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**SPECIAL PLANNING COMMISSION AGENDA**  
**Monday, June 6, 2022 at 5:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

- 1. Meeting called to order**
- 2. Roll Call/Introductions**
- 3. Public Hearing and Possible Action on Items set for Public Hearing**
  - A. CONDITIONAL USE & BUILDING, SITE, & OPERATION PLAN REVIEW**– Request for a conditional use and approval of a building, site, and operations plan for the construction and utilization of a ±56,600 square-foot, public safety building located at 5043 Chester Lane (Parcel ID No. 104-04-23-20-123-000), Village of Caledonia, Racine County, WI. Applicant is subject to Village of Caledonia Municipal Code of Ordinances; Article VI, Div. 5: R-3 Suburban Residential District; Article VIII, Division 9: Regulations for Other Specific Uses.
- 4. Adjournment**

Dated June 2, 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.



### PLAN COMMISSION REPORT

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

Description: Review a request for a conditional use and approval of a building, site, and operation plan for a ±56,600 square-foot public safety building located at 5043 Chester Lane.

Applicant(s): Village of Caledonia

Address(es): 5043 Chester Lane

**Suggested Motion:** That the Plan Commission recommends to the Village Board that a conditional use and a building, site, and operations plan for a ±56,600 square-foot public safety building be approved with conditions outlined in Exhibit A for the property located at 5043 Chester Lane for the following reasons:

1. The proposed use is allowed through the conditional use review process.
2. The proposed use of the property is consistent with the existing governmental use of the property and governmental uses should be encouraged in this area.
3. The proposed public safety building will improve police and fire services by providing an upgraded facility in a location that best serves residents.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-23-20-123-000

Lot Size(s): ±23.95 acres

Current Zoning District(s): R-3, Suburban Residential District (Sewered)

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Recreational & Low Density Residential

**Background:** The applicant is proposing to construct a ±56,600 square-foot public safety building that will house a fire station and police station on the property located at 5043 Chester Lane. Per code, governmental uses are a conditional use in residentially zoned districts. The applicant hired FGM Architects to design the building and contracted with Riley Construction as project manager to oversee construction.

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Currently Village Hall is located on the parcel. The new facility will be located to the east of Village Hall sharing a parking lot. Emergency vehicles will use the driveway access located along 4 Mile Road. The applicant is in the process of recording a lot line adjustment with the abutting property to the east to accommodate the proposed emergency driveway access for the development.

The proposed building will be located in the central portion of the property and east of the existing Village Hall. The primary exterior of the building will consist of brick, stone panels, glass, metal accents, precast concrete panels, and wood tone aluminum siding. The building setbacks, height, and size are in compliance with regulations outlined in the conditions of approval.

The main entrance will face west and consist primarily of glass windows with metal accents. The entrance will be the common area between the police and fire departments and be accessible to the public. Within the entrance portion of the building, will be a training/conference area that can be utilized by both departments. In front of the entrance will be a small plaza with strategically placed sitting walls to harden the entrance from potential threats.

The Fire Department will be on the southern portion of the facility with the vehicle bays on the far south side of the building. The primary exterior material for the bay portion of the building will be brick or may be precast concrete panels, if determined to be cost effective. Both materials meet the requirements for quality exterior material. There will be a clerestory along the western roofline of the bay area to allow in natural light. The three bay entrances face east and west of the building. To break up the long expanse of wall on the south side of the bay portion of the building, a darker color of brick will be used in the center portion of the wall.

The Police Department will be located within the northern portion of the building and will use similar exterior materials. The sally port will be located on the northern portion of the building. Also on this side of the building is a backup generator. It will be screened from public view with solid vinyl fencing that will match the color palette of the building. On the eastern elevation of the building will be the police garage. The garage will be either brick or precast concrete panels. The entrances to the garage are oriented north and south. Squads will use the same access point along 4 Mile Road and Fire Department vehicles.

The east or rear portion of the building will be gated with chain-link fencing. This area will be utilized for staff parking, provide an outdoor sitting area, and provide a secure area for police operations. The proposed dumpster enclosure location will be to the southeast of the facility. The enclosure will consist of vinyl privacy fencing and be screened from public view. The fencing color will match the color palette used for the main building.

Parking for staff is located behind the building and comply with the number of parking stalls required for such use and comply parking stall dimensions requirements. This facility will share public parking with Village Hall. The existing parking lot consists of 40 stalls. The proposed development will expand this parking lot by 28 stalls. The number of stalls comply with parking stall and ADA requirements for all uses associated with the site. The proposed stalls also comply with parking stall dimension requirements.

Landscaping on the site incorporates a combination of deciduous and evergreen vegetation along with perennials and ornamental grasses. On the west elevation of the building, there will be plantings in a newly installed parking lot island. In addition, the area in front of the entrance will be a mix of perennials, ornamental grasses and several trees. Along the base of the building will be various shrubs creating a landscape bed along the entire façade. On the north elevation, a similar designed landscape bed will be along the building until the sally port drive. In addition, shrubs will be planted on the eastern end of the visitor parking stalls and around the transformer that serves the building. The access drive on the north side of the building will have evenly spaced trees. The installation of trees will continue to the eastern portion of the site following the access drive.

The eastern elevation of the building (PD garage) will have a line of shrubs along the base of the building to help breakup the long expanse of solid wall. Interior to the site, there will be plantings and trees installed in the parking lot islands. Shrubs and plantings are also proposed along the base of the building and surrounding the outdoor sitting area. The area between the fenced-in area and the fire department access drive will be a row of evergreens and trees to help screen the staff parking lot. Similar to the trees installed along the police access road on the north side of the building, similar trees will be installed along the fire access road on the south and continue along the access road to 4 Mile Road. Overall, the proposed landscape plan complies with landscaping requirements for a proposed development. There is a large open area to the south that will have a retention pond but no other proposed landscaping. This area will be left as a grassy area, as there are no plans to develop this area.

The lighting of the site will consist of down-cast, cutoff, LED fixtures throughout the development. The submitted photometric plan will not have any light spill-over at the lot line that exceeds 0.5 foot-candles. Lights are proposed along the access roads to the north of the building and along the driveway access to 4 Mile Road. Light poles are being proposed in the staff parking lot area and on both sides of the fire department bay drive areas. The LED light poles will have motion sensors installed so that when traffic is detected, the light will illuminate at full capacity. Otherwise, it will be set to be 50% dimmer when there is no traffic.

Site grading, erosion control, and stormwater plans are being currently being reviewed by staff and will require approvals prior to building permit applications. To ensure compliance, staff included conditions of approval that addresses these reviews and when they are required. The applicant will be required to go before the Water Utility Board for approval of their stormwater management plan prior to building permits being submitted. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

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

## Exhibit A: Village of Caledonia Public Safety Building Conditions and Restrictions

Applicant: Village of Caledonia  
Property Address(es): 5043 Chester Lane  
Parcel ID Nos.: 104-04-23-20-123-000

Approved by Plan Commission: \_\_\_\_\_  
Approved by Village Board: \_\_\_\_\_

### 1. LEGAL DESCRIPTION

That part of the West 50 acres of the South 60 acres of the West 1/2 of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Begin on the South line of said Southeast 1/4 at a point located 401 feet East of the Southwest corner of said Southeast 1/4; run thence North parallel to the West line of said Southeast 1/4, 330 feet; thence West parallel to the South line of said Southeast 1/4, 236 feet; thence North 330 feet; thence West parallel to the South line of said Southeast 1/4, 165 feet to the North and South 1/4 line of said Section 20; thence North along the North and South 1/4 line to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence East along the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 to a point, 221 feet West of the East line of said West 1/2 of the Southeast 1/4; thence South to a point 220 feet West of the Southeast corner of the Northwest 1/4 of the Southeast 1/4; thence West 109.9 feet; thence South 996.8 feet to a point, 330 feet North of the South line of said Southeast 1/4; thence West 399.82 feet; thence South 330 feet to the South line of said Southeast 1/4; thence West along said South line, 224.5 feet to the place of beginning. ALSO that part of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Begin at the Northeast corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section; run thence West 221 feet; thence South to a point 220 feet West of the Southeast corner of the Northwest 1/4 of the Southeast 1/4; thence East 220 feet to the Southeast corner of the Northwest 1/4 of the Southeast 1/4; thence North to the place of beginning.

### 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
  - B. The conditional use as set forth in the application, narrative, and site plans received May 24, 2022, are incorporated hereby by reference, and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits.
  - C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
  - D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Caledonia Utility District Board approval. The Utility District Board approval must be received prior to the issuance of any building permits.
  - E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
  - F. The applicant must record a lot line adjustment for 5043 Chester Lane with the Racine County Register of Deeds prior to building permits being submitted.

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the R-3, Suburban Residential Zoning District (Sewered), and all applicable sections of the Municipal Code.
- B. Operation of a public safety building facility is permitted with conditions set forth.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads, and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.
- E. All building mechanicals will be screened from the public right-of-way.

### 4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review and approval prior to submitting building permit application. 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.
- B. The access drive on 4 Mile Road shall be a controlled intersection allowing safe egress for emergency vehicles entering onto 4 Mile Road.
- C. The site plan shall include parking stalls with an average of no more than 3.5 parking stalls per 1,000 square feet of institutional building for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code.

### 5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 3, Section 3 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the conditional use shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	100 ft	100 ft	50 ft
Accessory Structure	100 ft	100 ft	100 ft
Parking	25 ft	10 ft	10 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated, or referenced, is mandatory.

9. STORMWATER

The applicant 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 Director of Public Services before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility District is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

12. SIGNAGE

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The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for sign regulations and permit procedures. Banners, balloons, flashing, or animated signs are prohibited.

13. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space, or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

14. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning, and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved. All drives and parking areas shall be maintained in a dust free condition.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

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 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

17. AMENDMENTS TO THE CONDITIONAL USE

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

18. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

19. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant, or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

20. REVOCAION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

21. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors, and assigns. Therefore, the Village of Caledonia; its heirs, successors, and assigns, including all users, future owners, occupants, and owner's association(s), are responsible for full compliance with the above conditions.

22. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

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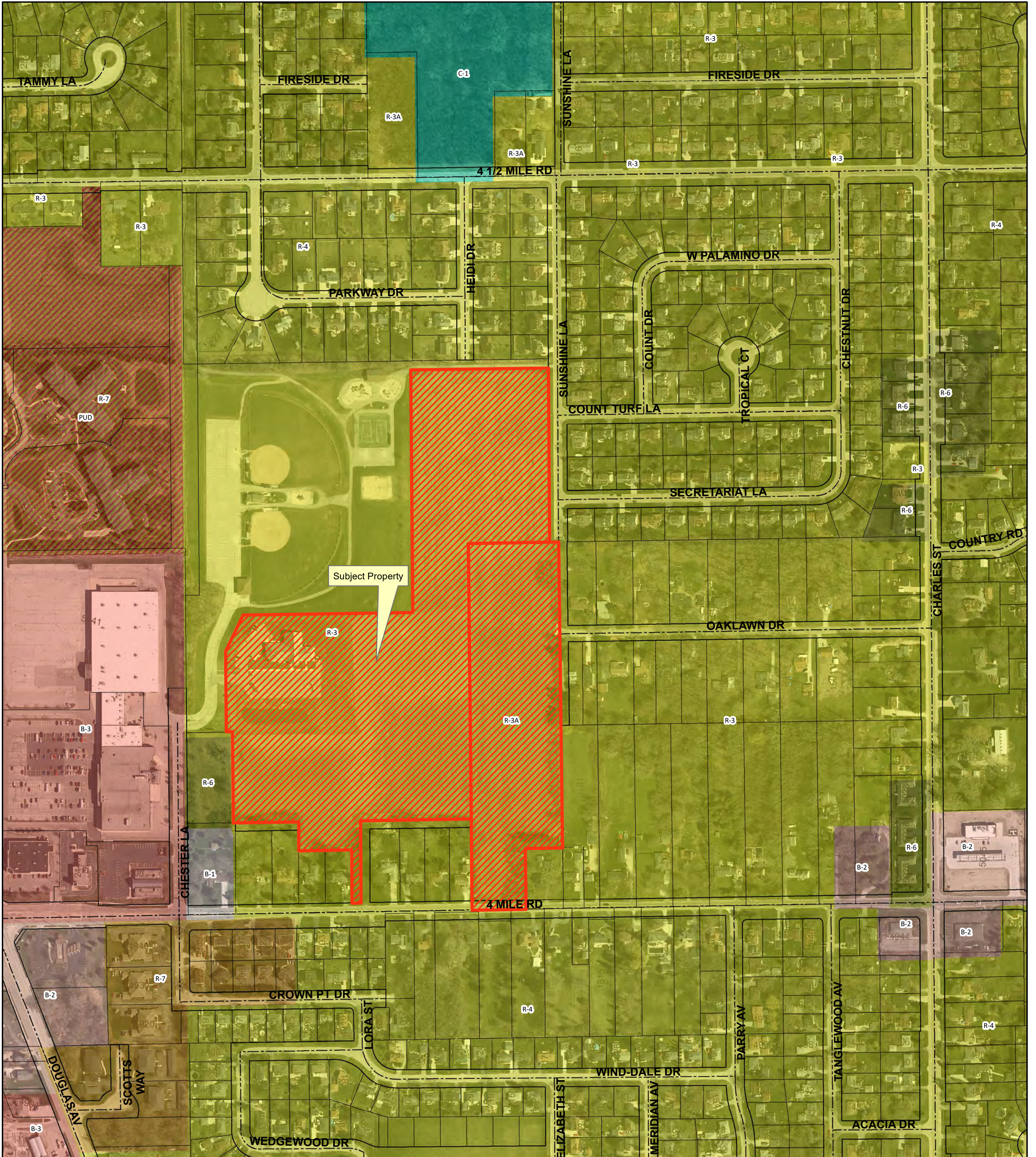
Respectfully submitted:




Peter Wagner, AICP  
Development Director



# LOCATION MAP 5043 Chester Lane



## Legend

 5043\_Chester\_Public\_Safety\_Building

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 4 NORTH, RANGE 23 EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. LMT-60793, BEARING AN EFFECTIVE DATE OF FEBRUARY 20, 2015.

## SCHEDULE B-SECTION 2 EXCEPTIONS PERTAINING TO MAP

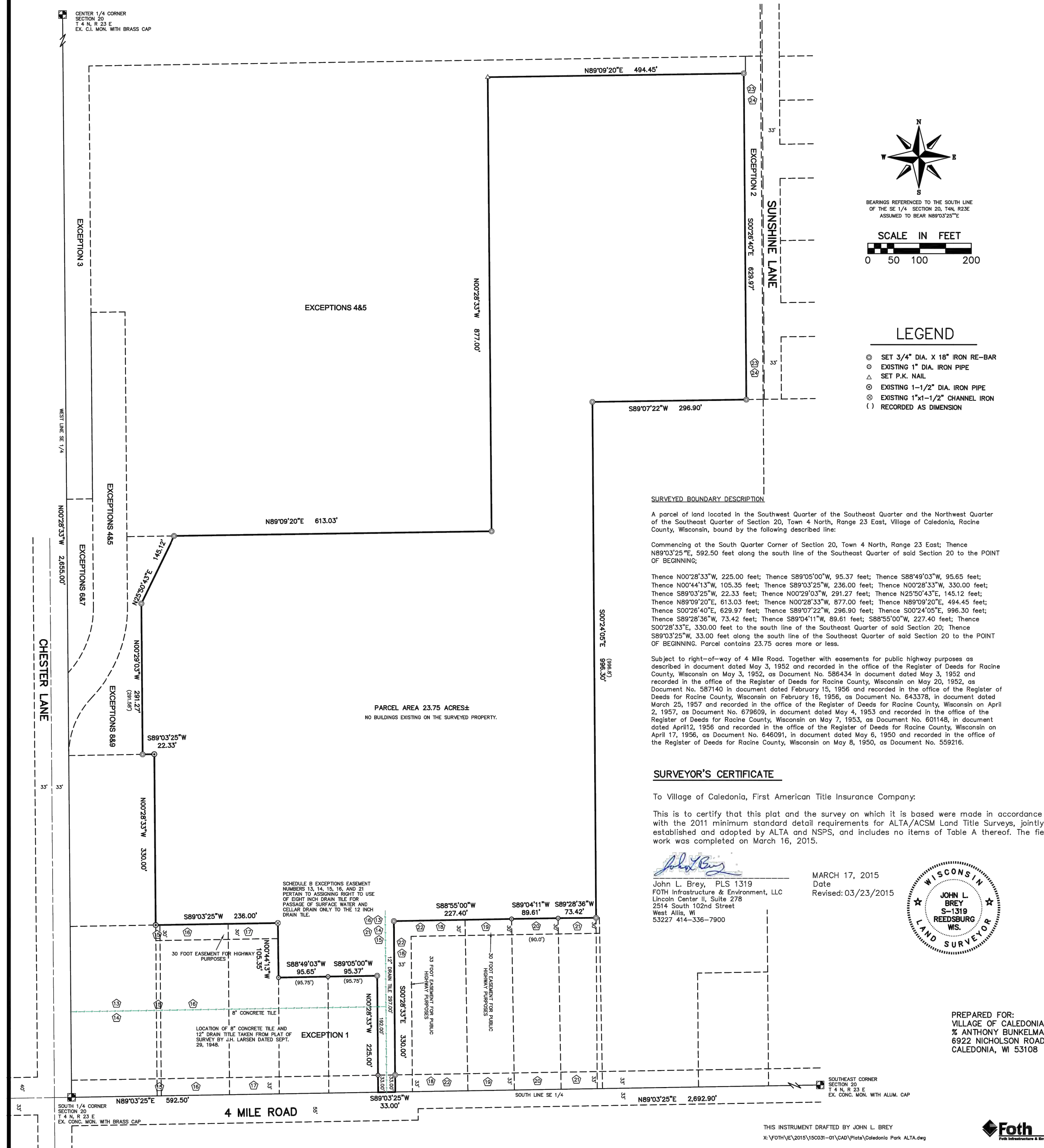
- ① Possible Transmission Line Easement from Wisconsin Electric Power Company, to American Transmission Company, LLC, dated December 1, 2004 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 26, 2001 in Volume 3142 of Records, Page 595, as Document No. 1763285; Easement Assignment as contained in document recorded on March 26, 2001, as Document No. 1763585; Easement Assignment as contained in document recorded on March 26, 2001, as Document No. 1763587; Easement Assignment as contained in document recorded on March 26, 2001, as Document No. 1763588; Easement Assignment as contained in document recorded on March 26, 2001, as Document No. 1763589; Easements contained in documents within this note are not located on the subject property.
- ② Drainage Agreement as contained in document dated December 30, 1948 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on December 30, 1948 as Document No. 543704.
- ③ Agreement as contained in document dated December 30, 1948 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on December 30, 1948 as Document No. 543705.
- ④ Easement as contained in document dated May 3, 1952 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 3, 1952, as Document No. 586434.
- ⑤ Easement as contained in document dated May 3, 1952 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 3, 1952, as Document No. 587141.
- ⑥ Easement as contained in document dated February 15, 1956 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 16, 1956, as Document No. 643378.
- ⑦ Easement as contained in document dated March 25, 1957 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on April 2, 1957, as Document No. 679609.
- ⑧ Easement as contained in document dated May 4, 1953 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 7, 1953, as Document No. 601148.
- ⑨ Easement as contained in document dated April 12, 1956 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on April 17, 1956, as Document No. 648091.
- ⑩ Easement as contained in document dated May 8, 1950 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 8, 1950, as Document No. 559216.
- ⑪ Notice of Claim as contained in document dated February 25, 1987 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 25, 1987 as Document No. 1220780.
- ⑫ Real Estate Development Agreement as contained in document dated June 21, 1977 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 28, 1979 as Document No. 1046771.
- ⑬ Satisfaction of Lien dated August 5, 1987 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 7, 1987 as Document No. 1236991.
- ⑭ Easement as contained in document dated September 26, 1989 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on September 26, 1989, as Document No. 1293126. Easement is not located on subject property.

## DESCRIPTION (PER TITLE COMMITMENT LMT-60793)

That part of the West 50 acres of the South 60 acres of the West 1/2 of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Begin on the South line of said Section 14 at a point located 401.10 feet East of the Southeast corner of said Section 14; run thence North parallel to the West line of said Section 14, 336.36 feet; thence West parallel to the South line of said Section 14, 234.66 feet; thence North parallel to the South line of said Section 14, 167.66 feet to the North and South 1/4 line of said Section 20; thence North along the North and South 1/4 line to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence East along the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 14 to a point, 231 feet West of the East line of said West 1/2 of the Southeast 1/4; thence South to a point 230 feet West of the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Begin at the Northeast corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section; run thence West 231 feet; thence South to a point 230 feet West of the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 20; thence East 230 feet to the place of beginning.

Excepting therefrom the above-described parcel:

1. Warranty Deed recorded December 23, 1976 recorded in Volume 1354 of Records, page 575, as Document No. 991043;
2. QJCL Chain Deed recorded July 26, 1977 recorded in Volume 1381 of Records, on page 324, as Document No. 1006555;
3. Warranty Deed recorded September 18, 1989 recorded in Volume 1998 of Records, page 677, as Document No. 1292598;
4. Warranty Deed recorded September 9, 1996, recorded in Volume 2568, page 941, as Document No. 1552216;
5. Warranty Deed recorded September 9, 1996, recorded in Volume 2568, page 941, as Document No. 1552217;
6. Trustee's Deed recorded January 17, 2000 recorded in Volume 2997, page 10, as Document No. 1714995;
7. Warranty Deed recorded January 17, 2000 recorded in Volume 2997, page 12, as Document No. 1714996;
8. Trustee's Deed recorded April 5, 2002 recorded in Volume 3406, page 773, as Document No. 1823129
9. Warranty Deed recorded April 5, 2002 recorded in Volume 3406, page 773, as Document No. 1823130.



FGM Architects Inc.  
219 Milwaukee St, Suite 325  
Milwaukee, Wisconsin 53202

414.346.7282 OFFICE

WISCONSIN STATE CERTIFICATE  
OF AUTHORIZATION WI #3101-11

## ARCHITECT

FGM Architects, Inc.  
One Park Branch 6023  
600 STEARNS DR SUITE 300 W  
STATE CERTIFICATE OF AUTHORITY  
NO. 187-000450

## M.E.P.

Clark Dietz, Inc.  
625 5th St, 6th Floor  
Kenosha, Wisconsin 53140  
262.568.1500 (D)

WISCONSIN STATE CERTIFICATE OF AUTHORITY  
NO. 187-000450

## CIVIL

Clark Dietz, Inc.  
625 5th St, 6th Floor  
Kenosha, Wisconsin 53140  
262.568.1500 (D)

WISCONSIN STATE CERTIFICATE OF AUTHORITY  
NO. 187-000450

# NOT FOR CONSTRUCTION

FOR REVIEW ONLY  
FIRST LAST NAME - ARCHITECT  
Not for regulatory approval, permit or  
construction.

The information on this document is  
preliminary or incomplete, not for  
construction, recording purposes, or  
implementation.

## ISSUANCE

NO	DATE	DESCRIPTION
1	04/01/2022	75% DD
2	05/20/2022	CIVIL SUBMITTAL

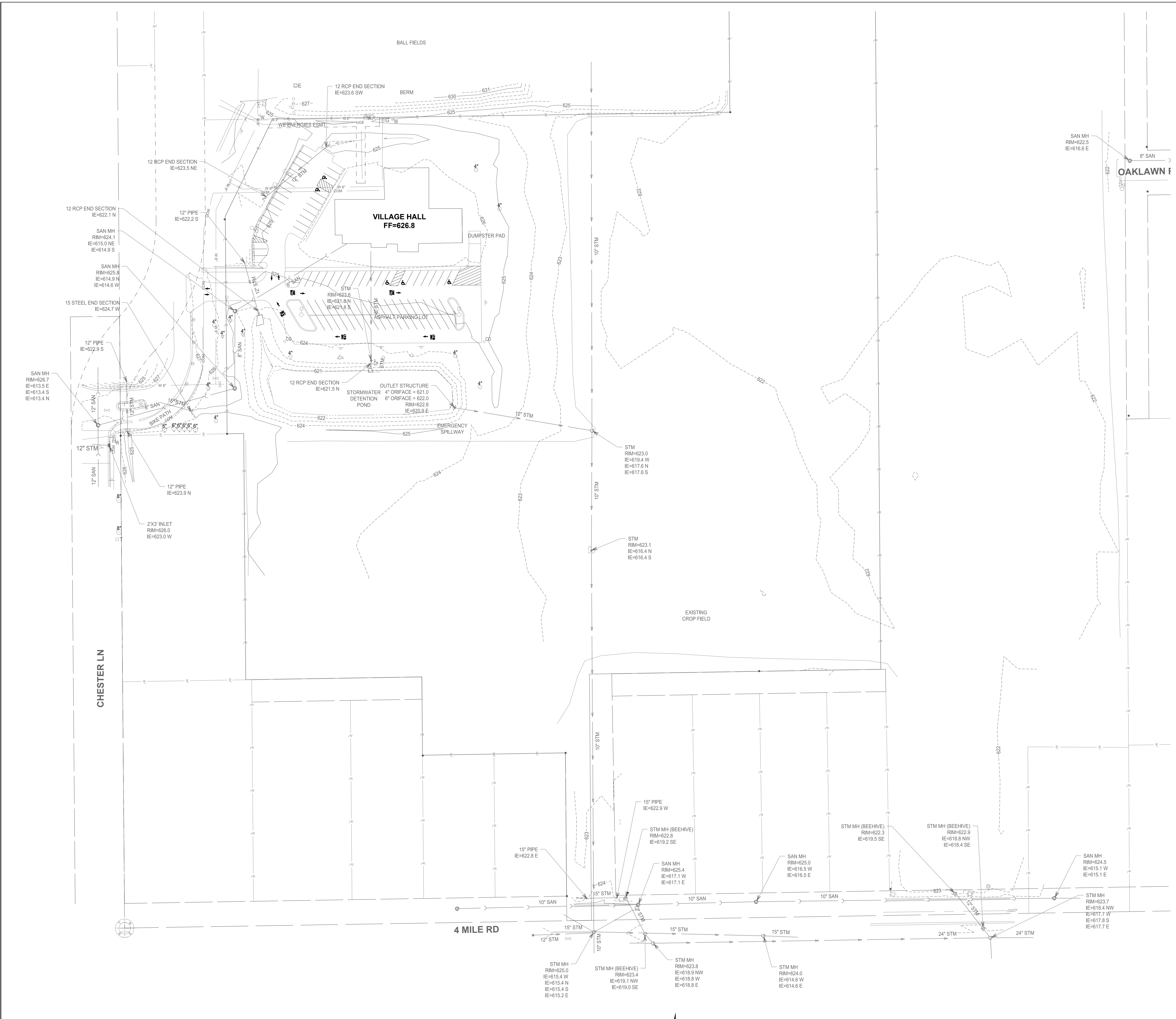
CALEDONIA PUBLIC SAFETY BUILDING  
VILLAGE OF CALEDONIA  
5043 CHESTER LANE  
CALEDONIA, WI 53402  
PLANNING COMMISSION

ALTA SURVEY

SHEET NO.

# C1.0

5/20/2022 11:07:46  
 A:\07001201\_FGM - Caledonia Public Safety Building\Design\CAD\Civil\Existing Site Plan.dwg  
 Copyright 2022 FGM Architects Inc.



EXISTING SURVEY WAS PERFORMED BY CLARK DIETZ, INC. IN NOVEMBER 2021  
 HORIZONTAL DATUM = NAD83 WISCONSIN STATE PLANES, SOUTH ZONE, US FOOT (NAD83)  
 VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

**fgma**  
 FGM Architects Inc.  
 219 Milwaukee St, Suite 325  
 Milwaukee, Wisconsin 53202  
 414.346.7282 OFFICE  
 WISCONSIN STATE CERTIFICATE OF AUTHORIZATION WI #3101-11

**ARCHITECT**  
 FGM Architects, Inc.  
 219 Milwaukee St, Suite 325  
 Milwaukee, Wisconsin 53202  
 WISCONSIN STATE CERTIFICATE OF AUTHORIZATION NO. 3101-11

**M.E.P.**  
 Clark Dietz, Inc.  
 625 S. 57th St., 4th Floor  
 Kenosha, Wisconsin 53140  
 WISCONSIN STATE CERTIFICATE OF AUTHORIZATION NO. 181-000650

**CIVIL**  
 Clark Dietz, Inc.  
 625 S. 57th St., 4th Floor  
 Kenosha, Wisconsin 53140  
 WISCONSIN STATE CERTIFICATE OF AUTHORIZATION NO. 181-000650

**NOT FOR CONSTRUCTION**

**FOR REVIEW ONLY**  
 FIRST LAST NAME - ARCHITECT  
 Not for regulatory approval, permit or construction.  
 The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE	
NO	DESCRIPTION
1	04/01/2022 75% DD
2	05/20/2022 CIVIL SUBMITTAL

**CALEDONIA PUBLIC SAFETY BUILDING**  
 VILLAGE OF CALEDONIA  
 5043 CHESTER LANE  
 CALEDONIA, WI 53402

**PLANNING COMMISSION**

**OVERALL EXISTING SITE PLAN**  
 SHEET NO. **C1.1**

JOB NO. F0760120  
 © 2022 FGM Architects Inc.

1 **OVERALL EXISTING SITE PLAN**  
 SCALE 1" = 50'

**NOTES**  
1. DIMENSIONS ARE TO FACE OF CURB.

**LEGEND**

- REJECT CURB
- CURB CUT
- ▨ LIGHT DUTY PAVEMENT
- ▤ HEAVY DUTY PAVEMENT
- ▧ CONCRETE PAVEMENT/SIDEWALK
- (B4) PARKING STALLS

**ARCHITECT**  
**FGM Architects, Inc.**  
1212 W. 22nd St., Suite 300  
Oak Brook, Illinois 60521  
630.574.8900 OR 630.574.2070 (F)  
IL STATE CERTIFICATE OF AUTHORITY  
NO. 184-000000

**M.E.P.**  
**Clark Dietz, Inc.**  
625 57th St, 6th Floor  
Kenosha, Wisconsin 53140  
262.562.1559 (O)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. 187-000650

**CIVIL**  
**Clark Dietz, Inc.**  
625 57th St, 6th Floor  
Kenosha, Wisconsin 53140  
262.562.1559 (O)  
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2	05/20/2022	CIVIL SUBMITTAL

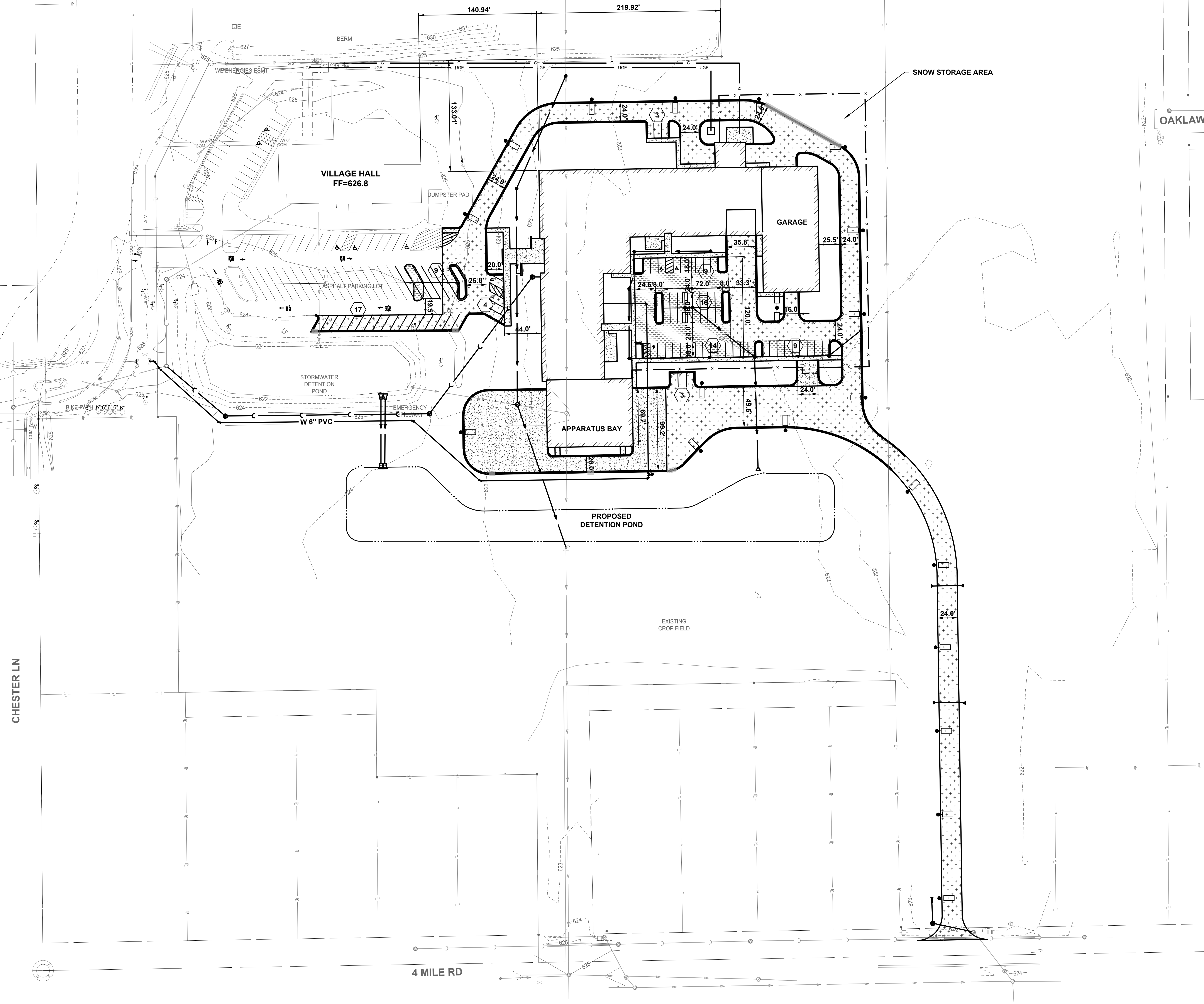
**CALEDONIA PUBLIC SAFETY BUILDING**  
VILLAGE OF CALEDONIA  
5043 CHESTER LANE  
CALEDONIA, WI 53402

**PLANNING COMMISSION**

**OVERALL PROPOSED SITE PLAN**

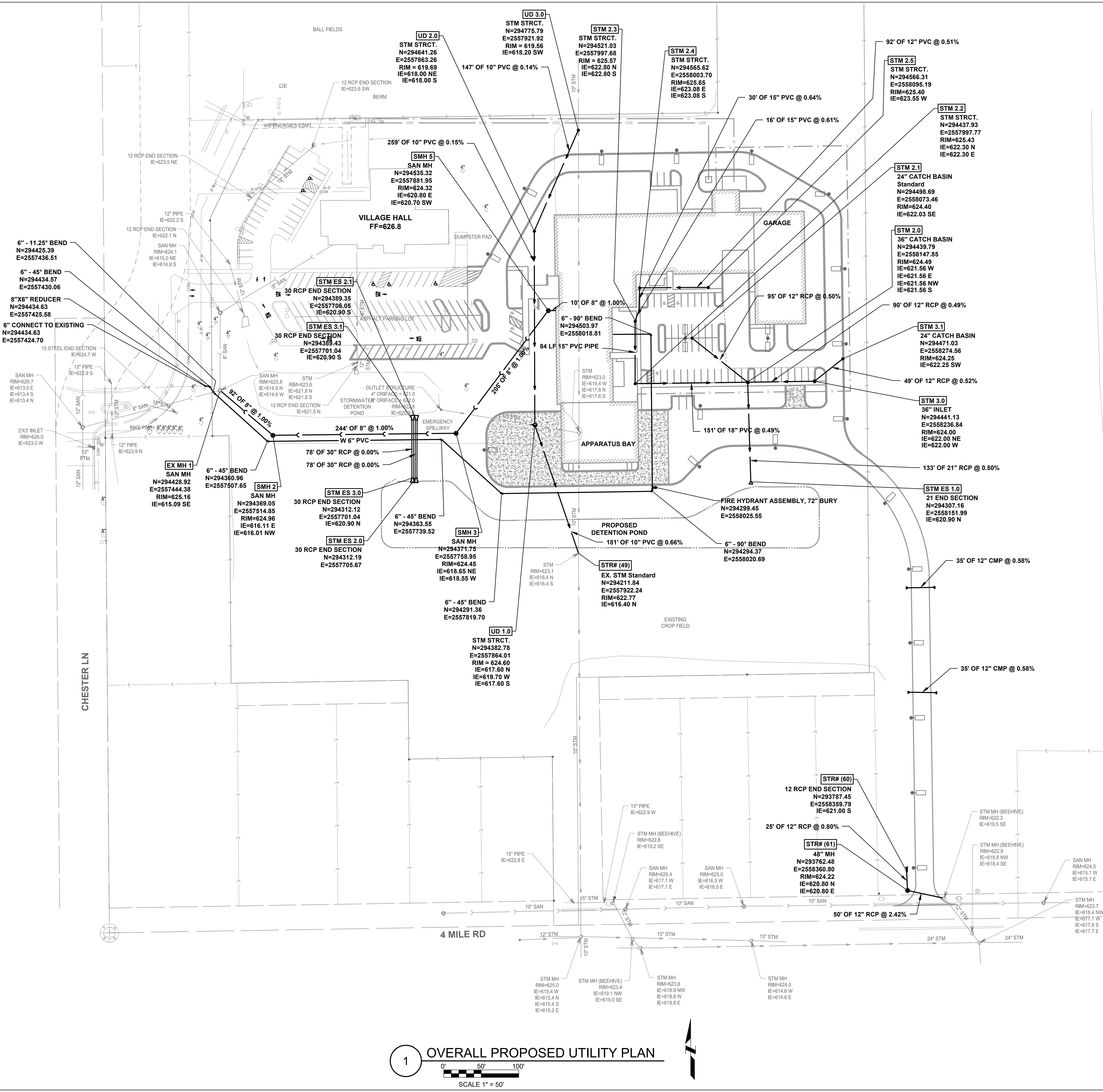
SHEET NO. **C1.2**

JOB NO. F0760120  
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**1 OVERALL PROPOSED SITE PLAN**

0' 50' 100'  
SCALE 1" = 50'



CHESTER LN

4 MILE RD

### 1 OVERALL PROPOSED UTILITY PLAN

0' 50' 100'  
 SCALE 1" = 50'

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**OVERALL PROPOSED UTILITY PLAN**  
 SHEET NO.  
**C1.3**

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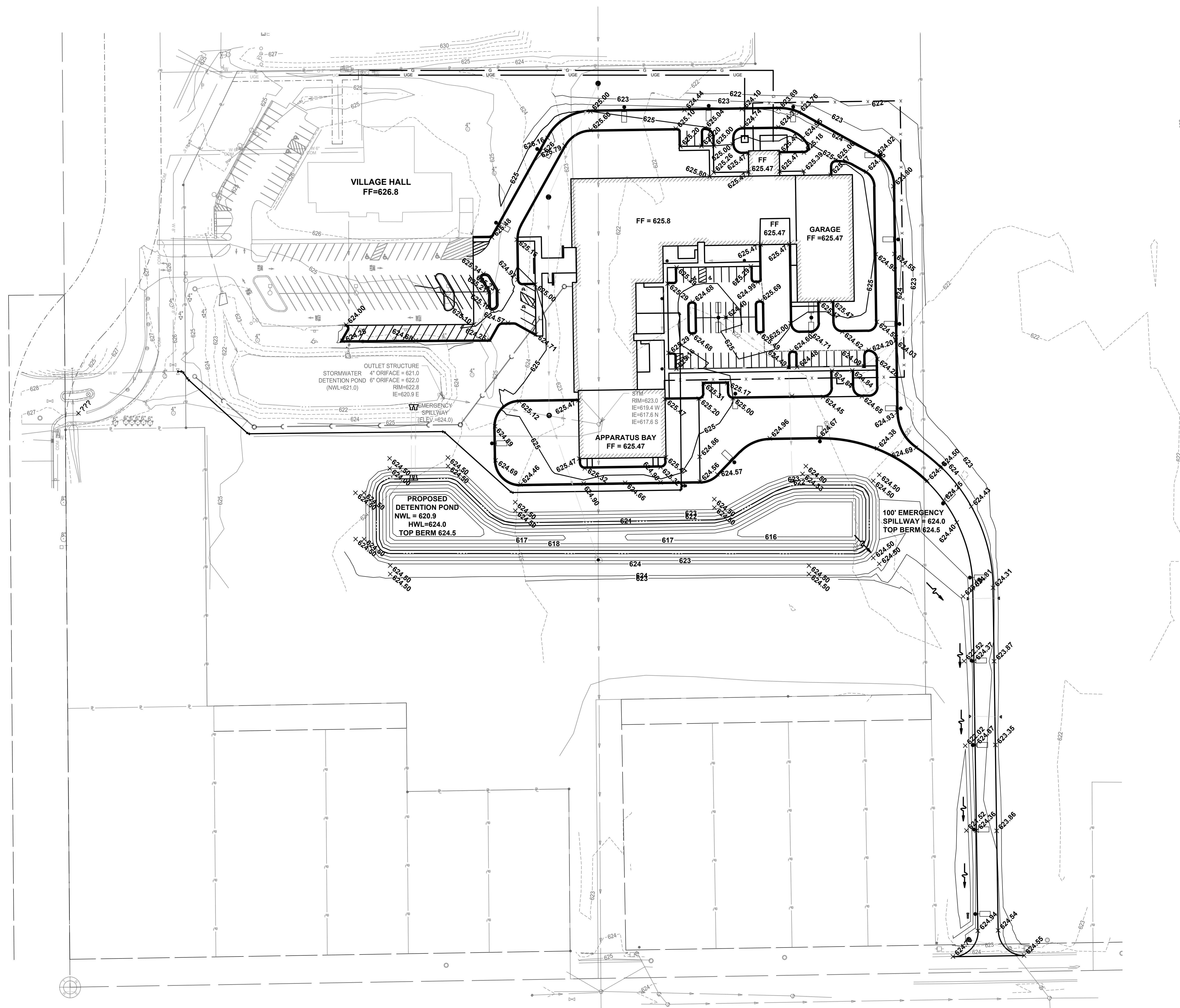
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**CALEDONIA PUBLIC SAFETY BUILDING**  
VILLAGE OF CALEDONIA  
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CALEDONIA, WI 53402  
**PLANNING COMMISSION**

**OVERALL PROPOSED  
GRADING PLAN**

SHEET NO.  
**C1.4**



**1 OVERALL PROPOSED GRADING PLAN**

0' 50' 100'  
SCALE 1" = 50'

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**CALEDONIA PUBLIC SAFETY BUILDING**  
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**OVERALL PROPOSED  
 EROSION CONTROL PLAN**

SHEET NO.  
**C1.5**

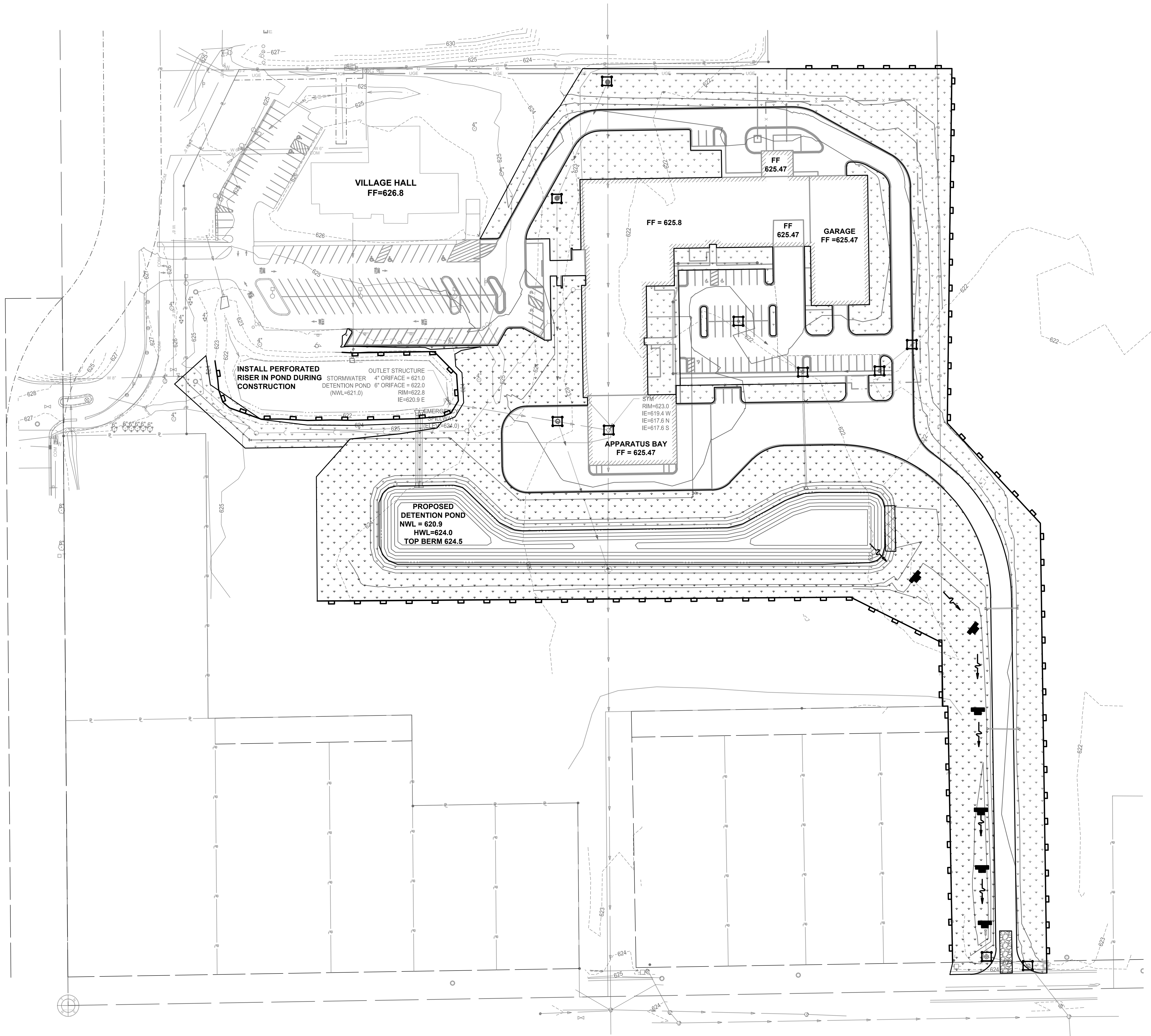
**NOTES**

- SILT FENCE SHALL BE USED AS THE PERIMETER EROSION CONTROL IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL. SILT SOCK TO ONLY BE USED IF A REPAIR TO THE PERIMETER EROSION CONTROL IS NEEDED DURING CONSTRUCTION
- CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS USING SWEEPING/SCRAPING EQUIPMENT TO BE STORED ONSITE.
- CONTRACTOR TO PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT-OF-WAY (SEE DETAIL).
- EROSION CONTROL BLANKET SHALL BE USED IN THE DETENTION GRADING AREA AND ALONGSIDE THE ACCESS ROAD.
- ALL EROSION CONTROL MEASURES SHALL BE ACCORDING TO WISCONSIN DEPARTMENT OF TRANSPORTATION AND NATURAL RESOURCES.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED BY THE CONTRACTOR AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL OF 1/2-INCH OR MORE. MAINTENANCE SHOULD FOLLOW WITHIN 24 HOURS OF INSPECTION.
- INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES TO CONTAIN SOIL WITHIN GRADING AND PROJECT LIMITS.
- ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCES AND REMAIN UNTIL ALL WORK HAS BEEN COMPLETED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- PLACE PERIMETER EROSION BARRIER IN THE LOCATIONS SHOWN ON THE PLANS. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.
- SITE INSPECTIONS SHALL BE PERFORMED DAILY TO ENSURE ALL MEASURES ARE MAINTAINED DURING CONSTRUCTION ACTIVITIES.
- MINIMIZE DUST AND DEBRIS DURING CONSTRUCTION.
- CLEAN ADJACENT ROADWAYS OF ALL CONSTRUCTION DEBRIS AND MUD TRACKED FROM THE SITE. CONTRACTOR SHALL KEEP THE ACCESS ROADWAY CLEAN OF DEBRIS AND MUD.
- EXCESS SOILS ARE TO BE HAULED OFF SITE OR ENCLOSED WITH AN APPROVED SEDIMENT CONTROL DEVICE WITHIN 24 HOURS.
- SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS MUST BE TEMPORARILY STABILIZED BY AN APPROVED METHOD.
- ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENT/STONE SHALL BE FINISHED WITH 4" TOPSOIL, SEEDED, AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.
- ALL EROSION MEASURES MUST BE REMOVED AFTER SITE IS PERMANENTLY STABILIZED.
- IF CONSTRUCTION SPANS INTO WINTER MONTHS, TEMPORARY EROSION CONTROL MEASURES SHALL INSTALLED AND MAINTAINED IN ACCORDANCE TO THE ILLINOIS URBAN MANUAL.
- ALL REPORTS AND CORRESPONDENCE PER THE NPDES PERMIT SHALL ALSO BE SENT TO GRUNDY COUNTY FOR THEIR RECORD

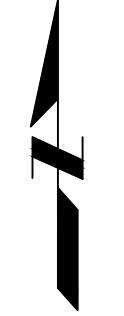
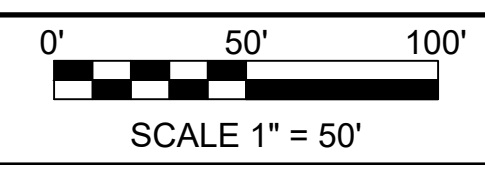
- SEED MIX
- TURF REINFORCEMENT MAT
- STRAW BALE DITCH CHECK
- GRAVEL CONSTRUCTION ENTRANCE

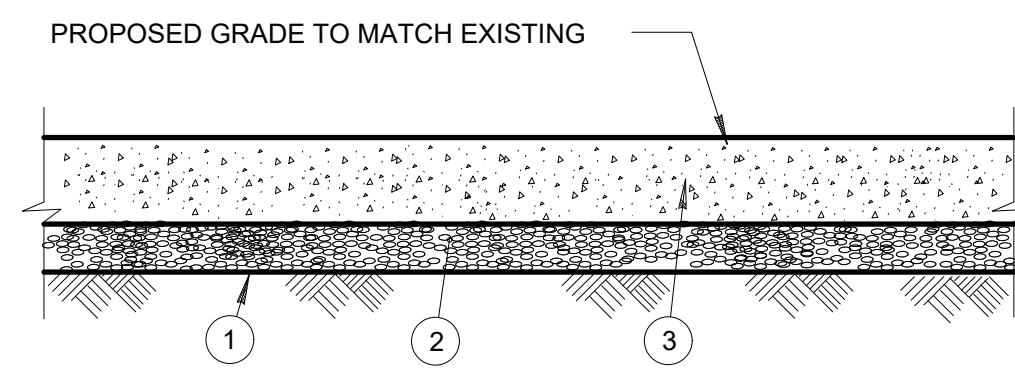
**CONSTRUCTION SEQUENCING**

- INSTALL CONSTRUCTION ENTRANCE (14FTX50FT) AND EROSION CONTROL PERIMETER.
- STRIP TOPSOIL AND EXCAVATE ACCESS ROAD. REMOVE ALL EXCESS MATERIALS.
- INSTALL ACCESS ROAD.
- EXCAVATE POND AND TEMPORARY STABILIZE.
- INSTALL PERFORATED RISER IN OUTLET CONTROL STRUCTURE.
- INSTALL UNDERGROUND UTILITIES ERECT BUILDING AND INSTALL PAVEMENTS.
- REMOVE STABILIZED CONSTRUCTION ENTRANCE AND FINISH ACCESS ROAD.
- PERMANENTLY STABILIZE ALL DISTURBED AREAS FROM THE PROJECT.
- TEMPORARILY STABILIZE ALL DISTURBED AREAS IF CONSTRUCTION EXTENDS INTO WINTER MONTHS.



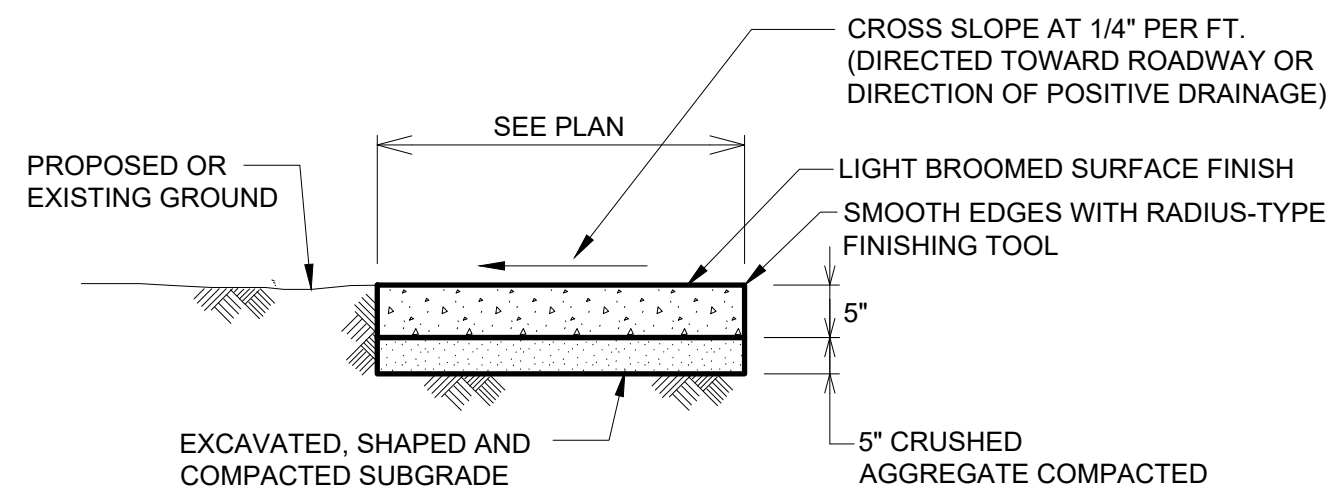
**1 OVERALL PROPOSED EROSION CONTROL PLAN**





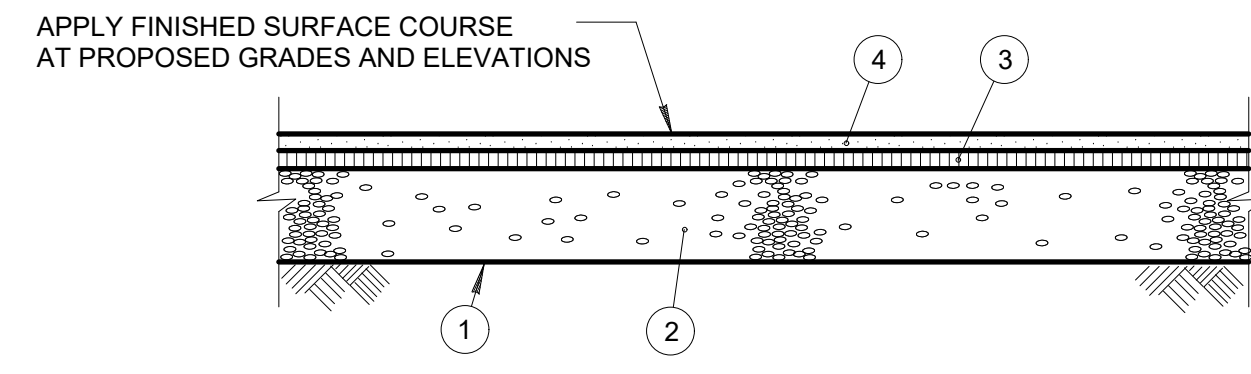
- 1 EXISTING SUBGRADE
- 2 CRUSHED AGGREGATE BASE COURSE, 6"
- 3 CONCRETE PAVEMENT, 8"

**CONCRETE PAVEMENT SECTION**



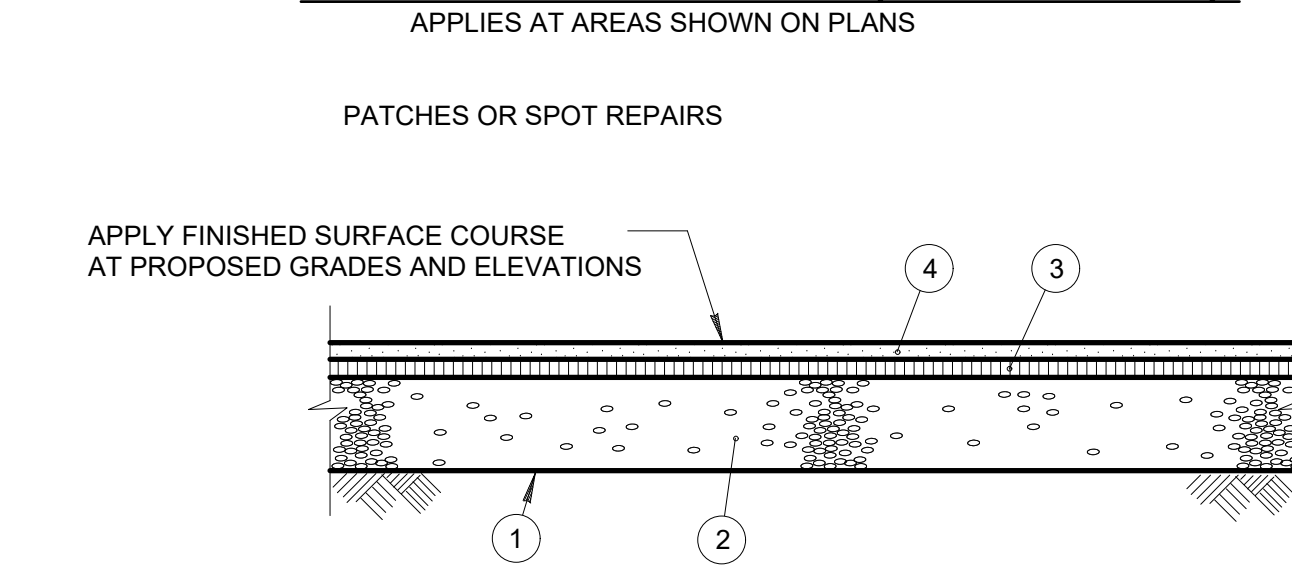
- GENERAL NOTES:
1. SIDEWALK SHALL BE A SIX AND ONE HALF (6-1/2) BAG MIX.
  2. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS: FOR 6' SIDEWALK WIDTH = 6' ON-CENTER JOINT SPACING
  3. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF THICKNESS AS FOLLOWS:
    - 1/2" BETWEEN SIDEWALK AND STRUCTURES, STANDARDS AND POLES
    - 3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50 FEET AND ABUTTING CONCRETE CURBING OR PAVEMENT
  4. IF EXCAVATION OR UNDERCUTTINGS OF SUBGRADE HAS BEEN MADE DEEPER THAN NECESSARY, THE SIDEWALK BASE COURSE SHALL BE BROUGHT TO PROPER GRADE BY THE ADDITION OF WELL COMPACTED BEDDING MATERIAL WITHOUT ANY ADDITIONAL COMPENSATION DUE THE CONTRACTOR.

**SIDEWALK DETAIL**



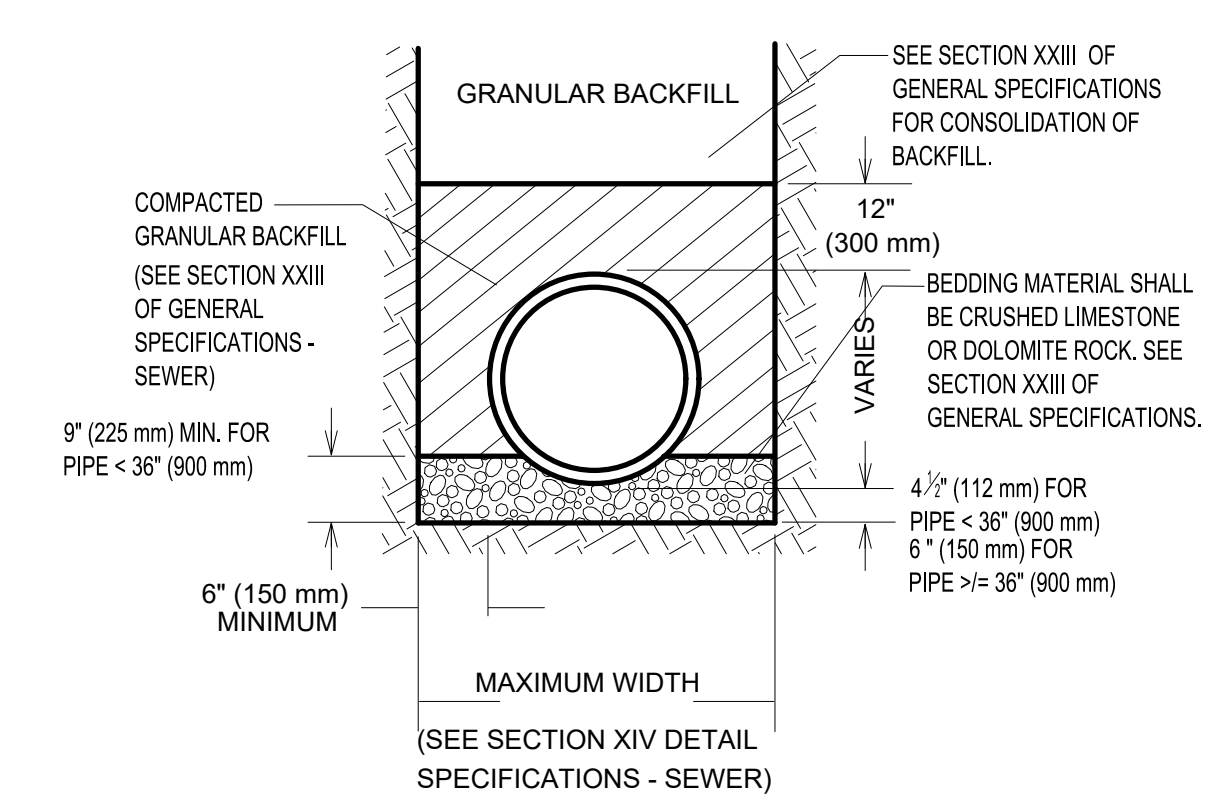
- 1 EXISTING SUBGRADE
- 2 CRUSHED AGGREGATE BASE COURSE, 6"
- 3 HMA PAVEMENT, BINDER, 2"
- 4 HMA PAVEMENT, SURFACE, 2"

**PAVEMENT SECTION (LIGHT DUTY)**

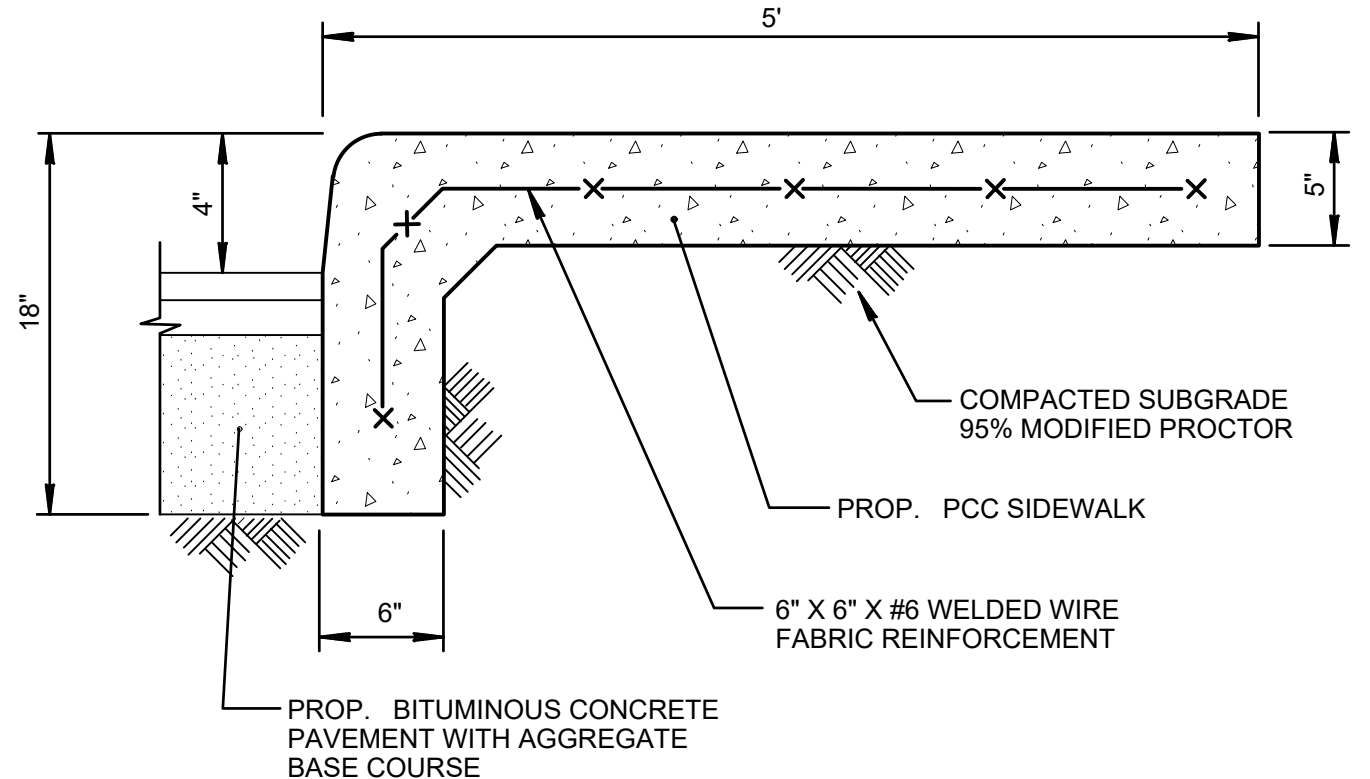


- 1 EXISTING SUBGRADE
- 2 CRUSHED AGGREGATE BASE COURSE, 12"
- 3 HMA PAVEMENT, BINDER, 4"
- 4 HMA PAVEMENT, SURFACE, 2"

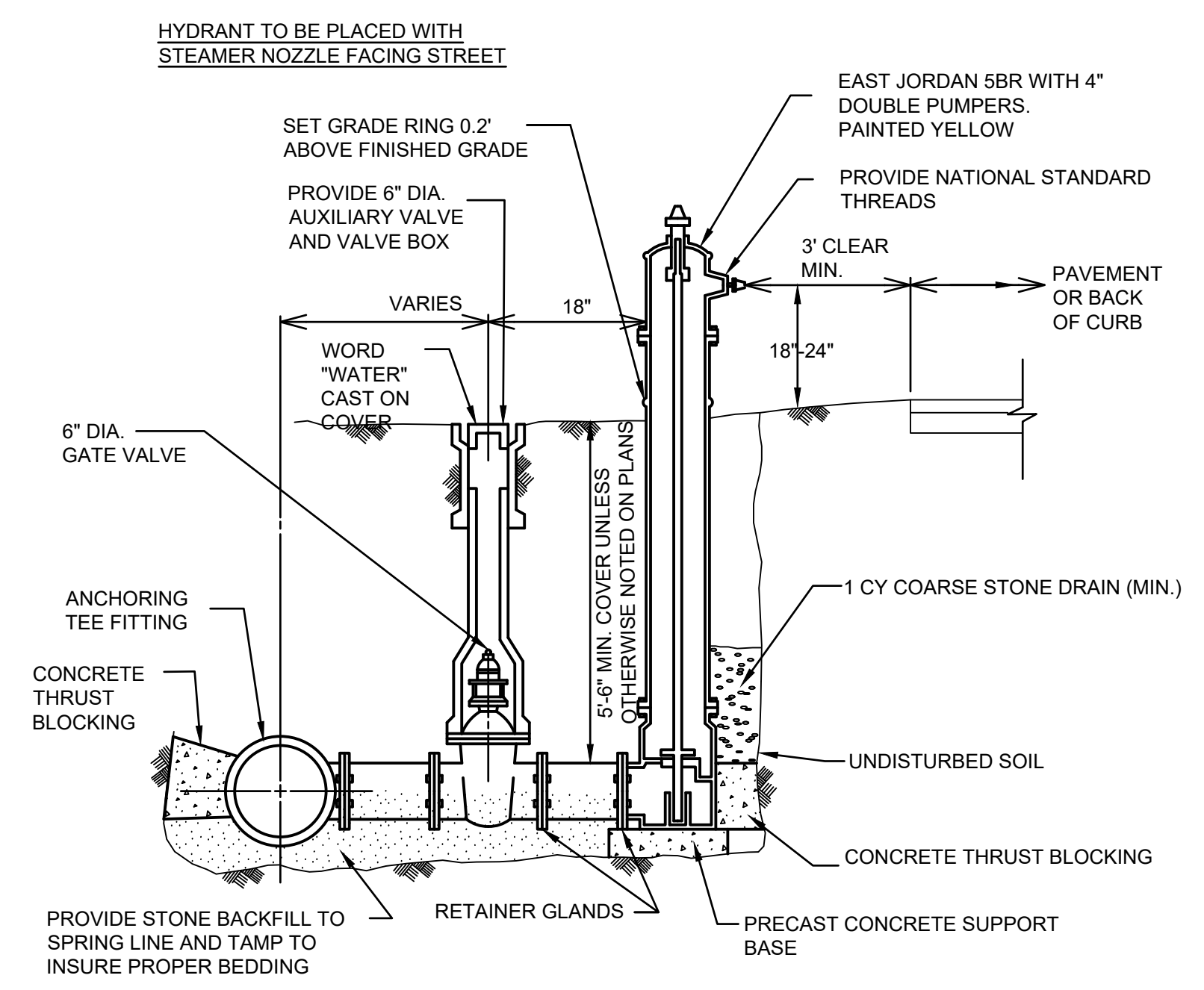
**PAVEMENT SECTION (HEAVY DUTY)**



**UTILITY TRENCH BEDDING**



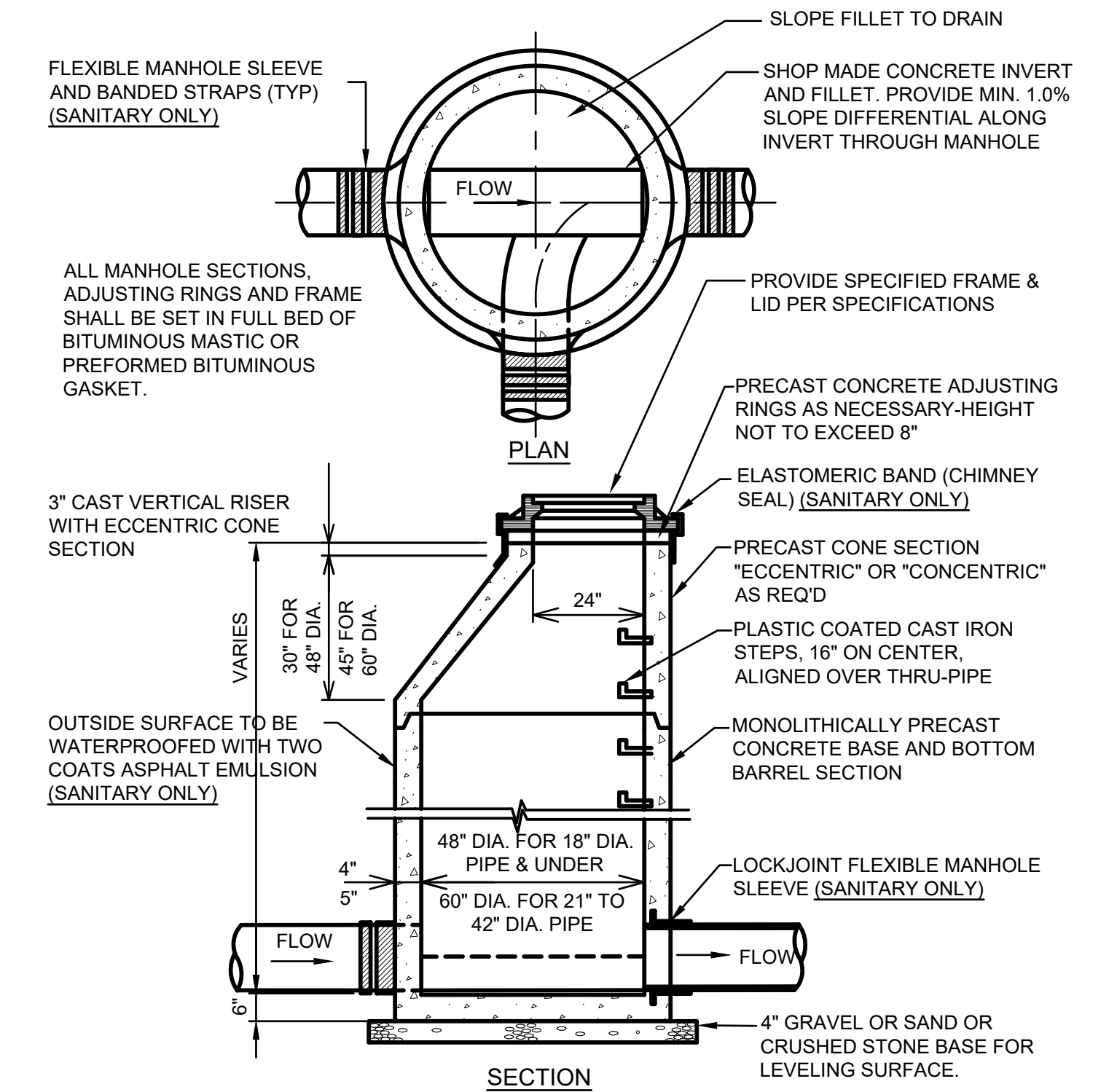
**PCC SIDEWALK WITH INTEGRAL BARRIER CURB**



1. CONCRETE SUPPORT BASE AND THRUST BLOCKING SHALL BE SET SO AS TO NOT BLOCK OR OBSTRUCT THE HYDRANT DRAIN.
2. MAXIMUM COVER AT VALVE SHALL BE 7'-6".
3. RETAINER GLANDS SHALL BE USED AT VALVE CONNECTION JOINTS.
4. FIRE HYDRANT ASSEMBLY SHALL BE EQUIPPED WITH BREAK AWAY FLANGE CONNECTION.

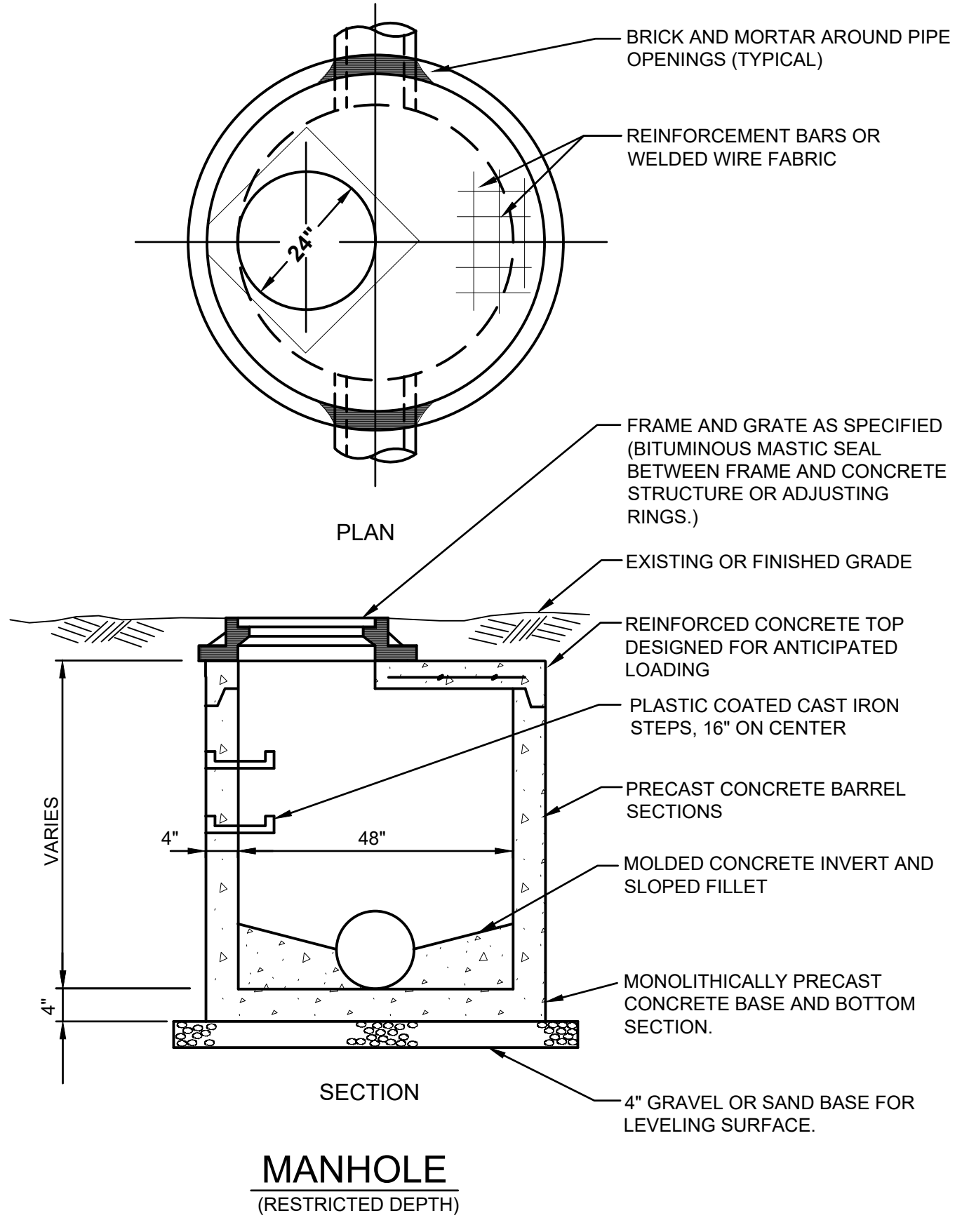
**FIRE HYDRANT ASSEMBLY**

N.T.S.

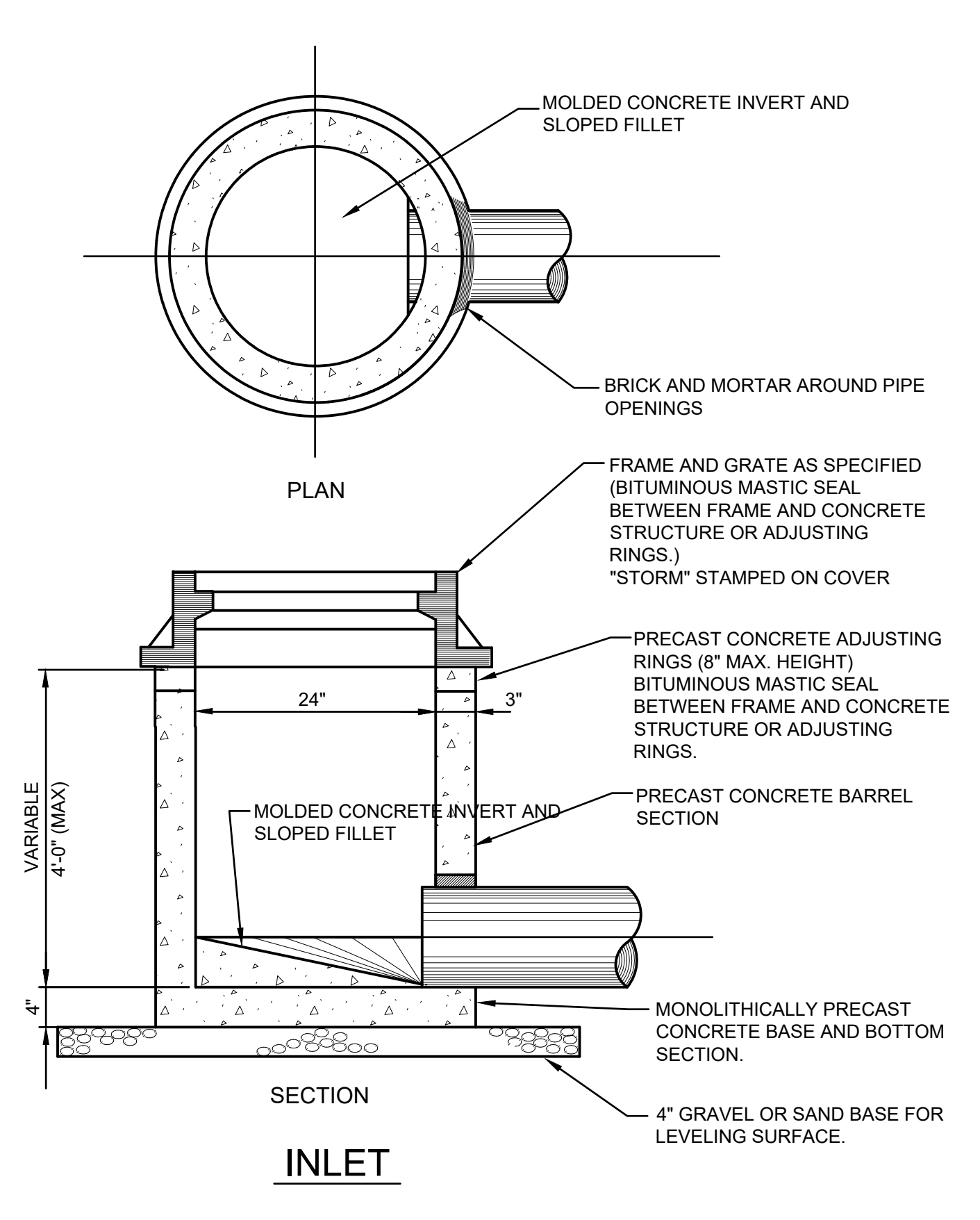


- NOTES:
1. SHALLOW DEPTHS MAY REQUIRE THE USE OF "FLAT SLAB TOP" IN LIEU OF CONE SECTION.

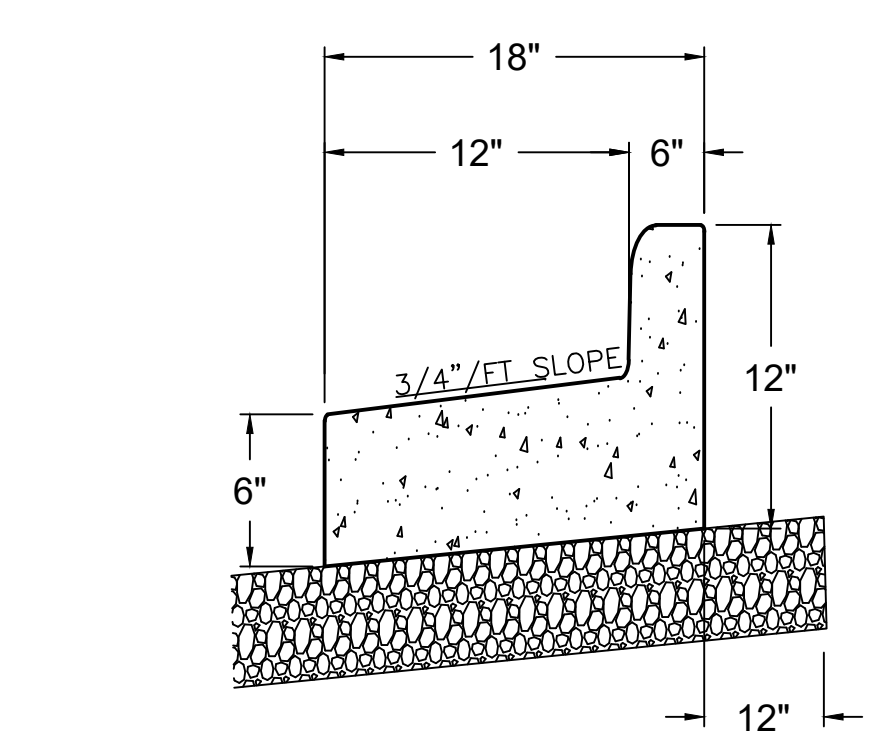
**SANITARY MANHOLE**



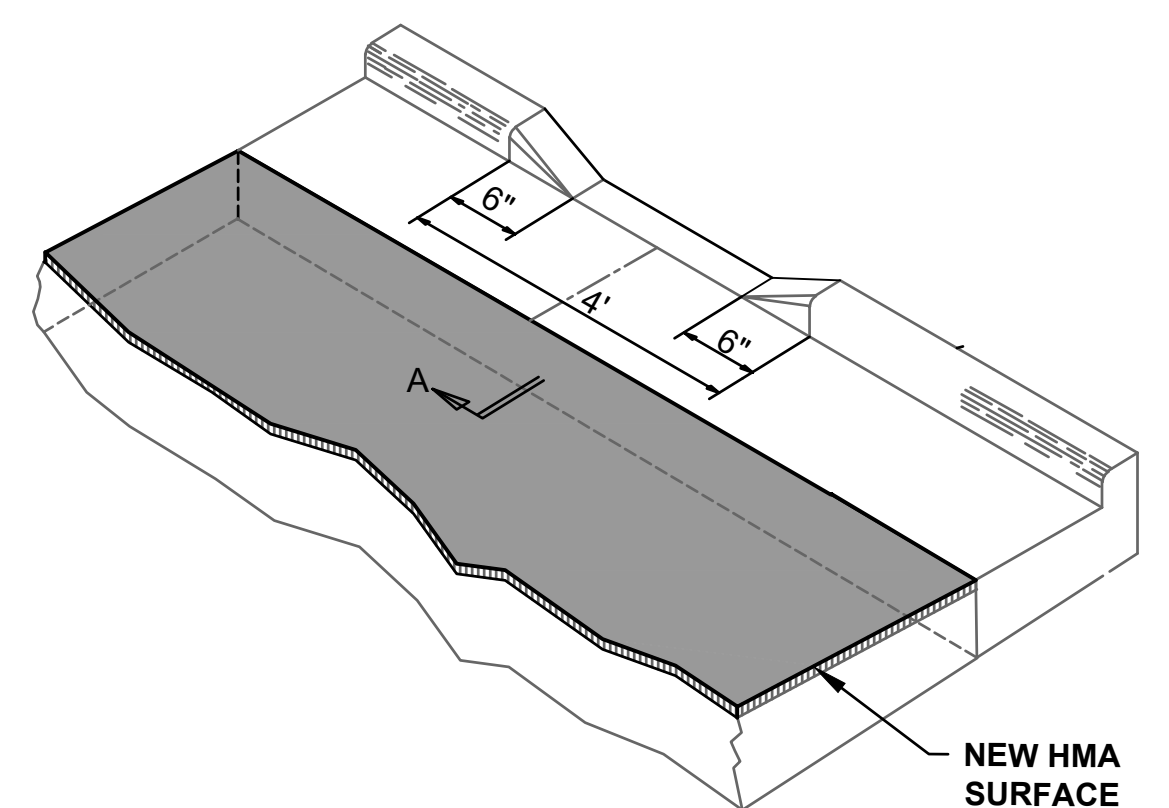
**MANHOLE (RESTRICTED DEPTH)**



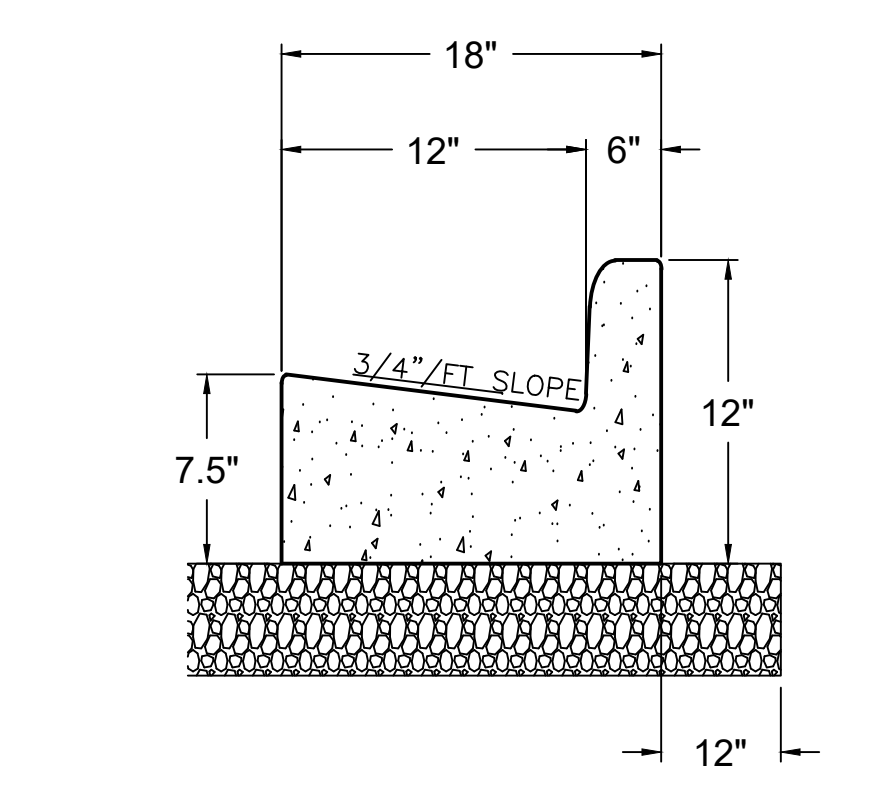
**INLET**



**REJECT CONCRETE CURB AND GUTTER**



**CURB CUT DETAIL**



**BARRIER CONCRETE CURB AND GUTTER**

- NOTES:
- 1 USE 3500 PSI STRENGTH PORTLAND CEMENT CONCRETE.
  - 2 PLACE 2 EA. 18" LONG NO.6 SMOOTH DOWEL BARS AT ALL EXPANSION JOINTS (3/4" PREMOLDED FIBER MATERIAL)
  - 3 PLACE 2 EA. 10' LONG NO. 4 REINFORCING BARS CENTERED OVER ANY UTILITY TRENCH CROSSING.
  - 4 INSTALL 4" AGGREGATE BEDDING (CA-6, GR.9), WHEN MATCHING GUTTER DEPTH TO PAVEMENT THICKNESS (COST INCIDENTAL TO CURB & GUTTER)
  - 5 SET EXPANSION JOINTS AT 60' ON CENTER AND 5' EACH SIDE OF FRAME CASTINGS AND AT RADIUS POINTS OF CURVATURE.
  - 6 SAW CUT CONTRACTION JOINTS AT 15' ON CENTER AND 1.5" DEEP WITHIN 24 HOURS AFTER CONCRETE POUR.

**18" CURB AND GUTTER**

**fgma**  
**FGM Architects Inc.**  
 219 Milwaukee St, Suite 325  
 Milwaukee, Wisconsin 53202  
 414.346.7282 OFFICE  
 WISCONSIN STATE CERTIFICATE OF AUTHORIZATION WI #3101-11

**ARCHITECT**  
**FGM Architects, Inc.**  
 1111 W. 23rd St., Suite 100  
 Oak Brook, Illinois 60521  
 630.574.8000 (US) 630.574.3070 (IL)  
 IL STATE CERTIFICATE OF AUTHORIZATION NO. 184-00050

**M.E.P.**  
**Clark Dietz, Inc.**  
 625 57th St., 6th Floor  
 Kenosha, Wisconsin 53140  
 262.560.3500 (WI)  
 WI STATE CERTIFICATE OF AUTHORIZATION NO. 187-00045

**CIVIL**  
**Clark Dietz, Inc.**  
 625 57th St., 6th Floor  
 Kenosha, Wisconsin 53140  
 262.560.3500 (WI)  
 WI STATE CERTIFICATE OF AUTHORIZATION NO. 187-00045

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**CALEDONIA PUBLIC SAFETY BUILDING**  
 VILLAGE OF CALEDONIA  
 5043 CHESTER LANE  
 CALEDONIA, WI 53402  
**PLANNING COMMISSION**

**DETAILS**  
 SHEET NO.  
**C1.6**



ARCHITECT  
FGM Architects, Inc.  
1211 W. 29th St, Suite 100  
Oak Brook, Illinois 60521  
630.574.8000 OR 630.574.3070 (F)  
IL STATE CERTIFICATE OF AUTHORITY  
NO. 184-00036

M.E.P.  
Clark Dietz, Inc.  
625 57th St, 6th Floor  
Kenosha, Wisconsin 53140  
262.560.1500 (F)  
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Clark Dietz, Inc.  
625 57th St, 6th Floor  
Kenosha, Wisconsin 53140  
262.560.1500 (F)  
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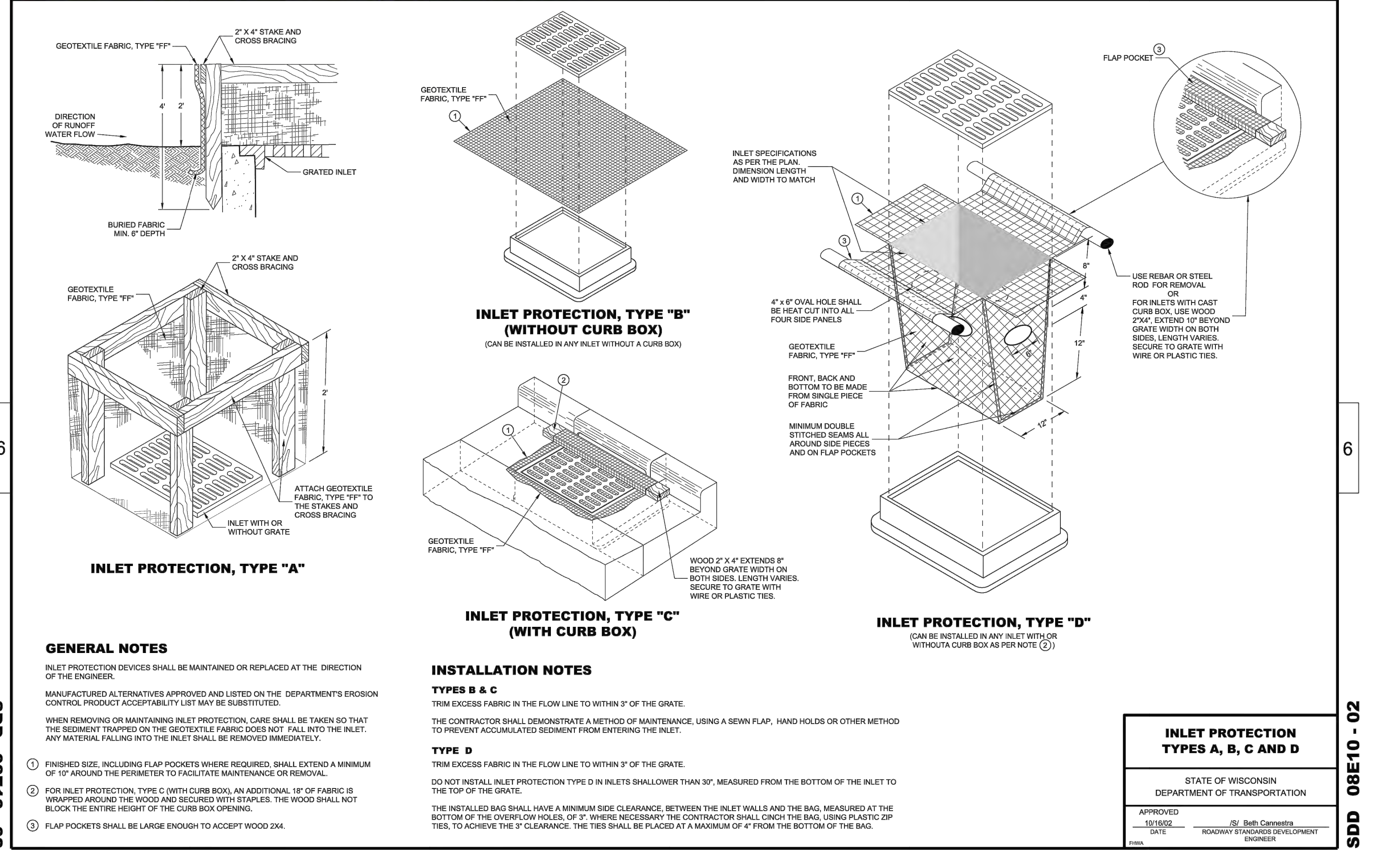
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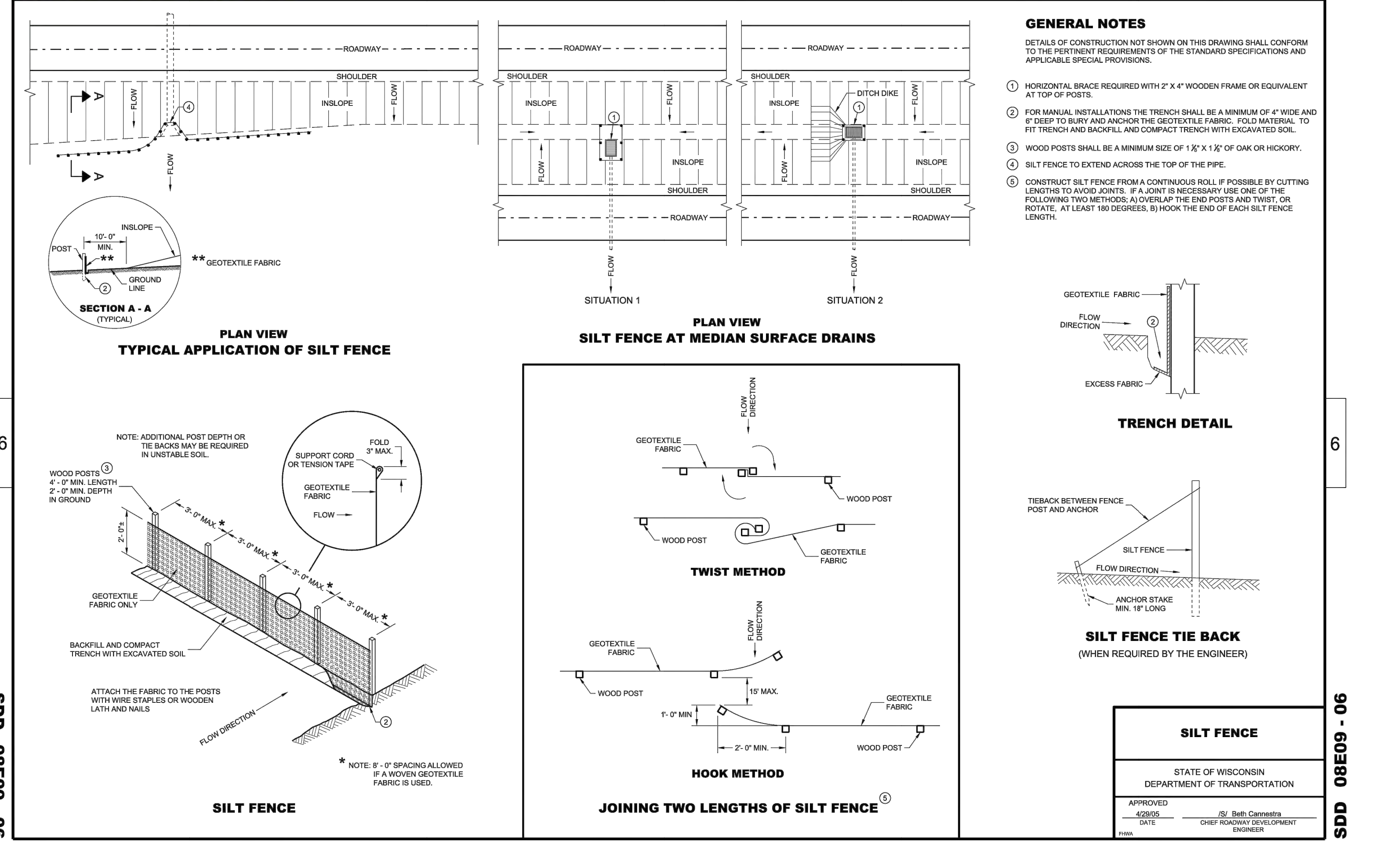
**SDD 08E10 Inlet Protection, Types A, B, C and D**



SDD 08E10 - 02

SDD 08E10 - 02

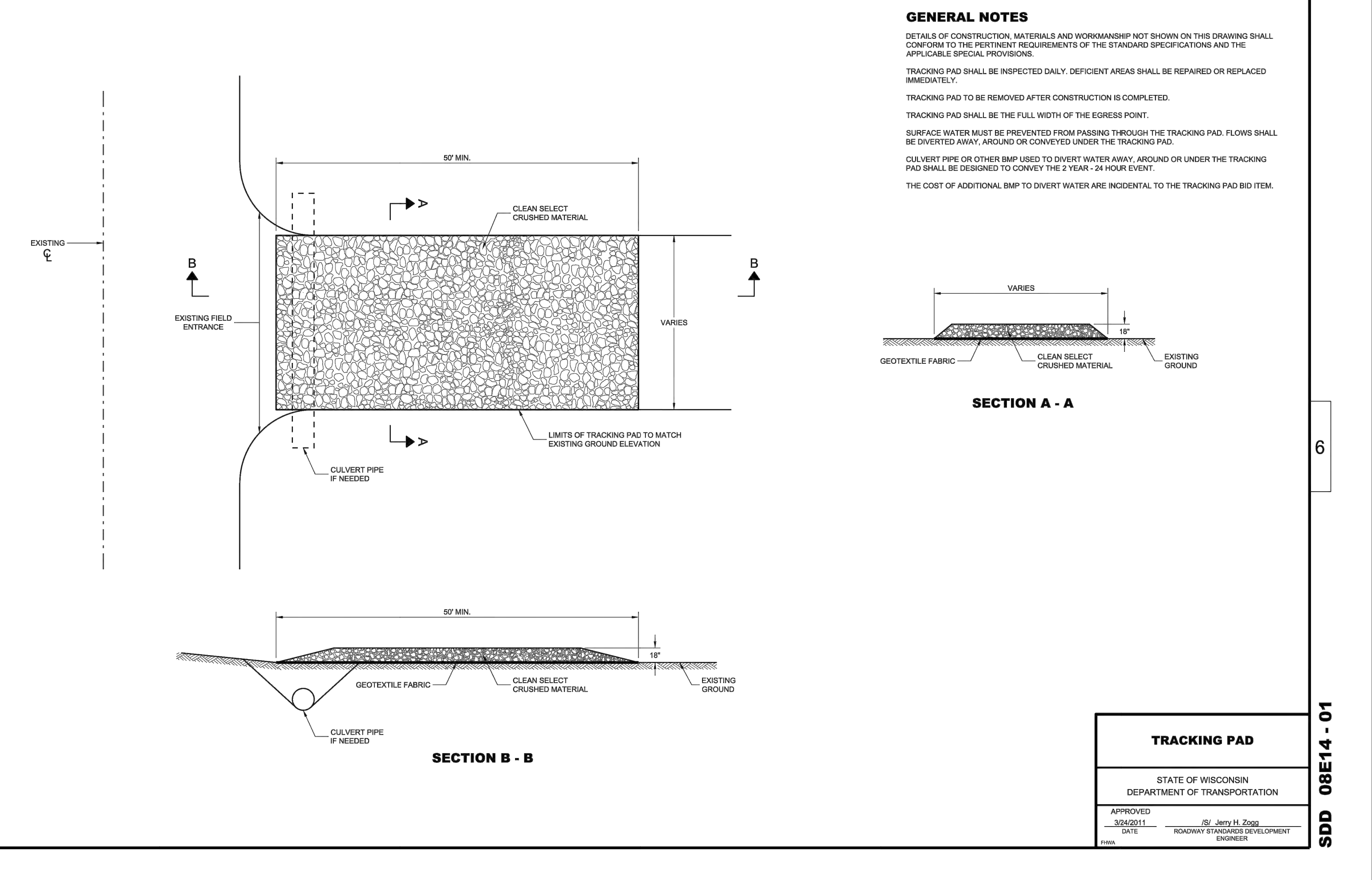
**SDD 08E09 Silt Fence**



SDD 08E09 - 06

SDD 08E09 - 06

**SDD 08E14 Tracking Pad**



SDD 08E14 - 01

SDD 08E14 - 01

**CALEDONIA PUBLIC SAFETY BUILDING**  
VILLAGE OF CALEDONIA  
5043 CHESTER LANE  
CALEDONIA, WI 53402

PLANNING COMMISSION

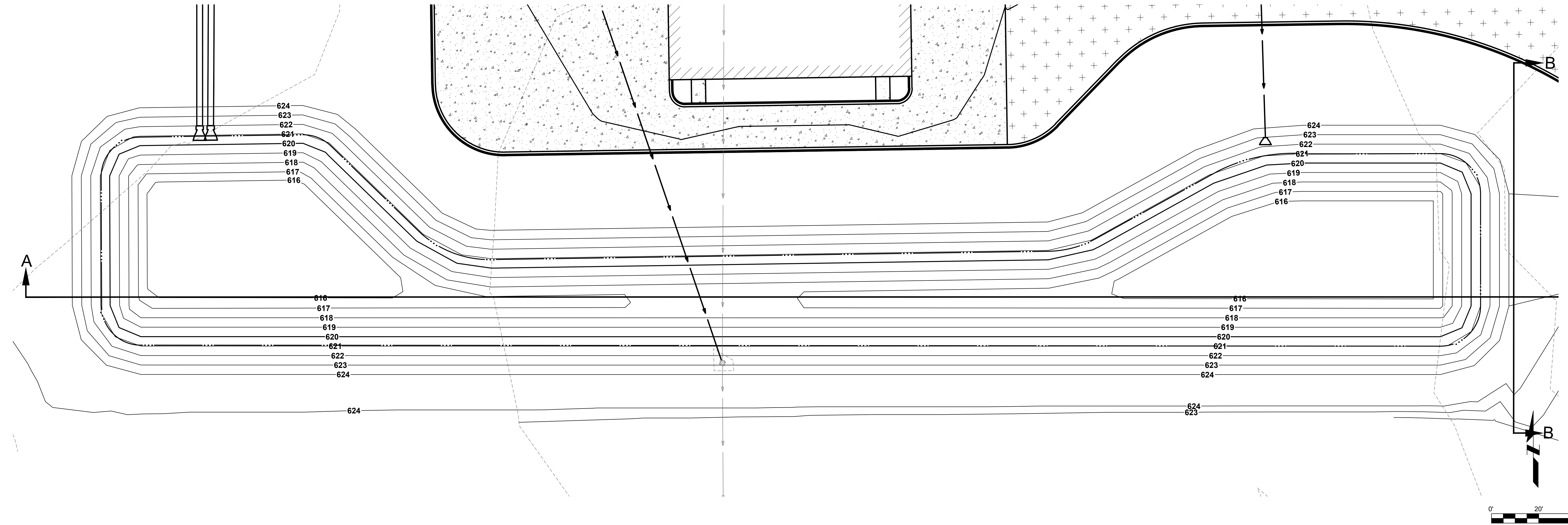
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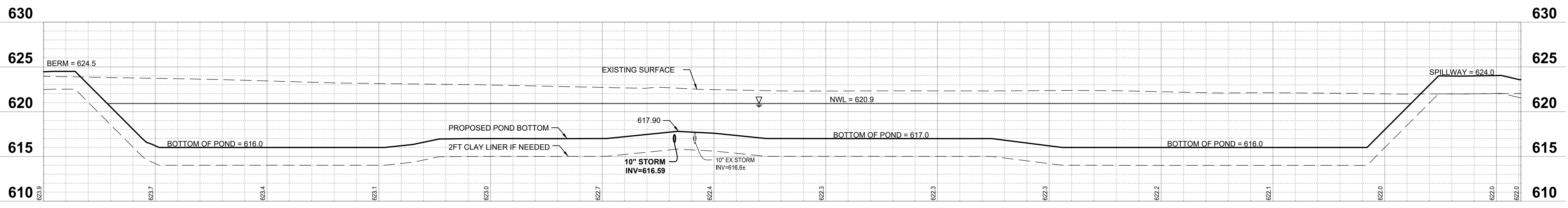
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**CALEDONIA PUBLIC SAFETY BUILDING**  
 VILLAGE OF CALEDONIA  
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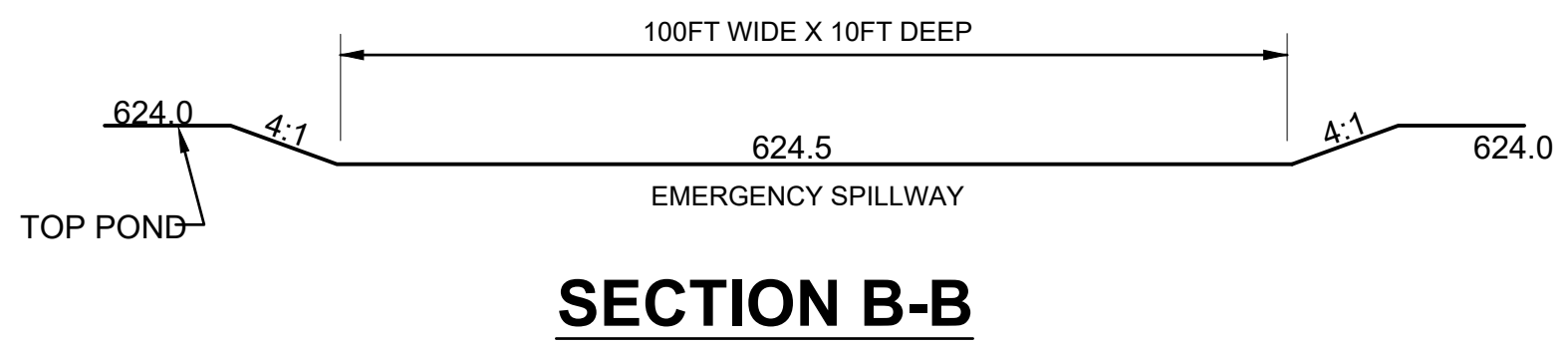
**POND DETAILS**  
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 JOB NO. F0760120  
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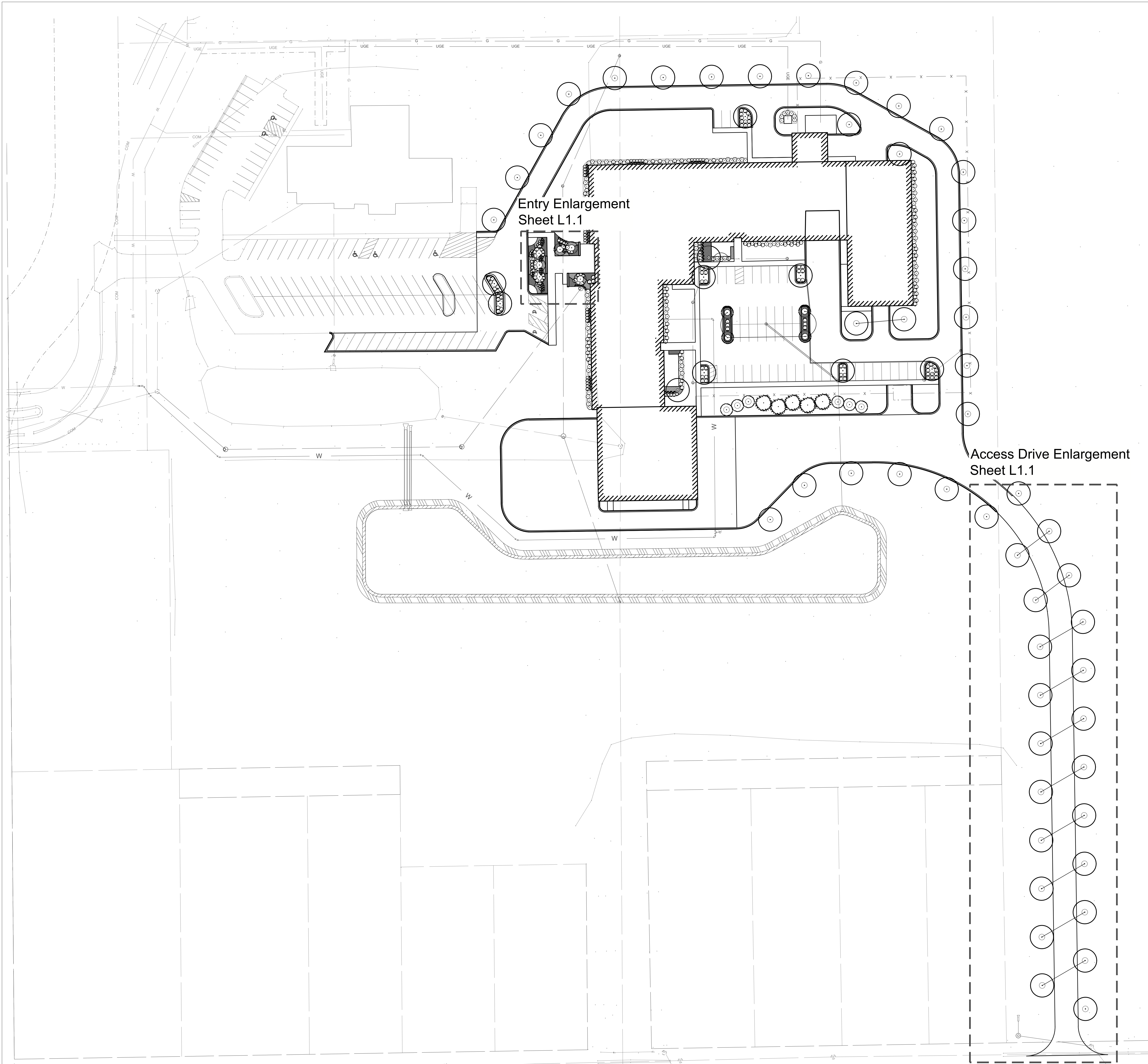
**DETENTION POND - GRADING PLAN**



**POND SECTION A-A**



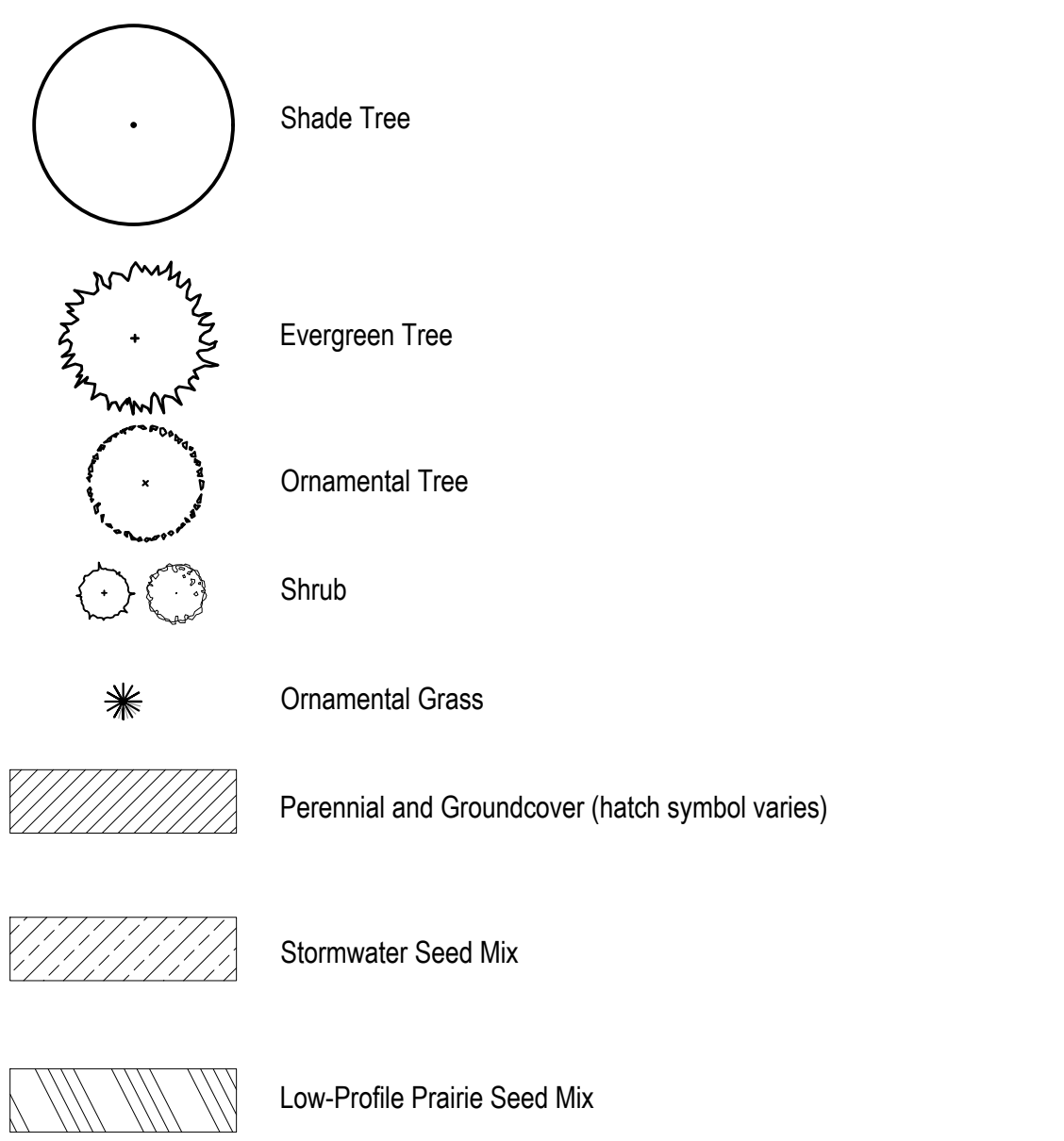
**SECTION B-B**



GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (5' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Landscape contractor to coordinate all work with irrigation work.

LEGEND



**CIVIL**  
CLARK DIETZ, INC.  
709 N. MILWAUKEE STREET, SUITE 624  
MILWAUKEE, WI 53202  
414.727.4990 (O)  
414.727.4990 (F)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXX

**LANDSCAPE**  
UPLAND DESIGN LTD.  
2462 LOCKPORT STREET, SUITE 200  
PLAINFIELD, IL 60544  
815.254.0291 (O)  
815.254.0291 (F)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXX

**STRUCTURAL**  
AMBROSE ENGINEERING, INC.  
5802 WISCONSIN COURT, SUITE 100  
CEDARBURG, WI 53012  
262.377.3002 (O)  
414.727.4990 (F)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXX

**M.E.P.**  
CLARK DIETZ, INC.  
709 N. MILWAUKEE STREET, SUITE 624  
MILWAUKEE, WI 53202  
414.727.4990 (O)  
414.727.4990 (F)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXX

**SECURITY**  
CORRECT ELECTRONICS, INC.  
1825 S. WASHINGTON STREET, SUITE 110  
WATERVILLE, IL 60965  
630.689.2260 (O)  
XXX STATE CERTIFICATE OF AUTHORITY  
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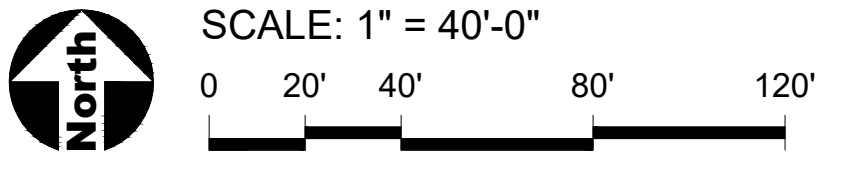
NO.	ISSUANCE	
	DATE	DESCRIPTION

VILLAGE OF CALEDONIA PUBLIC SAFETY  
BUILDING  
VILLAGE OF CALEDONIA  
XXXX CHESTER LANE RACINE, WI 53402  
PLANNING COMMISSION

LANDSCAPE PLAN OVERALL

SHEET NO.  
**L0.0**

JOB NO. 21-3278.01  
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 CLARK DIETZ, INC.  
 707 N. MILWAUKEE STREET, SUITE 424  
 MILWAUKEE, WI 53202  
 414.727.4990 (O)  
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LANDSCAPE  
 UPLAND DESIGN LTD.  
 2045 WISCONSIN STREET, SUITE 200  
 PLAINFIELD, IL 62554  
 618.754.0991 (O)  
 ILL STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX

STRUCTURAL  
 AMBROSE ENGINEERING, INC.  
 1066 N.215 COMMERCE COURT, SUITE 100  
 CEDARBURG, WI 53002  
 262.377.7923 (O)  
 WI STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX

M.E.P.  
 CLARK DIETZ, INC.  
 707 N. MILWAUKEE STREET, SUITE 424  
 MILWAUKEE, WI 53202  
 414.727.4990 (O)  
 WI STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX

SECURITY  
 CORRECT ELECTRONICS, INC.  
 1807 S. WASHINGTON STREET, SUITE 120  
 WAUKESHA, IL 62985  
 618.493.1300 (O)  
 ILL STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX

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ISSUANCE	
NO.	DATE DESCRIPTION

VILLAGE OF CALEDONIA PUBLIC SAFETY  
 BUILDING  
 VILLAGE OF CALEDONIA  
 XXXX CHESTER LANE RACINE, WI 53402

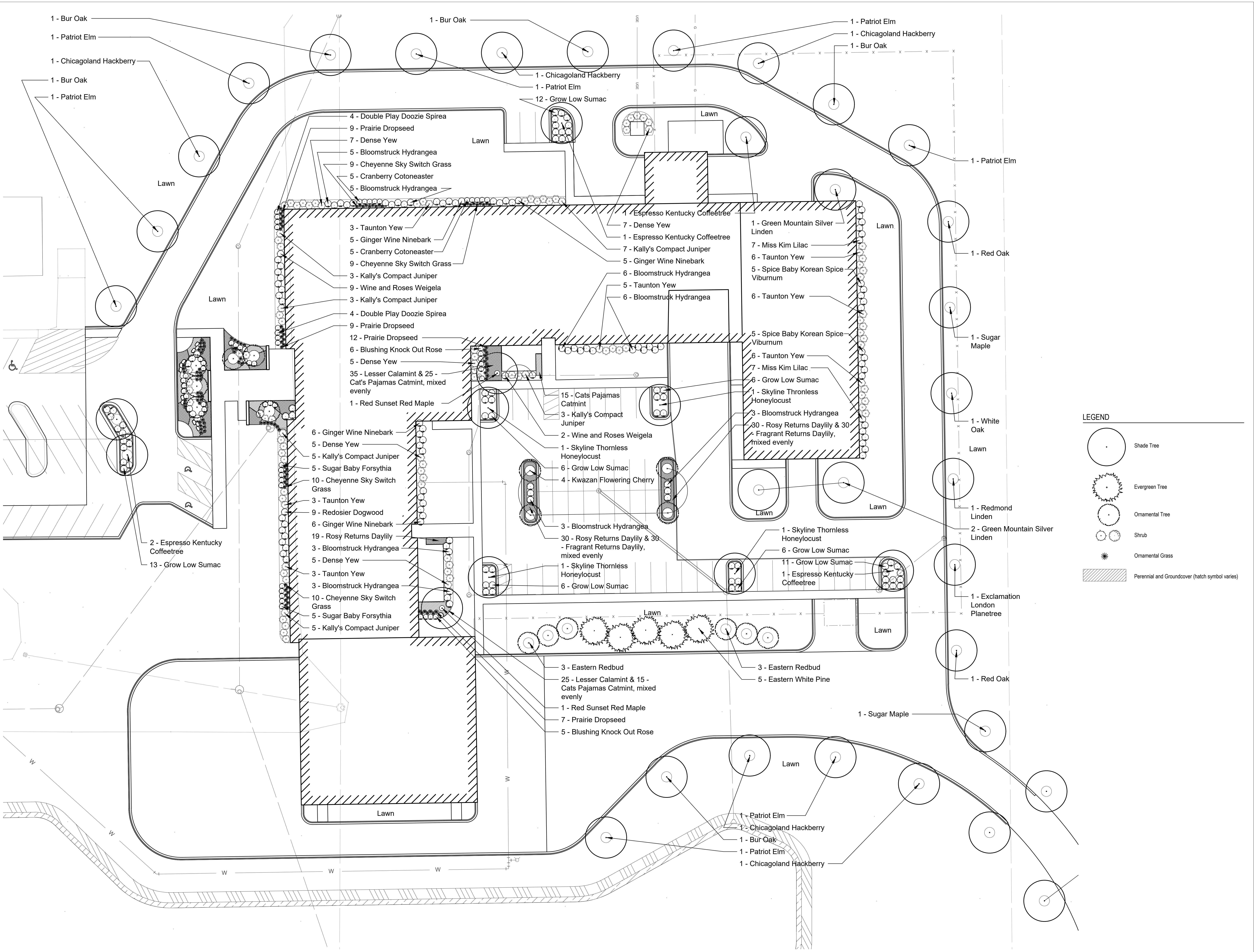
LANDSCAPE PLAN

SHEET NO.

**L1.0**

JOB NO. 21-3278.01  
 © 2022 FGM Architects Inc.

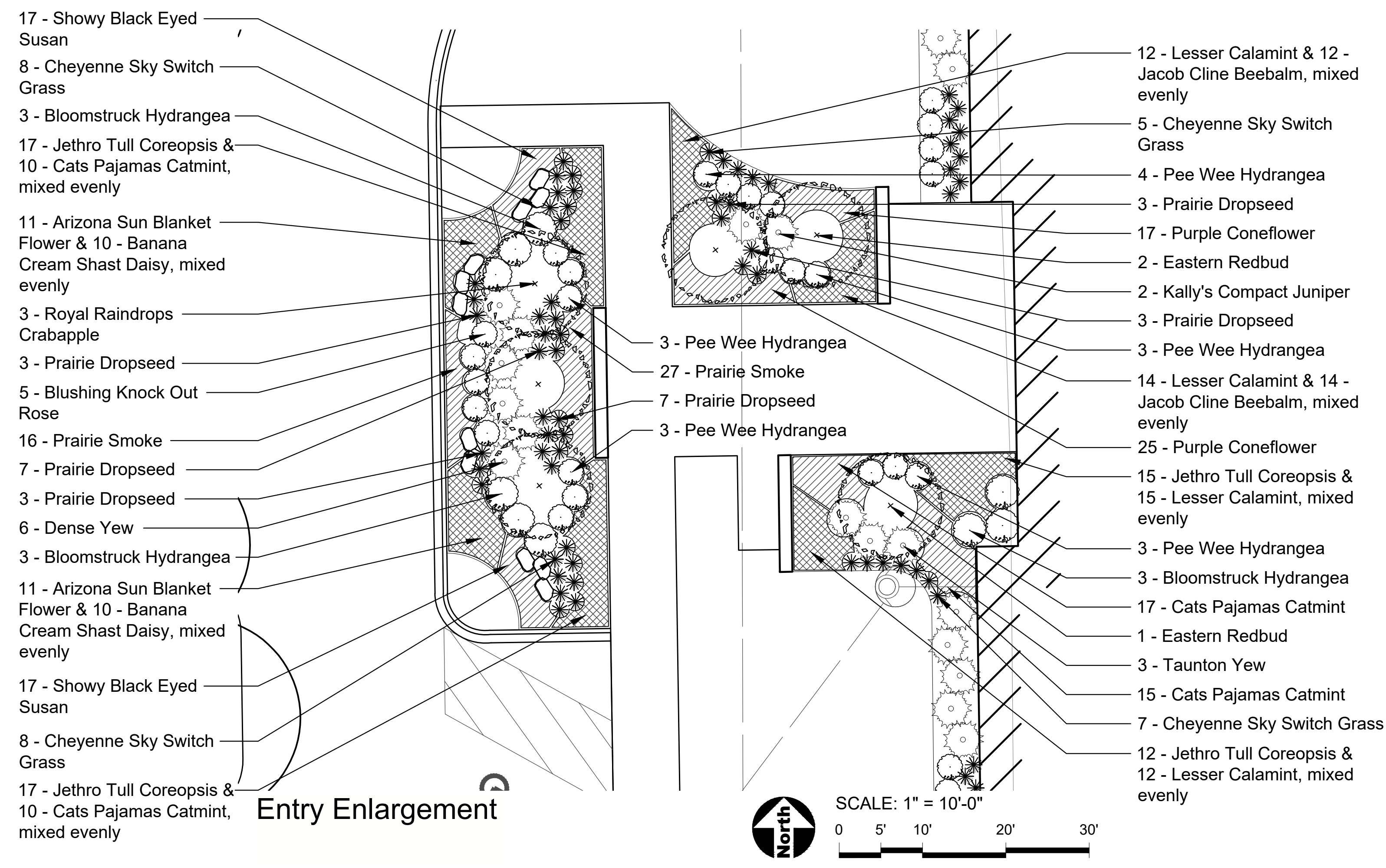
PLANNING COMMISSION



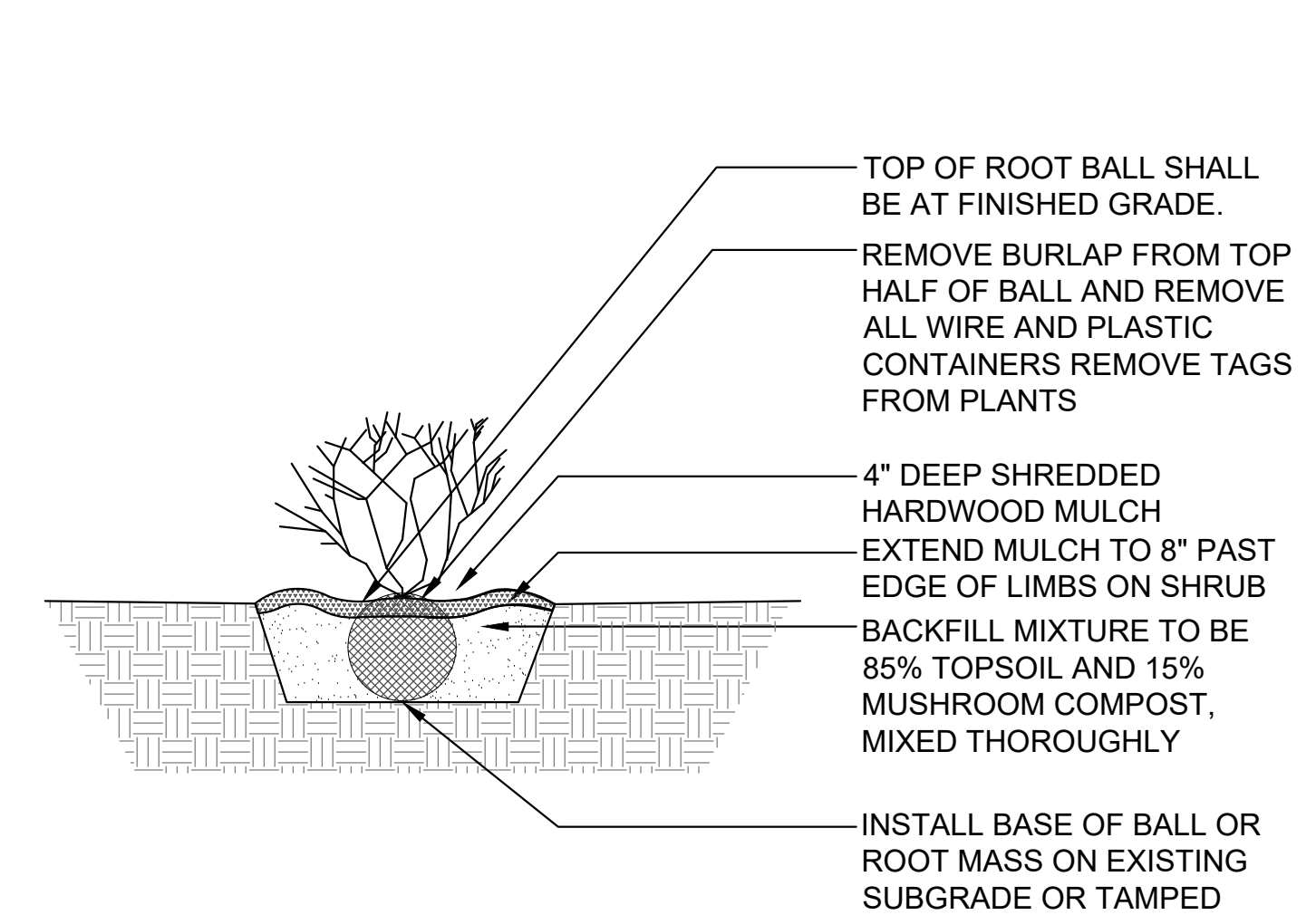
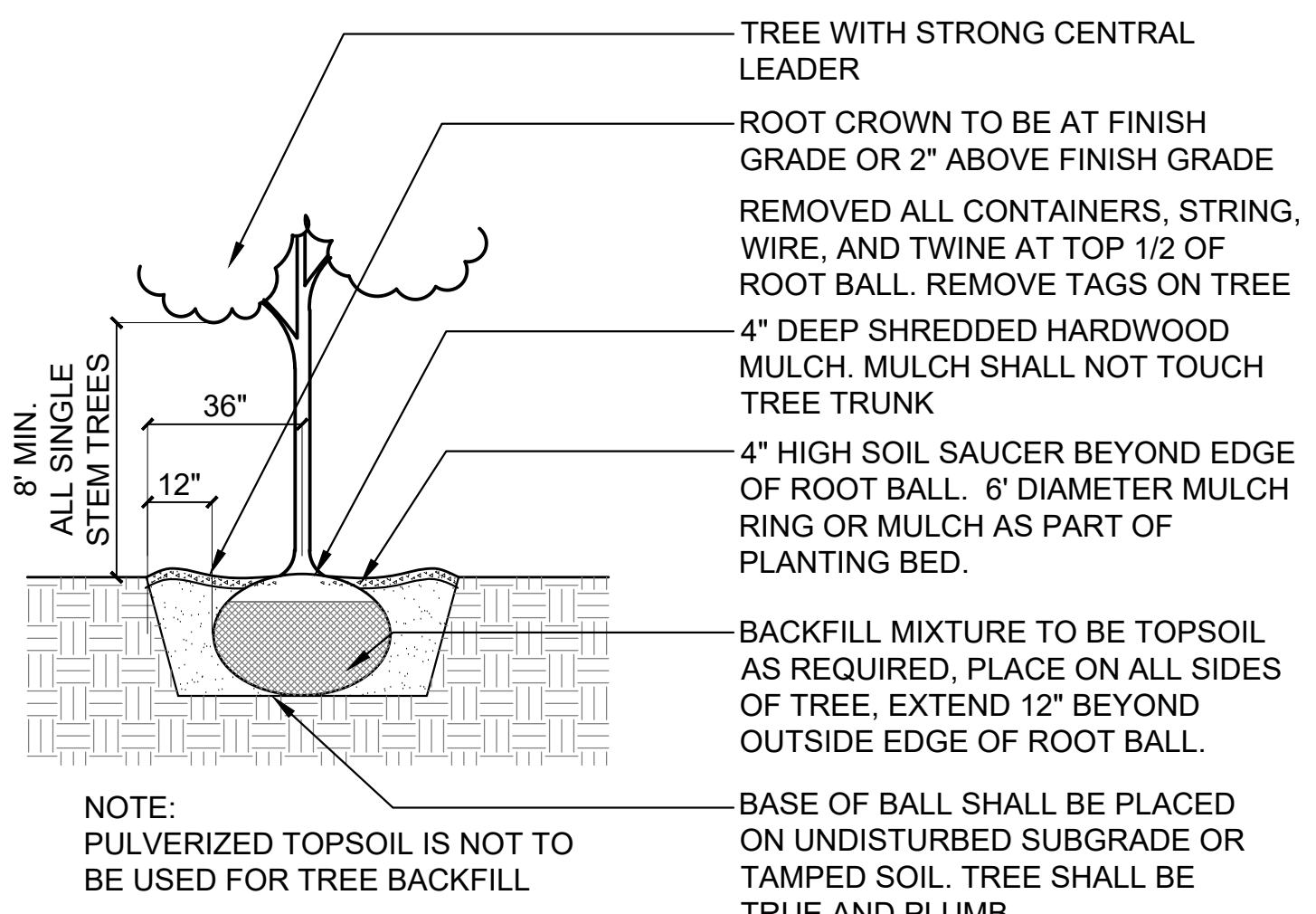
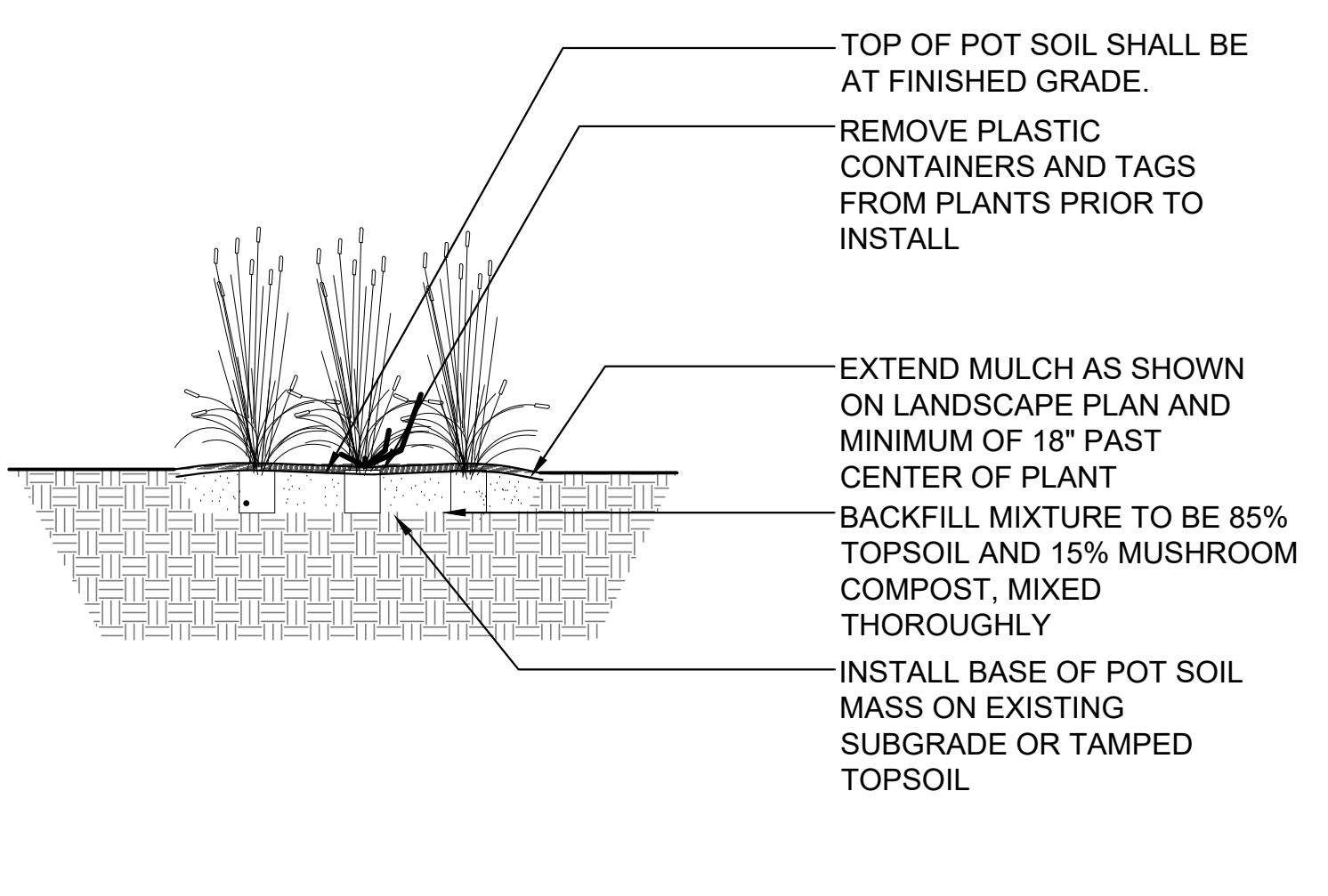
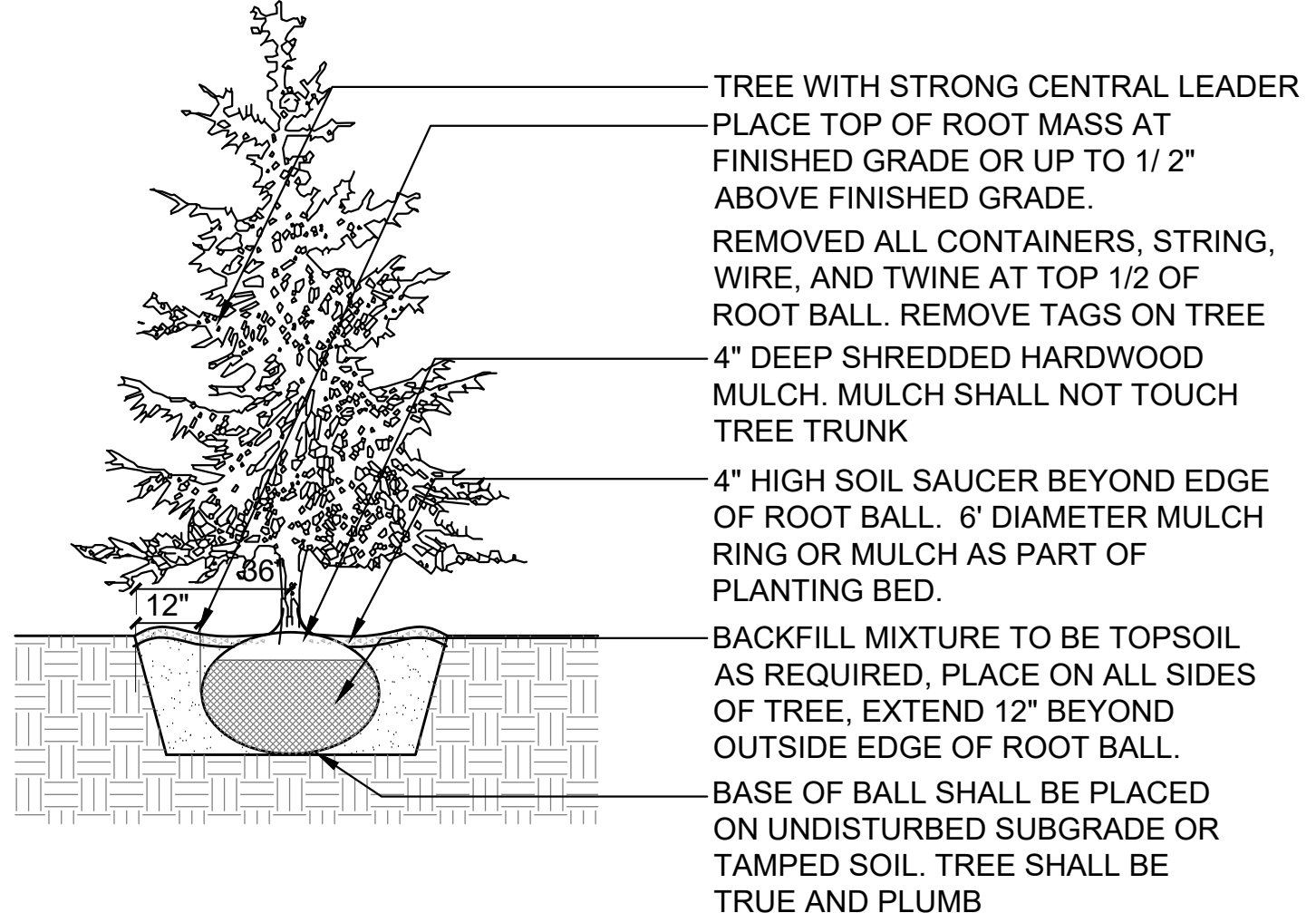
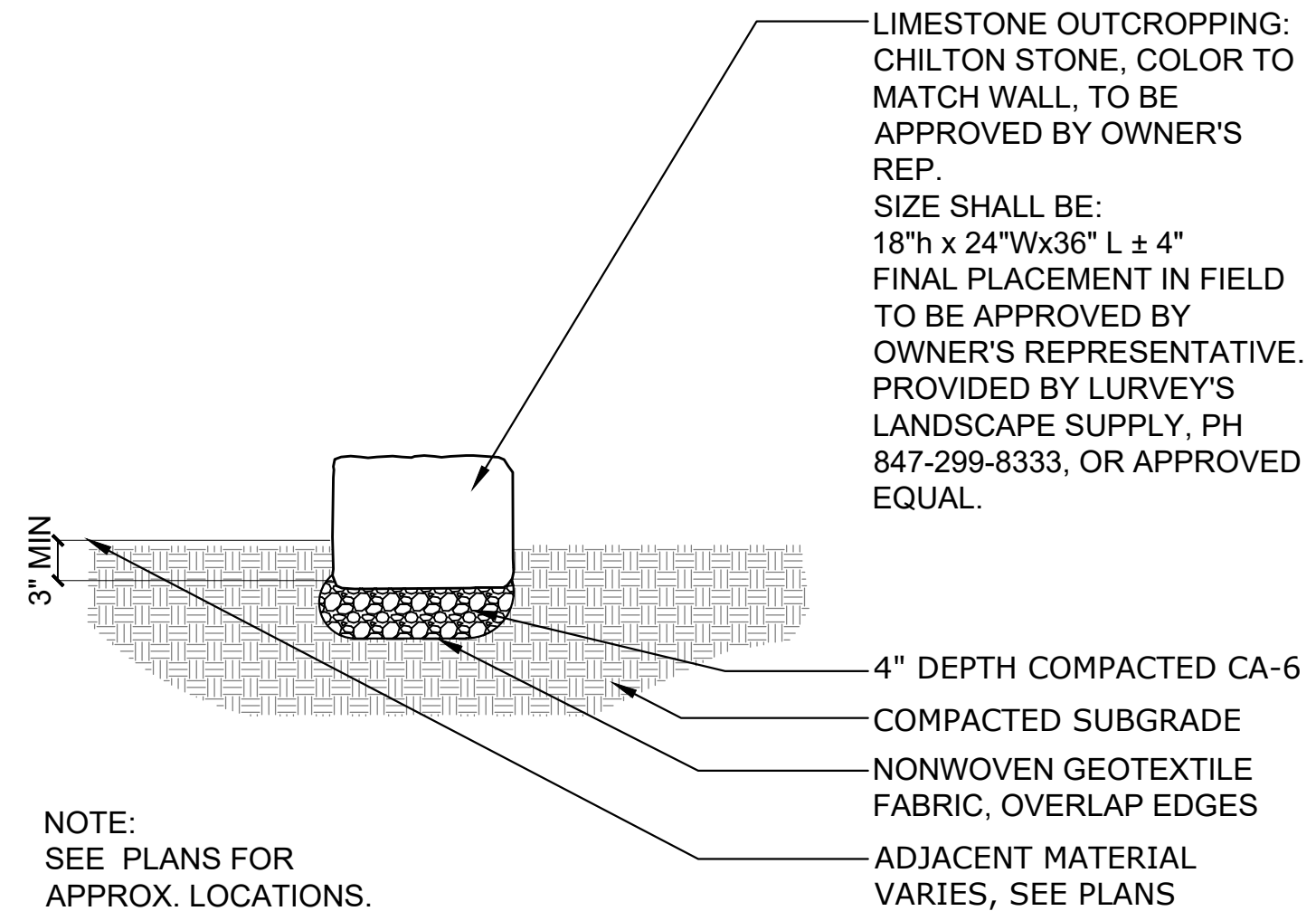
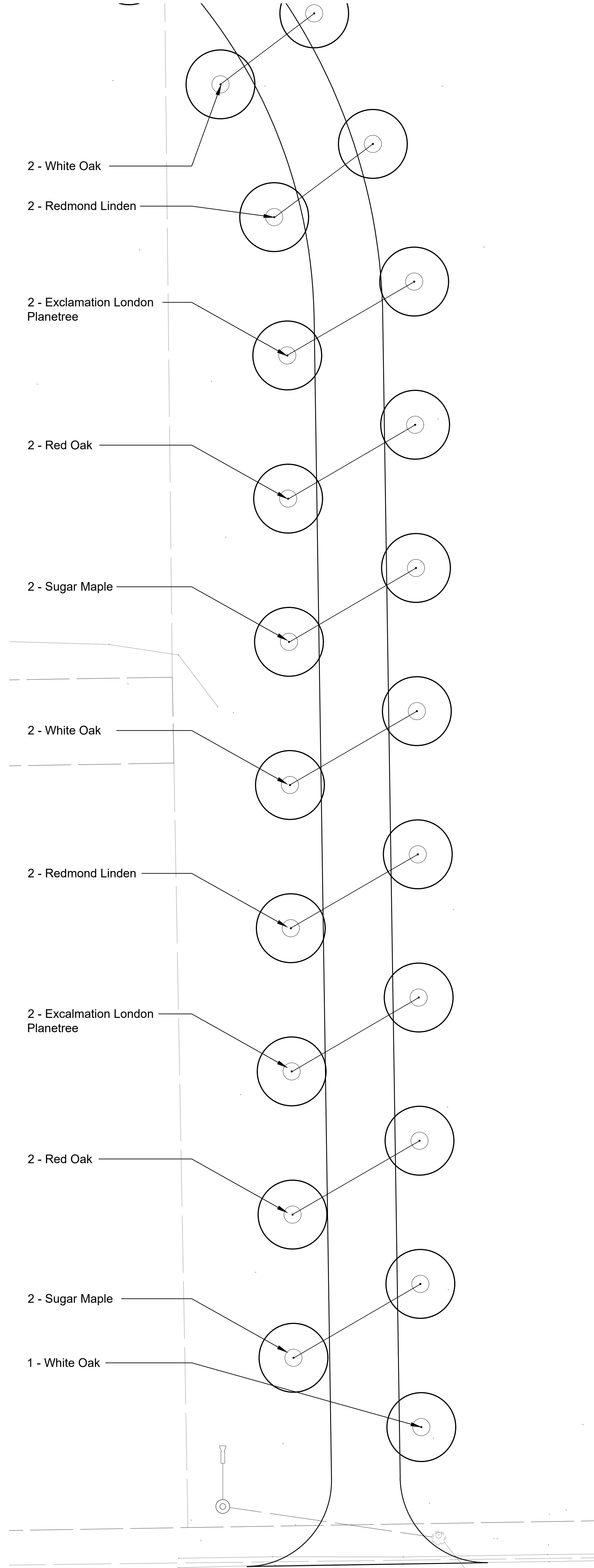
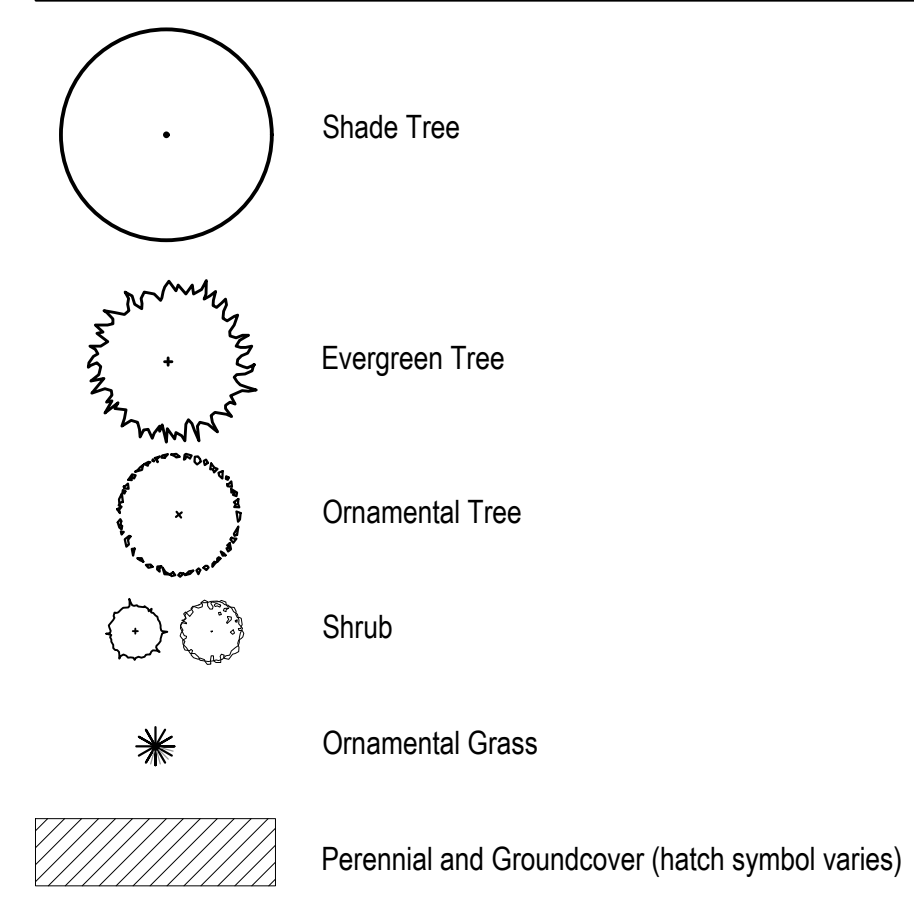
**LEGEND**

- Shade Tree (circle with dot)
- Evergreen Tree (circle with starburst)
- Ornamental Tree (circle with outline)
- Shrub (circle with outline)
- Ornamental Grass (circle with starburst)
- Perennial and Groundcover (hatched symbol varies)

SCALE: 1" = 20'-0"  
 0 10' 20' 40' 60'



**LEGEND**



**CIVIL**  
CLARK DIETZ, INC.  
737 N. MILWAUKEE STREET, SUITE 624  
MILWAUKEE, WI 53229  
414.727.4990 (CI)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXXXX

**LANDSCAPE**  
UPLAND DESIGN LTD.  
SARALIND DRIVE, SUITE 200  
PLAINFIELD, IL 62544  
618.264.6985 (ED)  
XXX STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXXXX

**STRUCTURAL**  
AMBROSE ENGINEERING, INC.  
WEB 1025 COMMERCIAL COURT, SUITE 600  
CEDARBURG, WI 53012  
262.397.7602 (SI)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXXXX

**M.E.P.**  
CLARK DIETZ, INC.  
737 N. MILWAUKEE STREET, SUITE 624  
MILWAUKEE, WI 53229  
414.727.4990 (CI)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXXXX

**SECURITY**  
CORRECT ELECTRONICS, INC.  
1801 S. WASHINGTON STREET, SUITE 120  
RAVENHILL, IL 60565  
630.868.1306 (SI)  
XXX STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXXXX

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**ISSUANCE**

NO.	DATE	DESCRIPTION

**VILLAGE OF CALEDONIA PUBLIC SAFETY**  
**BUILDING**  
VILLAGE OF CALEDONIA  
XXXX CHESTER LANE RACINE, WI 53402

**PLANNING COMMISSION**

**LANDSCAPE PLAN**

SHEET NO. **L1.1**

JOB NO. 21-3278.01  
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REQUIREMENT CHART:

Large Parking Lot > 50 spaces				
Location/Distance	Requirement	Calculations	Proposed Trees	Proposed Shrubs
Parking lot	300 sq. ft. landscaped area per 20 parking spaces. Shade Trees and Shrubs	78 Parking spaces 78/20= 3.9 3.9 x 300 sq feet= 1,170 sq feet	8 Shade 4 Ornamental	60
Screening				
Location/Distance	Requirement	Calculations		Proposed Shrubs
Garage doors, loading areas, service entries, mechanical equipment	Densely planted trees or shrubs; min. 7' within two years of planting			50

PLANT LIST:

SEED MIXES:

**Stormwater Seed Mix:**

Botanical Name	Common Name	PLS Quinces/Acre
<b>Permanent Grasses/Sedges/Rushes:</b>		
<i>Bolboschoenus florivallis</i>	River Bulrush	1.00
<i>Carex ostenii</i>	Crested Owl Sedge	3.00
<i>Carex viridis</i>	Dotseeded Sedge	3.00
<i>Carex vulpinoidea</i>	Green Fox Sedge	2.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Glyceria striata</i>	Tow Mowing Grass	4.00
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus bryoides</i>	Rice Cut Grass	1.00
<i>Phragmites australis</i>	Swamp Grass	2.00
<i>Scleropholus minor/major</i>	Great Bulrush	3.00
<i>Scleropholus minor</i>	Dark Green Rush	3.00
<i>Scleropholus minor</i>	Wood Grass	1.00
		<b>Total</b>
		<b>41.00</b>

**Temporary Cover:**

Botanical Name	Common Name	PLS Quinces/Acre
<i>Avena sativa</i>	Common Oat	512.00
		<b>Total</b>
		<b>512.00</b>

**Low-Profile Prairie Seed Mix:**

Botanical Name	Common Name	PLS Quinces/Acre
<b>Permanent Grasses:</b>		
<i>Bouteloua curtipendula</i>	Side-Oats Grass	18.00
<i>Carex acut</i>	Prairie Sedge/Species	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	32.00
<i>Knautia macrotis</i>	June Grass	1.00
<i>Rumex crispus</i>	Sweet Grass	1.00
<i>Sporobolus vaginatus</i>	Little Bluestem	38.00
		<b>Total</b>
		<b>90.00</b>

**Temporary Cover:**

Botanical Name	Common Name	PLS Quinces/Acre
<i>Avena sativa</i>	Common Oat	512.00
		<b>Total</b>
		<b>512.00</b>

**Forbs:**

<i>Amaranthus retrofractus</i>	Love Plant	0.50
<i>Aster multiflorus</i>	Common Milkweed	2.00
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00
<i>Baptisia alba</i>	White Wild Indigo	2.00
<i>Chamaecrista fasciculata</i>	Panhandle Pea	10.00
<i>Cirsium discolor</i>	Sand Coreopsis	5.00
<i>Cirsium palmata</i>	Prairie Coreopsis	1.00
<i>Dalea candida</i>	White Prairie Clover	1.50
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50
<i>Dieris pentarifida</i>	Illinois-Sensitive Plant	3.00
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower	8.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Lappula ovata</i>	Round-Headed Bush Clover	2.00
<i>Liatris scariosa</i>	Rough Blazing Star	4.00
<i>Lupinus peregrinus</i>	Wild Lupine	4.00
<i>Monarda fistulosa</i>	Wild Bergamot	8.00
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Penstemon heterophyllus</i>	Holly Beard Tongue	1.00
<i>Phlox pilularis</i>	Yellow Coneflower	8.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	5.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	1.00
<i>Solidago serotina</i>	Prairie Dock	1.00
<i>Solidago speciosa</i>	Snowy Goldenrod	0.50
<i>Symphoricarpos angustifolia</i>	Health Aster	0.25
<i>Symphoricarpos laevis</i>	Smooth Blue Aster	1.00
<i>Symphoricarpos novae-angliae</i>	New England Aster	0.50
<i>Tradescantia virginiana</i>	Common Spiderwort	1.00
<i>Verbena stricta</i>	Hoary Verbena	1.00
<i>Vernonia gigantea</i>	Smooth Tall Ironweed	1.00
<i>Verbena stricta</i>	Goldenrod	0.25
		<b>Total</b>
		<b>66.00</b>



**CIVIL**  
CLARK DIETZ, INC.  
750 N. MILWAUKEE STREET, SUITE 424  
MILWAUKEE, WI 53202  
414.727.8900 (O)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

**LANDSCAPE**  
UPLAND DESIGN LTD.  
2404 LOCKPORT STREET, SUITE 200  
PLAINFIELD, IL 60544  
618.254.0200 (O)  
ILL STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

**STRUCTURAL**  
AMBROSE ENGINEERING, INC.  
1845 E. WASHINGTON STREET, SUITE 400  
CENSAUS, WI 53012  
262.377.3600 (O)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

**M.E.P.**  
CLARK DIETZ, INC.  
750 N. MILWAUKEE STREET, SUITE 424  
MILWAUKEE, WI 53202  
414.727.8900 (O)  
WI STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

**SECURITY**  
CORRECT ELECTRONICS, INC.  
1015 W. WASHINGTON STREET, SUITE 100  
NAPERVILLE, IL 60563  
630.461.1300 (O)  
ILL STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

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**ISSUANCE**

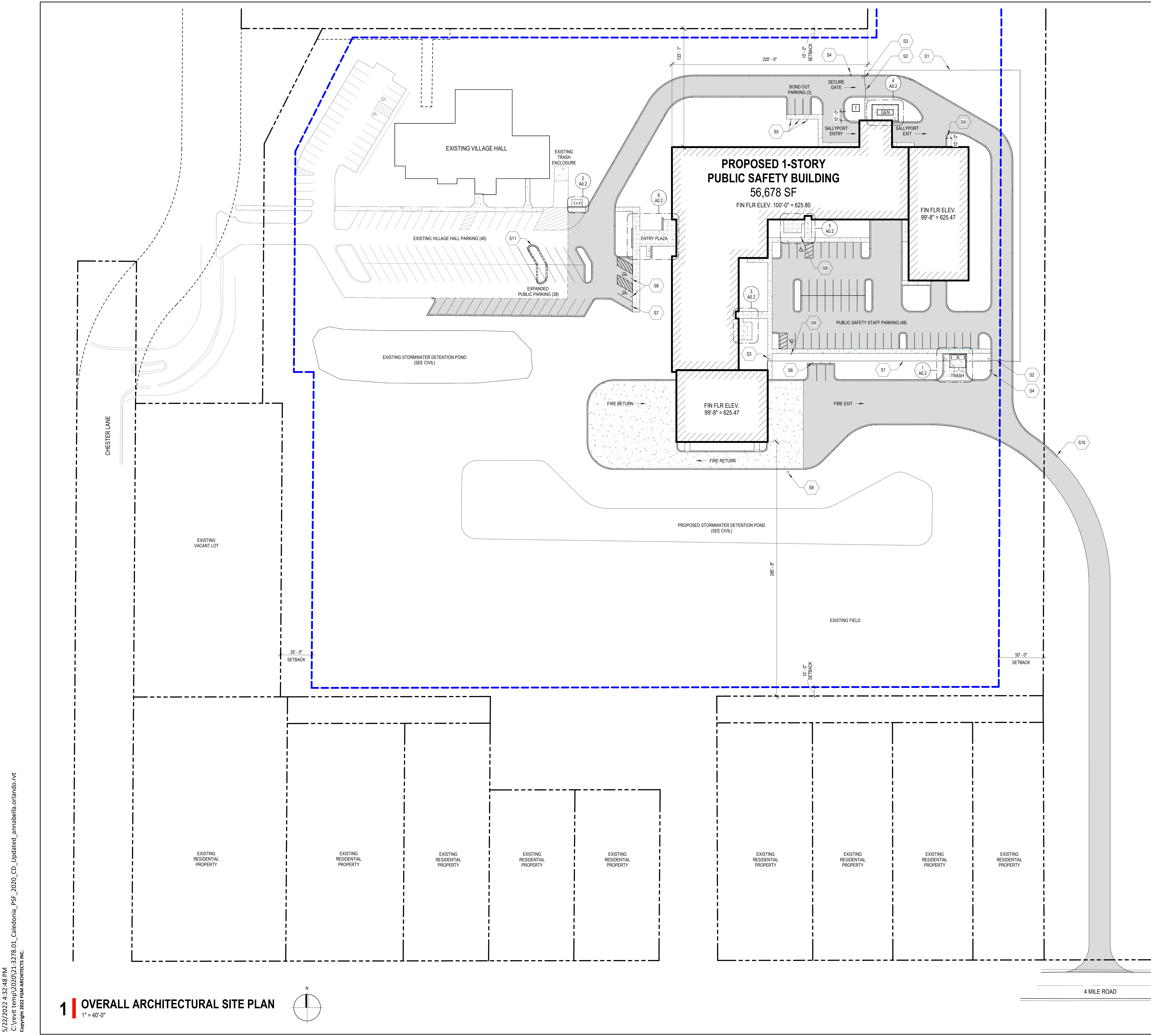
NO	DATE	DESCRIPTION

**VILLAGE OF CALEDONIA PUBLIC SAFETY BUILDING**  
VILLAGE OF CALEDONIA  
XXXX CHESTER LANE RACINE, WI 53402  
**PLANNING COMMISSION**

**LANDSCAPE PLAN**

SHEET NO. **L1.2**

JOB NO. 21-3278.01  
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**GENERAL SITE NOTES**

- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
- PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
- NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARD TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDING.
- COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
- SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.

**SITE PLAN KEYED NOTES**

TAG	DESCRIPTION
S1	SITE PERIMETER FENCE: VINYL COATED CHAIN LINK, 8'-0" HIGH, TYP.
S2	MOTORIZED CANTILEVER SLIDING GATE: VINYL COATED CHAIN LINK, 8'-0" HIGH.
S3	3'-0" WIDE X 8'-0" HIGH CHAIN LINK FENCE SWING GATE WITH LOCKING HARDWARE.
S4	ACCESS CARD READER PEDESTAL AND BOLLARD.
S5	BOND OUT ONLY PARKING SIGNAGE, (3) TOTAL. REFER TO SITE DETAILS FOR INFORMATION.
S6	FIRE DEPT. ONLY PARKING SIGNAGE, (3) TOTAL. REFER TO SITE DETAILS FOR INFORMATION.
S7	POLICE DEPT. ONLY PARKING SIGNAGE, (3) TOTAL. REFER TO SITE DETAILS FOR INFORMATION.
S8	ACCESSIBLE PARKING SIGNAGE. REFER TO CIVIL DRAWINGS FOR INFORMATION.
S9	FIRE HYDRANT. REFER TO CIVIL DRAWINGS FOR INFORMATION.
S10	POINT OF TRANSITION FROM CONCRETE CURB TO NO CURB. REFER TO CIVIL DRAWINGS FOR INFORMATION.
S11	DASHED LINE DENOTES EDGE OF EXISTING RAISED CURB TO BE REMOVED, TO ACCOMMODATE EXTENSION OF PARKING AREA. REFER TO CIVIL DRAWINGS FOR INFORMATION.

**FGM Architects Inc.**  
 219 Milwaukee St, Suite 325  
 Milwaukee, Wisconsin 53202  
 414.346.7282 OFFICE  
 WISCONSIN STATE CERTIFICATE  
 OF AUTHORIZATION WI #3101-11

- CIVIL**  
**CLARK DIETZ, INC.**  
 759 N. MILWAUKEE STREET, SUITE 624  
 MILWAUKEE, WI 53202  
 414.322.8998 (O)  
 WISCONSIN STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX
- LANDSCAPE**  
**UPLAND DESIGN LTD.**  
 2464 LOCKPORT STREET, SUITE 200  
 PLAINFIELD, IL 60548  
 815.254.0093 (O)  
 ILLINOIS STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX
- STRUCTURAL**  
**AMBROSE ENGINEERING, INC.**  
 400 N. WASHINGTON STREET, SUITE 100  
 CEDARBURG, WI 53012  
 262.377.7602 (O)  
 WISCONSIN STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX
- M.E.P.**  
**CLARK DIETZ, INC.**  
 759 N. MILWAUKEE STREET, SUITE 624  
 MILWAUKEE, WI 53202  
 414.322.8998 (O)  
 WISCONSIN STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX
- SECURITY**  
**CONRECT ELECTRONICS, INC.**  
 1807 S. WASHINGTON STREET, SUITE 110  
 MARSHVILLE, IL 60558  
 630.688.1190 (O)  
 ILLINOIS STATE CERTIFICATE OF AUTHORITY  
 NO. XXXXXXXXXX

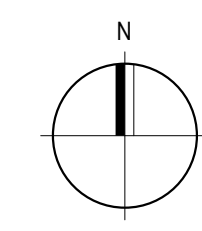
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**ISSUANCE**

NO	DATE	DESCRIPTION

**1 OVERALL ARCHITECTURAL SITE PLAN**  
 1" = 40'-0"



**SITE PLAN LEGEND**

	BUILDING FOOTPRINT
	CONCRETE, REFER TO CIVIL DRAWINGS
	BITUMINOUS PAVEMENT, REFER TO CIVIL DRAWINGS
	GRAVEL, REFER TO CIVIL DRAWINGS
	PROPERTY LINE
	SETBACK LINE
	ROOF LINE

VILLAGE OF CALEDONIA PUBLIC SAFETY  
**BUILDING**  
 VILLAGE OF CALEDONIA  
 XXXX CHESTER LANE RACINE, WI 53402  
 PLANNING COMMISSION

**ARCHITECTURAL SITE PLAN**

SHEET NO.  
**A0.1**

JOB NO. 21-3278.01  
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### ISSUANCE

NO	DATE	DESCRIPTION

VILLAGE OF CALEDONIA PUBLIC SAFETY  
BUILDING  
VILLAGE OF CALEDONIA  
XXXX CHESTER LANE RACINE, WI 53402  
PLANNING COMMISSION

### ENLARGED ARCHITECTURAL SITE PLANS

SHEET NO.

**A0.2**

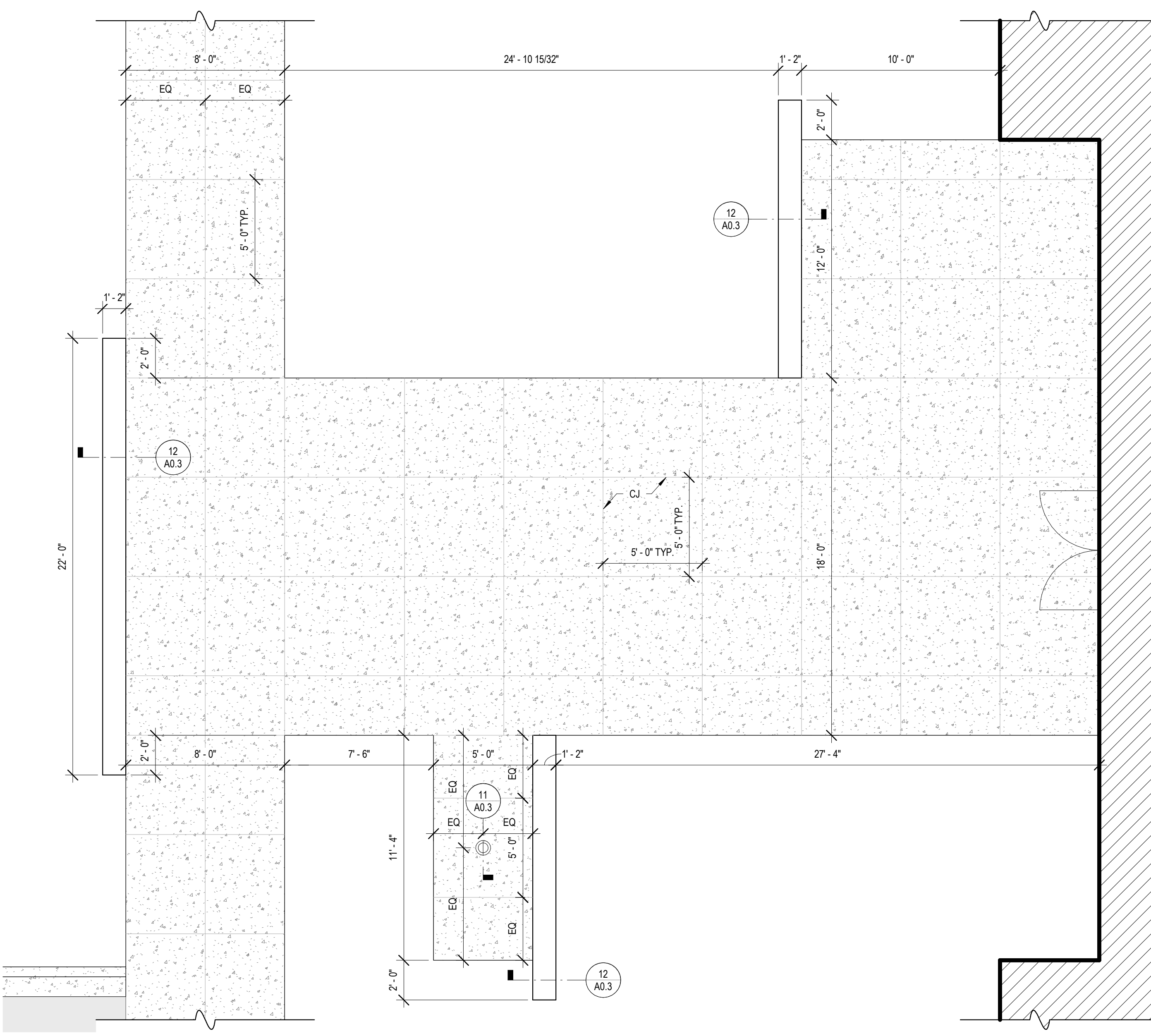
JOB NO. 23-3278-01  
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### GENERAL SITE NOTES

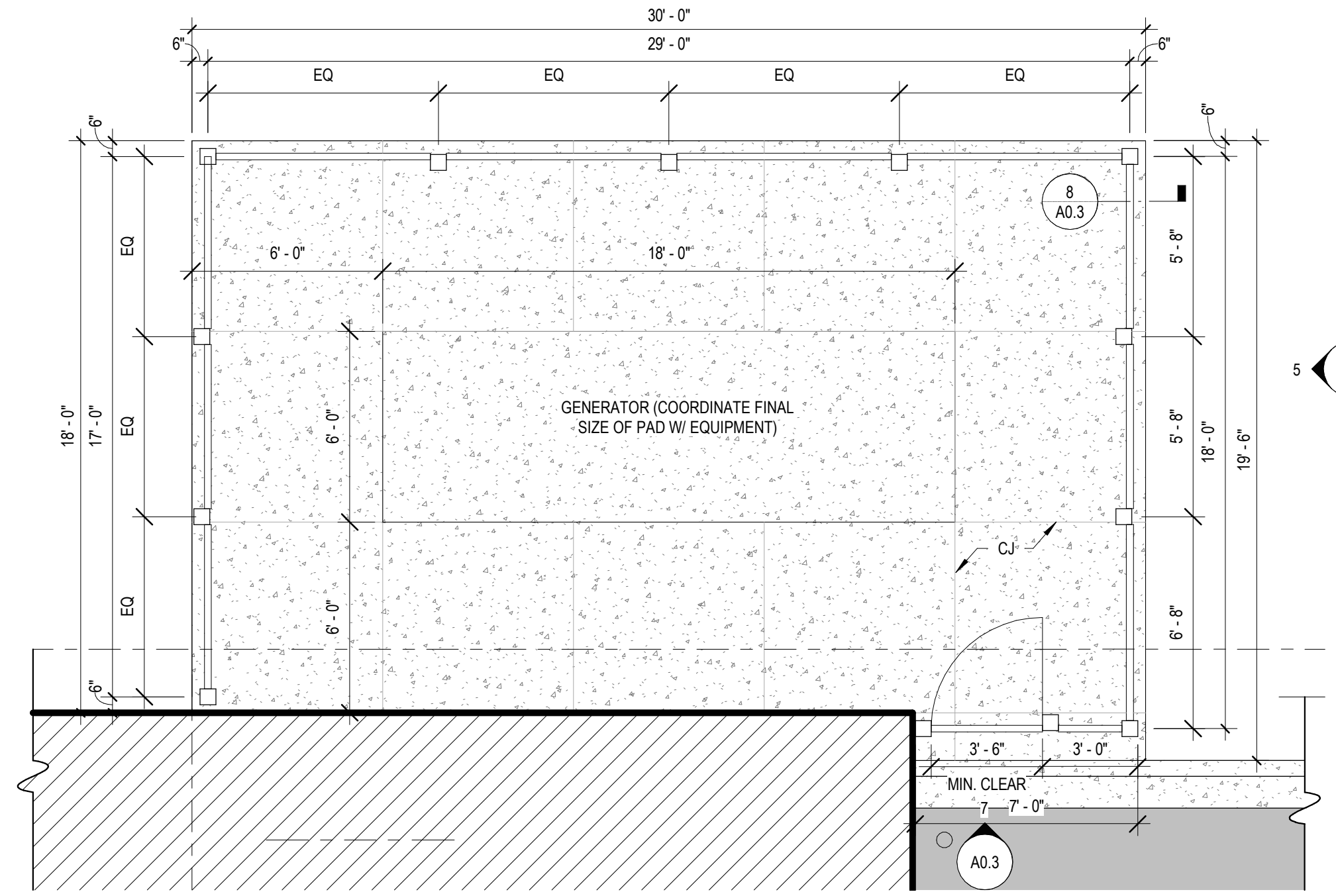
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- EXPOSED FERROUS METALS ARE TO BE PAINTED. U.N.D.
- PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES. TYP.
- NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARD TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDINGS.
- COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
- SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.

### SITE PLAN KEYED NOTES

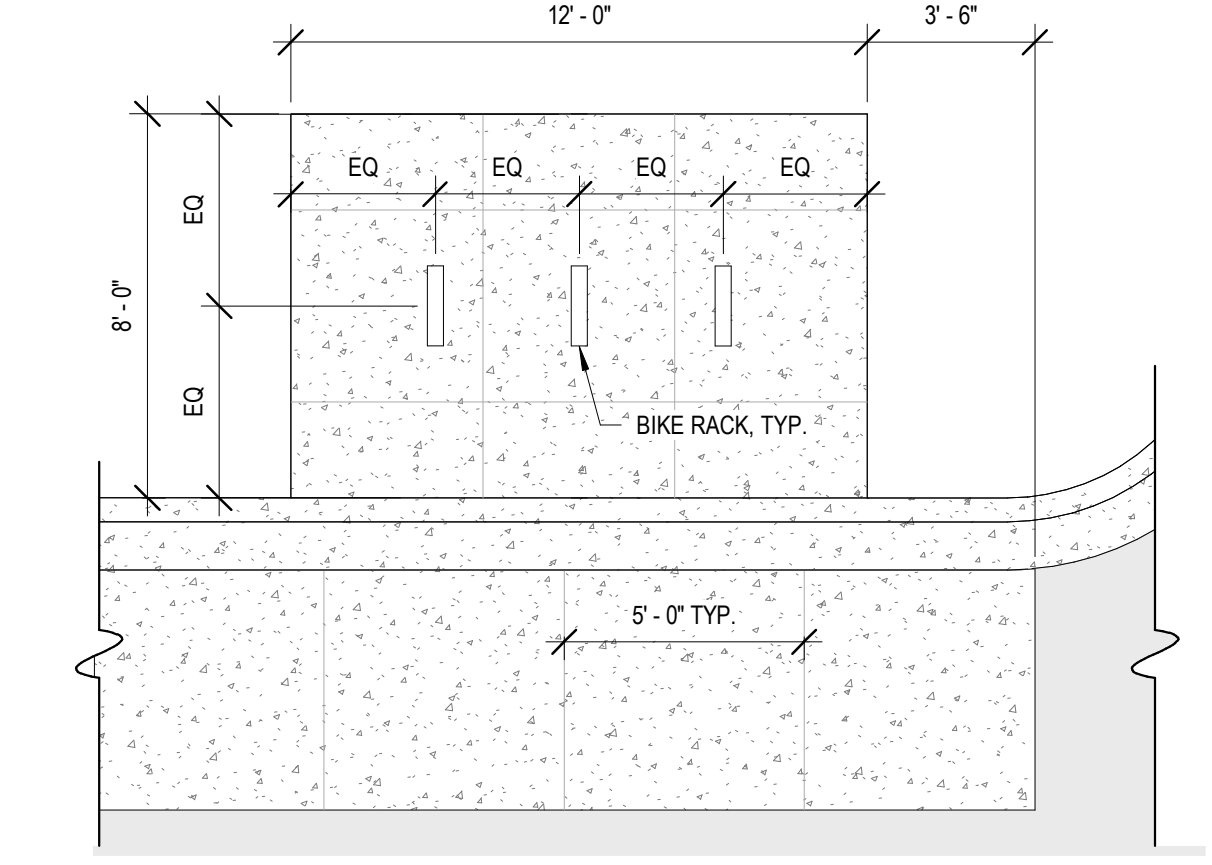
TAG	DESCRIPTION
S1	SITE PERIMETER FENCE. VINYL COATED CHAIN LINK. 8'-0" HIGH. TYP.
S2	MOTORIZED CANTILEVER SLIDING GATE. VINYL COATED CHAIN LINK. 8'-0" HIGH.
S3	3'-0" WIDE X 8'-0" HIGH CHAIN LINK FENCE SWING GATE WITH LOCKING HARDWARE
S4	ACCESS CARD READER PEDESTAL AND BOLLARD.
S5	BOND OUT ONLY PARKING SIGNAGE. (3) TOTAL. REFER TO SITE DETAILS FOR INFORMATION.
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S11	DASHED LINE DENOTES EDGE OF EXISTING RAISED CURB TO BE REMOVED. TO ACCOMMODATE EXTENSION OF PARKING AREA. REFER TO CIVIL DRAWINGS FOR INFORMATION.



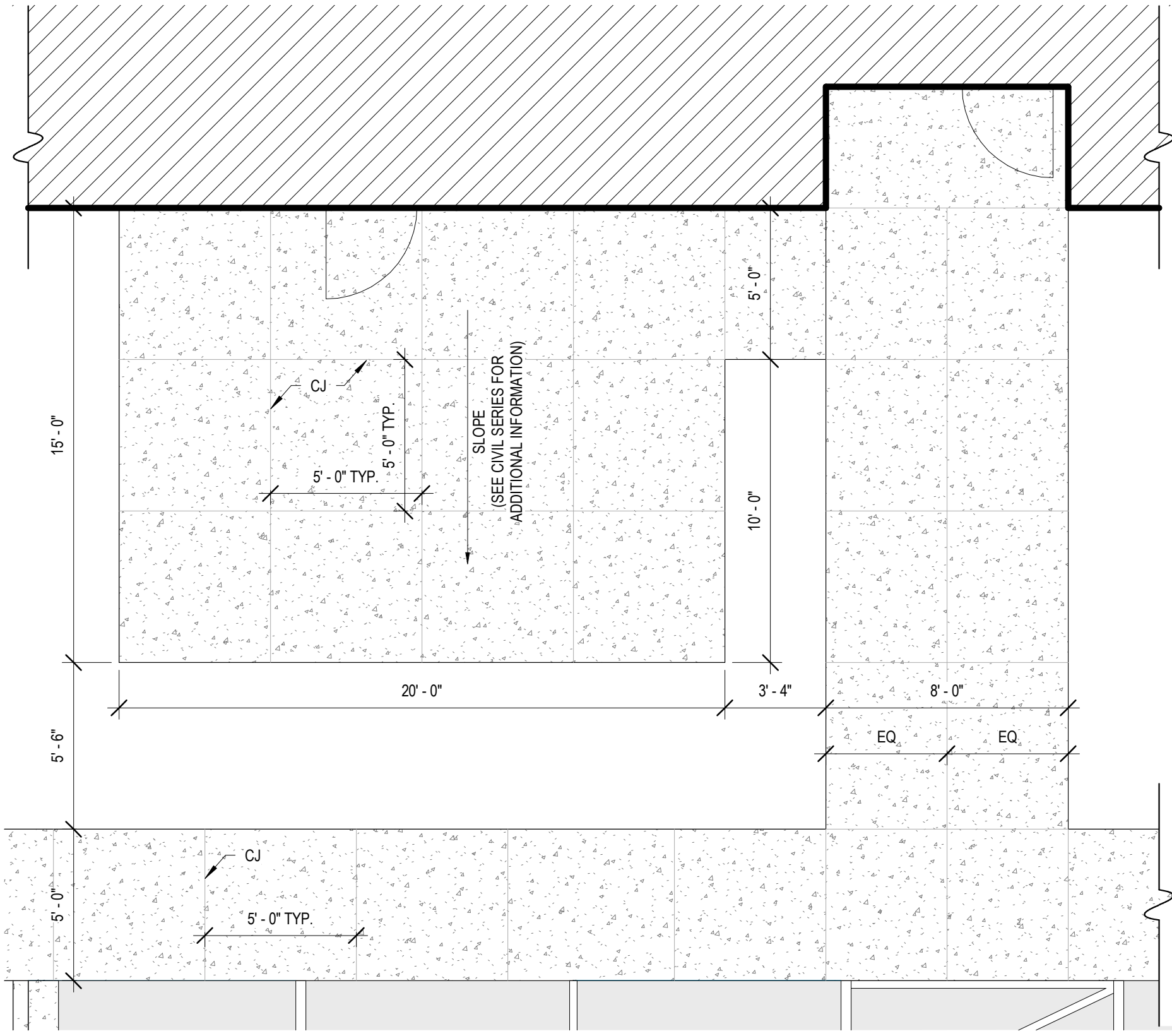
**6 | ENLARGED SITE PLAN - ENTRY PLAZA**  
1/4" = 1'-0"



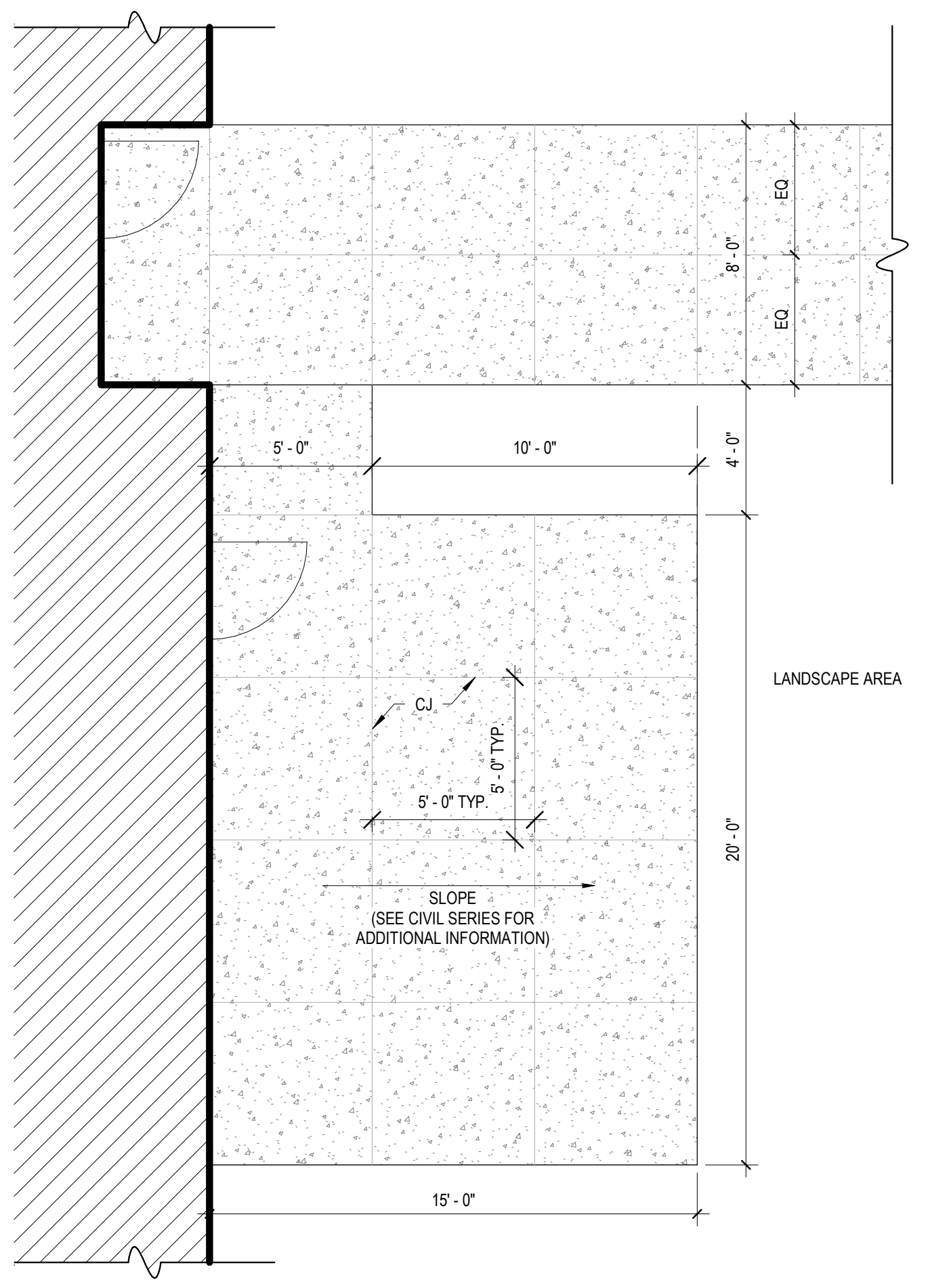
**4 | ENLARGED SITE PLAN - GENERATOR**  
1/4" = 1'-0"



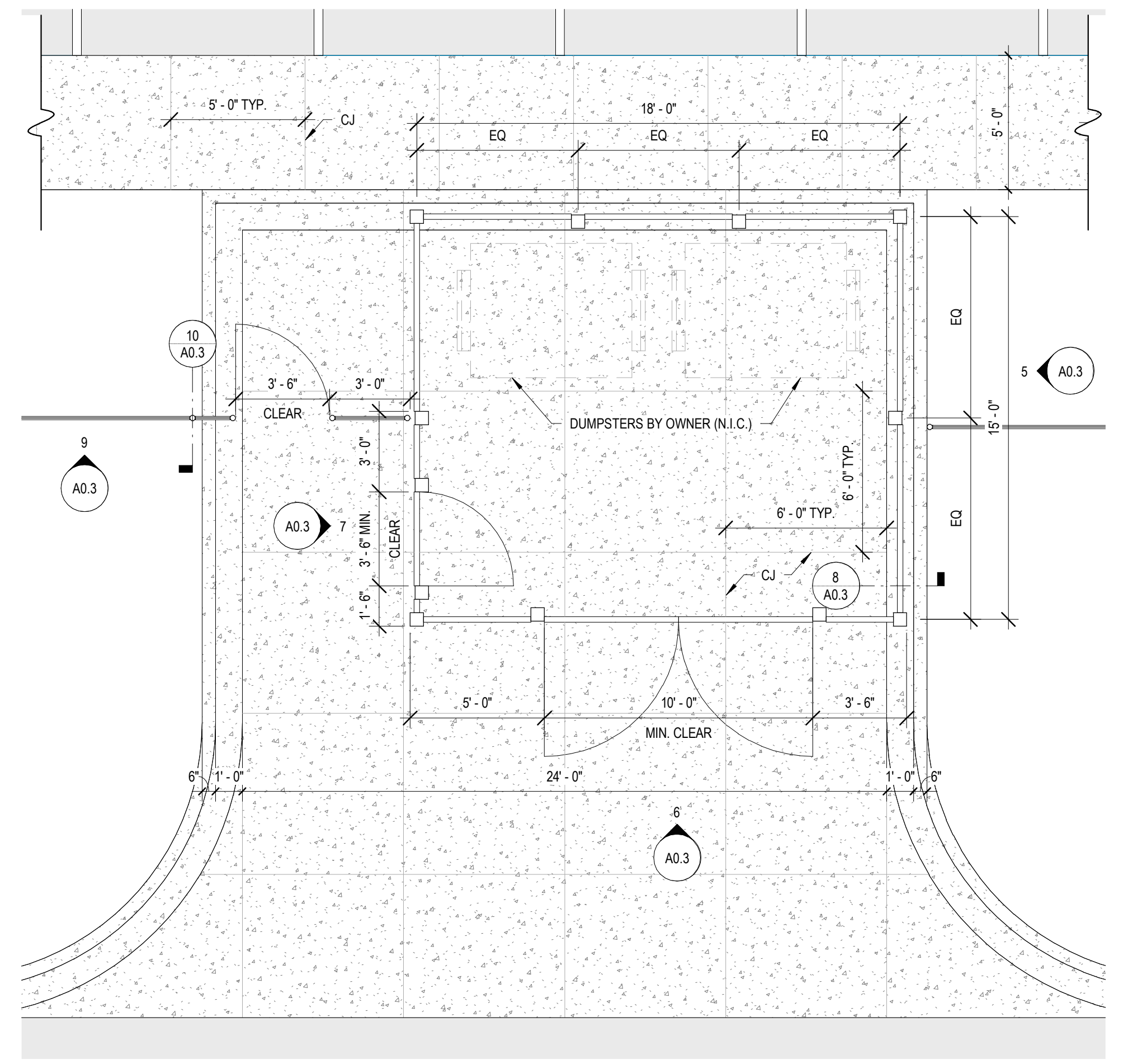
**2 | ENLARGED SITE PLAN - BIKE RACK**  
1/4" = 1'-0"



**5 | ENLARGED SITE PLAN - POLICE PATIO**  
1/4" = 1'-0"



**3 | ENLARGED SITE PLAN - FIRE PATIO**  
1/4" = 1'-0"

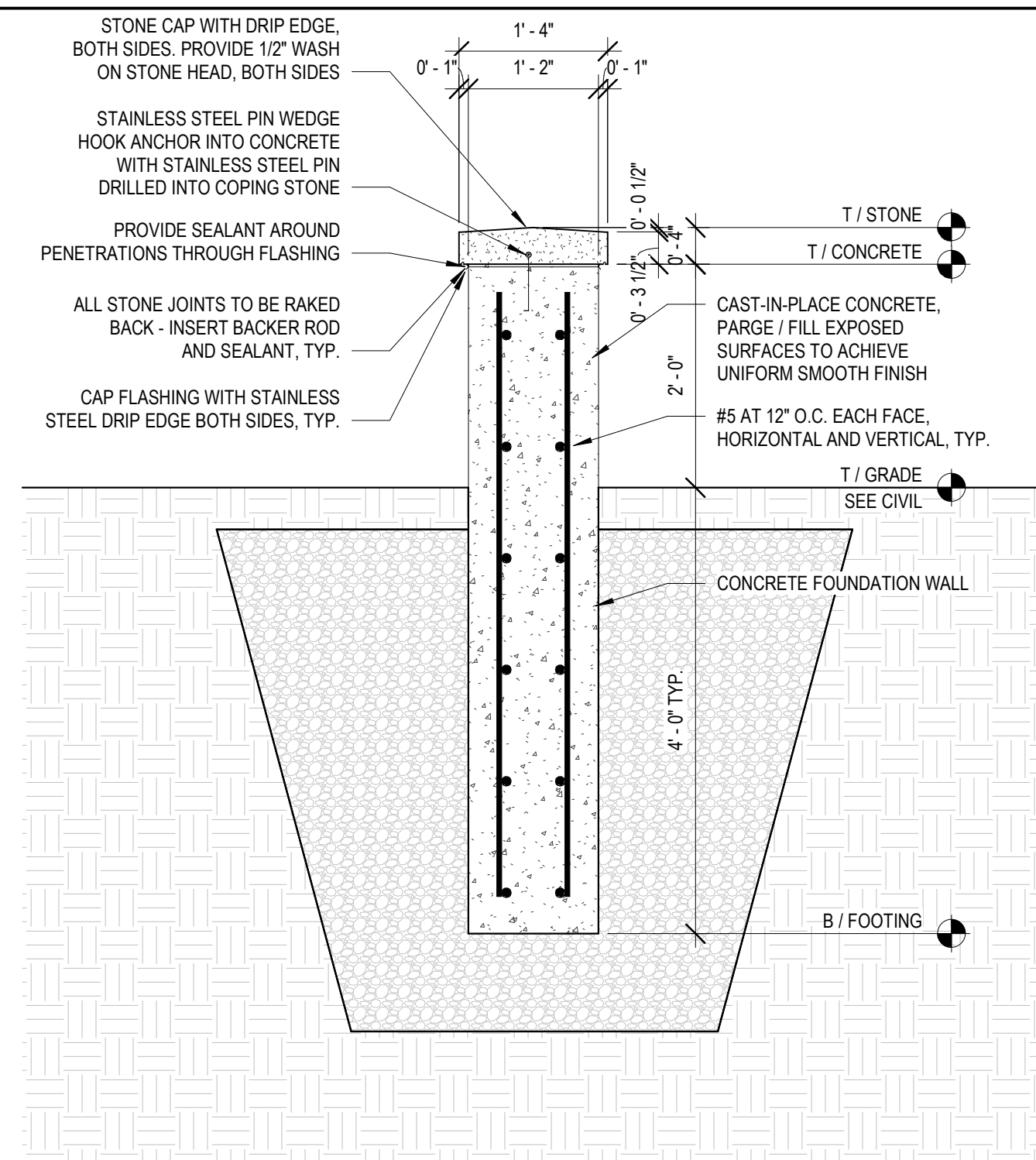


**1 | ENLARGED SITE PLAN - TRASH ENCLOSURE**  
1/4" = 1'-0"

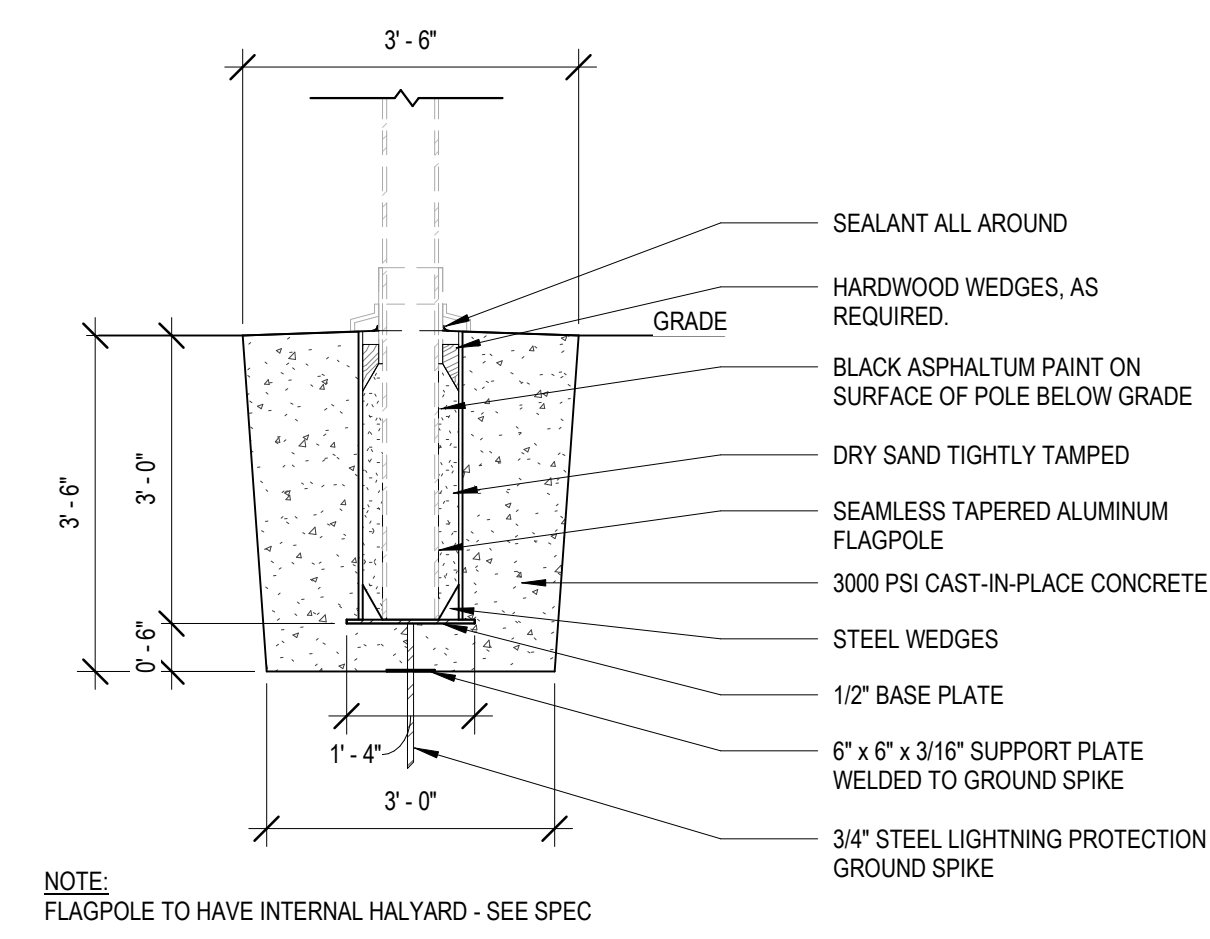
### SITE PLAN LEGEND

- BUILDING FOOTPRINT
- CONCRETE. REFER TO CIVIL DRAWINGS
- BITUMINOUS PAVEMENT. REFER TO CIVIL DRAWINGS
- GRAVEL. REFER TO CIVIL DRAWINGS
- PROPERTY LINE
- SETBACK LINE
- ROOF LINE

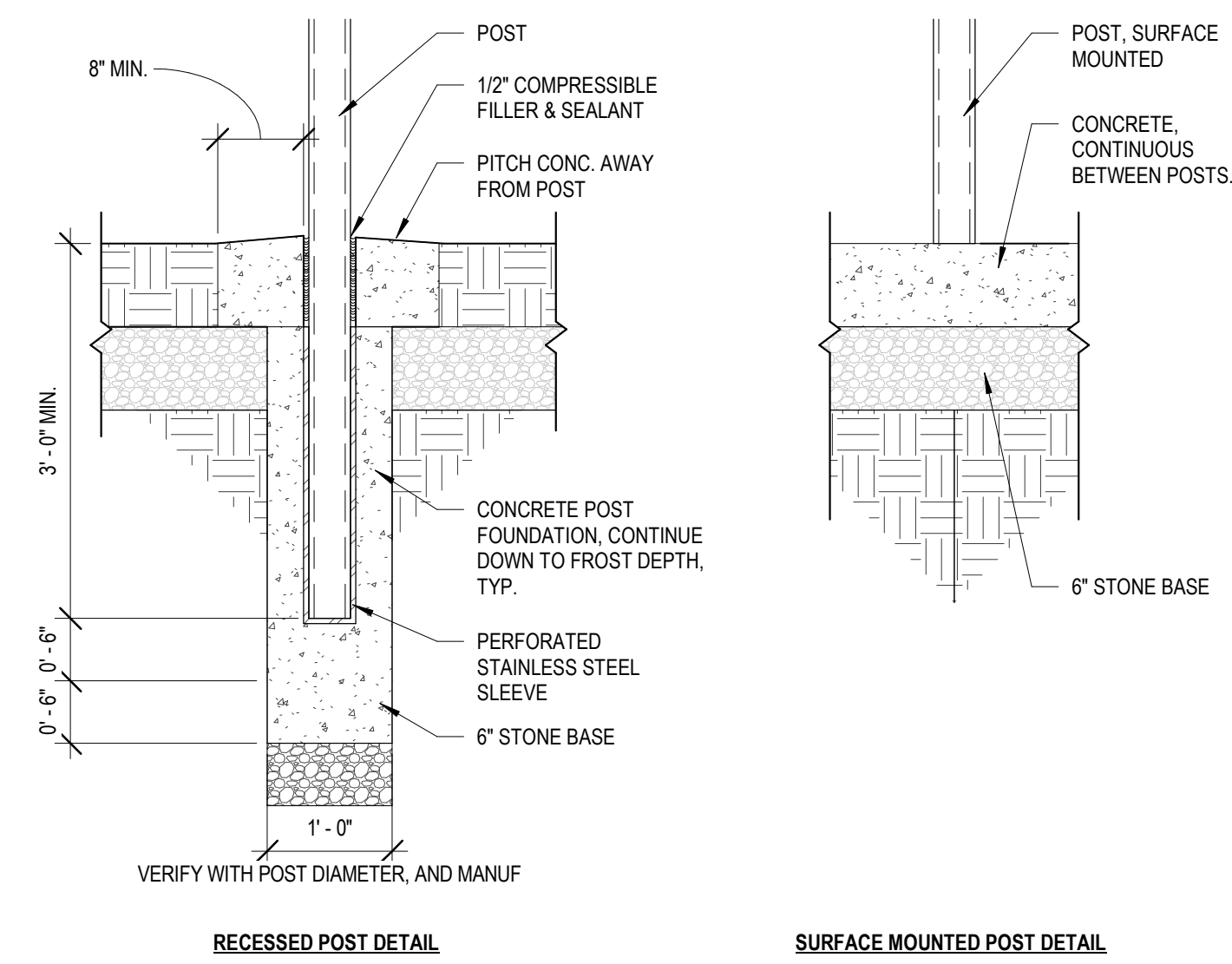




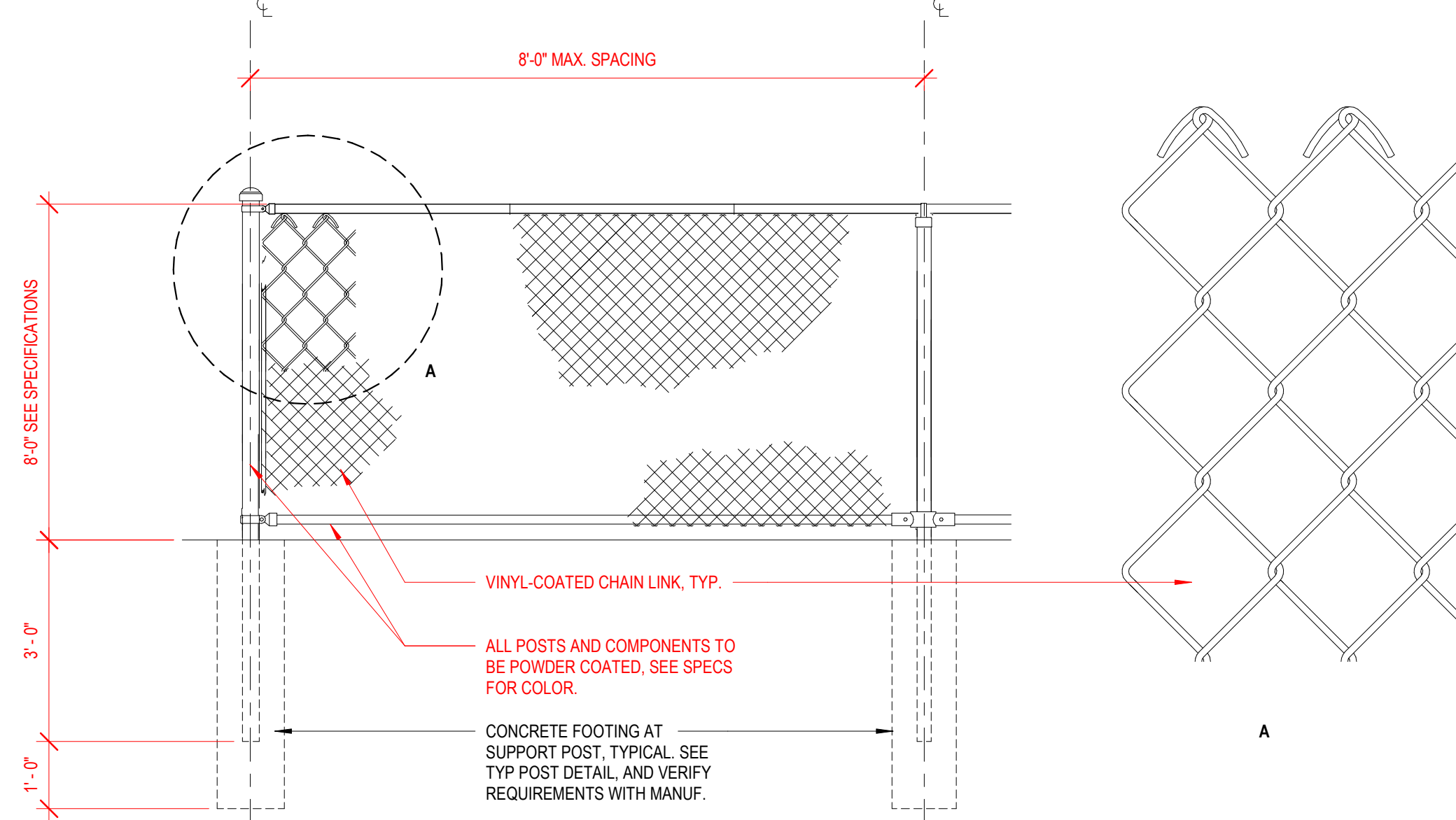
12 SEAT WALL DETAIL  
3/4" = 1'-0"



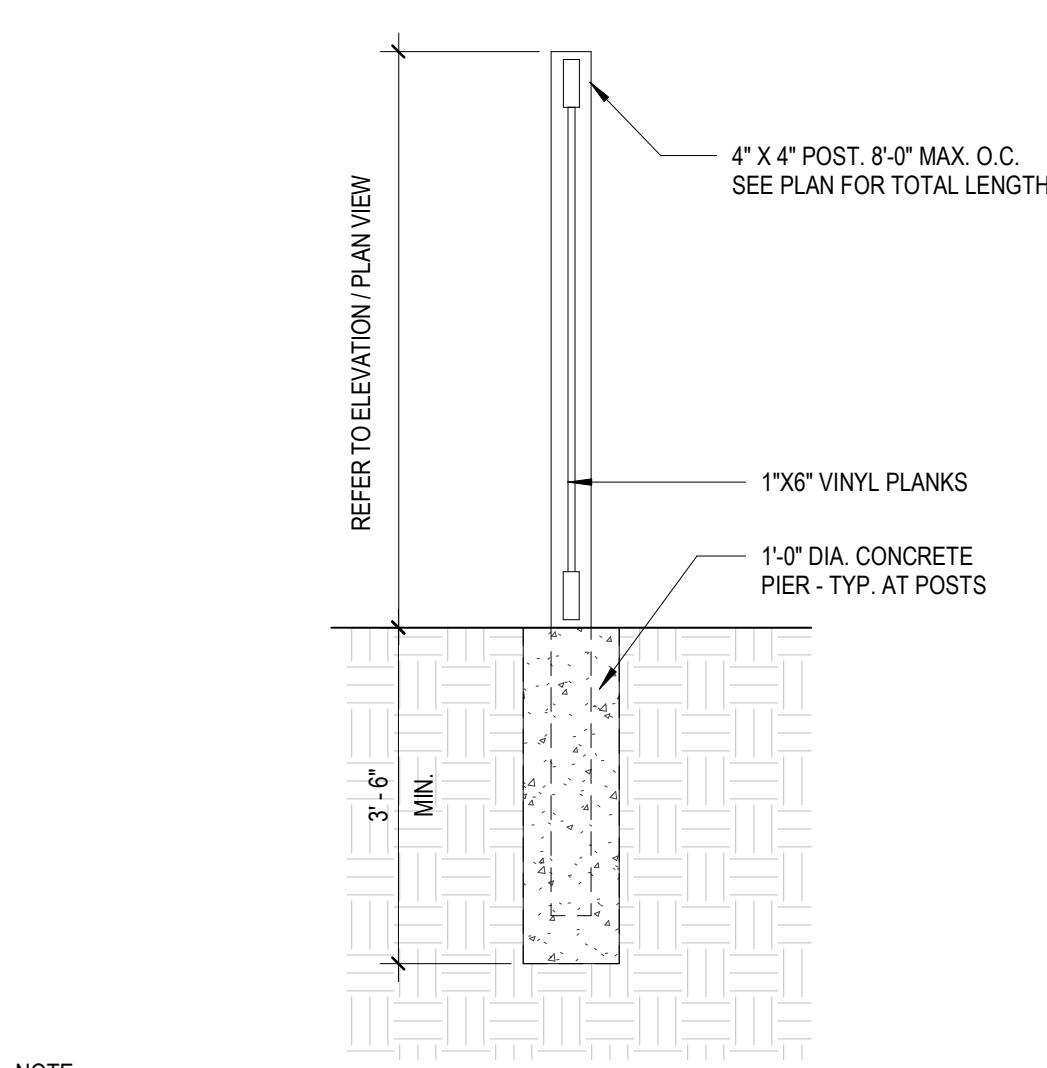
11 FLAG POLE DETAIL  
1/2" = 1'-0"



10 TYP. POST DETAIL  
3/4" = 1'-0"

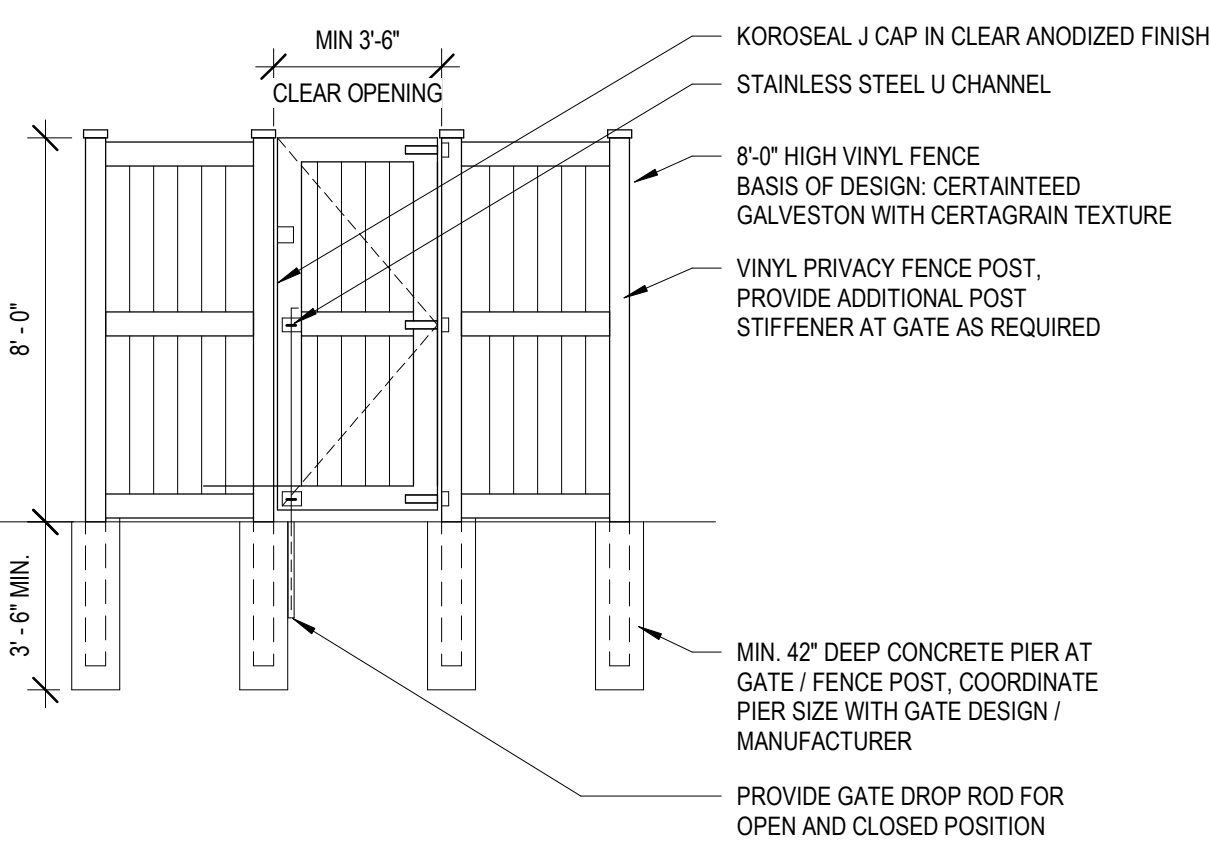


9 TYP. CHAIN LINK FENCE  
1/2" = 1'-0"

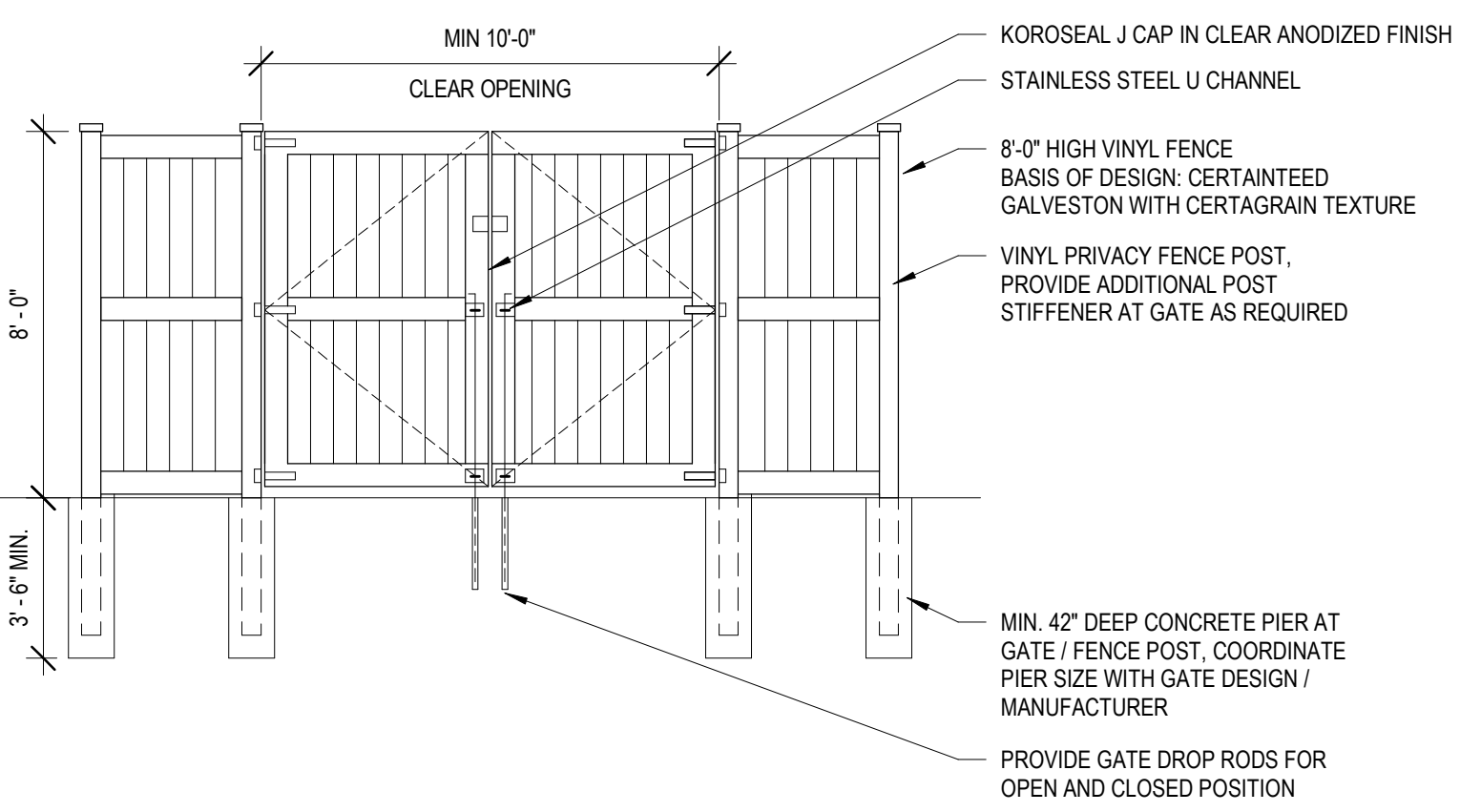


8 TYPICAL FENCE DETAIL  
1/2" = 1'-0"

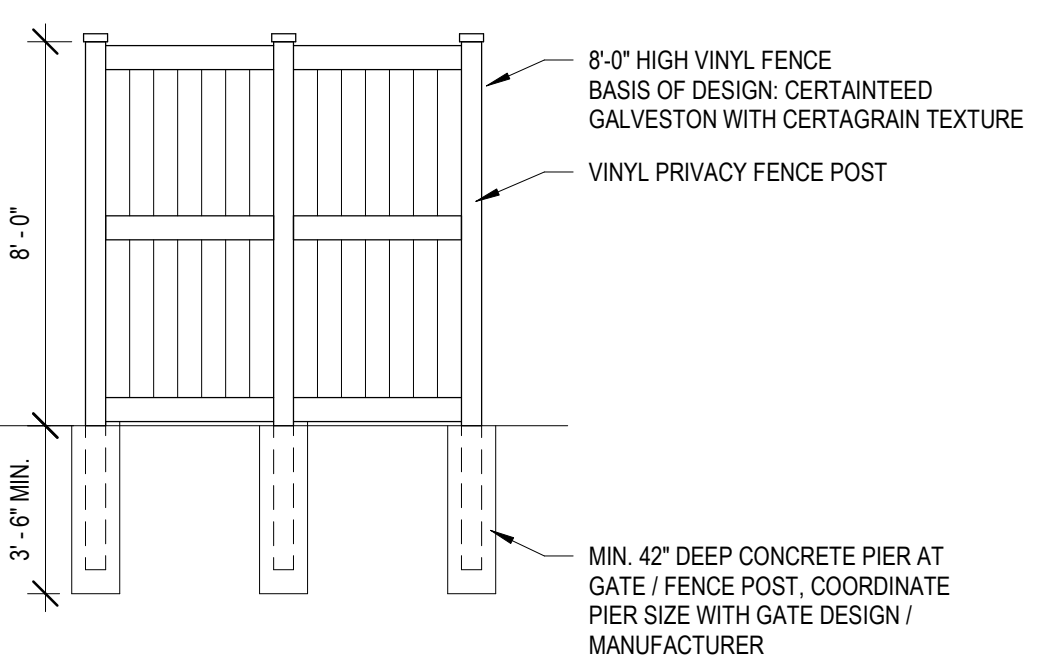
NOTE: 1. PROVIDE AND INSTALL VINYL PRIVACY FENCE AS SHOWN ON PLAN. ALL POSTS TO BE SET IN SLEEVES ANCHORED IN CONCRETE FOR EASE OF REPLACEMENT. SUBMIT SHOP DRAWINGS FOR APPROVAL. SEE PLAN FOR LAYOUT. BASIS OF DESIGN: CERTAINTED CORPORATION. REFER TO PLAN FOR SPECIFIC STYLE AT EACH LOCATION. COLOR TO BE SELECTED BY ARCHITECT. 2. PROVIDE REINFORCING, BRACING & ALL HARDWARE AS REQUIRED PER MANUF. REQUIREMENTS.



7 TRASH ENCLOSURE SINGLE GATE  
1/4" = 1'-0"

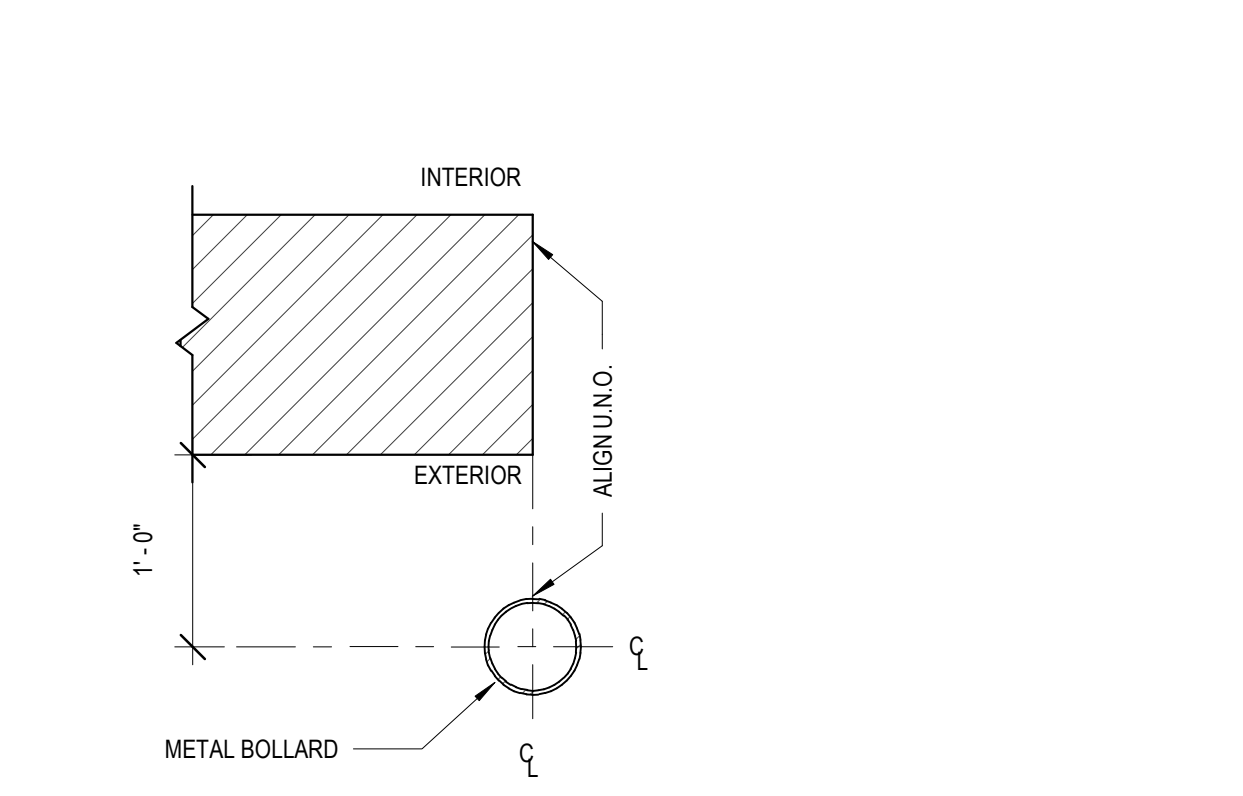


6 TRASH ENCLOSURE GATE  
1/4" = 1'-0"

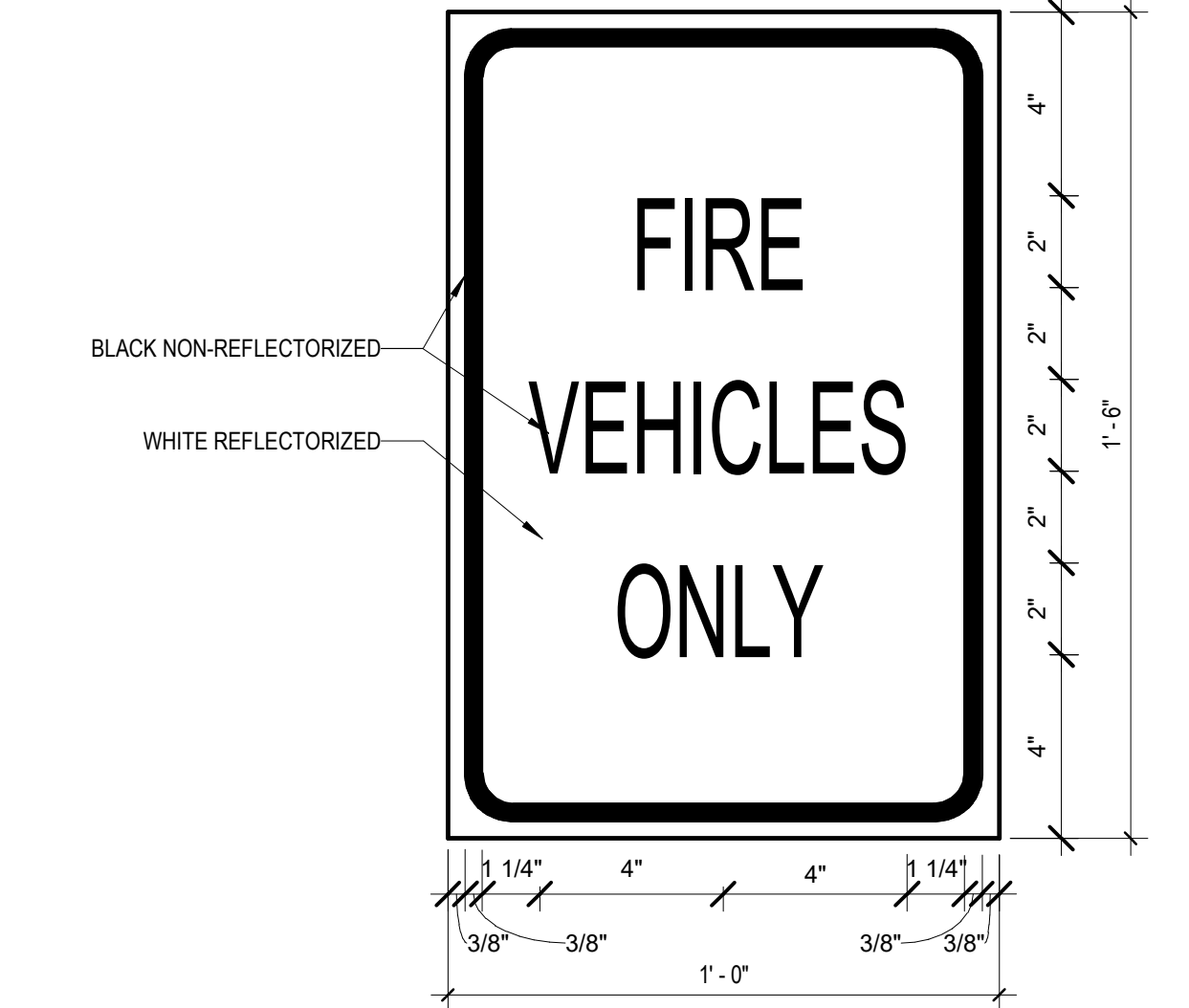


5 TRASH ENCLOSURE FENCE  
1/4" = 1'-0"

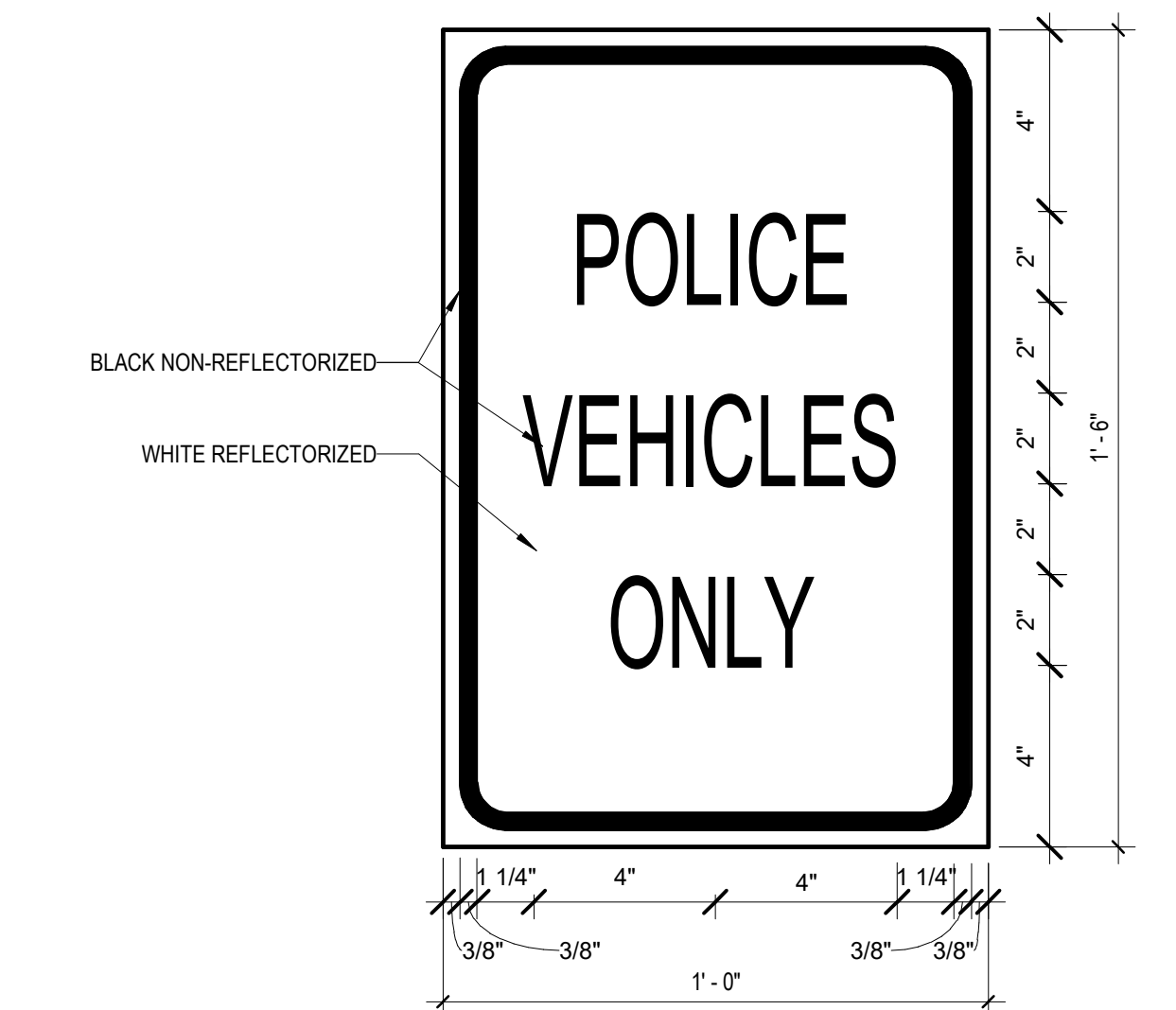
4 PIPE BOLLARD DETAIL  
1" = 1'-0"



3 PIPE BOLLARD PLAN  
1" = 1'-0"



2 FIRE SITE SIGN  
3" = 1'-0"



1 POLICE SITE SIGN  
3" = 1'-0"

GENERAL SITE NOTES

- 1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
2. EXPOSED FERROUS METALS ARE TO BE PAINTED. U.N.O.
3. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES. TYP.
4. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARD TO SCURING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDINGS.
5. COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
6. SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.

fgma logo
FGM Architects Inc.
219 Milwaukee St, Suite 325
Milwaukee, Wisconsin 53202
414.346.7282 OFFICE
WISCONSIN STATE CERTIFICATE OF AUTHORIZATION WI #3101-11
CIVIL CLARK DIETZ, INC.
LANDSCAPE UPLAND DESIGN LTD.
STRUCTURAL AMBROSE ENGINEERING, INC.
M.E.P. CLARK DIETZ, INC.
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ISSUANCE table with columns for NO, DATE, DESCRIPTION

VILLAGE OF CALEDONIA PUBLIC SAFETY BUILDING
VILLAGE OF CALEDONIA
XXXX CHESTER LANE RACINE, WI 53402
PLANNING COMMISSION

ARCHITECTURAL SITE DETAILS

SHEET NO. A0.3

JOB NO. 21-3278-01
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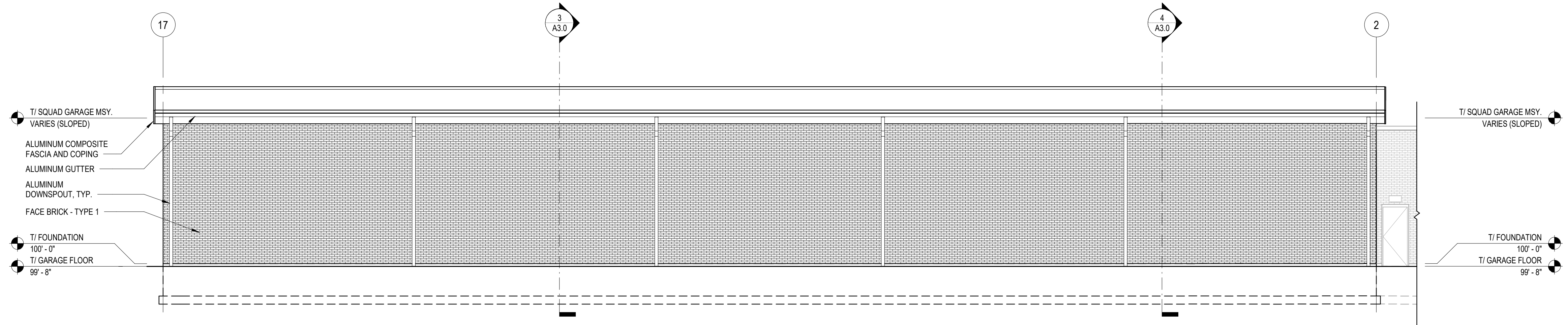
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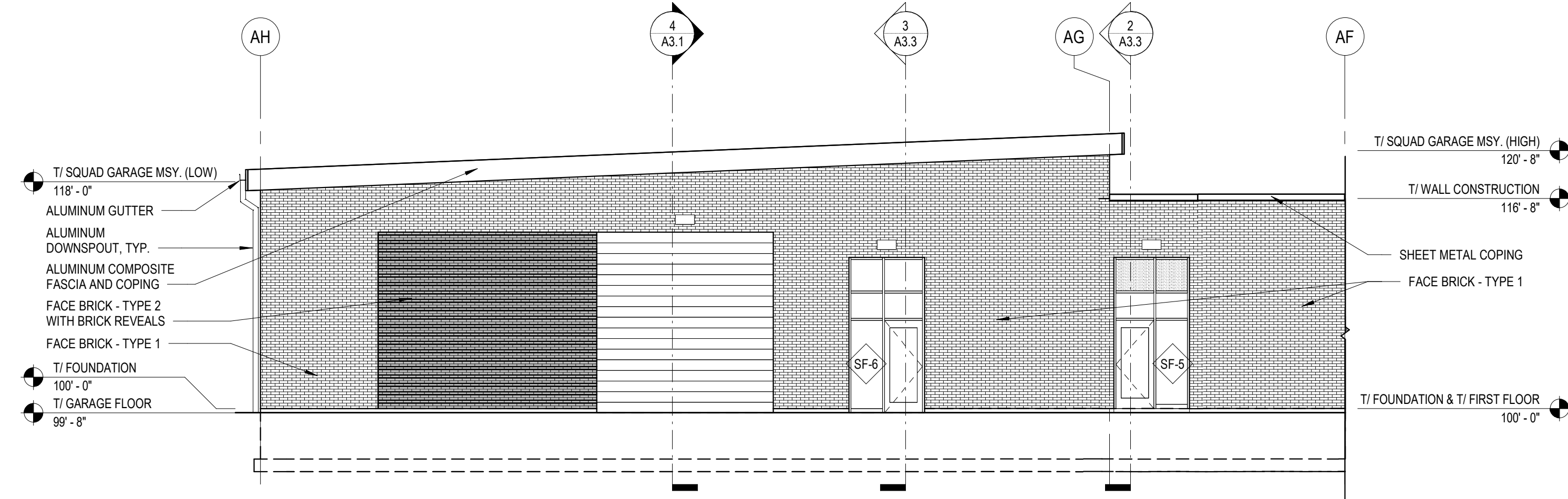
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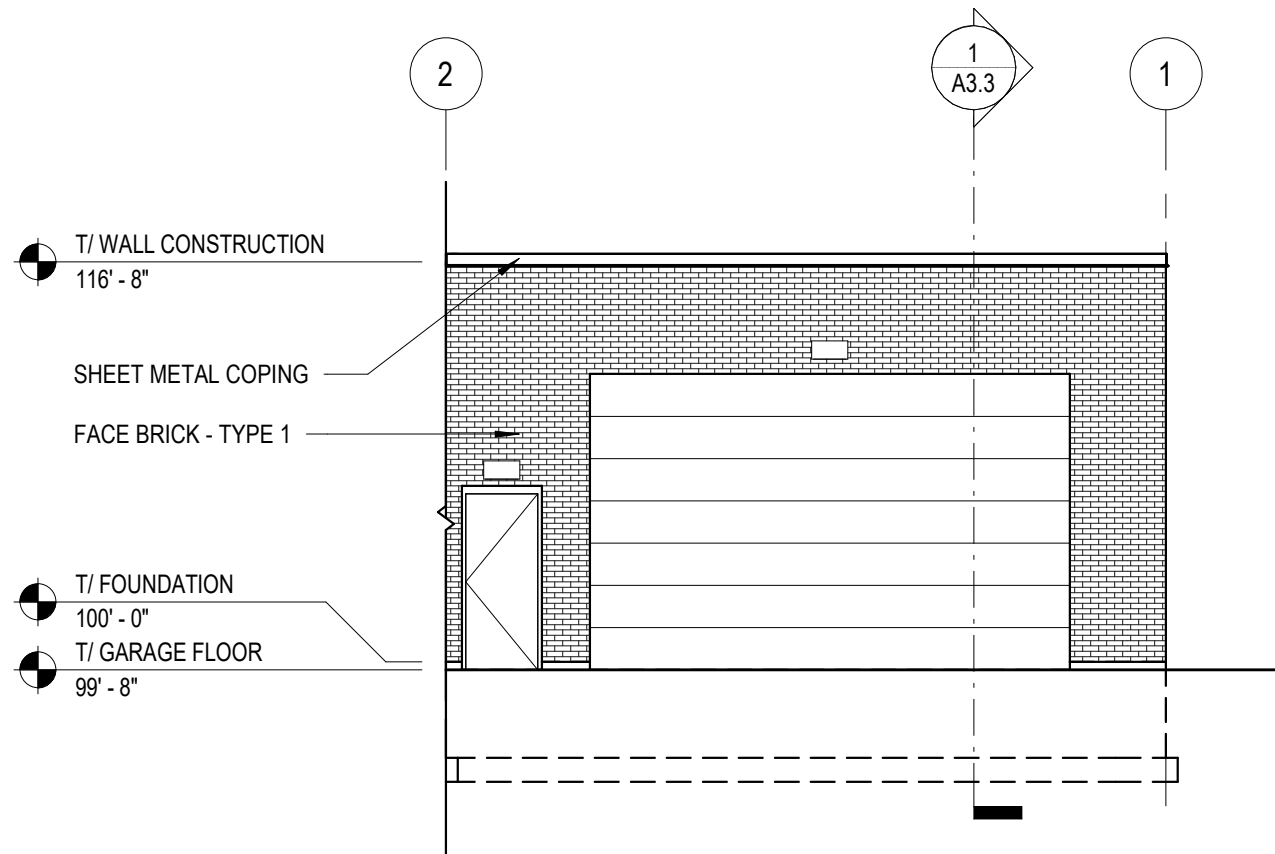
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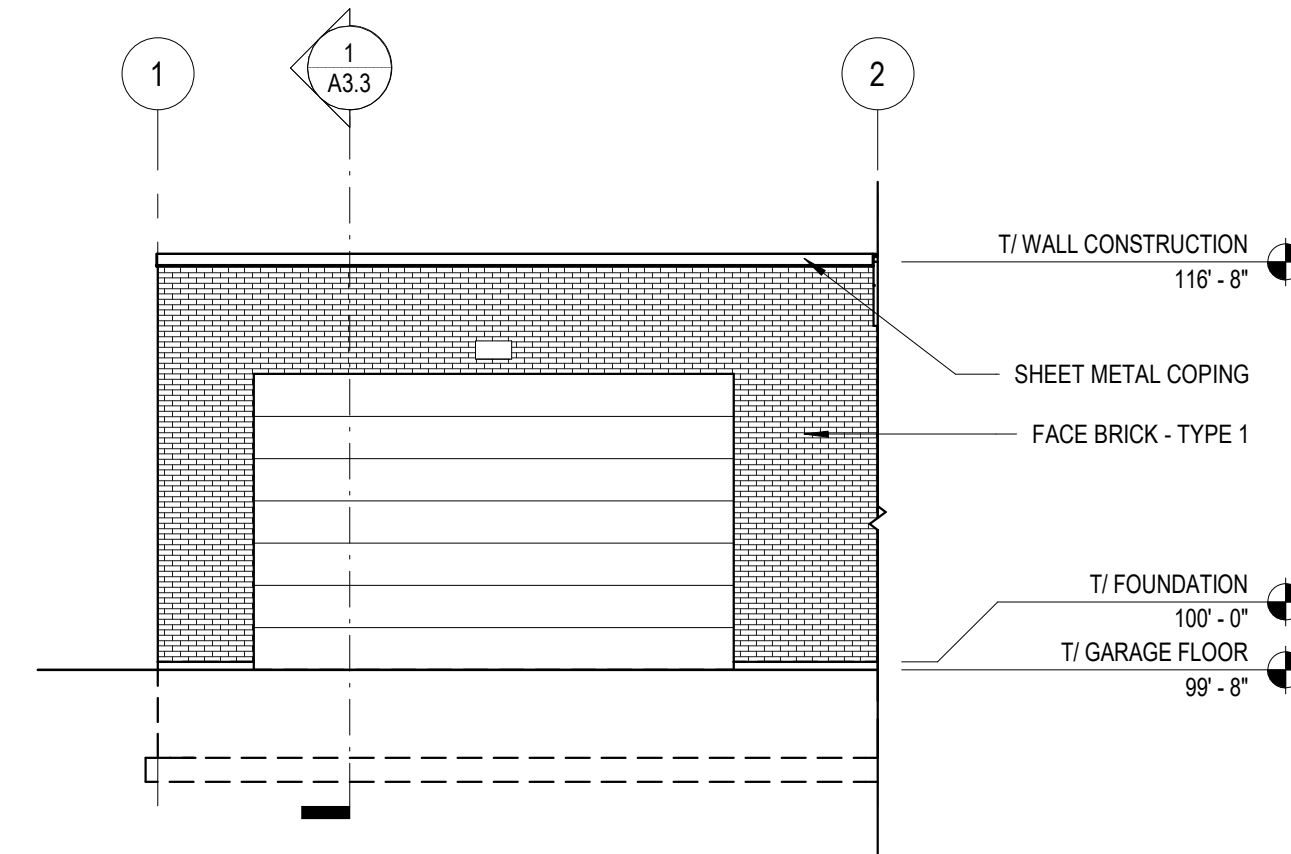
6 PARTIAL EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



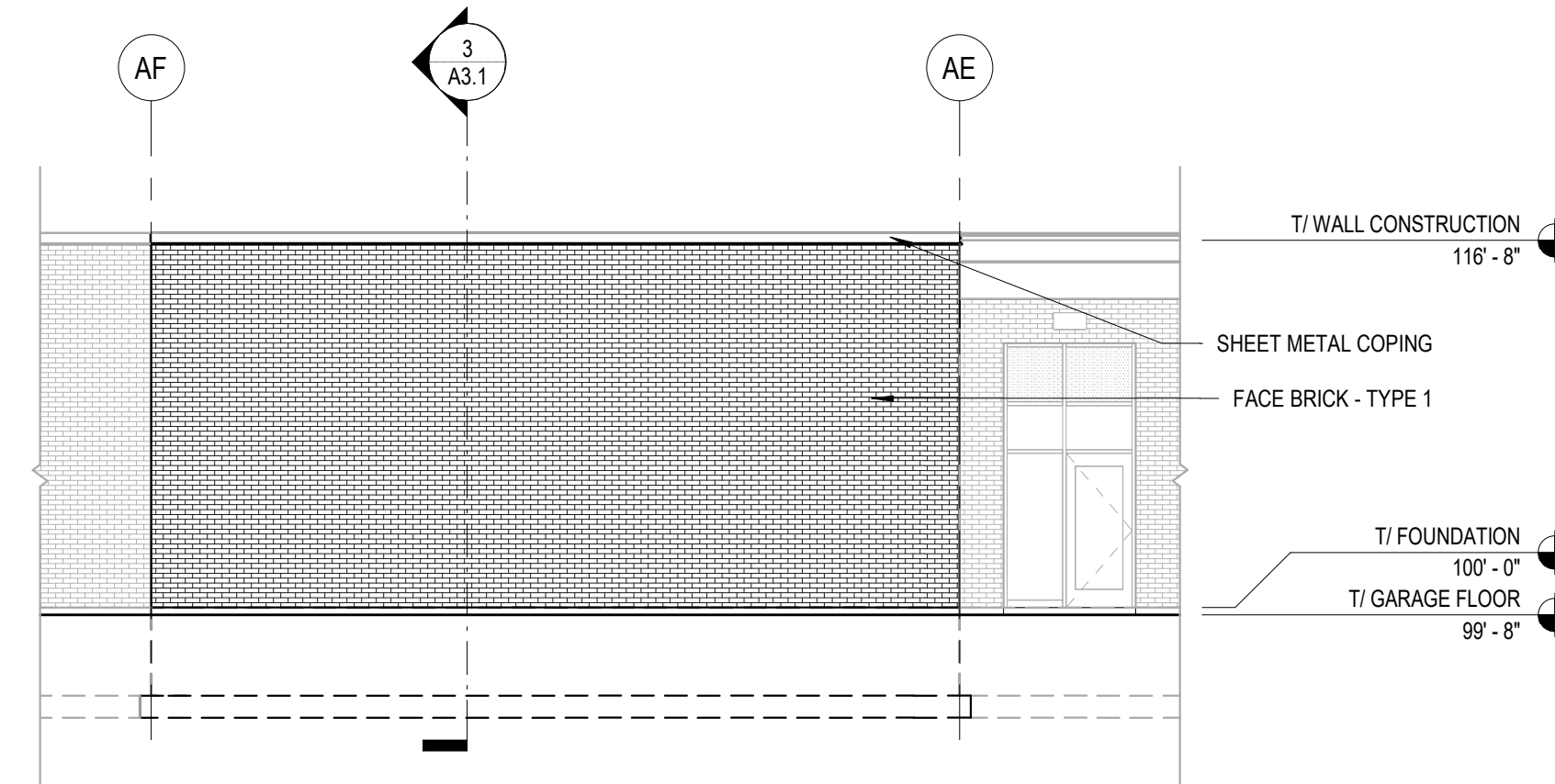
5 PARTIAL EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



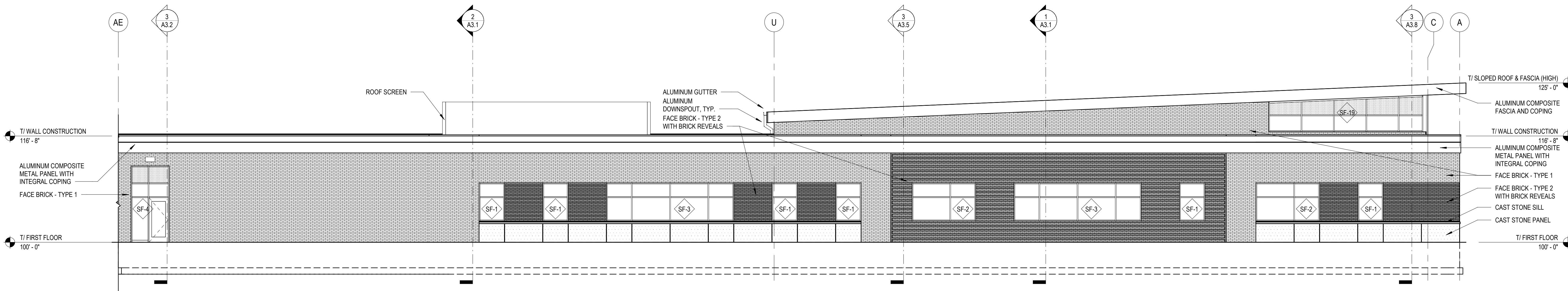
4 PARTIAL EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 PARTIAL EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 PARTIAL EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1 PARTIAL EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- FACE BRICK - TYPE 1 (FIELD BLEND)
FACE BRICK - TYPE 2 (ACCENT BRICK)
ALUMINUM COMPOSITE FASCIA / ALUMINUM COMPOSITE METAL PANEL
ALUMINUM VERTICAL SIDING
CAST STONE
SPANDREL PANEL
AWNING OPERABLE WINDOW
EJ MASONRY EXPANSION JOINT
WALL MOUNTED OVERFLOW DRAIN COVER
WALL PACK
WALL FINISH TAG
WINDOW TAG

VILLAGE OF CALEDONIA PUBLIC SAFETY
BUILDING
VILLAGE OF CALEDONIA
XXXX CHESTER LANE RACINE, WI 53402
PLANNING COMMISSION

ENLARGED EXTERIOR ELEVATIONS

SHEET NO. A2.1

**NOT FOR CONSTRUCTION**

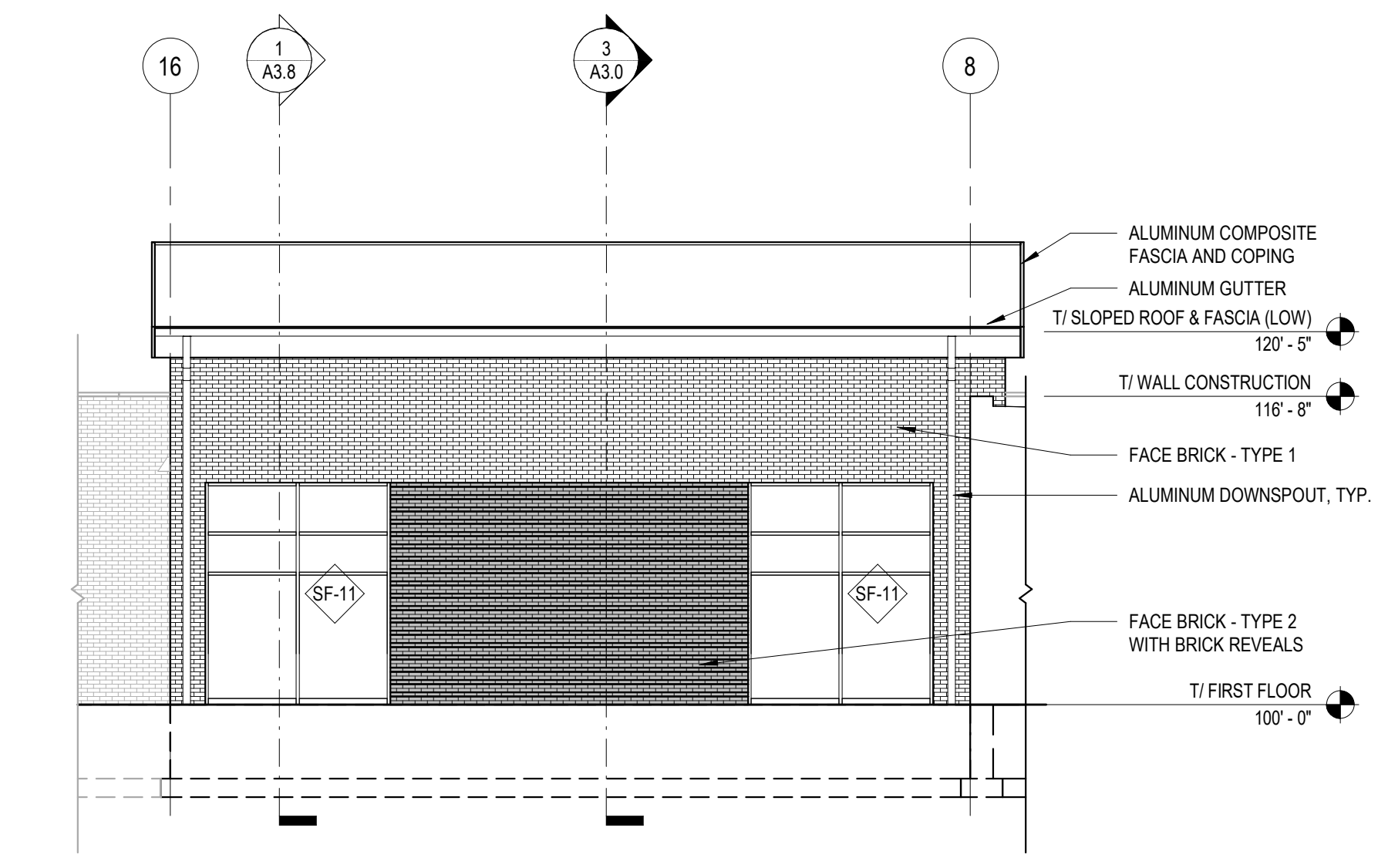
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ISSUANCE	
NO	DESCRIPTION

**VILLAGE OF CALEDONIA PUBLIC SAFETY BUILDING**  
 VILLAGE OF CALEDONIA  
 XXXX CHESTER LANE RACINE, WI 53402  
**PLANNING COMMISSION**

**ENLARGED EXTERIOR ELEVATIONS**

SHEET NO. **A2.2**

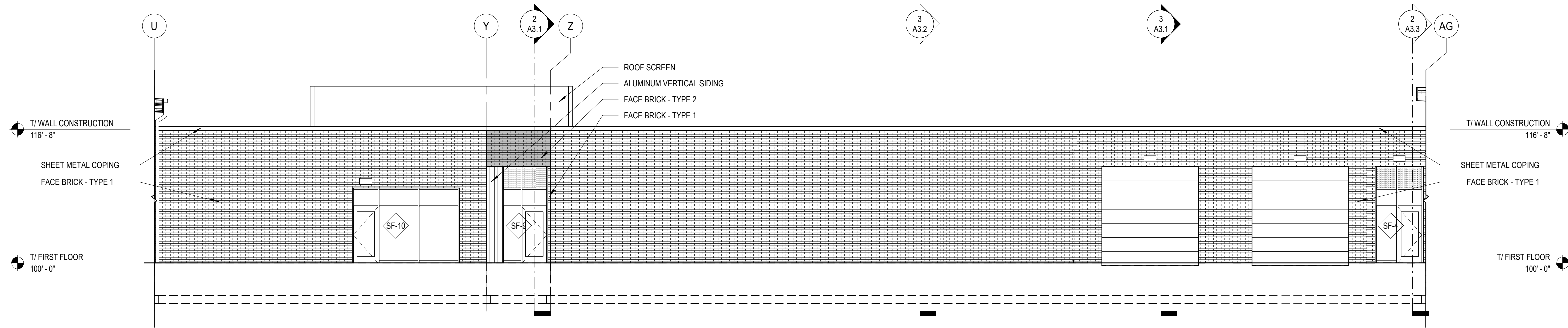


**6 PARTIAL EXTERIOR ELEVATION - EAST**  
 1/8" = 1'-0"

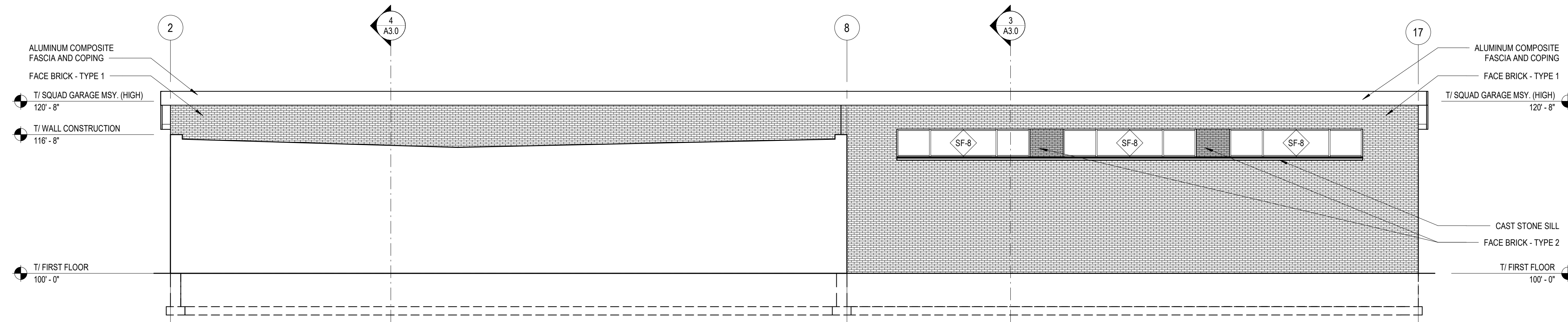


**5 PARTIAL EXTERIOR ELEVATION - EAST**  
 1/8" = 1'-0"

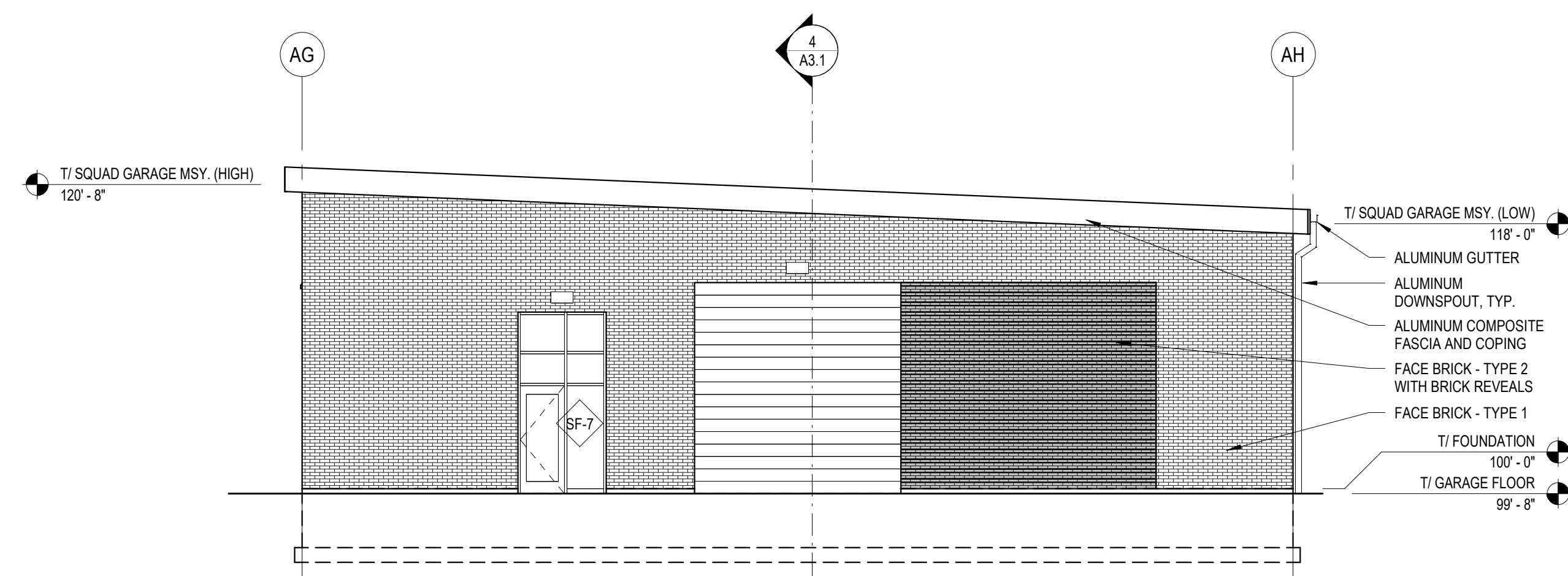
**4 PARTIAL EXTERIOR ELEVATION - WEST**  
 1/8" = 1'-0"



**3 PARTIAL EXTERIOR ELEVATION - SOUTH**  
 1/8" = 1'-0"



**2 PARTIAL EXTERIOR ELEVATION - WEST**  
 1/8" = 1'-0"



**1 PARTIAL EXTERIOR ELEVATION - SOUTH**  
 1/8" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

- FACE BRICK - TYPE 1 (FIELD BLEND)
- FACE BRICK - TYPE 2 (ACCENT BRICK)
- ALUMINUM COMPOSITE FASCIA / ALUMINUM COMPOSITE METAL PANEL
- ALUMINUM VERTICAL SIDING
- CAST STONE
- SPANDREL PANEL
- AWNING OPERABLE WINDOW
- MASONRY EXPANSION JOINT
- WALL MOUNTED OVERFLOW DRAIN COVER
- WALL PACK
- WALL FINISH TAG
- WINDOW TAG





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NO	DATE	ISSUANCE
1	04/01/2022	75% DD
2	05/20/2022	CIVIL SUBMITTAL

**CALEDONIA PUBLIC SAFETY BUILDING**  
VILLAGE OF CALEDONIA  
5043 CHESTER LANE  
CALEDONIA, WI 53402

**PLANNING COMMISSION**

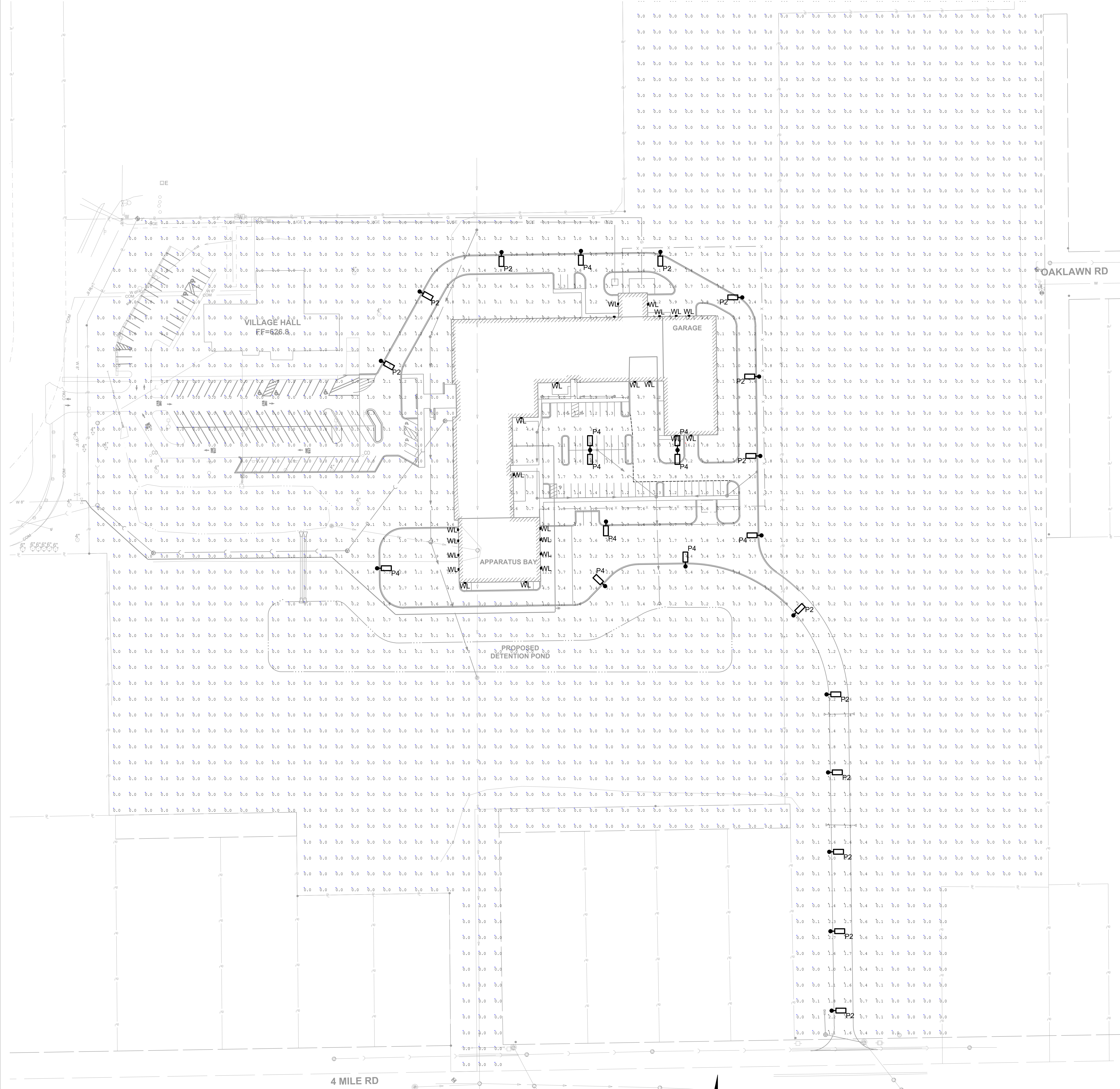
**PROPOSED  
SITE LIGHTING**

SHEET NO.  
**E1.1**

JOB NO. F0760120  
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**GENERAL NOTES**

- ALL POLE FIXTURES WILL BE PROVIDED WITH INTEGRAL CONTROLS TO FACILITATE THE FOLLOWING CONTROL SEQUENCE:
  - WITH NO MOTION DETECTED, LIGHT FIXTURES WILL ILLUMINATE TO 50% FROM DUSK TO DAWN.
  - WHEN MOTION IS DETECTED, LIGHT FIXTURES WILL RAISE TO 100% ILLUMINATION.
  - AFTER 20 MINUTES OF NO MOTION DETECTED, LIGHT FIXTURES WILL RETURN TO 50% ILLUMINATION.
- ALL WALL MOUNTED FIXTURES WILL OPERATE AT 100% ILLUMINATION FROM DUSK TO DAWN.
- PHOTOMETRIC CALCULATIONS SHOWN REFLECT 100% ILLUMINATION.
- PHOTOMETRIC CALCULATIONS DO NOT INCLUDE EXISTING LIGHT FIXTURES SERVING VILLAGE HALL.



1 **PROPOSED SITE LIGHTING PLAN**  
SCALE 1" = 50'

**NOT FOR  
 CONSTRUCTION**

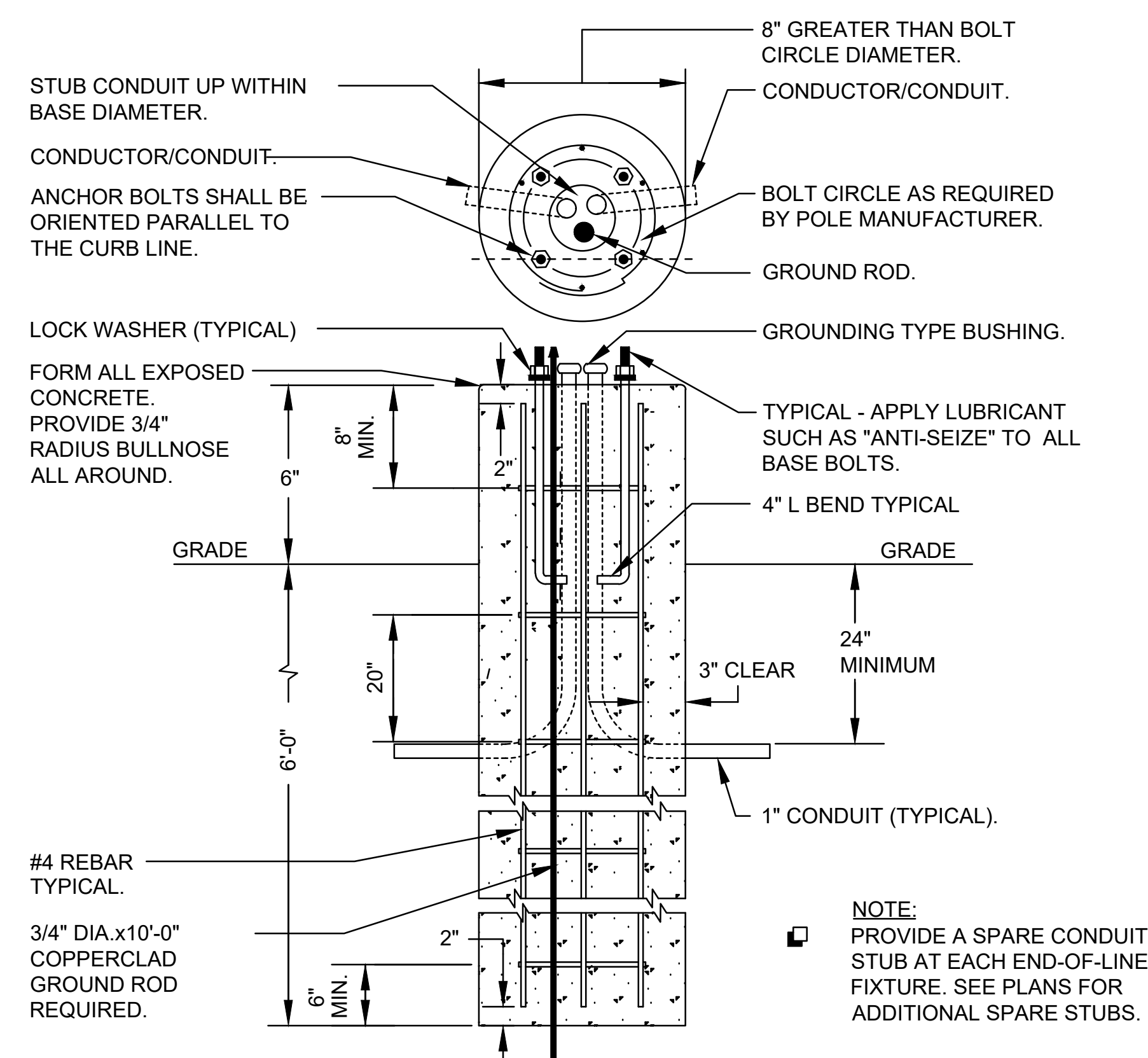
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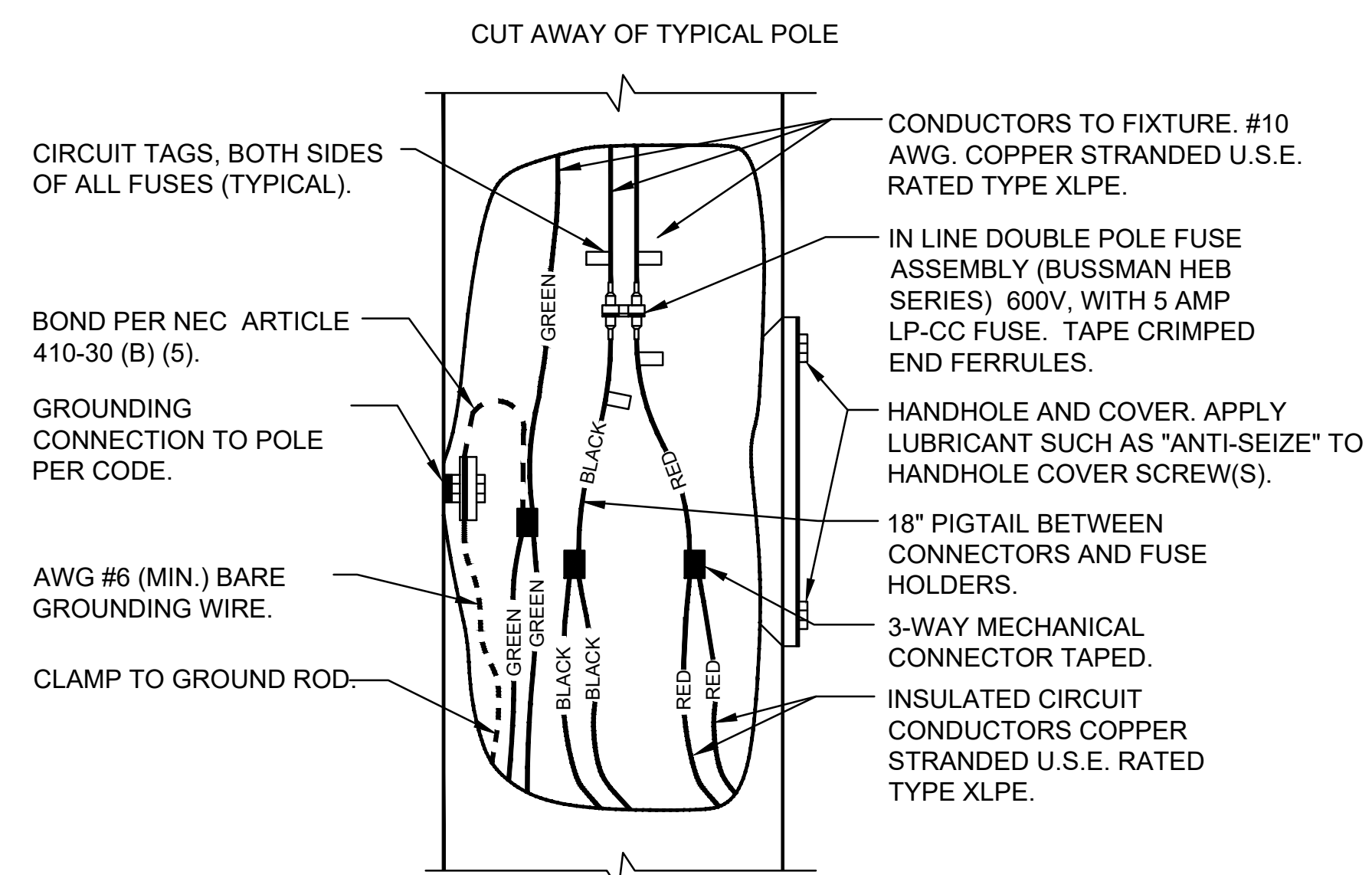
NO.	DATE	ISSUANCE DESCRIPTION
1	04/01/2022	75% DD
2	05/20/2022	CIVIL SUBMITTAL

LUMINAIRE			LAMPS			DRIVER			MOUNT	DESCRIPTION	NOTES
TYPE	MANUFACTURER	CATALOG NUMBER	TYPE	CATALOG #	WATTS	TYPE	NO.	VOLT			
P2	LITHONIA	DSX1-LED-P3-30K-T2M-MVOLT-SPA-NLTAIR2-PIRHN-HS-DOBXD	LED	NA	70	DIM	1	MVOLT	POLE	LED AREA LIGHT TYPE II DISTRIBUTION. MOTION SENSOR WITH DIM TO 50%. PROVIDE 19" TALL 5" SQUARE ALUMINUM POLE. PROVIDE BACKLIGHT SHIELD.	1
P4	LITHONIA	DSX1-LED-P7-30K-T4M-MVOLT-SPA-NLTAIR2-PIRHN-DOBXD	LED	NA	183	DIM	1	MVOLT	POLE	LED AREA LIGHT TYPE IV DISTRIBUTION. MOTION SENSOR WITH DIM TO 50%. PROVIDE 19" TALL 5" SQUARE ALUMINUM POLE. PROVIDE BACKLIGHT SHIELD.	1
W1	LITHONIA	WDGE6-LED-P3-30K-70CRI-MVOLT-DOBXD	LED	NA	71	STD	1	MVOLT	WALL	LED WALL MOUNT AREA LIGHT TYPE III DISTRIBUTION.	1

GENERAL NOTES:  
 1. THE ABOVE SCHEDULE REFLECTS THE BASIS OF DESIGN. SUBSTITUTIONS ARE PERMITTED ASSUMING SUBSTITUTED FIXTURES HAVE EQUIVALENT SPECIFICATIONS. ALL SUBSTITUTIONS SHALL REQUIRE ENGINEER APPROVAL.



**1** POLE BASE DETAIL  
 NOT TO SCALE



**2** LIGHT POLE CUTAWAY  
 NOT TO SCALE





# CALEDONIA PUBLIC SAFETY BUILDING

Planning Commission: Conditional Use + Site Plan Review

June 6, 2022

# EXTERIOR MATERIAL SAMPLES



FACE BRICK - BLEND



FACE BRICK - BLEND



CAST STONE PANEL



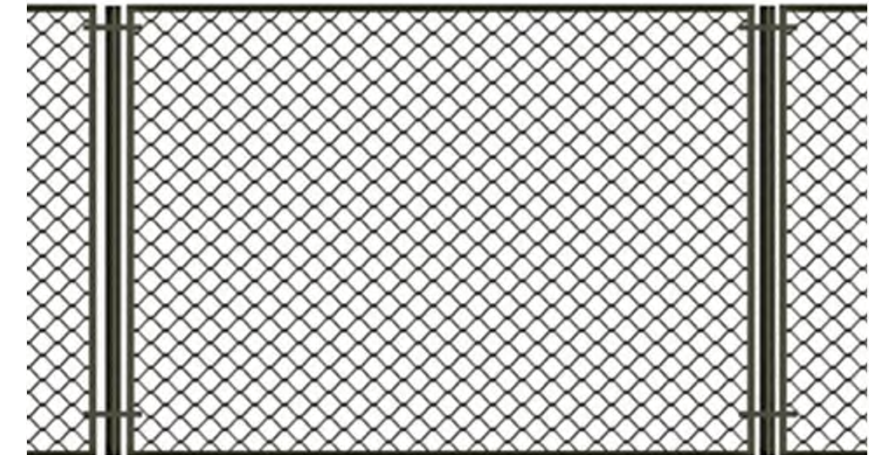
FACE BRICK - ACCENT



ALUMINUM COMPOSITE METAL PANEL FASCIA



WOOD TONE ALUMINUM ACCENT SIDING



SITE PERIMETER FENCE: PVC COATED CHAIN LINK



INSULATED GLASS UNIT



ALUMINUM METAL COPING

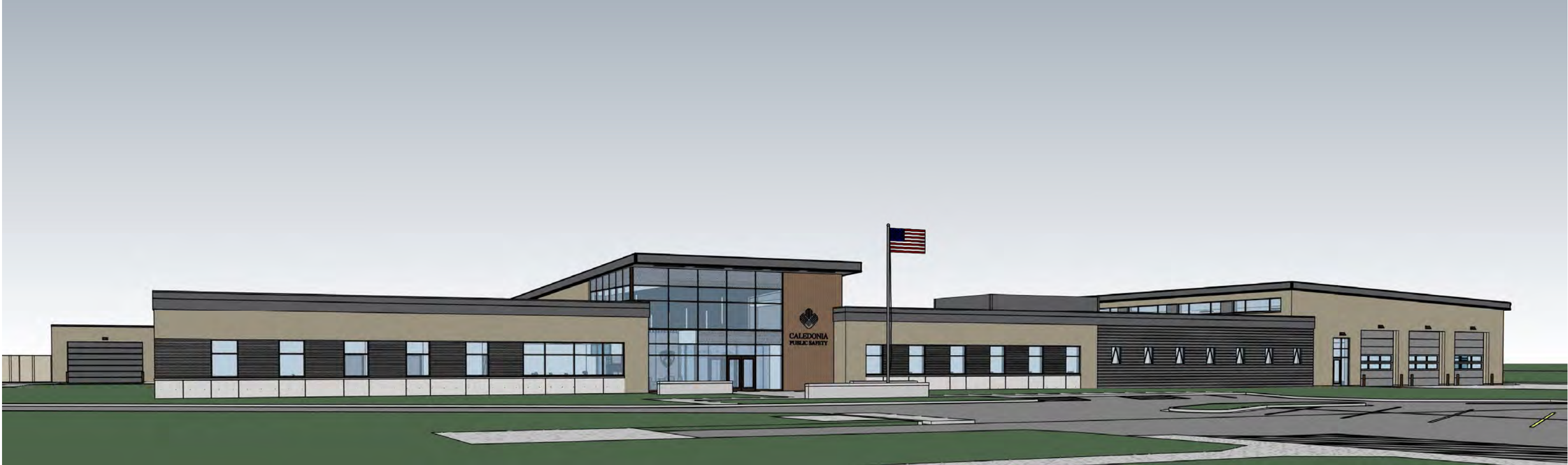


GENERATOR AND TRASH ENCLOSURE FENCES: PVC



# EXTERIOR DESIGN CONCEPT

June 6, 2022



WEST OVERALL VIEW



# EXTERIOR DESIGN CONCEPT

June 6, 2022



VIEW FROM WEST



# EXTERIOR DESIGN CONCEPT



VIEW FROM NORTH



# EXTERIOR DESIGN CONCEPT

June 6, 2022



VIEW FROM SOUTH



# EXTERIOR DESIGN CONCEPT

June 6, 2022



VIEW FROM EAST



