elements and artistic elements without any advertising language or identification on them shall not exceed one hundred (100) square feet in area for each Sign face and are excluded from the square footage calculation for the Monument Sign. Such structural and artistic elements may exceed one hundred (100) square feet if approved through a site plan review by the Village Plan Commission. Alternatively, such elements in excess of one hundred (100) square feet may be included as part of the total base of such Monument Signs, thereby reducing the available area.
- (d) Spherical, free-form, sculptural, or other non-planar Sign area is fifty (50) percent of the sum of the areas using only the four (4) vertical sides of the smallest four-sided polyhedron that will encompass the Sign structure. Signs with more than four (4) faces are prohibited.



16-11-9 REQUIREMENTS

The following requirements apply based on type of Sign and may be modified only by approval of the Village Board under a master sign plan upon review and recommendation by the Zoning Administrator, the Village Engineer and the Village Plan Commission. A submittal for a master sign plan shall include the additional information specified under this code.

Sign Type	Zoning District Allowed	SF Allowed I	SF Allowed II	Height Max	Min. Setback	Notes
Freestanding Signs:						
Agricultural Signs	A-1 & Lands with the primary use as agricultural	24 (one side)	48 (two sides)	6'	5'	
Freeway Signs [§]	"B", "M", & "BP" Districts	primary sign: 196 Secondary sign: 84	primary sign: 392 Secondary sign: 168	35'	5'	Masonry base 3' mi./6' max.; 28" lettering height maximum
Monument Signs [§]	"B", "M", "BP", "P", & "C" districts	64 (one side)	128 (all sides)	8'	5'	Base must be equal to width of sign or Greater. Include parcel address.
Pole Signs [§]	"B", "M", & "BP" districts	64 (one side)	128 (all sides)	15'	10'	1 per premises allowed
Home Occupation Signs	A-1, "R" and "RM" Districts	4 SF max (All sides)	"		5'	
Directional Signs	All districts except "R", RM-1, and RM-2	12 (one side)	24 (all sides)	5'	1'	
Temporary Signs	All Districts	32 (one side)	64 (all sides)	12'	5'	
Building Signs:						
Awning & Canopy	"B", "M", "BP", "P", & "C" districts	No max.	"	"	"	1 per tenant; no extension beyond 1-foot from curb line
Projecting	"B", "M", "BP", "P", & "C" districts	32	"	20'	"	Must be 10' above sidewalk and 15' above driveway/alley; No extension more than 6 feet from structure; one per tenant (2 for corner tenant)
Wall	"B", "M", "BP", "P", & "C" districts	32	"	"	"	Cannot extend more than 12" from building.
Window	"B", "M", "BP", "P", & "C" districts	20% of window area OR 100 SF (whichever is less)	"	"	"	Window neon signs shall not be greater than 8 SF
[§] Subject to landscape plan for base						
[§] Light Emitting Diode Signs (LED) allowed on Monument Signs, Pole Signs and Freeway Signs only; can't be larger than 80% of sign copy area.						
Note 1: Total signs are limited to two (2) signs per street frontage and no use shall have both a Pole Sign and a Monument Sign on one street frontage.						

(a) **Freestanding Signs.**

- (1) **Agricultural Signs.** Signs may not exceed twenty-four (24) square feet on one side and forty-eight (48) square feet on all sides. Agriculture Signs are limited to one Sign for any one farm. Such Signs **may be located within five (5) feet of the property line** except Public Trail Signs and Private Trail Signs, if the location does not interfere with vision clearance triangles or pedestrian amenities (i.e., sidewalks) and in such case the placement of the sign shall be in a manner that does not create an obstacle for the right-of-way and does not interfere with drainage ways, plowing and snow plowing.
- (2) **Directional Signs.** Directional Signs, including internal Public Trail Signs and Private Trail Signs, may not exceed twelve (12) square feet on one side and twenty-four (24) square feet on all sides, nor may such Signs be greater than five (5) feet in height. Directional Signs may be located within one (1) foot of the property line except Public Trail Signs and Private Trail Signs, if the location does not interfere with vision clearance triangles or pedestrian amenities (i.e. sidewalks) and in such case the placement of the sign shall be in a manner that does not create an obstacle for the right-of-way and does not interfere with drainage ways, plowing and snow plowing.
- (3) **Freeway Signs.** Freeway Signs may be erected in those areas within one-hundred fifty (150) feet of the State of Wisconsin Interstate 94 right-of-way with a permit. Freeway Signs shall not be erected in any other part of the Village. Freeway Signs designed, intended or located in such a manner as to be visible to the traveling public on a freeway or expressway shall be limited to a height of thirty-five (35) feet. Such height shall be measured from the centerline street grade of such freeway adjacent to where the freeway Sign is oriented or ground level at the freeway Sign location, whichever is higher. All freeway Signs shall have a masonry base with a minimum overall height of three (3) feet and a maximum of six (6) feet. No primary Sign area is to exceed one-hundred ninety-six (196) square feet on one side and three-hundred ninety-two (392) square feet on all sides. No secondary Sign area is to exceed eighty-four (84) square feet on one side and one-hundred sixty-eight (168) square feet on all sides. All lettering shall be a maximum of twenty-eight (28) inches in height. The roadside edge of such Sign should be located as close to the interstate right-of-way as feasible but **shall maintain a minimum of five (5) feet from the public right-of-way.** Illuminated freeway Signs shall be erected or maintained so that the beams or rays of light are effectively shielded so as not to cause glare or impair the vision of the driver of any motor vehicle and shall contain no flashing, intermittent or moving lights. Freeway Signs which are not designed, intended or located in a manner so as to be visible to the traveling public on freeways and expressways are prohibited. The owner of any freeway Sign shall keep it in sound condition, well-maintained, and in good appearance and repair which includes restoring, repainting, or replacement of a worn or damaged legally existing Freeway Sign to its original condition, and shall maintain the premises on which the freeway Sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, refuse, debris and weeds. To the extent possible, signage for businesses within a Business Campus shall consolidate signage to the Freeway Sign. The use of LED and Digital Signage on Freeway Signs is as regulated under this code.
- (4) **Home Occupation Signs.** Home Occupation Signs shall not exceed four (4) square feet on all sides. Signs affixed to a yard light post or Signpost **must be set back a minimum of five (5) feet from the street right-of-way line.** Such Signs may include the name, address and type of home occupation.
- (5) **Monument Signs.** Monument type Signage should be consistent with the materials, colors and style of the building it advertises. The base of a monument Sign should be at least as wide as the rest of the Sign. Only individual letters and symbols should be internally

illuminated. Monument Signs should not exceed eight (8) feet in height and shall not exceed sixty-four (64) square feet on one side and one hundred twenty-eight (128) square feet on all sides. External point source lighting may be used on non-illuminated Signage. Time and/or temperature devices may be erected on Monument Signs. Shopping centers and multi-tenant buildings may provide one (1) Monument Sign for each street frontage. Gasoline stations, service stations, convenience stores with pumps, or any combination thereof may provide a maximum of two (2) Monument Signs unless otherwise allowed under a conditional use permit or planned unit development by the Village Board upon review and recommendation by the Zoning Administrator and the Village Plan Commission. All others are limited to one monument unless otherwise approved under a Master Site Plan for a conditional use or a planned unit development. Monument Signs may be located no closer than five (5) feet of the property line if the location does not interfere with vision clearance triangles or pedestrian amenities (i.e., sidewalks) and in such case the placement of the sign shall be in a manner that does not create an obstacle for the right-of-way and does not interfere with drainage ways, plowing and snow plowing. Governmental Signs shall not count toward the maximum number of allowable Signs on any one site. The use of LED and Digital Signage on Monument Signs is as regulated under this code.

- (6) **Off-Premises Signs.** Off-Premises Signs are only allowed on public or private recreational properties to promote sponsorship needs and require Plan Commission approval. Signs shall not to exceed thirty-two (32) square feet in area on one side and sixty-four (64) square feet in area on all sides. Such Signs shall be located at least fifteen (15) feet from the outer limits of the street right-of-way or a side or rear lot line. Except for Recreational, Public Trail and Private Trail Signs, each entity erecting such a Sign is limited to three (3) in number under this Section. Such Signs are limited to a maximum height of eight (8) feet except that Sponsorship Signs may be higher upon approval of the Village. Off-Premise Signs may be located within one (1) foot of the property line, subject to Plan Commission approval, if the location does not interfere with vision clearance triangles or pedestrian amenities (i.e. sidewalks) and in such case the placement of the sign shall be in a manner that does not create an obstacle for the right-of-way and does not interfere with drainage ways, plowing and snow plowing. Governmental Signs shall not count toward the maximum number of allowable Signs on any one site.
- (7) **Pole Signs.** Pole Signs may not exceed a height of fifteen (15) feet, except that Sponsorship Signs may be higher upon approval of the Village. The bottom of the Pole Sign face may not be less than eleven (11) feet above grade. The Pole Sign may not exceed sixty-four (64) square feet on one-side and may not exceed one hundred twenty-eight (128) square feet on all sides. Only one (1) Pole Sign is allowed per premises. If the premises is part of a conditional use or planned unit development, signage shall be consolidated pursuant to a Master Sign Plan. Such Signs shall be located at least fifteen (15) feet from the outer limits of the street right-of-way or a side or rear lot line. Governmental Signs shall not count toward the maximum number of allowable Signs on any one site. The use of LED Signs on Pole Signs is as regulated under this code.
- (8) **Private Property Signs.** Private Property Signs may not encroach upon any street right-of-way and may not be greater than two (2) square feet on one side.
- (9) **Street Banner Signs.** Street Banner Signage is permitted on light poles provided that the Signage does not block illumination from the streetlight. Street banner Signs shall be no larger than eight (8) square feet on one side and sixteen (16) square feet on all sides.
- (10) **Subdivision Signs.** Subdivision Signs not to exceed forty-eight (48) square feet in area on one (1) side and ninety-six (96) square feet in area on all sides, that are located at entrances to subdivisions or developments or along abutting streets or highways, identifying residential complexes or displaying the property addresses. Said Signs shall be located on

an outlot, permanent easement, or other common area and they shall not be located closer than fifteen (15) feet to any street right-of-way, nor closer than ten (10) feet to any side or rear lot line, unless otherwise allowed by the Zoning Administrator to be located on a median island within a gateway entry to a subdivision. Such Signs may not exceed twelve (12) feet in height and the design shall be approved by the Zoning Administrator. No more than two (2) such Signs are permitted for any one (1) subdivision or development.

- (11) **Recreational Signs.** Recreational Signs shall not exceed two (2) in number and not exceed twelve (12) square feet in display area on one (1) side and twenty-four (24) square feet on all sides, five (5) feet in height and no closer than (10) feet to any right-of-way or property line. Governmental Signs shall not count toward the maximum number of allowable Signs on any one site.
 - (12) **Public Trail Signs.** Public Trail Signs shall be uniform in color in a style determined by the Village to create uniform notice to trails that are open to the public. Public Trail Signs shall be placed no closer than (10) feet to any right-of-way or property line unless otherwise approved by the Zoning Administrator or Engineer if visibility of the Sign is frustrated by this requirement and in such case the placement of the Sign shall be in a manner that does not create an obstacle for the right-of-way and does not interfere with drainage ways and/or mowing and snowplowing. Governmental Signs shall not count toward the maximum number of allowable Signs on any one site. The Village shall not be responsible for damage to any Sign placed closer than ten (10) feet to any right-of-way.
 - (13) **Private Trail Signs.** Private Trail Signs shall not be in the same color or style as the Village's Public Trail Sign. Private Trail Signs shall be placed no closer than (10) feet to any right-of-way or property line unless otherwise approved by the Village Administrator or Engineer if visibility of the Sign is frustrated by this requirement and in such case the placement of the Sign shall be in a manner that does not create an obstacle for the right-of-way and does not interfere with drainage ways and/or mowing and snowplowing. Governmental Signs shall not count toward the maximum number of allowable Signs on any one site. The Village shall not be responsible for damage to any Sign placed closer than ten (10) feet to any right-of-way.
- (b) **Building Signs.**
- (1) **Awning and Canopy.** Awning Signage may consist of letters or symbols applied to the top as well as the front. Both the lettering and the awning should be made of an opaque material. Canopy Signage may consist of individually mounted lettering or symbols applied to a background and mounted to a canopy. Awning and canopy Signs are permitted provided that the Signs do not extend vertically or horizontally beyond the limits of such awning or canopy. An awning or canopy for a shopping center may not extend beyond a point one (1) foot back from the vertical plane formed by the curbline in the shopping center. No awning or canopy may project into a required street yard, side yard, or rear yard, unless such structure already exists as an existing legal nonconforming structure or was approved by variance by the board of appeals and such Sign does not increase the dimensional nonconformity. Awnings shall not be lit from within; however, down cast lighting mounted beneath the awning to light a walkway below is allowed. Canopy lettering may be internally illuminated. External point source lighting may be used to light both awning and canopy Signage. Shopping centers and multi-tenant buildings may provide one (1) canopy Sign for each business in the building.
 - (2) **Projecting.** Projecting Signs fastened to, suspended from, or supported by structures may not extend more than six (6) feet from said structure; may not exceed a height of twenty (20) feet; and the bottom of the Sign may not be less than ten (10) feet above the sidewalk or fifteen (15) feet above a driveway or an alley. Total area of all projecting Signs may not exceed one hundred (100) square feet in area for any one (1) premises, regardless of the number of projecting Signs on the site. One projecting Sign is permitted per tenant. Corner

- tenants are permitted one Sign per street frontage.
- (3) **Wall.** Wall Signs placed against the exterior walls of buildings may not extend more than twelve (12) inches outside of a building's wall surface and shall fit within a rectangular perimeter no greater than thirty-two (32) square feet in size. The wall Signs should be composed of individual letters or symbols mounted directly on background material acceptable to the Village. The letters/symbols may be internally illuminated but the background, if any, must be an opaque material. External point source lighting may be used on non-illuminated Signage.
- (4) **Window.** Window Signage should consist of painted or placed lettering or symbols directly on the window and presented in a way that does not significantly reduce the visual transparency of the window. Neon Signs may be used so long as the message it advertises relates to the business on the subject premises. Any neon Sign shall consist only of letters, numbers and symbols and fit within a rectangular perimeter no greater than eight (8) square feet in size. Window Signs may not occupy more than twenty (20) percent of the total window area or one hundred (100) square feet, whichever is less.

(c) Electronic Message Center Signs

Light emitting diode Signs (collectively "LED Sign(s)") are allowed on Monument Signs, Pole Signs and Freeway Signs only. Electronic Message Center Signs shall not be permitted as a wall sign. LED Signs and Digital signage shall not be placed in a manner that interferes with a traffic control signal as determined by the Zoning Administrator and the Village Engineer. LED Sign displays must be steady in nature and each message lasts no less than five (5) seconds. **No more than 50% of the Sign Copy Area shall be of an LED nature** if such LED Sign is otherwise allowed with an intermittent change of display.

ORDINANCE NO. 2020-93

**ORDINANCE BY THE ECONOMIC DEVELOPMENT AND LAND USE PLANNING
COMMITTEE AMENDING SECTION 20 OF THE RACINE COUNTY CODE OF
ORDINANCES RELATING TO ADULT ESTABLISHMENT USES**

To the Honorable Members of the Racine County Board of Supervisors:

The Racine County Board of Supervisors do ordain as follows:

Chapter 20, Article I, Section 1 of the Racine County Code of Ordinances relating to Adult Establishment Uses is hereby amended to read as follows:

ARTICLE I. - IN GENERAL

Sec. 20-1. - Definitions.

Adult bookstore shall mean an establishment or business having as at least 25% of its: a) retail floor space used for display of adult products; or b) stock in trade consisting of adult products; or c) weekly revenue derived from adult products. For purposes of this definition, the phrase adult products means books, films, magazines, motion pictures, periodicals, or other printed matter, or photographs, video cassettes, Compact Disks (CDs), DVDs, Blu-Ray Discs, slides, tapes, records or other forms of visual or audio representations which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas." For purposes of this definition, the phrase adult products also means any device designed or marketed as useful primarily for the stimulation of human genital organs, or for sadomasochistic use or abuse. Such devices shall include, but are not limited to bather restraints, body piercings implements (excluding earrings or other decorative jewelry), chains, dildos, muzzles, non-medical enema kits, phallic shaped vibrators, racks, whips and other tools of sadomasochistic abuse.

Adult cabaret shall mean any nightclub, bar, theatre, restaurant, or similar commercial establishment which features: (a) live performances by bottomless and/or topless dancers, exotic dancers, go-go dancers, strippers or similar entertainers where such performances which are characterized or distinguished by an emphasis on specified sexual activities or by the exposure of "specified anatomical areas" or the removal of articles of clothing; or (b) films, motion pictures, video cassettes, digital video disks, CDs, DVDs, Blu-Ray Discs, or other photographic and/or, video reproductions, slides or other visual presentations which are distinguished or characterized by depicting or describing "specified sexual activities" or "specified anatomical areas" for observation by patrons; or (3c) persons who engage in exotic dancing or performances that are intended for the sexual interests or titillation of an audience or customer.

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4 *Adult drive-in theatre* shall mean an open lot or part thereof, with appurtenant
5 facilities, devoted primarily to the presentation of films, motion pictures, theatrical
6 productions, and other forms of visual productions, for any form of consideration, to
7 persons in motor vehicles or on outdoor seats in which a preponderance of the total
8 presentation time is devoted to the showing of materials distinguished or characterized
9 by an emphasis on matter depicting, describing or relating to specified sexual activities or
10 specified anatomical areas for observation by patrons.

11
12 *Adult establishments* shall mean an adult bookstore, adult cabaret, adult drive-in
13 theatre, adult live entertainment arcade, adult mini-motion pictures theatre, adult motel,
14 adult motion picture arcade, adult motion picture theatre, or adult services establishment.

15
16 *Adult live entertainment arcade* shall mean any building or structure which contains
17 or is used for commercial entertainment where the patron directly or indirectly is charged
18 a fee to view from an enclosed, screened area, or booth a series of live dance routines
19 or strip performances or other gyrational choreography, which choreography,
20 performances, or routines are distinguished or characterized by an emphasis on specified
21 sexual activities or by exposure to specified anatomical areas.

22
23 *Adult mini-motion picture theater* shall mean an enclosed building with a capacity of
24 more than five (5) but less than fifty (50) persons used for presenting films, motion
25 pictures, slides, video cassettes, or similar photographic reproductions in which a
26 preponderance of the total presentation time is devoted to showing of materials which are
27 distinguished or characterized by an emphasis on matter depicting, describing or relating
28 to specified sexual activities or specified anatomical areas for observation by patrons
29 therein.

30
31 *Adult motel* shall mean a hotel, motel, or similar establishment offering public
32 accommodations, for any form of consideration, that offers a sleeping room for rent for a
33 period of time that is less than ten (10) hours or allows a tenant or occupant of a sleeping
34 room to sub-rent the room for a period of time that is less than ten (10) hours and that
35 provides patrons, upon request, with closed-circuit television transmissions, films, motion
36 pictures, slides, video cassettes, or other photographic reproduction that are
37 distinguished or characterized by an emphasis upon the depiction or description of
38 specified sexual activities or specified anatomical areas.

39
40 *Adult motion picture arcade* shall mean any place to which the public is permitted or
41 invited wherein coin or slug-operated or electronically, electrically or mechanically
42 controlled still or motion picture machines, projectors, or other image-producing devices
43 are maintained to show images to five or fewer persons per machine at any one time, and
44 where the images displayed are distinguished or characterized by an emphasis on
45 depicting or describing specified sexual activities or specified anatomical areas.

3
4 *Adult motion picture theatre* shall mean an enclosed building with a capacity of fifty
5 (50) or more persons used for presenting films, motion pictures, slides, video cassettes,
6 CDs, DVDs, Blu-Ray Discs, or similar photographic reproductions in which a
7 preponderance of the total presentation time is devoted to showing of materials which are
8 distinguished or characterized by an emphasis on matter depicting, describing or relating
9 to specified sexual activities or specified anatomical areas for observation by patrons
10 therein.

11
12 *Adult service establishment* shall mean any building, premises, structure or other
13 facility, or part thereof, under common ownership or control which provides a
14 preponderance of services involving specified sexual activities, display of specified
15 anatomical areas, or massage of specified anatomical areas, not performed or operated
16 by a medical practitioner, professional physical therapist, or massage therapist licensed
17 or registered by the State of Wisconsin.

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21 *Enlargement (pertaining to adult establishment only)* shall mean an increase in size
22 of the building, structure or premises in which the adult establishment is conducted by
23 either construction or use of an adjacent building or any portion thereof whether located
24 on the same or an adjacent lot or parcel of land.

25 ***

26
27
28 *Establishing an Adult Establishment* shall mean and include any of the following: (a)
29 the opening or commencement of any such business as a new business; (b) the
30 conversion of an existing business, whether or not an adult establishment, to any of the
31 adult establishments defined herein; (c) the relocation of any such business.

32 ***

33
34
35 *Sensitive land use shall mean any of the following:*

- 36 a. Property zoned or used for residential purposes;
37 b. Property zoned or used for religious institutional purposes;
38 c. An educational institution for students in twelfth grade or below;
39 d. A library or museum
40 e. A public or private park, recreation area, or playground
41 f. A day care center;
42 g. A historic district;
43 h. A facility predominantly serving individuals with a "developmental disability,"
44 as that term is defined in sec. 51.01(5)(a) and (b), Wis. Stats., and subsequent
45 amendments thereto;
46
47

- i. A private youth development organization such as, but not limited to, YMCA, Junior Achievement, Boys Club of America and Campfire Girls.

Specified anatomical areas shall mean:

(1) Less than completely and opaquely covered:

- a. Human genitals, pubic region;
- b. Buttock; anus
- c. Female breast below a point immediately above the top of the areola; or

(2) Human male genitals in a discernibly turgid state even if completely and opaquely covered.

Specified sexual activities shall mean:

- (1) Human genitals in a state of sexual stimulation or arousal;
- (2) Acts of human masturbation, sexual intercourse, or sodomy;
- (3) Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.
- (4) Flagellation or torture in the context of a sexual relationship;
- (5) Masochism, erotic or sexually oriented torture, beating or the infliction of pain
- (6) Erotic touching, fondling or other such contact with an animal by a human being; or
- (7) Human excretion, urination, menstruation, vaginal or anal irrigation as a part of or in connection with any of the activities set forth in subsections (1) through (6) above.

Chapter 20, Article VI, Division 22 of the Racine County Code of Ordinances relating to Adult Establishment Uses is hereby amended to read as follows:

DIVISION 22. - B-7 ADULT ESTABLISHMENT USES

Sec. 20-636. – Intent and Findings of fact.

(a) Intent:

- (1) The intent of this Ordinance is to regulate Adult Establishments and related activities to protect the health, safety, morals, and general welfare of the citizens of Racine County, to further preserve the quality of family life as well as the rural

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4 and urban characteristics of its neighborhoods in Racine County, to prevent
5 adverse and deleterious effects contributing to the blight and downgrading of
6 neighborhoods, to avoid the effects of adult entertainment upon minors and the
7 violation of civil rights of many persons partaking in such entertainment, mitigate
8 criminal activity and disruption of public peace associated with such
9 establishments, and also to prevent the unsanitary and unhealthful conditions
10 associated with such establishments. The intent is to establish reasonable and
11 uniform provisions to regulate Adult Establishments within Racine County. It is
12 not the intent or effect to restrict or deny access by the distributors or exhibitors
13 of sexually oriented entertainment to their intended market. Additionally, it is not
14 the intent or effect to limit or restrict the lawful activities permitted under
15 Wisconsin Statutes Chapter 125, "Alcohol Beverages" and Racine County Code
16 of Ordinances. By the enactment of this ordinance, the Racine County Board of
17 Supervisors does not intend to give any explicit, implicit, or tacit approval or
18 condone any activity relating to adult entertainment.

19 (2) The Racine County Board of Supervisors seeks to improve the effectiveness of
20 existing and previously adopted regulations for purposes of limiting the
21 secondary effects of Adult Establishments and related activities. Where
22 developments in the law have subsequently rendered prior regulations
23 ineffective, the intent of this ordinance is to effectuate zoning regulations to
24 accomplish the intent outlined in § (a)(1) above.

25 (b) Findings of fact: Premised on evidence showing the adverse secondary effects of
26 Adult Establishments on the community¹, this ordinance recognizes and seeks to

¹ The adverse secondary effects of adult establishments as presented in hearing(s) and in studies by other communities and in findings in cases included but not limited to the following studies: Phoenix, Arizona (1979); Tucson, Arizona (1990); Garden Grove, California (1991); Los Angeles, California (1977); Whittier, California (1978); Adams County, Colorado (1998); Denver, Colorado (1998); Manatee County, Florida (1987); Indianapolis, Indiana (1984); Kansas City, Kansas (1998); Minneapolis, Minnesota (1980); St. Paul, Minnesota (1988); Las Vegas, Nevada (1978); Ellicottville, New York (1998); Islip, New York (1980); New York, New York (1994); Syracuse, New York (1999); New Hanover, North Carolina (1989); Cleveland, Ohio (1977); Oklahoma City, Oklahoma (1986); Amarillo, Texas (1977); Austin, Texas (1986); Beaumont, Texas (1982); Cleburne, Texas (1997); Dallas, Texas (1997); El Paso, Texas (1986); Fort Worth, Texas (1986); Houston, Texas (1983 & 1997); Newport News, Virginia (1996); Bellevue, Washington (1988); Des Moines, Washington (1984); Seattle, Washington (1989); St. Croix County, Wisconsin (1993); the following cases: *City of Los Angeles v. Alameda Books, Inc.*, 535 U.S. 425, 122 S.Ct. 1728, 152 L.Ed.2d 670 (2002); *City of Erie v. Pap's A.M.*, 529 U.S. 277, 120 S.Ct. 1382, 146 L.Ed.2d 265 (2000); *Barnes v. Glen Theatre Inc.*, 501 U.S. 560, 111 S.Ct. 2456, 115 L.Ed.2d 504 (1991); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41, 106 S.Ct. 925, 89 L.Ed.2d 29 (1986); *Young v. American Mini Theatres, Inc.*, 427 U.S. 50, 96 S.Ct. 2440, 49 L.E.2d 310 (1976); *Ben's Bar, Inc. v. Village of Somerset*, 316 F.3d 702 (7th Cir. 2003); *Schultz v. City of Cumberland*, 228 F.3d 831 (7th Cir. 2000); *DiMa Corp. v. Town of Hallie*, 185 F.3d 823 (7th Cir. 1999); *North Avenue Novelties, Inc. v. City of Chicago*, 88 F.3d 441 (7th Cir. 1996); *Matney v. County of*

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4 reduce the following impacts of Adult Establishments while fully protecting the
5 constitutional rights of citizens:

6 1. Adult business establishments can and do impair the character and quality of
7 surrounding neighborhoods, the value of surrounding properties, the economic
8 welfare of communities, and the quality of life of residents.

9 2. Adult Establishments lend themselves to ancillary unlawful and unhealthy
10 activities that are not presently effectively controlled by the operators of the
11 establishments.

12 3. Adult Establishments contribute to the physical deterioration and blight of
13 nearby neighborhoods, with greater adverse impacts on residential than on non-
14 residential properties and have other adverse secondary effects on property up
15 to at least six hundred (600) feet from the adult establishments.

16 4. Neighborhoods where adult business establishments are located have
17 increased levels of criminal activities, especially sex-related crimes.

18 5. Prostitution, sexual assaults, and other criminal activity occur at Adult
19 Establishments and persons frequent certain adult theaters or other Adult
20 Establishments for the purpose of engaging in sex within the premises.

21 6. Video viewing booths are often used by patrons of adult business
22 establishments for engaging in sexual acts, including masturbation, intercourse,
23 sodomy, and oral copulation, resulting in unsafe and unsanitary conditions in the
24 booths. Bodily fluids, including semen and urine, are often found in such booths.
25 These fluids, prostitution, and other activities that occur in Adult Establishments
26
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Kenosha, 86 F.3d 692 (7th Cir. 1996); *United States v. Marren*, 890 F.2d 924 (7th Cir. 1989); *Tee & Bee, Inc. v. City of West Allis*, 936 F.Supp. 1479 (E.D. Wis. 1996); *Suburban Video, Inc. v. City of Delafield*, 694 F.Supp. 585 (E.D. Wis. 1988); *Urmanski v. Town of Bradley*, 237 Wis.2d 545, 613 N.W.2d 905 (Wis. App. 2000); *Jake's Ltd., Inc. v. City of Coates*, 284 F.3d 884 (8th Cir. 2002); *Déjà vu of Nashville, Inc. v. Nashville*, 274 F.3d 377 (6th Cir. 2001); *Artistic Entertainment, Inc. v. City of Warner Robbins*, 223 F.3d 1306 (11th Cir. 2000); *Wise Enterprises, Inc., et al. v. Unified Government of AthensClarke County, Georgia*, 217 F.3d 1360 (11th Cir. 2000); *Stringfellow's of New York, Ltd. V. City of New York*, 91 N.Y.2d 382, 694 N.E.2d 407, 671 N.Y.2d 406 (N.Y. 1998); *Colacurcio v. City of Kent*, 163 F.3d 545 (9th Cir. 1998); *Ben Rich Trading, Inc. v. City of Vineland*, 126 F.3d 155 (3rd Cir. 1997); *DLS , Inc. v. City of Chattanooga*, 107 F.3d 403 (6th Cir. 1997); *Hang On, Inc. v. City of Arlington*, 65 F.3d 1248 (5th Cir. 1995); *ILQ Investments, Inc. v. City of Rochester*, 25 F.3d 1413 (8th Cir. 1994); *TK's Video, Inc. v. Denton County, Texas*, 24 F.3d 705 (5th Cir. 1994); *LLEH, Inc. v. Wichita County, Tex.*, 289 F.3d 358 (5th Cir. 2002); *Star Satellite, Inc. v. City of Biloxi*, 779 F.2d 1074 (5th Cir. 1986); *Mitchell v. Commission on Adult Entertainment Establishments of Delaware*, 10 F.3d 123 (3rd Cir. 1993); *Kev, Inc. v. Kitsap County*, 793 F.2d 1053 (9th Cir. 1986), and statistics from the U.S. Department of Health and Human Services and Centers for Disease Control and Prevention.

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4 may spread communicable diseases, including, but not limited to, syphilis, gonorrhea,
5 genital chlamydia trachomatis, human immunodeficiency virus infection (HIV-AIDS),
6 genital herpes, hepatitis B, Non A, Non B amebiasis, salmonella infections, and
7 shigella infections.

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9 (Ord. No. 2003-132, 11-18-03)

10
11 **Sec. 20-637. - Uses.**

12 (a) Principal Uses. The First Amendment and other provisions of the United States
13 Constitution, as interpreted by the United States Supreme Court and other courts,
14 require that adult establishments, as defined in this chapter, are entitled to certain
15 protections, including the opportunity to locate in towns governed by the county
16 zoning code. Therefore, an adult establishment shall be an allowed principal use
17 in the B-3 and B-5 zoning districts and shall be a prohibited use in any other zoning
18 district. The adult establishment may locate in the specified districts only if an adult
19 establishment license has been granted by a town within the county which is
20 subject to this zoning code if required by the town, and all the requirements of this
21 chapter and the applicable zoning district's regulations are met.

22 (b) Accessory Uses. Any accessory use authorized by the underlying zoning district
23 may be an accessory use to an adult establishment. In no case shall an adult
24 establishment be an accessory use to any principal use designed by any section
25 of this ordinance.

26 (Ord. No. 2003-132, 11-18-03)

27 **Sec. 20-638. - General requirements and restrictions governing Adult**
28 **Establishments.**

29 1. Except as provided below, all Adult Establishments shall comply with the following
30 requirements and restrictions:

31
32 (a) *Hours of operation:* The hours of operation of Adult Establishments shall be limited
33 to the same hours of operation for bars and taverns within that community within
34 which the Adult Establishment is located.

35 (b) *Animals:* No animals, except only for seeing-eye dogs required to assist the blind,
36 shall be permitted at any time at or in any adult establishment or permitted premises.

37 (c) *Restricted access:* No adult establishment patron shall be permitted at any time to
38 enter into any of the non-public portions of any adult establishment, including
39 specifically, but without limitation, any storage areas or dressing or other rooms
40 provided for the benefit of adult establishment employees. This subsection shall not
41 apply to persons delivering goods and materials, food and beverages, or performing

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4 maintenance or repairs to the permitted premises; provided, however, that any such
5 persons shall remain in such non-public areas only for the purposes and to the extent
6 and time necessary to perform their job duties.

7 (d) *Exterior display:* No adult establishment shall be maintained or operated in any
8 manner that causes, creates, or allows public viewing of any adult material, or any
9 entertainment depicting, describing, or relating to "specified sexual activities" or
10 "specified anatomical areas," from any sidewalk, public or private right-of-way, or any
11 property other than the lot on which the permitted premises is located. No portion of
12 the exterior of an adult establishment shall utilize or contain any flashing lights, search
13 lights, or spotlights, or any other similar lighting systems, or any words, lettering,
14 photographs, silhouettes, drawings, or pictorial representations of any manner except
15 to the extent specifically allowed by this chapter with regard to signs. This subsection
16 shall apply to any advertisement, display, promotional material, decoration, or sign;
17 to any performance or show; and to any window, door, or other opening.

18 (e) *Sign limitations:* All signs for adult establishments shall be flat wall signs. The
19 business may have only one (1) non-flashing business sign which may only indicate
20 the name of the business and identify it as an adult establishment, and which shall
21 not be larger than four (4) feet by four (4) feet. Temporary signs shall not be permitted
22 in connection with any adult establishment.

23 (f) *Manager's stations:* Each adult establishment shall have one (1) or more manager's
24 stations. The interior of each adult establishment shall be configured in such a
25 manner that there is a direct and substantially unobstructed view from at least one
26 (1) manager's station to every part of each area, except restrooms, of the
27 establishment to which any adult establishment patron is permitted access for any
28 purpose. The cashier's or manager's station shall be located so that someone working
29 there can quickly move to physically halt any attempted or accidental entry by a minor.
30 An employee shall occupy the station at all times when patrons are in and on the
31 premises.

32 (g) *Adult booths prohibited:* Adult booths shall be prohibited in all adult establishments.

33 (h) *No loitering policy:* The adult establishment shall clearly post and enforce a no
34 loitering policy.

35 (i) *Age limit restrictions:* The adult establishment shall clearly post and enforce age-limit
36 restrictions. A one-square-foot sign shall be placed on each public entrance which
37 shall state "Admittance to adults only" and may include other pertinent business
38 information.

39 (j) *Measuring disbursement distances:* The distances in this section shall be measured
40 by following a straight line, without regard to intervening structures, from the public
41 entrance (existing or proposed) of an adult establishment to the nearest point of the
42 protected use as described below.

3
4 (k) *Spacing requirement:* No more than one (1) adult establishment may be located on
5 any one (1) parcel and the location of any one (1) adult establishment shall be at least
6 one thousand (1,000) feet from the establishment of any other adult establishment.
7 This distance shall be measured from the public entrance of one (1) adult
8 establishment to the public entrance of the other adult establishment.

9 (l) *Display windows prohibited:* All points of access into structures containing adult
10 establishments and all windows or other openings shall be located, constructed,
11 covered, or screened in a manner which will prevent a view into the interior.

12 (m) *Location requirement:* No permit shall be granted where the public entrance of the
13 proposed adult establishment is within six hundred (600) feet of a sensitive land use.
14 In the case of an area zoned residential, the distance shall be measured from the
15 nearest point on the residential district zoning boundary line. From an area not zoned
16 residential but used for residential purposes, the measurement shall be taken from
17 the public entrance of the adult establishment to the nearest entrance of the building
18 in residential use. From schools, houses of worship, day care centers, libraries, and
19 museums and applicable facilities and youth development organizations, the distance
20 shall be measured from the public entrance of the adult establishment to the main
21 public entrance of the protected use. From playgrounds, public parks, recreation
22 areas, and schools, houses of worship and day care centers with playgrounds or
23 recreation areas, the distance shall be measured from the public entrance of the adult
24 establishment to the nearest property line of the playground, public park, or recreation
25 area.

26 (n) *Residential quarters not allowed:* No residential quarters shall be allowed on a
27 premises with an adult establishment.

28 (o) The owner and/or operator of the Adult Establishment shall agree to comply with all
29 State, Federal and Local laws and ordinances, including obscenity, liquor, and
30 cabaret laws. Solicitation for purposes of prostitution shall be strictly prohibited.
31 Conduct in violation of sec. 944.21, Wis. Stats., or sec. 20.1357 of the Racine County
32 Code of Ordinances shall be strictly prohibited.

33 2. Additional Restrictions and Requirements Applicable to Adult Establishments. Adult
34 establishments shall comply with certain additional restrictions and requirements as
35 set forth below:

36 (a) Adult Cabarets

37 a. Adult cabarets shall comply with all applicable noise restrictions
38 contained in the Racine County Code of Ordinances.

39 b. All live performers in an adult cabaret shall perform only on a stage
40 elevated no less than thirty-six (36) inches above floor level. There shall
41 be a metal railing attached to the floor by bolts surrounding the stage
42 which shall keep patrons at least forty-eight (48) inches from the stage.

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4 There shall also be a metal railing attached to the floor by bolts at the
5 end of the stage.

6 (Ord. No. 2003-132, 11-18-03)

7 **Sec. 20-639. - Required information and documents.**

8 (a) *Demographics.*

9 (1) *Individuals.*

- 10 a. Applicant's legal name, all of the applicant's aliases, and the applicant's age;
11 b. Applicant's business address.

12 (2) *Corporations.*

- 13 a. Applicant corporation's complete name and official business address;
14 b. Legal names, all aliases, the ages, and business addresses of all of the
15 directors, officers, and managers of the corporation and of every person
16 owning or controlling more than twenty-five (25) percent of the voting shares
17 of the corporation;
18 c. Applicant corporation's date and place of incorporation and the objective for
19 which it was formed;
20 d. Proof that the corporation is a corporation in good standing and authorized
21 to conduct business in the State of Wisconsin;
22 e. Name of the registered corporate agent and the address of the registered
23 office for service of process.

24 (3) Partnerships (general or limited), joint ventures, or any other type of
25 organization where two (2) or more persons share in the profits and liabilities of
26 the organization.

- 27 a. Applicant organization's complete name and official business address;
28 b. Legal name, all aliases, the ages, and business addresses of each partner
29 (other than limited partners) or any other person entitled to share in the profits
30 of the organization, whether or not any such person is also obligated to share
31 in the liabilities of the organization.

32 (4) *Land trusts.*

- 33 a. Applicant land trust's complete name;
34 b. Legal name, all aliases, and the business address of the trustee of the land
35 trust;

- 3
- 4 c. Legal name, all aliases, the ages, and business addresses of each
- 5 beneficiary of the land trust and the specific interest of each such beneficiary
- 6 in the land trust;
- 7 d. The interest, if any, that the land trust holds in the permitted premises.
- 8 (b) If a corporation or partnership is an interest holder that shall be disclosed pursuant
- 9 to subsections (a)(2) and (3), then such interest holders shall disclose the information
- 10 required in said subsections with respect to their interest holders.
- 11 (c) The general character and nature of the applicant's business.
- 12 (d) The length of time that the applicant has been in the business of the character
- 13 specified in response to subsection (c) above.
- 14 (e) The location (including street address and legal description) and telephone number
- 15 of the premises for which the adult establishment permit is sought.
- 16 (f) The specific name of the business that is to be operated under the adult
- 17 establishment permit.
- 18 (g) The identity of each fee simple owner of the permitted premises.
- 19 (h) A diagram showing the internal and external configuration of the permitted
- 20 premises, including all doors, windows, entrances, exits, the fixed structural internal
- 21 features of the permitted premises, plus the interior rooms, walls, partitions, stages,
- 22 performance areas, and restrooms.
- 23 [A professionally prepared diagram in the nature of an engineer's or architect's
- 24 blueprint shall not be required, provided, however, that each diagram shall be
- 25 oriented to the north or to some designated street or object and shall be drawn to a
- 26 designated scale or with marked dimensions to an accuracy of plus or minus six (6)
- 27 inches and sufficient to show clearly the various interior dimensions of all areas of the
- 28 permitted premises and to demonstrate compliance with the provisions of this
- 29 chapter. The approval or use of the diagram required pursuant to this subsection shall
- 30 not be deemed to be, and may not be interpreted or construed to constitute, any other
- 31 county approval otherwise required pursuant to applicable County ordinances and
- 32 regulations.]
- 33 (i) The specific type(s) of adult establishment(s) that the applicant proposes to operate
- 34 on the permitted premises.
- 35 (j) A copy of each adult establishment's permit, liquor license, and gaming license
- 36 currently held by the applicant, or any of the individuals identified in the application
- 37 pursuant to subsection (a) or (b) above.
- 38 (k) The application fee, site plan review fee, and zoning permit fee in the amount as
- 39 adopted by resolution or in the annual county budget.
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4 (l) Any other information the zoning administrator may reasonably require to apply the
5 requirements of this chapter.

6 (m) The zoning administrator reserves the right to require a survey from a surveyor
7 licensed by the State of Wisconsin to determine the spacing requirements under this
8 chapter.

9 (n) A site plan, landscaping plan, zoning permit application, and letter of agent status, if
10 necessary, as required by site plan review application requirements adopted by the
11 planning and development department.

12 (Ord. No. 2003-132, 11-18-03)

13 **Sec. 20-640. - Incomplete applications returned.**

14 Any application for an adult establishment that does not include all of the information
15 and documents required pursuant to this chapter, as well as the required fees, shall be
16 deemed to be incomplete and shall not be acted on by the zoning administrator who shall
17 give the applicant a written notification and explanation of such action pursuant to this
18 section.

19 (Ord. No. 2003-132, 11-18-03)

20 **Sec. 20-641. - Applicant cooperation required.**

21 An applicant for an adult establishment permit shall cooperate fully in the inspections
22 and investigations conducted by Racine County. The applicant's failure or refusal to:

- 23 (1) Give any information reasonably relevant to the investigation of the application;
24 (2) Allow the permitted premises to be inspected;
25 (3) Appear at any reasonable time and place, or
26 (4) Otherwise cooperate with the investigation and inspection required by this
27 chapter;

28 shall constitute an admission by the applicant that the applicant is ineligible for an adult
29 establishment permit and shall be grounds for denial of the permit by the zoning
30 administrator.

31 (Ord. No. 2003-132, 11-18-03)

32 **Sec. 20-642. - Time for issuance or denial.**

33 The zoning administrator shall, within thirty (30) days after submittal of a completed
34 application, or within such other period of time as the county and the applicant shall
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3
4 otherwise agree, either issue or deny an adult establishment permit pursuant to the
5 provisions of this chapter.

6 (Ord. No. 2003-132, 11-18-03)

7 **Sec. 20-643. - Standards for issuance or denial of permit.**

8 (a) *Issuance:* The zoning administrator shall issue an adult establishment permit to an
9 applicant if the zoning administrator finds and determines all of the following:

10 (1) All information and documents required by this chapter for issuance of an adult
11 establishment permit have been properly provided.

12 (2) No person identified in the application may:

13 a. Have been denied an adult establishment permit within twelve (12) months
14 immediately preceding the date of the application;

15 b. Be a person whose adult establishment permit has been revoked within
16 twelve (12) months immediately preceding the date of the application; or

17 c. Be a person whose adult establishment permit is under suspension at the
18 time of application.

19 (3) The adult establishment and the permitted premises comply with all
20 requirements under this chapter and the applicant has obtained a license
21 required for the adult establishment by the town, if any.

22 (4) The applicant has signed the permit he or she has received indicating his or her
23 acceptance of the conditions of the permit.

24 (b) *Denial:* If the zoning administrator determines that the applicant has not met any
25 one (1) or more of the conditions set forth in this section, then the zoning administrator
26 shall deny issuance of the adult establishment permit and shall give the applicant a
27 written notification and explanation of such denial.

28 (c) *License deemed to be issued:* If the zoning administrator does not issue or deny the
29 adult establishment permit within thirty (30) days after the properly completed
30 application is submitted, then the adult establishment permit applied for shall be
31 deemed to have been issued.

32 (Ord. No. 2003-132, 11-18-03)

33 **Sec. 20-644. - Enforcement.**

34 (a) A violation of any conditions or an adult establishment permit is a violation of this
35 chapter.

(b) Notwithstanding any other remedy, a violation of any conditions or an adult establishment permit shall be grounds for revocation of the adult establishment permit.

(Ord. No. 2003-132, 11-18-03)

Sec. 20-645. - Continued conforming status.

An adult establishment lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant of the adult establishment permit, if a protected use is located within six hundred (600) feet of the adult establishment.

Sec. 20-646 – Severability.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof. This ordinance shall take effect and be in force from and after its passage and publication, as provided by law.

(Ord. No. 2003-132, 11-18-03)

Secs. 20-647-20-655. – Reserved.

Respectfully submitted,

1st Reading _____

**ECONOMIC DEVELOPMENT AND LAND USE
PLANNING COMMITTEE**

2nd Reading _____

BOARD ACTION

Tom Hincz, Chairman

Adopted _____

For _____

Against _____

Absent _____

Robert D. Grove, Vice Chairman

VOTE REQUIRED: Majority

Brett Nielsen, Secretary

Prepared by:
Corporation Counsel

Tom Kramer

Mike Dawson

1 Ord No. 2020-93

2 Page Fifteen

3
4
5 _____
6 Jason Eckman
7
8

9 **The foregoing legislation adopted by the County Board of Supervisors of**
10 **Racine County, Wisconsin, is hereby:**

11 **Approved: _____**

12 **Vetoed: _____**

13
14 **Date: _____,**
15
16

17 _____
Jonathan Delagrave, County Executive

RESOLUTION NO. 2022-XXX
(3/7/2022)

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
NAMING AN IMPROVED RIGHT-OF-WAY IN THE VILLAGE OF CALEDONIA TO
SMERCHEK LANE**

WHEREAS, located within the Village of Caledonia, Racine County, Wisconsin (the “Village”), a certain improved Right of Way is located South of Four Mile Road that is presently unnamed.

WHEREAS, the improved Right of Way was constructed in 2019 and was dedicated for public road use per Certified Survey Map 3302 as part of the DeBack Farms Business Park.

WHEREAS, Robert Smerchek was a charter member of the Caledonia Fire Department and one of the residents who petitioned the Town Board to obtain its first rescue squad and equipment in 1954.

WHEREAS, Robert Smerchek, while serving as Captain of the Caledonia Fire Department, was stricken with a heart attack while battling a house fire in 1973. Fellow firefighters were successful in resuscitating their brother.

WHEREAS, Captain Robert Smerchek fell into a coma as a result of the heart attack and passed away on September 1st, 1973. He was laid to rest in the Caledonia Memorial Park located on Nicholson Road near the Fire Department headquarters.

WHEREAS, it would only be fitting and proper to pay tribute to this Caledonia Fire Fighter by naming a road in his honor.

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

1. That the public road currently without a name, as set forth on Certified Survey Map 3302, attached as **Exhibit A** and as legally described on **Exhibit B**, shall henceforth be known as “Smerchek Lane” and;
2. That, henceforth, all official maps and plats of the Village, including all zoning and street maps, shall be amended to reflect this new street name; and
3. That a certified copy of this Resolution shall also be duly filed and recorded in the Office of the Racine County Register of Deeds.
4. That this Resolution shall be immediately effective upon posting and recording, as provided by law.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the family of Robert Smerchek.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2022.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs, Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- /// - Denotes No Access

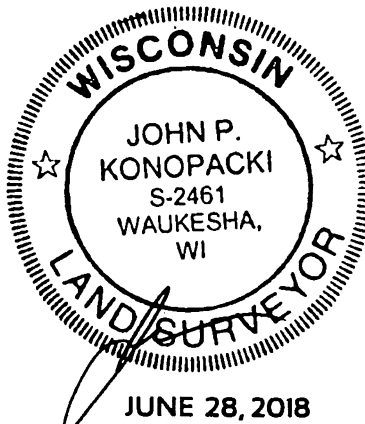
Subject Property Zoning:
M-3: Heavy Industrial District
Tax Key Number:
#104-04-22-30-015-200

- SEE SHEET 7 FOR BOUNDARY
CURVE & LINE TABLES
- SEE SHEET 9 FOR NO ACCESS
AND VISION CORNERS DETAIL

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)



DEBACK LANE
(66' R.O.W.)

LOT 2
6,397,456 SQ. FT.
146.8654 ACRES

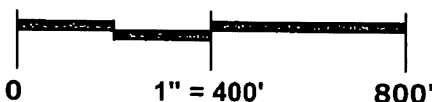
EAST FRONTAGE ROAD
(VARIABLE R.O.W.)

ADAMS ROAD

CAROL ROAD
(VARIABLE R.O.W.)

ADAMS ROAD
(VARIABLE R.O.W.)

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Prepared for:
WISPARK LLC
231 W. Michigan Street
Milwaukee, WI 53203

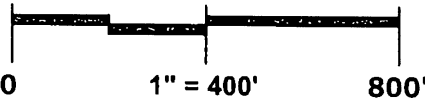
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 1 OF 12

CERTIFIED SURVEY MAP NO. 3302

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GRAPHICAL SCALE (FEET)



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- Denotes Found Chiseled Cross
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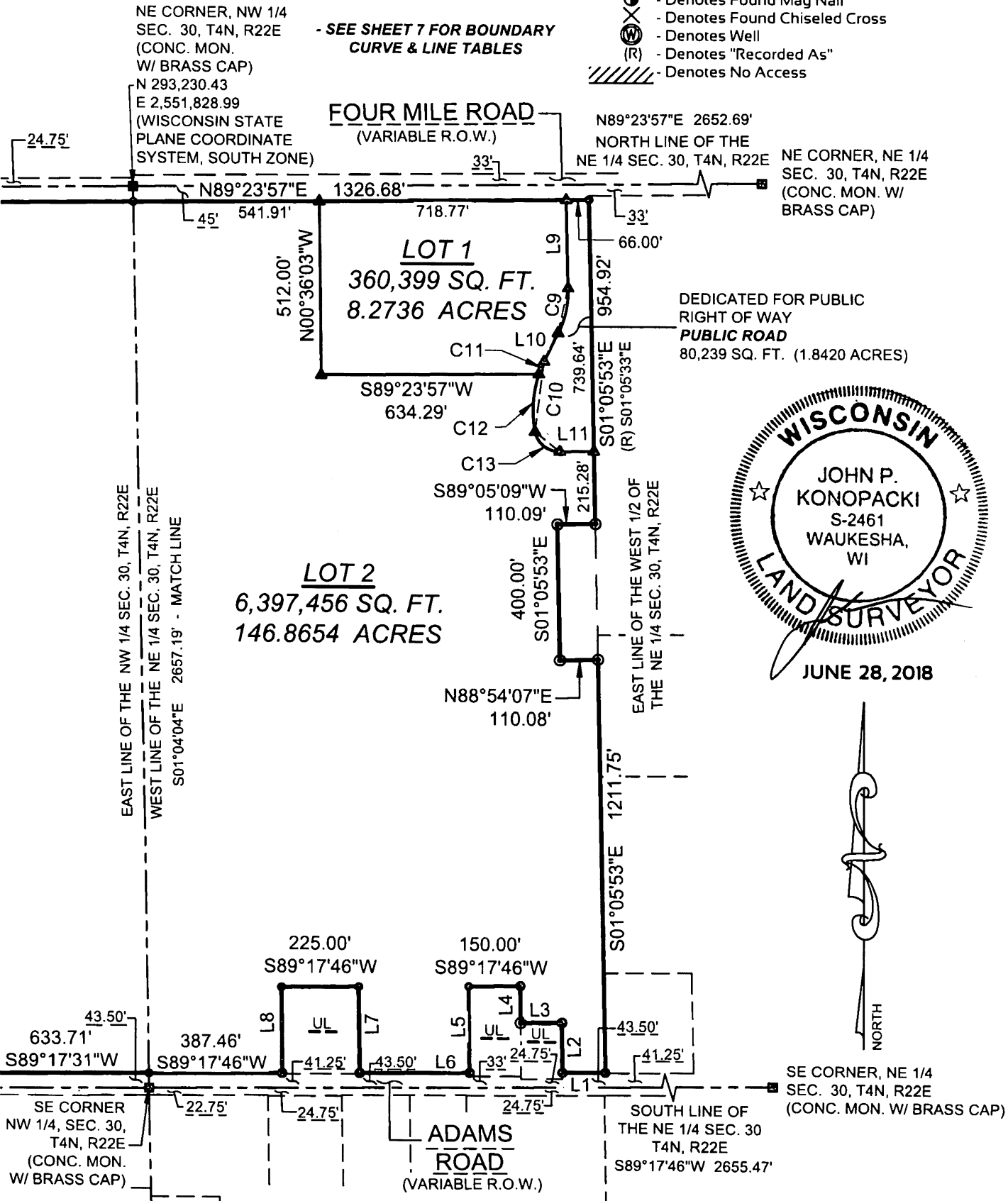
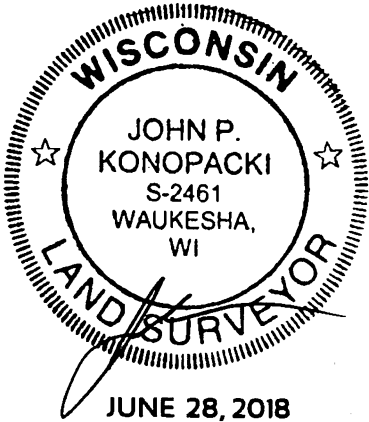
- SEE SHEET 7 FOR BOUNDARY CURVE & LINE TABLES

FOUR MILE ROAD
(VARIABLE R.O.W.)

LOT 1
360,399 SQ. FT.
8.2736 ACRES

LOT 2
6,397,456 SQ. FT.
146.8654 ACRES

DEDICATED FOR PUBLIC
RIGHT OF WAY
PUBLIC ROAD
80,239 SQ. FT. (1.8420 ACRES)



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

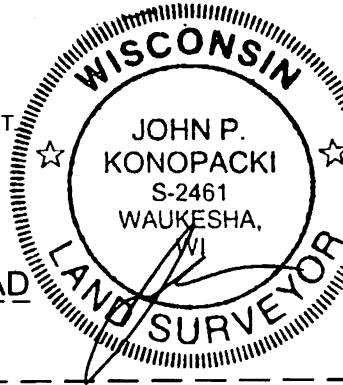
PEG JOB#390.10
SHEET 2 OF 12

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

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- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- - Denotes No Access



JUNE 28, 2018

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NOTES:

- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)

P.O.B.

DRAINAGE
SWALE

AREAS OF
12% SLOPES
OR GREATER
WETLAND

WETLAND

100 YEAR HIGH WATER
LIMITS FOR DEPRESSION
ELEVATION = 764.54

POND

10 UTILITY EASEMENT
PER CSM 3219

NO ACCESS PER
DOC. 2344842 &
2276427

EAST
FRONTAGE
ROAD
(VARIABLE
R.O.W.)

WETLANDS

LOT 2

POND

POND EASEMENT
AGREEMENT PER
DOC. 2348196.

UNPLATTED
LANDS

SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

ADAMS
ROAD
LOT 1
C.S.M. NO. 3123
LOT 2
LOT 3

POND

POND

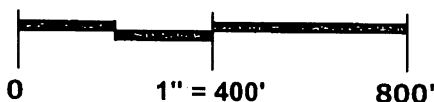
WETLAND

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

CAROL
ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

PEG JOB#390.10
SHEET 3 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
- Right of Way widths and locations are based on Certified Survey Map No. 3219.
- Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.

NE CORNER, NW 1/4

SEC. 30, T4N, R22E

(CONC. MON.

W/ BRASS CAP)

N 293,230.43

E 2,551,828.99

(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)

N89°23'57"E 2652.69'

NORTH LINE OF THE

NE 1/4 SEC. 30, T4N, R22E

NE CORNER, NE 1/4

SEC. 30, T4N, R22E

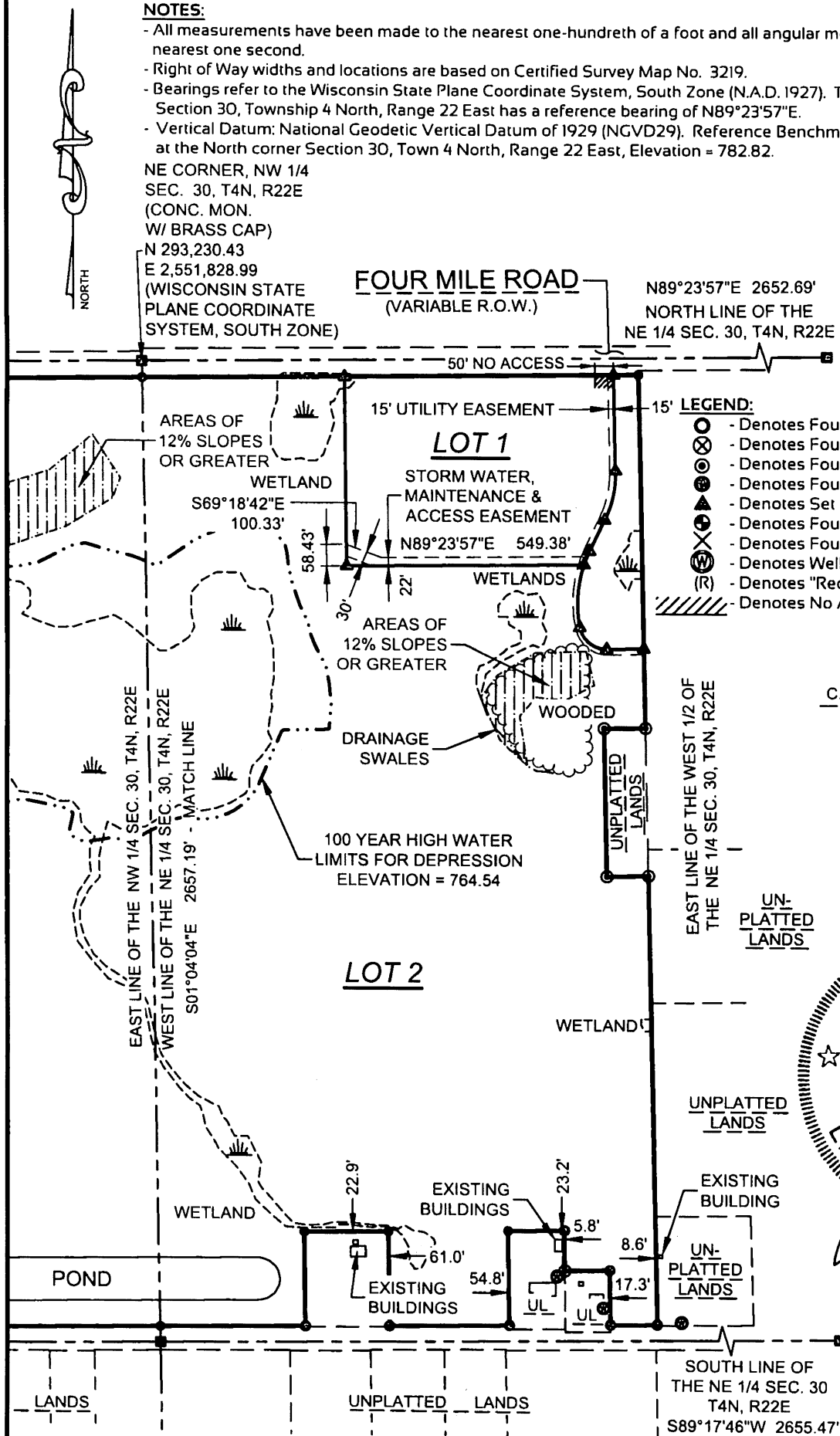
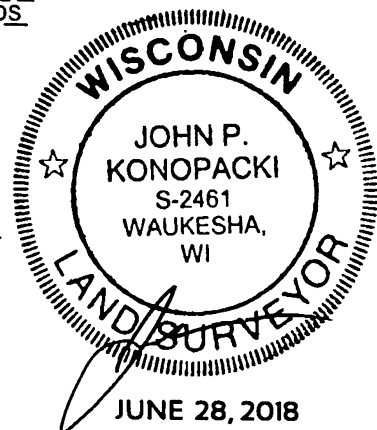
(CONC. MON. W/

BRASS CAP)

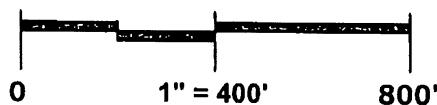
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- Denotes Well
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- Denotes No Access

PARCEL 1
C.S.M. NO. 1155



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

PEG JOB#390.10

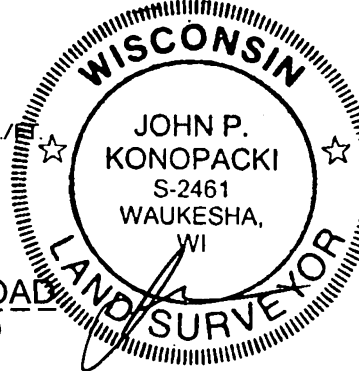
SHEET 4 OF 12

CERTIFIED SURVEY MAP NO. 3302

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JUNE 28, 2018

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

P.O.B.

UNPLATTED
LANDS

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)

STORM WATER,
MAINTENANCE ACCESS
EASEMENT RECORDED
VIA SEPARATE DOCUMENT

WETLAND

WETLAND

WETLANDS

LOT 2

STORM WATER,
MAINTENANCE ACCESS
EASEMENT RECORDED
VIA SEPARATE DOCUMENT

WETLAND

NORTH

EAST
FRONTAGE
ROAD
(VARIABLE
R.O.W.)

UNPLATTED
LANDS

SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

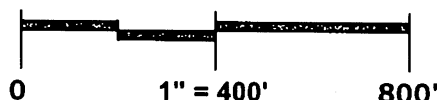
ADAMS
ROAD
LOT 1
C.S.M. NO. 3123
LOT 2
LOT 3

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

CAROL
ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD I SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

PEG JOB#390.10

SHEET 5 OF 12

CERTIFIED SURVEY MAP NO. 3302

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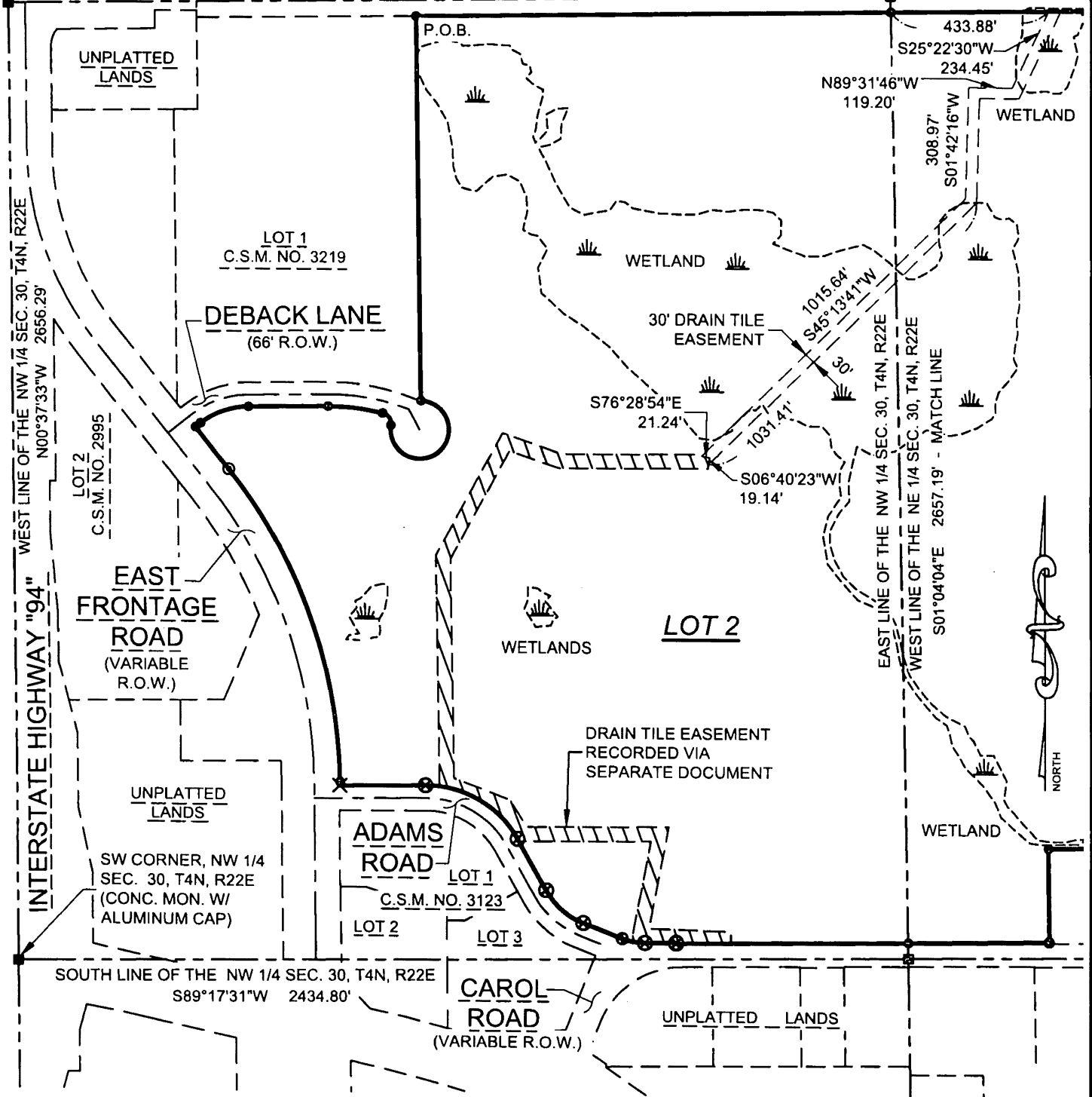


JUNE 28, 2018

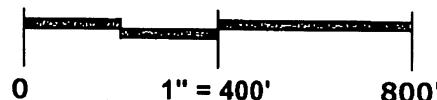
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

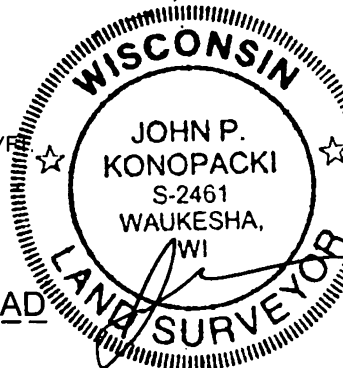
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SHEET 6 OF 12

CERTIFIED SURVEY MAP NO. 3308

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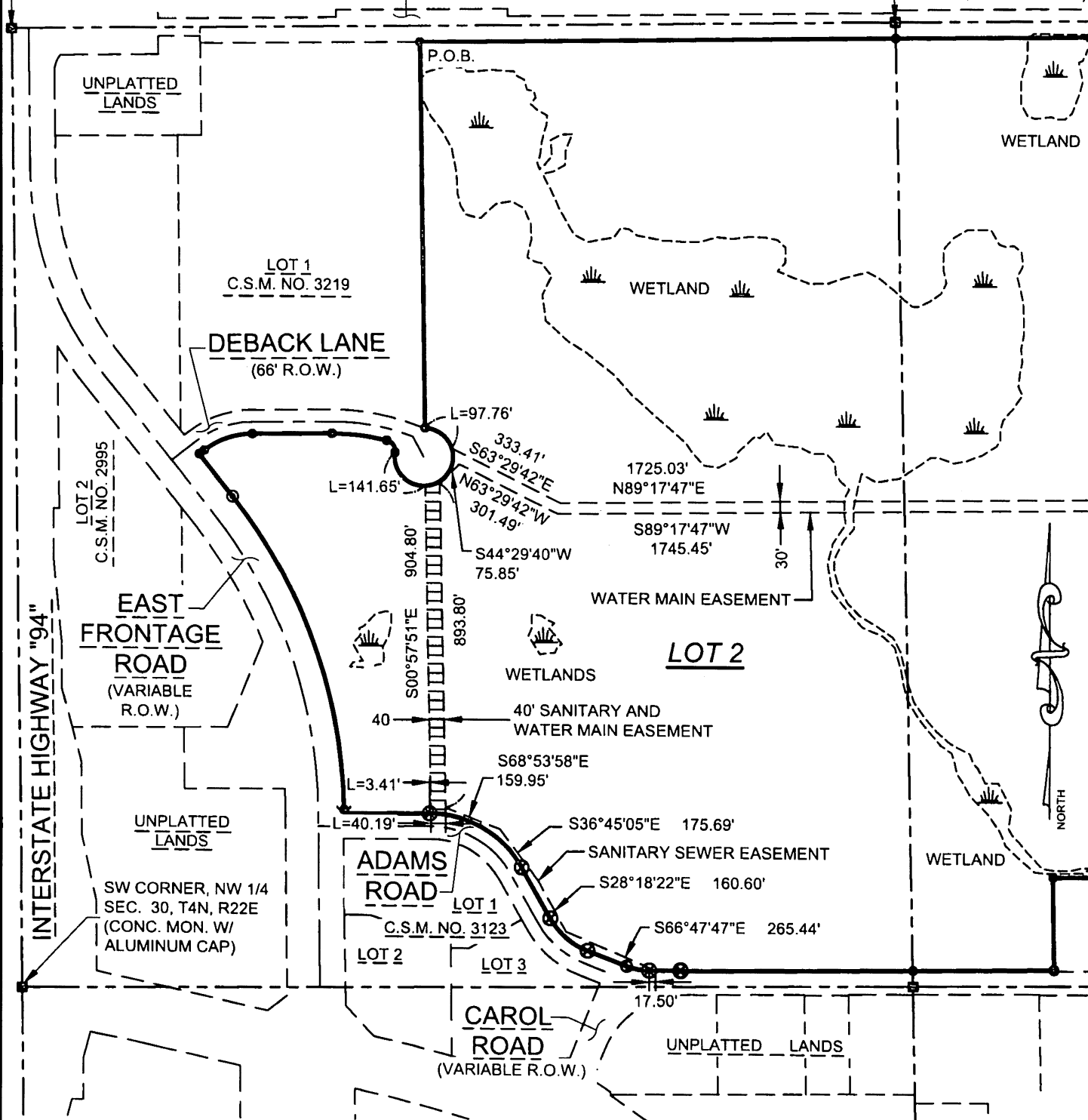


JUNE 28, 2018

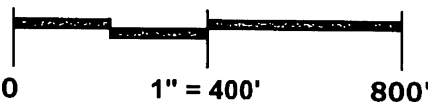
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SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
TO BE RECORDED VIA
SEPARATE DOCUMENT

PEG JOB#390.10

SHEET 7 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

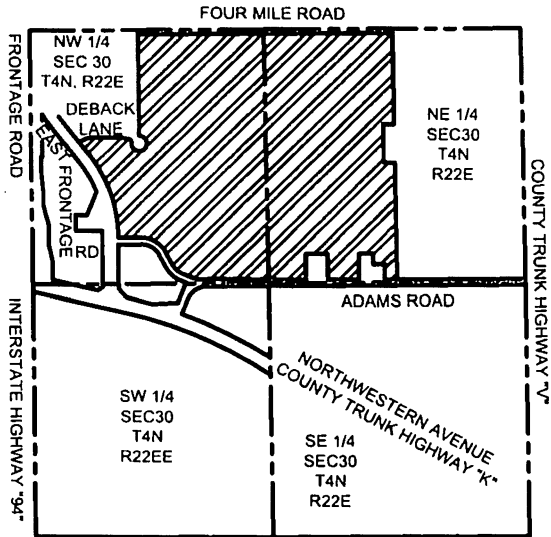
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VICINITY MAP
SCALE 1"=2000'



BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S00°42'14"E	256.17'
L6	S89°17'46"W	320.00'
L7	N00°42'14"W	256.17'
L8	S00°42'14"E	256.17'
L9	S01°05'53"E	258.41'
L10	S25°30'07"W	93.65'
L11	N88°54'07"E	98.70'

BOUNDARY CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	N89°17'35"E	S68°42'04"E
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	S68°42'04"E	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	932.12'	1420.00'	037°36'36"	N19°25'38"W	915.47'	N00°37'19"W	N38°13'56"W
C5	142.13'	217.00'	037°31'42"	N70°31'55"E	139.61'	S89°17'46"W	S51°46'04"W
C6	151.13'	567.00'	015°16'18"	S83°04'05"E	150.68'	N75°25'56"W	S89°17'46"W
C7	43.64'	30.00'	83°20'42"	S33°45'35"E	39.89'	N07°54'47"E	N75°25'56"W
C8	384.45'	80.00'	275°20'23"	N50°14'35"E	107.74'	S87°25'36"E	N07°54'47"E
C9	137.42'	296.00'	026°36'00"	S12°12'07"W	136.19'	S01°05'53"E	S25°30'07"W
C10	211.54'	333.00'	036°23'54"	S7°18'10"W	208.01'	S25°30'07"W	S10°53'47"E
C11	39.79'	333.00'	006°50'50"	S22°04'42"W	39.77'		
C12	171.75'	333.00'	029°33'04"	S3°52'45"W	169.85'		
C13	100.78'	72.00'	080°12'06"	S50°59'50"E	92.76'	S10°53'47"E	N88°54'07"E

WETLAND RESTRICTIONS

- Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal of topsoil or other earthen materials is prohibited.
- The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed.
- Grazing by domesticated animals, ie., horses, cows, etc., is prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
- Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.



JUNE 28, 2018

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB#390.10
SHEET 9 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. 3219, recorded in the Office of the Register of Deeds for Racine County on October 4, 2016 as Document No. 2446965, located in the in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 30; thence North 89°16'18" East along the north line of said Northwest 1/4, 515.50 feet; thence South 00°37'34" East, 45.00 feet to the south right of way line of Four Mile Road; thence North 89°16'18" East along said south right of way line, 601.64 feet to the point of beginning:

Thence continuing North 89°16'18" East along said south right of way line, 1297.20 feet; thence North 89°23'57" East along said south right of way line, 1326.68 feet to the east line of the West 1/2 of said Northeast 1/4; thence South 01°05'53" East along said east line, 954.92 feet; thence South 89°05'09" West, 110.09 feet; thence South 01°05'53" East, 400.00 feet; thence North 88°54'07" East, 110.08 feet to the aforesaid east line; thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road; thence South 89°17'46" West along said north right of way line, 124.98 feet; thence North 00°42'14" West, 148.00 feet; thence South 89°17'46" West, 120.00 feet; thence North 00°42'14" West, 108.17 feet; thence South 89°17'46" West, 150.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence South 89°17'46" West along said south line, 320.00 feet; thence North 00°42'14" West, 256.17 feet; thence South 89°17'46" West, 225.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence the following courses along said north right of way line: South 89°17'46" West, 387.46 feet; South 89°17'31" West, 633.71 feet; North 00°42'25" West, 2.00 feet; South 89°17'35" West, 85.52 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 235.10 feet to the east right of way line of East Frontage Road; thence North 00°36'23" West along said east right of way line, 10.25 feet to a point of curvature; thence Northwesterly 932.12 feet along the arc of said curve to the left and said east right of way line, whose radius is 1420.00 feet and whose chord bears North 19°25'38" West, 915.47 feet; thence North 38°13'56" West along said east right of way line, 147.33 feet to south right of way line of Deback Lane; thence the following courses along the south and then north right of way line of said Deback Lane: North 51°46'04" East, 17.54 feet to a point of curvature; Northeasterly 142.13 feet along the arc of said curve to the right, whose radius is 217.00 feet and whose chord bears North 70°31'55" East, 139.61 feet to point of tangency; North 89°17'46" East, 217.75 feet to a point of curvature; Southeasterly 151.13 feet along the arc said curve to the right, whose radius is 567.00 feet and whose chord bears South 83°04'05" East, 150.68 to a point of compound curvature; Southeasterly 43.64 feet along the arc of said curve to the right, whose radius is 30.00 feet and whose chord bears South 33°45'35" East, 39.89 feet of reverse curve; Northeasterly 384.45 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 50°14'35" East, 107.74 feet; thence North 00°42'14" West along the west line of said Certified Survey Map No. 3219, 1066.06 feet to the Point of Beginning.

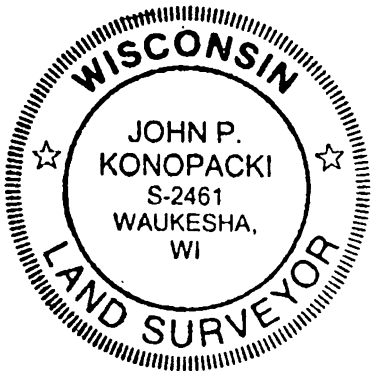
Containing 6,838,094 square feet (156.9810 acres) of land, more or less.

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

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

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

Date: JUNE 28, 2018




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

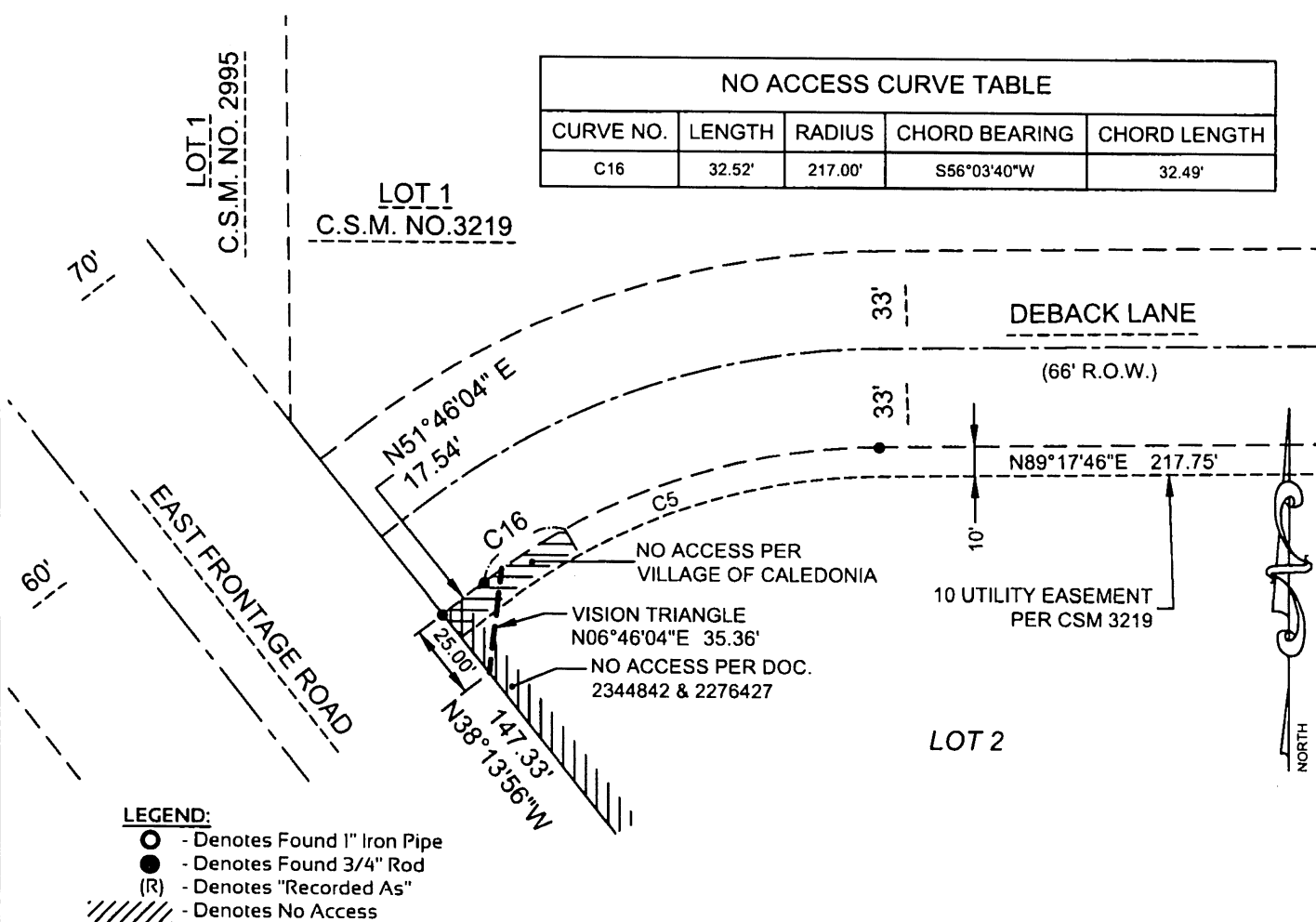
PEG JOB#390.01
SHEET 10 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NO ACCESS AND VISION
CORNER EASEMENT DETAIL

SCALE=1"=60'

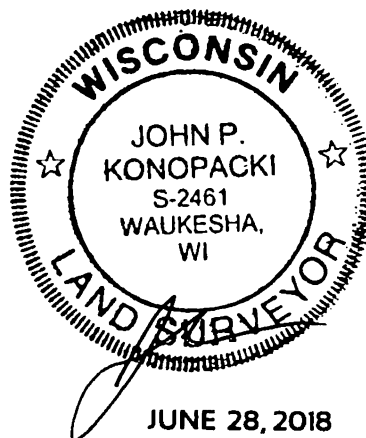


NO ACCESS NOTE:

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

VISION CORNER EASEMENT RESTRICTIONS:

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



JUNE 28, 2018

PEG JOB#390.10

SHEET 11 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

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

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

1. Village of Caledonia

IN WITNESS WHEREOF, the said WISPARK, LLC has caused these presents to be signed by (name) ERICA-NICOLE HARRIS, (title) vice president, at Milwaukee Milwaukee County, Wisconsin, on this 10th day of July, 2018.

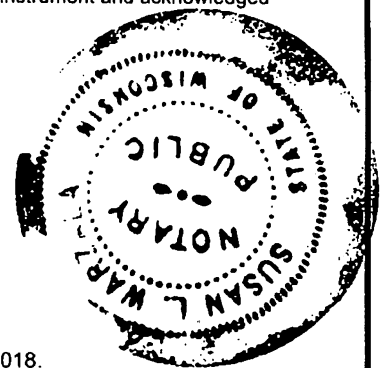
In the presence of: WISPARK, LLC

signature [Signature]
ERICA-NICOLE HARRIS,
VICE PRESIDENT

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 10 day of July, 2018 (name) Erica-Nicole Harris, (title) Vice President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
Name: Susan L. Warzala
State of Wisconsin
My Commission Expires: 2/2/2021



VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this 2nd day of July, 2018.

7/11/2018
Date

[Signature]
Karie Torkilsen, Village Clerk

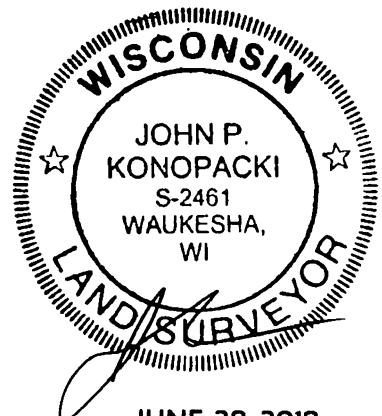
FROM ALL OF:

104-04-22-30-015-200

TO:

LOT 1: 104-04-22-30-015-201

LOT 2: 104-04-22-30-015-202



JUNE 28, 2018

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

PEG JOB #390.10
SHEET 12 OF 12

EXHIBIT B

Legal Description – Smerchek Lane

Lands being a part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 30, thence South 01°04'4" East, along the West line of the Northeast 1/4, 45.00 feet to the South Right of Way line of Four Mile Road; thence North 89°23'57" East along the South Right of Way line of Four Mile Road 1,260.68 feet to the Northeast corner of Lot 1 of CSM 3302 and the point of beginning:

Thence continuing South 01°05'53" East along the West Right of Way line, 258.41 feet to a point of curvature; thence Southwesterly 137.42 feet along said curve, whose radius is 296.00 feet and whose chord bears South 12°12'07" West 136.19 feet; thence South 25°30'07" West, 93.65 feet to a point of curvature; thence Southwesterly 211.54 feet along said curve, whose radius is 333.00 feet and whose chord bears South 07°18'10" West 208.01 feet to a point a curvature; thence Southeasterly 100.78 feet along said curve, whose radius is 72.00 feet and whose chord bears South 50°59'50" East, 92.76 feet; thence North 88°54'07" East, 98.70 feet along the South Right of Way line; thence North 01°05'53" West 954.92 feet along the East Right of Way line to the South line of Four Mile Road; thence South 89°23'57" West 66.00 feet along the South Right of Way line of Four Mile Road to the point of beginning.

Containing 80,239 square feet (1.8720 acres) of land more or less.