
PLANNING COMMISSION AGENDA
Monday, June 27, 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. New Business

- A. NONMETALLIC MINING PERMIT AND CONDITIONAL USE EXTENSION REVIEW** – Review a request for the renewal of the nonmetallic mining permit allowing for the continued operation of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village's ordinances entitled "Regulation of Nonmetallic Mining" (Title 7, Chapter 11) and "Explosives and Blasting" (Title 7, Chapter 10). Applicants are subject to Art. VI. Div. 30 M-4 Quarrying District (partially existing and partially proposed), Sec. 20-1228 Mineral extraction, Chap. 20, Zoning, and Chapter 12.5 Nonmetallic Mining Reclamation, Racine County Code of Ordinances, as applicable to the Village of Caledonia. Payne And Dolan Inc., Owner; Payne and Dolan Inc., Applicant. (Parcel ID Nos. 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000, & 104-04-23-28-071-000)
- B. COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Review a request for a conditional use and building, site, and operation plan to operate a semi-truck and trailer storage business located on the vacant parcel directly south of 215 27th Street, Village of Raymond, submitted by Besim and Gina Ferati, Applicants, Eric Vessel, Owner. (Parcel ID No. 168-04-21-01-007-000)
- C. CERTIFIED SURVEY MAP** – Review a concept certified survey map creating three lots for the parcel located directly east of 9737 4 Mile Road submitted by Bob Prochaska, Applicant and Owner. (Parcel ID No. 104-04-22-28-003-000)
- D. CERTIFIED SURVEY MAP** – Review a certified survey map creating two lots for the parcel located directly west of 4403 Ruby Lane submitted by Mark DeCheck, Applicant and Owner. (Parcel ID No. 104-04-23-28-093-000)
- E. CERTIFIED SURVEY MAP** – Review a certified survey map creating two lots for the parcel located at 3719 West Johnson Avenue submitted by Tracie Brisko-Newell, Applicant and Owner. (Parcel ID No. 104-04-23-30-022-001)
- F. ZONING CODE DISCUSSION** - Review draft Chapter 11, Signs of the Village of Caledonia Zoning Code.

6. Adjournment

Dated June 23, 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 6:03 p.m. at the Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

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

Also Present: Development Director Peter Wagner and Director of Public Services Anthony Bunkelman PE

3. Approval of Minutes

Approval of April 25, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Folk. Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing and Possible Action on Items set for Public Hearing

5A. REZONE - Review a request to rezone two parcels consisting of ±92.3 acres located on Northwestern Avenue, south of 13501 Northwestern Avenue from A-2, General Farming and Residential District II, and B-4, Planned Business District to M-3, Heavy Industrial District submitted by Jason Lueders, Applicant, Badger Land Company, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)

Wagner read from his report.

The applicant is requesting the rezoning of two parcels, consisting of ±92.8 acres located on Northwestern Avenue, south of 13501 Northwestern Avenue, from A-2, General Farming and Residential District II, and B-4, Planned Business District to M-3, Heavy Industrial District. The purpose of this rezoning is to provide a zoning district that can accommodate the future development of a business park. This change in zoning is similar to what was done for the DeBack Farms Business Park.

The M-3 zoning District is being requested due to the proposed use as a business park with multiple buildings to accommodate distribution facilities and other potential industrial uses. Rezoning to the M-3 District is consistent with the adopted 2035 Village Land Use Plan and the proximity to the highway makes an industrial zoning classification on the property suitable for these parcels.

At this time, the applicant has not identified any specific uses. If in the future, a proposed use is not a permitted use, but rather a conditional use, in the M-3 District, the property owner will need to come before the Village requesting a conditional use permit.

President Dobbs opened the Public Hearing at 6:06 p.m.

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

In favor: None.

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

Against:

Kristin Menszel, 13100 Northwestern Ave., said she lives directly across from the subject property and when she and coresident William Boehm saw the notice about the rezoning, they were concerned about traffic issues. She made a request that any development have an entrance off Frontage Road (USH 41) instead of Northwestern Avenue. Northwestern is two-lane highway that drops down to a divided road. Traffic problems include congestion, injury accidents, speeding and skidding. Semis could aggravate the situation. She asked that the Village take into consideration that it is not a good situation for that area right now.

They also are concerned with how property values in the area will be affected by commercial development. She thought the value of their property might go down if all the land around it is built up into commercial properties and they would not be able to sell it at a reasonable price.

Stephen Keller, 13000 Northwestern Ave., said he is a 25-year resident and when the original land use plan was being done he was told most of the area was going to be residential. Then it was decided the area would be for industrial uses. He said there is outrageous speeding on Northwestern and little enforcement. Since the other industrial park (DeBack) went in he has had issues with runoff and drainage on his property. The two sump pumps in his house rarely ran before and now run consistently. With all the industrial parks around, he doesn't see the value of his property being that great because no one wants to live next to an industrial park.

President Dobbs closed the Public Hearing at 6:15 p.m.

Wagner addressed a Board Member's concern that the graphic representations of the buildings in the proposed industrial park are general depictions and not actual representations of future buildings. He explained that during the Rezone process there usually is no layout showing the orientation of the buildings.

A Traffic Impact Analysis is required for any proposed intense development within the Village.

Wagner showed building samples and said it isn't unusual for a developer to ask for a Zoning change as the first step in development. The requested Zoning is consistent with the Village's Comprehensive Plan.

The applicant, Jason Lueders of the Zilber Property Group, said the planned buildings are similar to others they have built. He said that his company is familiar with Zoning and Special Use conditions, and the requirements for applying for building permits. He confirmed that a traffic study will be conducted and talked about maintaining proper drainage.

5A. Commission Deliberation

Motion by Pierce to approve and forward to the Village Board the request to rezone ±92.8 acres located on Northwestern Avenue, south of 13501 Northwestern Avenue (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000) be rezoned from A-2, General Farming and Residential District II, and B-4, Planned Business District to M-3, Heavy Industrial District as illustrated in Exhibit A for the following reasons:

1. Due to the subject property's proximity to I-94, industrial uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this area of the property as Industrial/Business Park. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Seconded by Trustee Weatherston

Motion carried unanimously.

5B. CONDITIONAL USE – Review a request for a Conditional Use to operate a child daycare business in an existing commercial building located at 10502 Northwestern Avenue submitted by Jermesha McHenry, Applicant, 10502 Northwestern Avenue LLC, Owner. (Parcel ID No. 104-04-22-33-208-000)

Wagner read from his report:

The applicant is requesting approval of a conditional use to operate a child daycare facility in an existing commercial building located at 10502 Northwestern Avenue. This type of use is permitted as a Conditional Use in the B-3 District.

The existing commercial building has three tenant spaces. One is currently a liquor store, another is an acupuncture business, and the other was a dental office. The applicant intends to occupy the former dental business on the north end of the building. The site has access from Roberts Street to the west and an alleyway to the east. Access from Roberts Street is wide enough to accommodate the type of traffic that will occur during pick up and drop off times. The neighboring businesses are not open during the peak traffic time in the morning for daycare drop off and Drop-off times are often spread out over a longer period of time, which should not create a conflict with neighboring business.

At this time, the applicant has not provided a site plan showing any outdoor play area for the facility. The applicant has indicated that an outdoor play area will eventually be part of the business and understands that she will need to come back before the Village Board for site approval. Included with this report is the applicant's narrative explaining the size of the business and hours of operation.

Although the neighboring liquor store may be of concern, the requested use fits within the B-3 zoning district as a conditional use. The use will be required to meet all State regulations regarding the operation of a daycare facility prior to requesting occupancy. Staff believes the location along Northwestern Avenue is a suitable site for this type of business even if abutting a liquor store. If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion shown on the first page of this report.

President Dobbs opened the Public Hearing at 6:38 p.m.

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

In favor: None

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

Against: None.

President Dobbs closed Public Hearing at 6:39 p.m.

5B. Commission Deliberation

Applicant Jermesha McHenry, 3149 N 41 St.; Milwaukee, spoke about the State regulations the facility will follow pertaining to number of children per adult caregiver, total number of children per building area, and the layout of the retail unit, which she said is ideal because it has several rooms that can be used to separate children in different age groups. The location's proximity to I-94 makes it convenient for parents to drop off their children. She discussed security measures and said the parking lot is well lit.

Motion by Trustee Weatherston to approve and forward to the Village Board the request for a Conditional Use to operate a licensed child daycare business located at 10502 Northwestern Avenue, Parcel ID No. 104-04-22-33-208-000, be approved for the following reason:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use does not negatively impact the surrounding properties.

Seconded by Knitter

Motion carried unanimously.

5C. CONDITIONAL USE AMENDMENT – Review a request to amend an existing Conditional Use Permit to extend, for an additional 36 months, the operation of outdoor parking of undamaged and damaged vehicles for an online auto auction business located at 7213 USH 41 submitted by IAA Inc, Applicant, Hribar Holdings LLC, Owner. (Parcel ID No. 104-04-22-07-100-000).

Wagner read from his report:

The applicant is requesting a 36-month extension to the existing conditional use permit which allows the operation of an online vehicle auction site with outdoor storage for used, damaged, and undamaged vehicles located at 7213 USH 41. IAA Inc. was approved for this type of use in December 2020. The business has been operating with no complaints. This use is similar to the Copart conditional use that was approved by the Plan Commission and Village Board at this location which expires in 2025. Since operations started, the applicant has been compliant with the conditions of approval and provided the Village with the necessary documentation as it relates to environmental and well testing.

During a recent site visit, staff observed sections of fencing surrounding the area were in poor condition and should be repaired. If the Plan Commission were to extend the use, staff recommends adding a condition to the motion requiring the repair of the fence by June 27, 2022.

IAA Inc. currently has few cars in the lot allocated for this use. The existing cars are parked on an angle to reduce the potential glare from vehicle windshields to the north. In addition, the location of these vehicles is further east than the Copart location and is screened by an existing wooded parcel to the north, reducing the visual impact to the neighbors on 6 ½ Mile Road.

If the Plan Commission is comfortable with the proposed extension length of 36 months, staff recommends amending the existing Condition Number 24: Duration of Conditional Use to state that the use expires June 27, 2025. If approved, IAA Inc. will continue to utilize the easternmost portion of the parcel as shown in Exhibit B.

Just asked how many times the permit has been extended and Wagner confirmed this is the first request to extend the use. The first approval was for 18 months during which time he had not heard complaints about the operation. The applicant is now asking for a 36-month extension.

President Dobbs opened the Public Hearing at 7:57 p.m.

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

In favor: Bob Prochaska, 11430 4 Mile Road, said he supports the use because it provides jobs and is in a good location for continued business use.

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

Against:

None.

President Dobbs closed Public Hearing at 7:00 p.m.

5C. Commission Deliberation

Motion by Folk to approve and forward to the Village Board the request for a Conditional Use Amendment extending the duration of the conditional use until June 27, 2025, which allows the far eastern portion of the existing site at 7213 Hwy 41 to be occupied with an online vehicle auction platform with outdoor storage for used, undamaged, and damaged vehicles for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use is being incorporated into an existing sales, service and rental of semi-tractors and trailers business and the proposed use is of a similar nature.
3. The owner will repair the existing fencing surrounding the proposed use by July 27, 2022.

Seconded by Trustee Weatherston

Motion carried unanimously.

6A. New Business

A. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a building, site, and operation plan to construct a ±30,000 square-foot warehouse building located on the parcel directly south of 4221 Courtney Road submitted by Robb Sterr, Applicant, Jack Takerian, Owner. (Parcel ID No. 168-04-21-36-001-240)

Wagner read from his report:

The applicant is requesting approval of a ±30,000 square-foot warehouse building located on the parcel directly south of 4221 Courtney Road. The purpose of this building is to be used as a parts and supplies warehouse for the power coat industry. Hours of operation for the business will be 7am to 6pm Monday through Friday. The Village of Raymond approved this proposal in April of 2022.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The following is a review of the proposed development as to relates to the design standards included in Exhibit K of the Boundary Agreement. It is the Plan Commission's discretion to determine whether the proposed development meets the standards and should be considered a "spectacular" development.

6B. Commission Deliberation

Motion by to approve and forward to the Village Board the building, site, and operation plan for the construction of a ±30,000 warehouse building located on a parcel located directly south of 4221 Courtney Road (Parcel ID No. 168-04-21-36-001-240) in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.
4. The applicant agrees to screen all building mechanicals from the public right-of-way.

Seconded Knitter.

Motion carried unanimously.

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B. BUILDING, CERTIFIED SURVEY MAP - Review a Certified Survey Map (CSM) creating four lots for the parcel located at the northwest corner of 4 Mile Road and CTH H submitted by Peter Zimmerman, applicant, Zimmerman-Et al, owner. (Parcel ID No. 104-04-22-20-049-000)

Director of Public Services Anthony Bunkelman P.E. said the item came before the Plan Commission and Village Board earlier this year as a concept CSM when it was approved with modification waivers. He said the applicants have accepted the conditions imposed by the Village recommended approval of the final CSM.

Motion by Folk as written.

Seconded by Pierce

Motion carried unanimously.

7. - Adjournment

Motion by to adjourn by Trustee Weatherston. Seconded by Knitter. Motion carried unanimously. Meeting adjourned at 7:20 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician

1. Meeting called to order

President Dobbs called the meeting to order at 5:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, President Dobbs, and Tim Just.

Absent: Nancy Pierce and Bill Folk were excused. Joe Kiriaki was absent.

Also Present: Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Engineer Ryan Schmidt, Fire Chief Jeff Henningfeld, Police Chief Christopher Botsch, HR Manager Michelle Tucker, Administrator Kathy Kasper, Trustee Dale Stillman, Trustee Holly McManus, Trustee Lee Wishau and Trustee Fran Martin. FGM Architect Mark Price was also present.

3. Public Hearing Items

5A. 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.

Wagner read from his report:

“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.

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.”

Price from FGM Architects was present and overviewed the proposed project for the Commission and Trustees. He overviewed the site plan, interior layout, exterior layout, elevations, lighting, landscaping, parking, apparatus turnaround points, overall Village standards, fencing, and powered gates. There was an overall focus on keeping the aesthetic of this building in line with the current Village Hall campus.

The Commission discussed the general use of the building, the average life span of construction materials, and if it could be modified in the future for growth or consolidation. Further discussion regarding an access road should be reviewed after the Crawford Master Park Plan is adopted. This could help support how and where the access road could be placed, and if the access should be public or private.

Public hearing opened: 5:26 pm

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

In favor:

Scott Johnson, 5406 Heidi Drive, questioned the proposed plan and wondered if it would interfere with the master park plan in anyway. Johnson questioned if Heidi Drive would be connected to any access points, and when it would be decided.

Jenny Blaeske, 2204 4 Mile Road, questioned the access road for the public safety building, and wondered if there has been a traffic study for both the Parks and Public Safety Building. There was discussion about the impending traffic study, and how public safety vehicles would be dispatched.

Curt Kubert, 2009 Four Mile Road, inquired if it was a two-lane drive. He questioned if the security fence and wondered why they would need that if there wasn't one at the current facility. Security fencing does not surround the entire building and is partial to secure certain points. There would be an access point indicated for private and for public use. He felt the access road should be shared with Crawford Park. Kubert questioned the roof choice and wondered if the Village could use a green or white roof, as well as water drainage from the roof. The existing pond would be expanded and would hold the additional drainage.

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

Against:

None.

Closed public hearing: 5:43 pm

3A. Commission Deliberation

Motion by Knitter 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.

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3. The proposed public safety building will improve police and fire services by providing an upgraded facility in a location that best serves residents

Seconded by Just.

ROLL CALL

Thomas Knitter	Aye
Trustee Weatherston	Aye
Tim Just	Aye
President Dobbs	Aye

Motion carried unanimously.

4. Adjournment

Motion by Trustee Weatherston to adjourn. Seconded by Knitter. Motion carried unanimously. Meeting adjourned at 5:46 p.m.

Respectfully submitted,
Joslyn Hoeffert
Village Clerk



Meeting Date: June 27, 2022

Item No. **5a**

PLAN COMMISSION REPORT

Proposal: Nonmetallic Mining Permit & Conditional Use Extension

Description: Review a request to renew the nonmetallic mining permit and extend the conditional use permit for the continued operation of a limestone quarry located at 1501 3 Mile Road.

Applicant(s): Payne & Dolan Inc.

Address(es): 1501 3 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the nonmetallic mining permit be renewed and that the conditional use permit be extended for two years subject to the conditions attached hereto as Exhibit A for the quarry located at 1501 3 Mile Road be approved for the following reasons:

1. The proposed use, with conditions, meets the standards set forth under Sec. 20-1182, adopted under Title 16 of the Village's Code of Ordinances;
2. The applicant agrees to meet all the requirements and conditions to be imposed by the Village; and
3. For the same reasons set forth in Plan Commission Resolution Nos. 2018-75, 2018-78, and 2020-62.

Owner(s): Payne & Dolan Inc.

Tax Key(s): 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000
& 104-04-23-28-071-000

Lot Size(s): ±113 acres

Current Zoning District(s): M-4, Quarrying District

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☐ No

Comprehensive Plan: Extractive

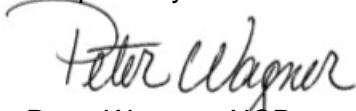
Background: The applicant is requesting an extension of the nonmetallic mining permit and an extension of the Conditional Use Permit for multiple parcels located along Charles Street, south of Ellis Avenue and north of 3 Mile Road, which are part of the existing quarry located at 1501 3 Mile Road. These extensions will allow the continued operations of the existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village's ordinances entitled "Regulation of Nonmetallic Mining".

In 2018, the Village approved the expansion of the existing quarry with conditions. Condition 6: Permit Duration states:

Permit Duration. This permit is granted for a two-year period, after which a two-year extension may be granted by the Village of Caledonia Plan Commission and Village Board upon request of the applicant. However, no such extension or permit renewal will be granted unless this project is in reasonable compliance with the conditions of this approval. An on-site evaluation by this office will determine compliance. In two years, the applicant must re-apply for an extension of the conditional use permit and site plan review permit or completely restore the quarry in compliance with the submitted restoration plans. The applicant must continue applying for a renewal of its nonmetallic mining permit on a biennial basis and explosives use permit on an annual basis.

The applicant received an extension in 2020 as the operations complied with the conditions of approval. Since that time, the applicant has demonstrated compliance with all conditions outlined in Exhibit A, thus meeting the permit duration criteria. Staff recommends approving the nonmetallic mining permit and conditional use extension as the applicant has met the required standards for the operation of a nonmetallic mining business and has drafted a suggested motion to extend the conditional use permit and renew the nonmetallic mining permit.

Respectfully submitted:



Peter Wagner, AICP
Development Director

EXHIBIT A - CONDITIONS
Payne and Dolan - Quarry

1. **Building Permit.** The applicant must obtain a building permit card from the Office of the Village Zoning Administrator. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Conditions Made Applicable to 20 Acre Grandfathered Parcel.** Pursuant to Section 7-11-6 of the Village's Nonmetallic Mining Ordinance, the conditions governing the issuance of a conditional use permit shall also be made applicable to the 20 acre "grandfathered" parcel referenced above which is to be made part of the applicant's proposed quarry expansion.
3. **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.
4. **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.
5. **Plans.** The proposed operation to allow for the further development of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village's ordinances entitled "Regulation of Nonmetallic Mining" (Title 7, chapter 11) and "Explosives and Blasting" (Title 7, Chapter 10) shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Service Office on May 30, 2018.
6. **Permit Duration.** This permit is granted for a two-year period, after which a two-year extension may be granted by the Village of Caledonia Plan Commission and Village Board upon request of the applicant. However, no such extension or permit renewal will be granted unless this project is in reasonable compliance with the conditions of this approval. An on-site evaluation by this office will determine compliance. In two years, the applicant must re-apply for an extension of the conditional use permit and nonmetallic mining permit or completely restore the quarry in compliance with the submitted restoration plans. The applicant must continue applying for a renewal of its nonmetallic mining permit on a biennial basis and explosives use permit on an annual basis.
7. **Restoration Bond.** The restoration bond (financial assurance) required by Chapter 12.5 Nonmetallic Mining Reclamation and also by the Village of Caledonia Ordinance for this operation must continue to be maintained in effect. The amount of the restoration bond shall be increased to adequately cover the costs of the applicant's updated reclamation plan. The amount of the bond shall be determined by the Zoning Administrator, after consultation with the applicant and Village Public Works Director. This new bond shall be submitted prior to issuance of the building permit.

8. **Hours of Operation.** The permitted hours of operation for Plant Operations are 6:00 a.m. to 10:00 p.m. Monday through Friday, 6:00 a.m. to 6:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Quarry Operations (except stripping and drilling) are 7:00 a.m. to 10:00 p.m. Monday through Friday, 7:00 a.m. to 3:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Overburden Stripping are 7:00 a.m. to 5:00 p.m. Monday through Friday, 7:00 a.m. to 1:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Drilling are 7:00 a.m. to 6:00 p.m. Monday through Friday, 7:00 a.m. to 1:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Blasting are 9:00 a.m. to 4:00 p.m. Monday through Friday, 9:00 a.m. to 12:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Loadout are 6:00 a.m. to 6:00 p.m. Monday through Friday, 6:00 a.m. to 6:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Quarry Maintenance are 6:00 a.m. to 10:00 p.m. Monday through Friday, 6:00 a.m. to 10:00 p.m. on Saturday and 6:00 a.m. to 10:00 p.m. on Sunday. There are no hours of operation restrictions for Shop and Plant Maintenance.
9. **Reclamation Plan.** This approval recognizes that the reclamation plan for the subject site is being amended to incorporate the further development area as outlined in the submitted plans. Implementation of this reclamation plan must occur within three (3) years after the cessation of extraction operations.
10. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District Commission and the Village Utility Director regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District Commission and the Village Utility Director is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Stormwater Utility District Commission and the Village Utility Director before permits are issued.
11. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Sewer and Water Utility District regarding Utility District regulations for this site. Specifically, the relocation of any Utility District infrastructure associated with the relocation of Charles Street. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility District Commission and the Village Utility Director is required.
12. **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. Specifically, any Engineering Department requirements associated with the relocation of Charles Street and the location and construction of the proposed bike path. All costs associated with the relocation of Charles Street, including the costs of vacating a portion of Charles Street in its present location, dedication of easements and right-of-way necessary to accommodate the relocation of Charles Street, and the relocation and installation of utilities, shall be borne by the applicant.

13. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements.
14. **Stockpiles and Berms.** Overburden and topsoil shall be stockpiled for creating the landscape berms and later final restoration. Any future stockpiles shall have side slopes of 2:1 or flatter and be seeded to prevent soil erosion. All stockpiles must have a minimum of four inches of topsoil on the surface to allow grasses to grow to prevent soil erosion. The temporary seeding of the stockpiles must be a mixture of grasses at a rate of five pounds of perennial ryegrass, 10 pounds of smooth brome and 10 pounds of tall fescue per 1,000 square feet. These stockpiles must remain until used to restore the land being mined. See the prior "WI-CPA-123" for seeding recommendations for final restoration. All landscape berms must have a minimum of six inches of topsoil on the surface prior to seeding or placing of shrubs and trees.
15. **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.
16. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives and parking areas shall be maintained in a dust free condition.
17. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia.
18. **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.
19. **Reimburse Village Costs.** Applicant shall reimburse 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.

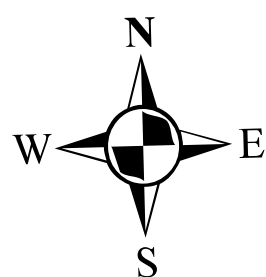
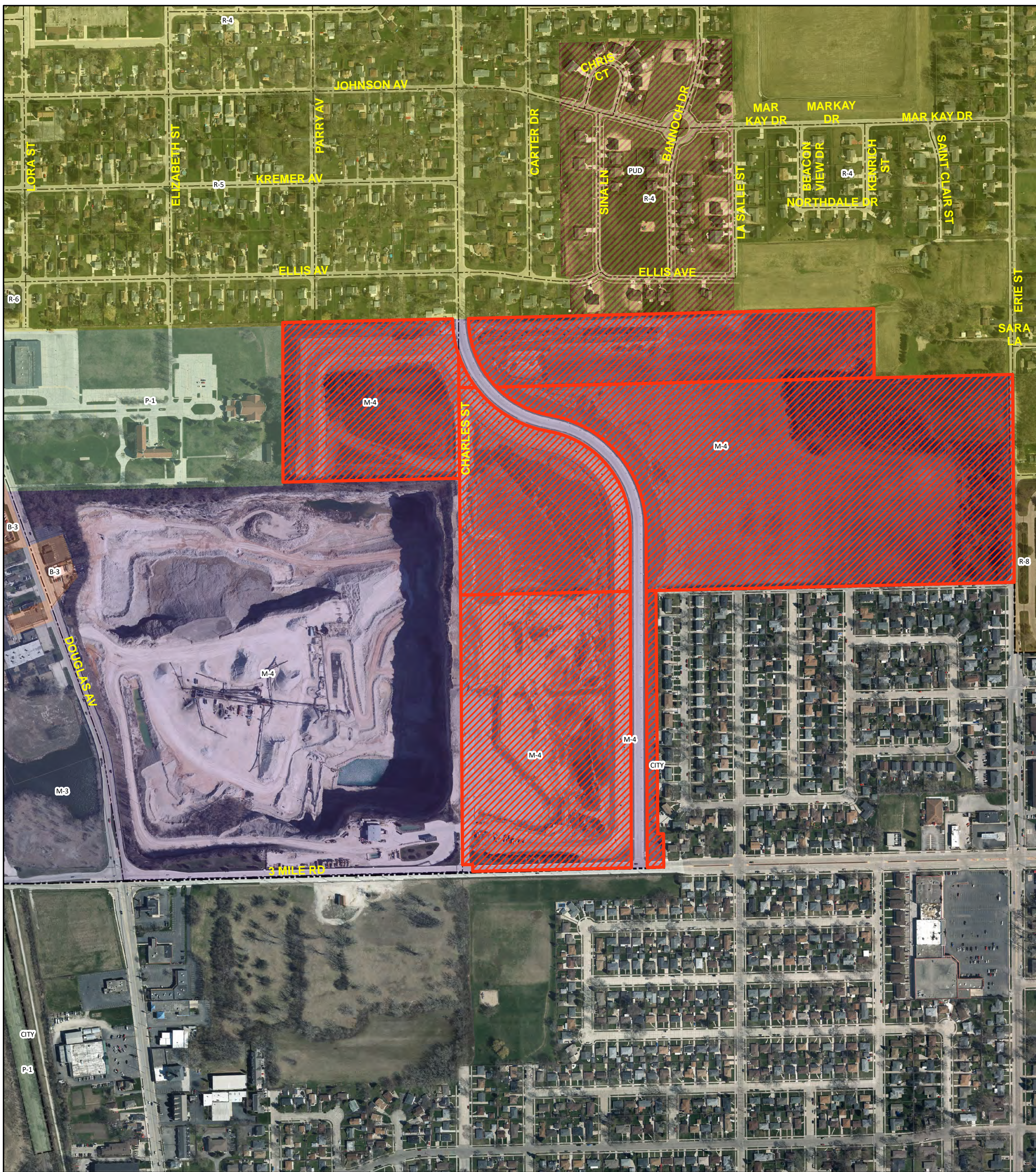
20. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor 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.
21. **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. Any inspectors or visitors must follow all local, state and federal safety guidelines and shall check in at Payne & Dolan's office.
22. **Fill Material.** Only clean fill may be used for the berms on these parcels. Fill material may not contain sod, brush, roots or other perishable material. No re-bar, asphalt, scrap wood, or other types of construction debris will be permitted as fill material. Rock particles larger than three-fourths of the layer thickness must be removed from the material prior to compaction with the fill.
23. **Traffic Compliance.** The applicant is responsible for using best efforts for ensuring that truck drivers obey all posted speed limits and applicable traffic laws with the Quarry operation. Applicant shall ensure that a "STOP" sign is in place for all truck drivers entering the public road from the Quarry. Applicant shall require its drivers and the drivers of its customers to not travel on streets East of Charles Street, unless transporting materials directly to a project site. This includes coming to a full stop before entering the public roadway. The quarry driveways shall have a speed limit of no more than 15 miles per hour. Should this office receive substantial complaints that such laws are being broken, the Village of Caledonia reserves the right to seek revocation of this permit for noncompliance.
24. **Blasting.** Blasting may be conducted as a part of this operation. Such blasting shall be in accordance with the standards contained in the Caledonia blasting permit. Preblasting notifications and preblast surveys shall be offered to all residents or owners of dwellings or other structures located within the area defined by ordinance.
25. **Air Regulations.** Mineral extraction operations shall be conducted in accordance with the Federal Environmental Protection Agency and the State of Wisconsin Department of Natural Resources air pollution control regulations. Dust shall be controlled so that there are no visible emissions (0% opacity) at the boundaries of the property. The Fugitive Dust Control Plan, submitted on May 30, 2018, must be followed.
26. **Spill Prevention.** The Spill Prevention Control and Countermeasure Plan, submitted on May 30, 2018, must be followed.
27. **Deed Restriction.** As outlined in the submitted documents a deed restriction in a form approved by the Village Attorney must be recorded with the Racine County Register of Deeds office that indicates that no future mining-related activity will take place east of the

relocated Charles Street. A copy of this deed restriction and proof of recording must be submitted to the Village Planning Department office prior to building permit issuance.

28. **Vegetated Buffer.** As illustrated on the submitted plans a vegetated buffer must be installed east of the relocated Charles Street. Also, as indicated on the submitted plans the existing tree line will be improved.
29. **Berming and Landscaping.** As illustrated on the submitted plans landscape berms must be installed west, north, east and south of the proposed further development of the limestone quarry. Also, a landscape berm must be installed east of the relocated Charles Street and south of Ellis Avenue as illustrated on the submitted plans. The berms and landscaping shall be professionally designed and installed prior to the commencement of non-metallic mining operations in the expanded area and shall be professionally and perpetually maintained.
30. **Haul Roads.** All haul roads must be maintained in a dust-controlled condition and any dust palliatives must be Wisconsin Department of Natural Resources (WDNR) approved prior to usage. All haul roads throughout the entire quarry operation must be maintained in an all-weather, dust-free condition. When applying treatment to any access road surface, the operator must make every effort to avoid the spread of this treatment material onto the public roadway. Should such material and/or soil material be spread, carried, and/or spilled onto the public roadway, the pit operator must act immediately to mitigate the problem. The haul roads must be provided with gates that can be locked whenever the quarry is not operation.
31. **Boundary Staking.** All excavation boundaries, phase boundaries, and wetland boundaries, if any, must be staked or otherwise marked and may be inspected by the Village prior to commencing operations under this approval. Stakes must be made of steel, fiberglass, or other suitable material as determined by this office. Signs warning of the quarry operation must be placed around the property boundaries spaced 200 feet apart. Security fencing must be placed around the entire operation. Said fencing must be installed prior to the removal of any materials from the site.
32. **Sediment.** During construction and operations this site must have roads, access drives and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public roadways. Any sediment reaching a public road must be removed by street cleaning (not flushing) before the end of each workday or as determined by the jurisdictional highway authority.
33. **Contact Information.** The operator of the quarry shall provide property owners within 1,000 feet of the site with contact information, including the direct number to the manager of the quarry site during workday and non-working hours, so that concerns may be promptly addressed.

34. **Elevations.** Racine County and the Village of Caledonia reserve the right to require, with 60 days notice, a complete set of elevations including bottom of pit grades. The elevations must be taken by a registered land surveyor or a professional engineer.
35. **Reclamation Notification.** The operator must notify this office and the Village of Caledonia in writing at least 30 working days prior to final completion of site reclamation.
36. **Signage.** Any sign on this property must conform to the ordinance standards and will require a sign permit.
37. **Site Restoration.** Final site restoration and the restoration bond are subject to compliance with Chapter 12.5 Non-Metallic Mining Reclamation, Racine County Code of Ordinances.
38. **Noise.** Noise levels measured at the property lines must never exceed 68 decibels, when the crushing activity is occurring.
39. **Crushing.** The crushing activity must comply with the State of Wisconsin air pollution regulations. All dust control equipment/devices on the crusher must be kept operational and must be maintained as required by State/Federal regulations.
40. **Vibrations.** The crushing activity must not emit vibrations, which are discernable without instruments, outside its premises.
41. **Jake-braking.** No “jake-braking” by haul trucks is allowed except under emergency circumstances.
42. **Compliance with Law.** The applicant must obtain all necessary federal, state, and local permits, approvals, and licenses. The applicant must comply with all applicable codes and regulations.
43. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Payne & Dolan Inc. and its heirs, successors, and assigns are responsible for full compliance with the above conditions.
44. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Location Map: 1501 3 Mile Road Multiple Parcels Along Charles Street



Legend

 Payne_&_Dolan

May 25th, 2022

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

RE: Non-Metallic Mining Permit – Racine Quarry

Dear Mr. Wagner:

In accordance with the Village of Caledonia's Code of Ordinances, Title 7, Chapter 11, Regulation of Nonmetallic Mining, Payne & Dolan respectively submits this application for renewal of the non-metallic mining permit for our Racine Quarry located at 1501 Three Mile Road in the Village of Caledonia.

Modifications to the original permit previously submitted and approved by the Village Board and still in effect at the operation are as follows:

1. Rail Car Loading System, Racine Quarry – approved by the Town Board on August 7, 1995
2. Processing Plant and Stockpile Relocation (East Quarry), Racine Quarry – approved by the Town Board on October 6, 1995
3. West Quarry Portable Crushing Plant, Racine Quarry – approved by the Town Board on April 7, 1997
4. Amendment of Railcar loading hours to 6:00 AM to 7:00 PM – approved by the Town Board on March 5, 2002
5. Modification to allow mining of 1.92 acre peninsula – approved – adopted by the Village Board on May 1, 2007 (the peninsula has been depleted of limestone reserves, but the reclamation obligations remain as previously approved)
6. Modification to allow mining of 31 additional acres - approved – the Racine Quarry Development Project - adopted by the Village Board on September 4th, 2018.

P.O. Box 781 • N3W23650 Badinger Road • Waukesha, WI 53187-0781 • 262.524.1700

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Mr. Peter Wagner
May 6th, 2022
Page 2

We are not requesting any changes from the non-metallic mining permit as modified and previously approved on September 4th, 2018. As part of the August 3rd, 2020 renewal, Payne & Dolan agreed to continue to renew the NMM in conjunction with the CUP in order to facilitate review by the Village.

Enclosed is a check in the amount of \$2,340.00 for the permit fee, calculated as 156 acres at \$15 per acre.

Thank you for your time and effort in this request. We appreciate the opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at the office (262) 524-1258 or on my cell phone (262) 366-5429.

Sincerely,

Payne & Dolan, Inc.

A handwritten signature in black ink, appearing to read 'Clint Weninger', is written over the company name.

Clint Weninger, P.G.
Land Resources Manager

May 25th, 2022

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

Subject: Conditional Use Permit Renewal
Racine Quarry – 1501 Three Mile Road, Village of Caledonia

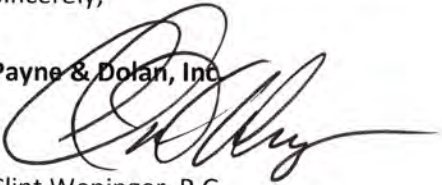
Dear Mr. Wagner:

Payne & Dolan, Inc. is requesting a two (2) year extension per Condition #6 of the Conditional Use Permit for our Racine Quarry Development Project at the East Quarry on Three Mile Road in the Village of Caledonia. Payne & Dolan has complied with the conditions of the Conditional Use Permit as approved on August 3rd, 2020.

Attached is a status summary of the conditions of the permit that required action by Payne & Dolan. It is our intent to continue to operate the Racine Quarry in compliance with the previous conditions and requirements as approved.

Thank you for your time and effort in this request. We appreciate the continued opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at the office (262) 524-1258 or on my cell phone (262) 366-5429.
Sincerely,

Payne & Dolan, Inc.


Clint Weninger, P.G.
Land Resources Manager

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Status Summary of Conditional Use Permit approved August 3rd, 2020

Below is a summary of specific conditions of the approved CUP that required some action by Payne & Dolan prior to beginning extraction in the new development area. Even if not specifically mentioned below, Payne & Dolan follows all conditions of the permit in the operation of the site.

7. Restoration Bond. The restoration bond (financial assurance) held with Racine County to insure the future reclamation of the site was reviewed by the Village Engineer (at the direction of the Village Public Works Director), the Zoning Administrator and Racine County. The amount of the financial insurance was increased to \$639,800 to adequately cover the cost of the updated reclamation plan. A rider that effectively increased the restoration bond to the required amount was submitted to Racine County.

10. Stormwater.

11. Caledonia Utility District.

12. Engineering Department.

Payne & Dolan worked closely with the Village of Caledonia Stormwater Utility District Commission, the Caledonia Sewer and Water Utility District Commission, the Village Utility Director, the Village Public Works Director and the Village of Caledonia Engineering Department during the design and construction of the relocated Charles Street. The approved design plans and construction complied with all the regulations and requirements for stormwater management, utility relocation and road construction.

The construction of the relocated Charles Street and associated utilities was completed in late 2019. All of the costs for Charles Street relocation project were borne and paid for by Payne & Dolan. The Village of Caledonia Board approved to accept the newly constructed Charles Street on December 16, 2019.

See photos below



13. Landscaping.**14. Stockpiles and Berms.****29. Berming and Landscaping.**

All of the berms required per the approved plans have been installed and landscaped. The perimeter and headlight screening berms were constructed per the approved plans. The berms were then seeded, mulched, fertilized and covered with landscape fabric. The berms were planted with trees per the submitted Landscaped Plan. Additional trees above the plan quantity were planted on the headlight screening berm.

A new Payne & Dolan Racine Quarry sign was installed near the entrance of the quarry in 2021. A “Caledonia Welcomes You” sign paid for by Payne & Dolan was installed on the northwest corner of Charles Street and 3 Mile Road on Payne & Dolan property.

See photos below



19. Reimburse Village Costs.

Payne & Dolan has reimbursed the Village for 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.

24. Blasting.

The Explosives Use Permit is active and was recently renewed in May of 2022. The explosives use plan and permit were updated in 2019 to include the new project and CUP area. Blasting in the new project area began in June 2020. Blasting has been performed in accordance with the standards contained in the blasting permit.

Preblasting notifications and preblast surveys were offered to all property owners within the area defined by the ordinance.

27. Deed Restriction.

A Declaration of Restrictive Covenants was prepared in conjunction with the Village Attorney, signed September 11th, 2019 and recorded September 27th, 2019 with the Racine County Register of Deeds as Doc. #2531857.

28. Vegetated Buffer.

The existing vegetated buffer and tree line along the east side of the relocated Charles Street has been cleaned up and improved. At the request of the Village Board President, additional trees were planted in the buffer area on the south end of Charles Street in the Fall of 2020. See photo below



30. Haul Roads**32. Sediment.**

Payne & Dolan follows the submitted Fugitive Dust Control Plan to control dust on haul roads. A street sweeper is regularly used to clean internal roadways along with Three Mile Road. A new gate has been installed at the entrance to the quarry. This gate is locked whenever the quarry is not in operation. The entrance road and haul road into the quarry was paved in the fall of 2021. See photos below



31. Boundary Staking.

Security fencing and warning signs have been installed around the property boundaries. See photo below



33. Contact Information.

Contact information was sent to property owners within 1,000ft of the site as part of the Preblast Notification letters dated March 11th, 2020 and May 29th, 2020.

Dedicated contact information for this project is:

Email: RacineQuarry@payneanddolan.com

Phone (262) 859-3261

Racine Quarry CUP
Parcel Identification Numbers

104042328075000	Part of Racine Quarry Development Project
104042328074000	Part of Racine Quarry Development Project
104042329193000	Part of Racine Quarry Development Project
104042328071000	Part of Racine Quarry Development Project

**Legal Description – CUP Area
Racine Quarry Development Project**

That portion of the SE ¼ of Section 29 and SW ¼ of Section 28, T4N-R23E, Village of Caledonia, Racine County, Wisconsin described as follows:

Commencing at the ¼ section corner common to said Sections 29 and 28; thence, along the East-West ¼ line of said Section 29, N 89°45'06" W 28.00 feet to the westerly right-of-way line of relocated Charles Street; thence, along said westerly right-of-way line, on the arc of a 548.00 foot radius curve, concave to the East, the chord of which bears S 04°14'29" E 100.31 feet to the point of beginning of this description; thence, continuing along said westerly right-of-way line, on the arc of a 548.00 foot radius curve, concave to the northeast, the chord of which bears S 44°10'52" E 623.75 feet; thence, continuing along said westerly right-of-way line, on the arc of a 472.00 foot radius curve, concave to the southwest, the chord of which bears S 38°48'34" E 607.55 feet; thence, continuing along said westerly right-of-way line, S 01°15'02" W 1589.84 feet, to the North right-of-way line of Three Mile Road; thence, along said North right-of-way line, N 89°50'45" W 834.17 feet, to the West right-of-way line of vacated Charles Street; thence, along said West right-of-way line, N 01°00'35" E 1845.50 feet; thence N 89°45'06" W 715.52 feet; thence N 01°17'40" E 662.93 feet; thence S 89°45'06" E 721.40 feet to the point of beginning.

Except the portion currently zoned M-4 quarry district.

Subject to any rights, reservations, restrictions, easements and conditions of record.



Meeting Date: June 27, 2022

Item No. **5b**

PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Review

Description: Review a request to approve a conditional use and building, site, and operation plan for the outdoor storage/parking of semi tractors and trailers located on a parcel located directly south of 215 S. 27th Street in the Village of Raymond.

Applicant(s): Besim & Gina Ferati

Address(es): S. 27th Street

Suggested Motion: That the Plan Commission recommends to the Village Board that the conditional use and building, site, and operation plan for outdoor storage/parking of semi tractors and trailers located on a parcel (Parcel ID No. 168-04-21-01-002-000) directly south of 215 S. 27th Street in the Village of Raymond be approved with conditions outlined in Exhibit A for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the conditional use and proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Owner(s): Eric Vessel

Tax Key(s): 168-04-21-01-002-000

Lot Size(s): 3.649 acres

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

Overlay District(s): N/A

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

Comprehensive Plan: Industrial and Business Park

Background: The applicant is requesting approval of a conditional use and site plan for the outdoor storage of semi-trucks and trailers associated with GBF Trucking Inc. for the parcel located directly south of 215 S. 27th Street. The business office and truck repair operations will occur on 215 S. 27th Street in an existing metal pole barn furthest west on the site. The Village of Raymond allows parking (accessory use) on a vacant parcel if the principal use is on an abutting property and has the same ownership. In this case, the business office, dispatch center, and repair bay will be located within the building located on the abutting parcel at 215 S. 27th Street. Included with this report is the applicant's description of the proposed business.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The following is a review of the proposed development as to relates to the design standards included in Exhibit K of the Boundary Agreement. It is the Plan Commission's discretion to determine whether the proposed development meets the standards and should be considered a "spectacular" development.

For several years the site was a rock crushing facility with outdoor stockpiles of materials, equipment, and vehicles. During this time the site was surfaced with crushed gravel. No expansion of the gravel area is proposed as part of this request and all tractors and trailers will be parked on a gravel surface.

Currently, the vacant lot is being used for the processing and storage of firewood along with various semi-trailers and other commercial equipment. Staff recommends, if approved, that the outdoor storage and display of firewood and equipment not associated with GBF Trucking Inc. not be permitted on the proposed parcel.

Comparing the proposed use to neighboring parcels, the use is similar as the parcel to the south has outdoor storage of trailers. The property to the west is undeveloped and the parcel to the north has a pole building with outdoor storage.

The proposed site consists of 38 semi-tractor and trailer stalls located towards the southern portion of the site. Setbacks and dimensions of the parking stalls comply with municipal code. No other equipment is being proposed to be stored on the site.

Existing landscaping on the site is minimal. Along the frontage road are a few trees along a berm. A small tree line exists along the southern lot line, and a wooded area exists on the western lot line. To meet the requirement of one tree for every fifty linear feet along a right-of-way, the applicant is proposing to add five more trees along the roadway. No additional landscaping is being proposed.

There is no proposed lighting for the site. If the applicant wishes to install any lighting, a photometric plan will need to be submitted and comply with lighting requirements as identified in Exhibit K of the Boundary Agreement.

No signage is proposed at this time. As this parcel is being used as a parking lot, no signage should be allowed. If the applicant wishes to have a sign advertising the business, it should be located on the parcel at 215 S. 27th Street or until such time a building is constructed on the site. Furthermore, semi-truck trailers should not be used as advertisement along the road frontage.

Grading and stormwater management as well as fire protection requirements are reviewed and approved only by the Village of Raymond.

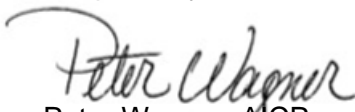
Overall, the proposed use does not meet all the design standards outlined in the Cooperative Boundary Agreement Design Standards since no building is being proposed, but rather just a parking lot. The main

business operation will occur at 215 S. 27th Street in the western most building. This parcel has minimal landscaping. The Plan Commission has the discretion to allow what is proposed or require additional landscaping to the site. If the Plan Commission is comfortable with the proposed building, site, and operation plan, staff drafted a suggested motion to approve the building, site, and operation plan located on the parcel located directly south of 215 S. 27th Street subject to conditions in Exhibit A.

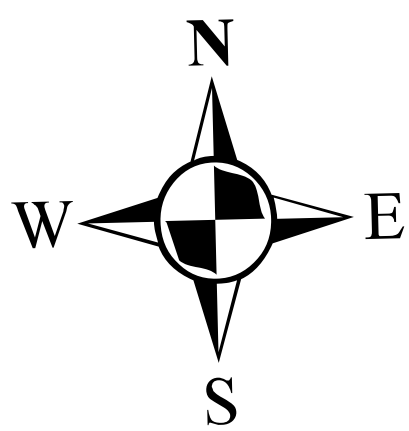
Exhibit A: Conditions of Approval for the parcel located directly south of 215 S. 27th Street

1. **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.
2. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plan received on June 21, 2022. The storage of semi-tractors and their trailers are only permitted in the locations as identified in the submitted plan. Outdoor storage of materials, equipment, or other vehicles is prohibited.
3. **Signage.** No signs are permitted on the parcel until such time a building is constructed. Semi-tractor trailers shall not be used for advertisement along the parcel road frontage.
4. **Landscaping.** Landscaping at the site must be in compliance with the proposed landscape plan received on June 21, 2022. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
5. **Lighting.** If the site is to be illuminated in the future, the applicant must submit a photometric plan for review and approval by the Village Development Director prior to installation. Lighting at the site will need to comply with design standards design standards stated in Exhibit K of the Cooperative Boundary Agreement.

Respectfully submitted:


Peter Wagner, AICP
Development Director

LOCATION MAP - S. 27th Street



GBF TRUCKING, INC

10813 60TH ST.

KENOSHA, WI. 53144

TELE 262-515-7201 EMAIL GBFTRUCKING@HOTMAIL.COM

To whom it may concern:

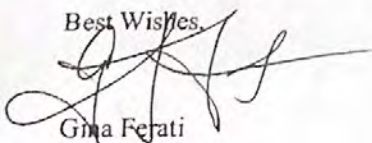
Besim and Gina Ferati, owners of GBF Trucking, INC for the past 15 years, have recently negotiated a lease with Vessel Services at 215 27th st. Caledonia, WI. 53108. We plan on making this our "home" where we will have the room to grow our trucking business and have our own in-house mechanic and safety experts along with dispatch office in the west building.

We plan on using the 4 plus acres for truck and trailer parking and do in house and public truck and trailer service and tire repairs.

We have been in the business for 16 years and plan on expanding to meet the high market demands of transportation. We are a hands-on small business, both owners born and raised in Wisconsin, we take pride in being able to grow our business here in Wisconsin.

Thank you for your time and we look forward to a successful opportunity.

Best Wishes,

A handwritten signature in black ink, appearing to read 'Gina Ferati', with a long, sweeping horizontal stroke extending to the right.

Gina Ferati

5-9-22

LEASED

GBF
TRucking
Leased
Premises (1)

Vesel Services

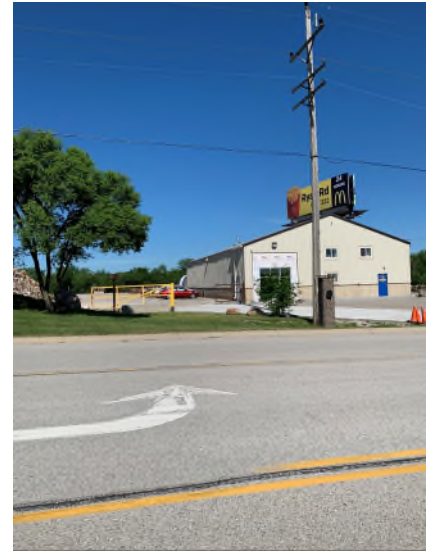
Common Area

Leased Premises (2)

GBF
TRucking



View from Frontage Road



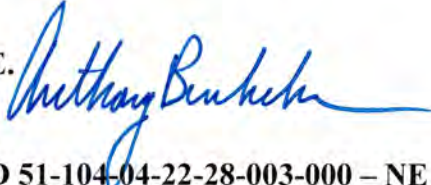
View from Entrance into the Site



MEMORANDUM

Date: Wednesday, June 8, 2022

To: Plan Commission
Village Board

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

Re: Prochaska CSM – Parcel ID 51-104-04-22-28-003-000 – NE ¼ of Section 28, T4N, R22E, Four Mile Road, Village of Caledonia, Racine County, WI – Owner Robert A & Therese A Prochaska Revocable Trust dated July 31, 2015

The Engineering Department has received a Concept Certified Survey Map (CSM) from the Robert A. & Therese A. Prochaska Revocable Trust. The Prochaska property is located along the South side of Four Mile Road between Nicholson Road and County Trunk Highway H. The existing property is approximately 19.91 acres in size and has 656.1 feet of frontage along Four Mile Road.

The existing parcel has a single-family home located along 4 Mile Road near the center of the lot and the balance of the lot is farmland.

The Concept CSM proposes to create 3 lots. All 3 lots would be approximately 218.7 feet in width and approximately 1328 feet in length. All 3 lots are projected to be sold with 2 of the lots for future single-family homes.

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

The concept CSM as stated above is located outside of the Sanitary Sewer & Water Service Area. 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) and/or show the existing POWTS. Soil (Perc) tests must be performed on the 2 new lots to ensure that each lot is buildable. Wells will need to be placed on the new lot sites when the single-family homes are proposed.

Access to the proposed lots should be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. The existing home on the center lot already has an access. Based on the amount of frontage, configuration of the lots, location of the existing driveway access, size of the lots with driveways in the immediate area, and the driveway spacing, it is suggested that the overall number of accesses be limited to 3. By Village Ordinance, 3 accesses would not be allowed, but it is recommended that the Village

approve a Waiver/Modification to allow a one new access for each of the new lots and only one access for the existing home for a total of 3.

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

The drainage of the lots in the CSM according to the Master Drainage Plan, show 3 separate watersheds (H-54, H-56-1, & H-56-2). A very small portion of the Western Lot will drain to the West then South offsite (H-56-2). The balance of the Western lot, the majority of the center lot, the front of the East lot, and a portion of the rear of the East lot drain from North to South through a drainage way depicted on the Master Drainage Plan. There also is a natural depression area depicted toward the front of the East lot (H-56-1). The balance of the East lot (in the center) drains to the West and offsite. Drainage Basin H-56-1 depicts 2 drainage ways that will need to be field located. 1 of the drainage ways is the overflow to the natural depression area and drains to the South. The second drainage way is along the rear of the 3 lots and drains from West to East. These drainage ways will require improvement to ensure proper drainage of the lots. These improved drainage ways will require that appropriately sized drainage easements are granted over them. The abutting property owner had constructed an agricultural pond a few years ago that these lots drain to. Storm Water Management for these lots may be able to be handled in this existing pond. Storm Water information will need to be provided to ensure that the agricultural pond will provide the necessary storm water reductions.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the South property line. The Surface Water Data Viewer also indicates hydric soils on the majority of the property. A Wetland Delineation will need to be done on this property and all wetlands will need to be shown on the CSM. The owner has requested that SEWRPC perform a delineation on the property.

In order to proceed to the Final CSM there are 3 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 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.

Waiver Modification from Ordinance 18-1-4-d-4 to allow 2 additional driveway accesses for the new lots on a Principal Thoroughfare.

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-3-b for the Prochaska CSM to allow the lots of the CSM to exceed the 2.5 to 1 length to width ratio subject to the following factors:

- 1.) The parent parcel is already at 2 to 1 ratio.**
- 2.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.**

- 3.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.
- 4.) The property is approximately 19.91 acres with approximately 656.1 of frontage on 4 Mile Road.

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

- 1.) The property is approximately 19.91 acres with approximately 656.1 feet of frontage on 4 Mile Road.
- 2.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.
- 3.) The construction of a Local Road in this location would create unnecessary infrastructure and additional maintenance for the Village.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Prochaska CSM to allow 3 driveway accesses (1 for each Lot) in which 1 driveway access already exists and 2 additional access would be permitted for the new lots subject to the following factors:

- 1.) The existing driveway access is specific to the existing dwelling.
- 2.) The future single-family residences could be granted a driveway access based on the fact that there are driveway accesses on every lot (every +/- 85' to 170') in the area that come out to the principal thoroughfare.

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

Move to conditionally approve the Prochaska CSM on parcel 51-104-04-22-28-003-000 subject to the following

1. A waiver/modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.
2. A waiver/modification is granted to allow lots to be created along a Principal Thoroughfare without the construction of a Local Road.
3. A waiver/modification is granted to allow an additional driveway access (maximum of 3 access for the CSM) out to Four Mile Road.
4. 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.
5. The CSM shall show locations of passing soil tests for POWTS on the new lots of the CSM and the existing POWTS is shown on the lot with the existing home.
6. A minimum of 45' of Right of Way on Four Mile Road is dedicated.
7. A Plan Profile for the Four Mile Road Right of Way is provided and the Right of Way is improved with a Village approved cross section. 5' shoulder, regraded ditch at proper setbacks.
8. The drainage ways, as depicted on the Master Grading Plan, are field located and shown on the CSM as necessary.

- 9. A plan is submitted to regrade the drainage ways as necessary along the proposed lots lines. The Drainage Ways will need to be improved prior to the issuance of Building Permits for the future single-family homes.**
- 10. The granting of Drainage Easements over the improved drainage ways.**
- 11. Storm Water Management information is provided to the Engineering Department for the existing agricultural pond showing proper storm water reductions. If not supplied or not available, a Storm Water Management Plan and a separate storm water pond will need to be constructed to control runoff within the CSM.**
- 12. A wetland delineation is performed, submitted, and all wetlands are shown on the CSM.**
- 13. The CSM is subject to the Land Division per Lot fee.**
- 14. The Owner agrees to execute all agreements and make the necessary deposits for the approval of the CSM.**

21-4

4 mile Rd

N 1/4 COR
N 293,275.48
E 2,582,399.89

656.1'

2655.94' 164.1' 164.1' 197.0' 114.9' 128.2'

FOUR

218.7'

218.7'

218.7'



House

N 293,000

2644.80'
1328.5

N 292,000

28-003-000

28-002-000

28-010-000

28-012-000

28-009-000

N 292,000

01-18-54 W

664.5' (AR)

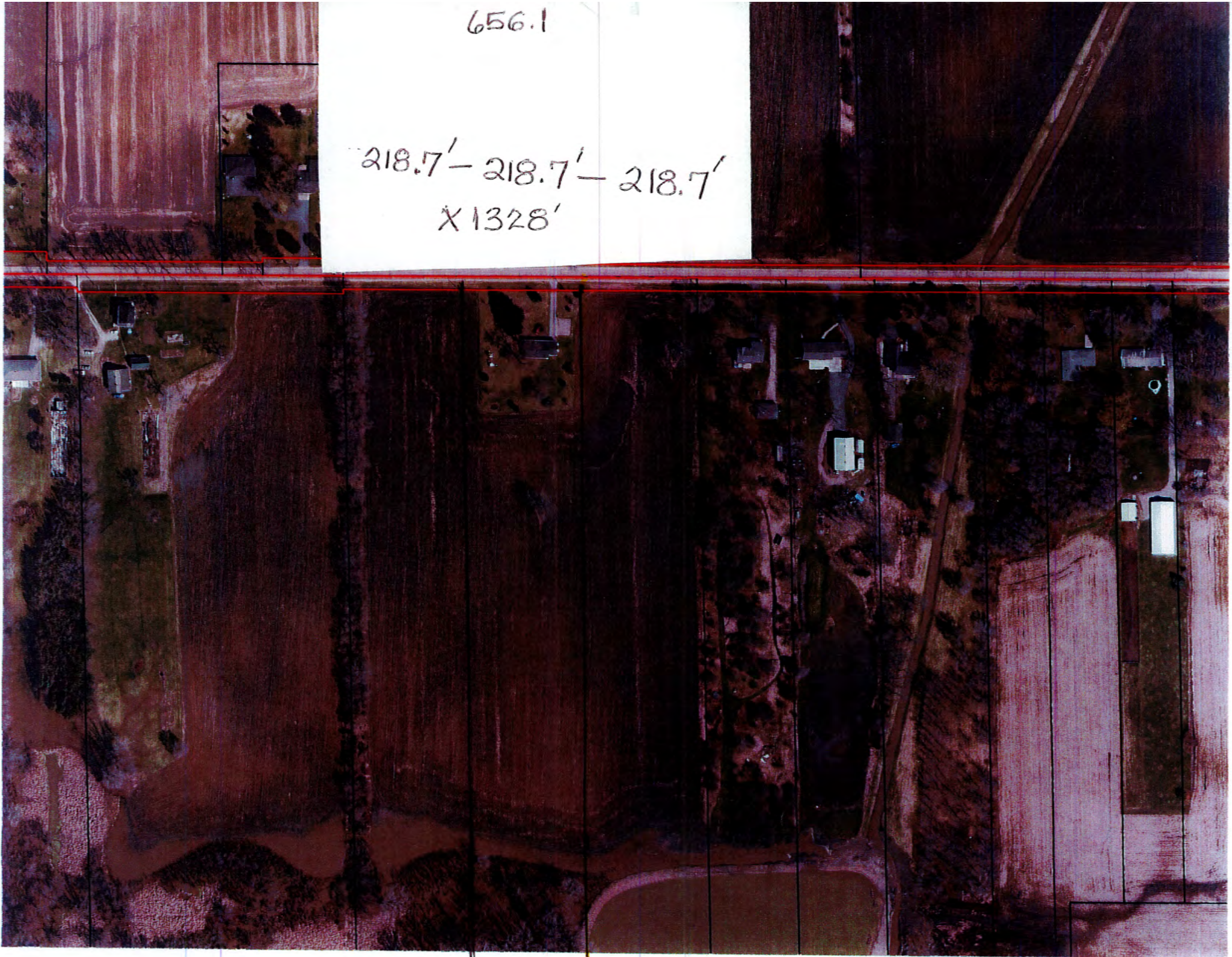
28-2

664.5'

$$\begin{array}{r} 218.7 \\ 3 \overline{) 656.1} \\ \underline{3} \\ 26 \\ \underline{24} \\ 2.1 \end{array}$$

656.1


218.7' - 218.7' - 218.7'
X 1328'



MEMORANDUM

Date: Wednesday, June 8, 2022

To: Plan Commission

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

Re: De Check CSM – Parcel ID 51-104-04-23-28-093-000 – SE ¼ of Section 28, T4N, R23E, Ruby Avenue Village of Caledonia, Racine County, WI – Mark De Check Owner & Applicant

The Engineering Department has received a Certified Survey Map (CSM) from Mark De Check. The De Check property is located on the West side of Ruby Avenue (between Ruby Avenue & Erie Street), north of Ber Wil Drive. The existing property is approximately 4.5 acres in size. This property has 328.84 feet of frontage along Erie Street and 197.06 feet of frontage along Ruby Avenue.

The existing parcel is currently vacant and mostly wooded except for the Southeast corner along Ruby Avenue.

The CSM proposes to create 2 lots. Lot 2 is located in the Southeast corner of the property along Ruby Avenue, is proposed for a single-family home and is proposed at 1.09 acres in size. Lot 1 is the remnant parcel, would remain undeveloped at this time, and is proposed at 3.4 acres in size.

The Zoning of the existing parcel is R-4. R-4 zoning requires 75' of frontage and a minimum of 10,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. Low Density Residential requires that lots be 19,000 square feet to 1.49 acres in size. The CSM is consistent with the Village's Comprehensive Land Use Plan.

In reviewing the overall area, Ruby Avenue have several segments that are not connected. Ruby Avenue currently extends North approximately 320' from Ber Wil Drive, then there is approximately 1,160 feet of mostly undeveloped land, then approximately 1,450' of Ruby Avenue from South of Bonita Lane to West Point Lane, then 435' of improved land (with homes) between West Point Lane and 4 Mile Road, and finally Ruby Avenue extends North of 4 Mile Road approximately 1,340' to its North terminus. With the vacant land that exists between the DeCheck property and the Ruby Avenue segment South of Bonita Lane, it is envisioned that Ruby Avenue will connect at some point in the future. With the CSM encompassing future Right of Way for Ruby Avenue to the North, it is strongly recommended that a Road Reservation be placed on this portion of Lot 1. The Road Reservation should be shown on the CSM and a Road Reservation Agreement should be executed by the Owner.

The CSM is located in the Sanitary Sewer & Water Service Areas. The existing lot currently has a sanitary sewer and water lateral extended to it. The laterals are located in front of Lot 2. Lot 1 would then not have sewer and water laterals to it. Based on the current location of sanitary sewer and water mains and the current lot configuration, the lot would no longer have access to

sewer and water. This would then make Lot 1 unbuildable until an extension of sewer and water were completed. It is recommended that either the lot configuration be revised to allow for Lot 1 to have frontage on Ruby Avenue or make Lot 1 an Outlot that is unbuildable until sewer and water are extended to the parcel.

Access to Lot 2 will be from Ruby Avenue. Access to Lot 1 could be from Erie Street. Access to Erie Street will be limited to 1 driveway access. Erie Street is a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. Since Erie Street is a principal thoroughfare, a minimum of 45' of Right of Way will need to be dedicated to the Village. The proposed CSM meets this requirement.

The drainage of the CSM according to the Master Drainage Plan shows 1 watershed (M-7-4) for the lots. The lots will predominantly drain West and South to Ber Wil Drive. Appropriate drainage & utility easements will need to be granted along the South lot line.

Based on Lot 2 to be developed with a single-family home and the disturbed area to be adjusted under the storm water management threshold, the site will not be required for Storm Water Management at this time. If the thresholds are met a Storm Water Management Plan will be required. A Site Grading Plan will be required at the time of the Building Permit of the single-family home. A Note will need to be placed on the CSM to indicate the requirement of a Site Grading Plan at the time of Building Permit.

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. A Wetland Delineation was performed by the owner to determine the limits of the wetland. The wetlands will need to be shown on the Final CSM. The Owner or his consultant will need to submit the Wetland Delineation Report.

The CSM would be recommended for approval based on the conditions below.

Move to conditionally approve the DeCheck CSM on parcel 51-104-04-23-28-093-000 subject to the following:

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-4 Zoning District are listed on the CSM and the setback lines are shown on Lot 2.**
- 2. A minimum of 45' of Right of Way on Erie Street is dedicated.**
- 3. A 33' Road Reservation is granted for the extension of Ruby Avenue and a Road Reservation Agreement is executed by the Owner.**
- 4. Lot 2 is adjusted so that Lot 1 has access to sanitary sewer and water mains along Ruby Avenue or Lot 1 is converted to an Outlot until such time as sanitary sewer and water mains are extended and available to the remnant lot.**
- 5. The air release valve at the end of the existing watermain is removed and replaced with a hydrant to meet DNR and Watermain code.**
- 6. A 12' Drainage & Utility Easement is granted along the South property line of Lot 1 and 2 of the CSM.**
- 7. Lot 2 must stay under the Storm Water Management threshold, or a Storm Water Management Plan will be required to be submitted. Adjusting Lot 2 to be under 1 acre in size would be sufficient to meet this requirement. Lot 2 will need to be a minimum of 19,000 square feet in size to meet the adopted 2035 Land Use Plan.**

- 8. An Individual Site Grading Plan will need to be submitted at the time of the Building Permits for Lot 2. A note shall be placed on the CSM indicating the Individual Site Grading Plan requirement.**
- 9. The wetland delineation is submitted and all wetlands are shown on the CSM.**
- 10. The CSM is subject to the Land Division per Lot fee.**
- 11. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.**
- 12. The Final CSM is submitted within 1 year of approval of the concept CSM.**

CERTIFIED SURVEY MAP NO. _____

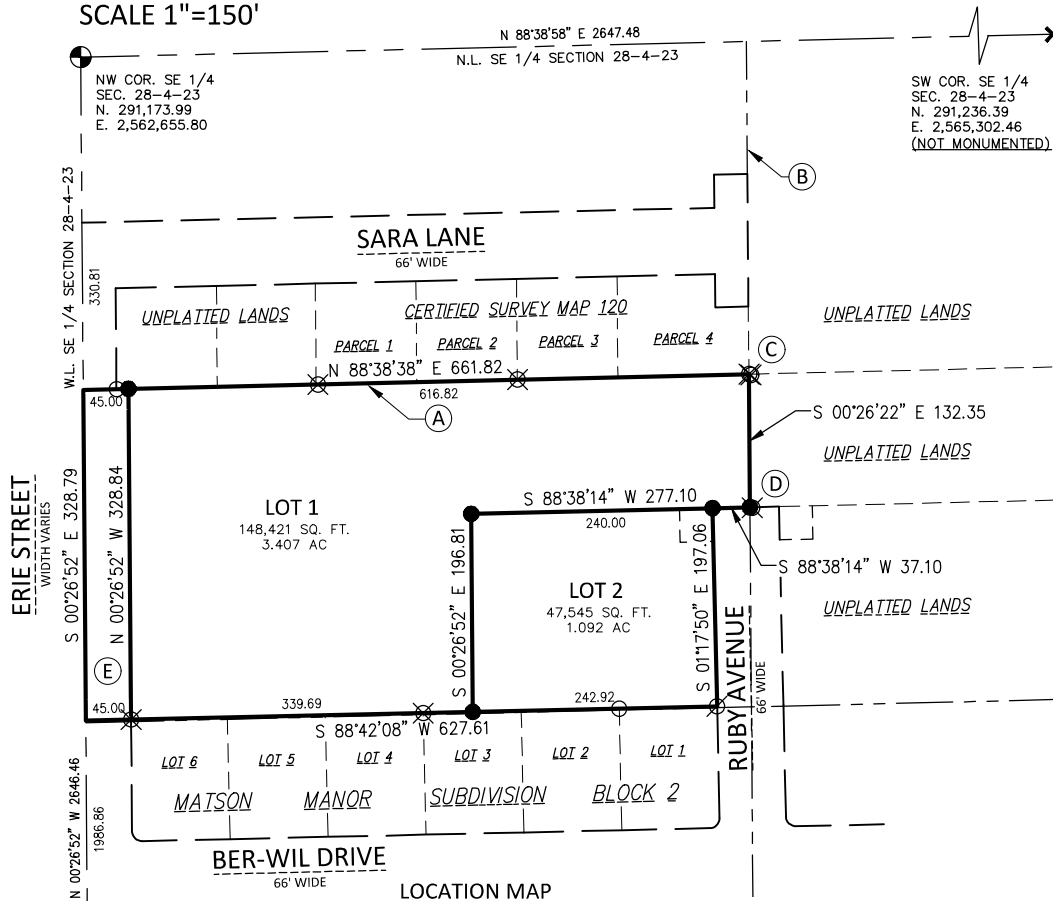
PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 28, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE
FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF
CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



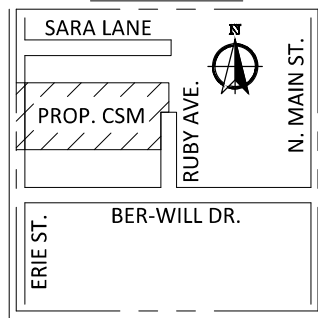
150' 0' 150'

SCALE 1"=150'

RECORDING DATA



- (A) N. LINE S. 1/2 OF NW 1/4 OF NW 1/4 OF SECTION 28-4-23
- (B) E. LINE OF NW 1/4 OF NW 1/4 OF SECTION 28-4-23
- (C) FD. 1 1/4" I.P. - 0.2E
FD. 1 1/4" I.P. - 0.7S 2.2E
- (D) SET 3/4" REBAR
FD. 1 1/4" I.P. - 0.5N 2.3E
- (E) ROAD DEDICATION
14,805 SQ. FT. OR 0.340 AC.



NOTES:
ZONING OF PARCELS IS R-4, URBAN
RESIDENTIAL DISTRICT I

OWNERS/LAND SPLITTERS:
MARK AND CAROLE DECHECK
4403 RUBY AVENUE, RACINE, WI 53402

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE WEST LINE OF
THE SOUTHWEST 1/4 OF SECTION 28-4-23 IS
ASSUMED TO BEAR N 00°26'52" W.

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - ⊗ 1 1/4" O.D. IRON PIPE FOUND
 - ⊗ 5/8" O.D. REBAR FOUND
 - 3/4" O.D. REBAR - 1.50 LBS/LIN FT. SET
 - ⊗ 6" CONC. MON. W / BRASS CAP FOUND



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

This Instrument was drafted by Mark R. Madsen February 22, 2022.

2022.0031.01 CSM.DWG
SHEET 1 OF 4 SHEETS

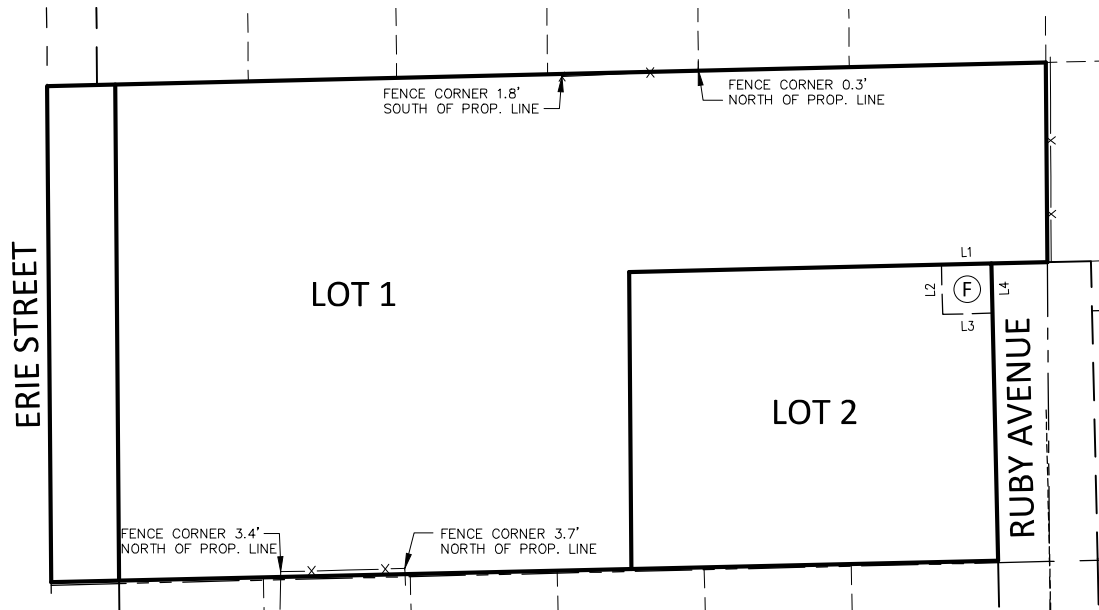
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



SCALE 1"=100'

EXISTING EASEMENT AND WETLANDS



EASEMENT LINE TABLE

Line #	Length	Direction
L1	33.00	S88° 38' 14"W
L2	33.00	S01° 17' 50"E
L3	33.00	N88° 38' 14"E
L4	33.00	N01° 17' 50"W

NOTES:

WETLANDS DELINATED BY
XXXXXXXXXXXXXXXXXX ON XXXXXXXX XX, 2022.

- (F) 33'X33' TURN-A-ROUND EASEMENT
CONVEYED TO THE VILLAGE OF CALEDONIA
FOR STREET PURPOSES BY AN AGREEMENT
RECORDED IN VOLUME 2392 OF RECORDS,
PAGE 696 AS DOCUMENT NO. 1475845.



Nielsen Madsen + Barber

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

This Instrument was drafted by Mark R. Madsen February 22, 2022.

2022.0031.01 CSM.DWG
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Mark and Carole DeCheck, Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 23 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the Southwest corner of said Southeast 1/4 of Section 28-4-23; run thence N00°26'52"W, 1986.86 feet along the West line of said Southeast 1/4 of Section 28-4-23 to the point of beginning of this description; continue thence N00°26'52"W, 328.79 feet along said West line of the Southeast 1/4 of Section 28-4-23; thence N88°38'38"E, 661.82 feet along the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28-4-23 to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28-4-23, said point being the Southeast corner of Parcel 4 of Certified Survey Map No.120, a map recorded in the office of the Register of Deeds for Racine County in Volume 1 of Certified Survey Maps, page 247; thence S00°26'22"E, 132.35 feet along said East line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28-4-23 to a point on the North right-of-way line of Ruby Avenue; thence S88°38'14"W, 37.10 feet along the North line of said right-of-way to the Northwest corner of said right-of-way; thence S01°17'50"E, 197.06 feet along the West line of said right-of-way to a point on the North line of Matson Manor Subdivision, a plat recorded in the office of the Register of Deeds for Racine County in Volume 27, Page 63 of Plats, and filed as Document No. 781314, said point being the Northeast corner of Lot 1, Block 2 as of said Matson Manor as laid out; thence S88°42'08"E, 627.61 feet along the North line of said Matson Manor as laid out to a point on said West line of the Northwest 1/4 of Section 28-4-23 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 210,771 square feet or 4.839 acres (195,966 acres or 4.499 acres when excluding the Westerly 45.00 feet dedicated to the public).

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;

XXXXXXXXXX XX, 2022

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 Mark and Carole DeCheck as Owners 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 Mark and Carole DeCheck have caused these presents to be signed as Owners at _____ Wisconsin on this _____ day of _____, 2022.

Mark DeCheck
4403 Ruby Avenue
Racine, WI 53402

Carole DeCheck



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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

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

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4
NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF
CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

STATE OF WISCONSIN }
COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2022, Mark and Carole DeCheck, to
me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the
foregoing.

Notary Public, _____

My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

Bank, a corporation duly organized and existing under and by virtue of the laws of the State of
, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and
dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate
of Mt. Pleasant Evangelical Lutheran Church, owner.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by
_____, its _____, at _____,
_____ and its corporate seal to be hereunto affixed this _____ day of
_____, 2022.

Bank

STATE OF WISCONSIN }
COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2022, _____ of
the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me
known to be such _____ of said corporation, and acknowledged that he executed the
foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____

My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2022.

Joslyn Hoeffert, Clerk
Village of Caledonia

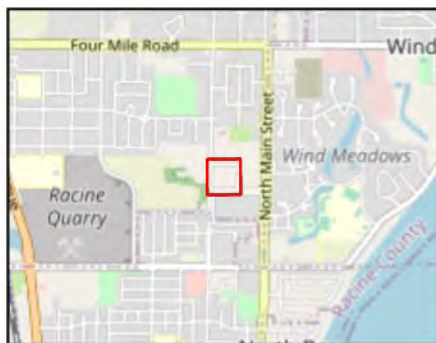
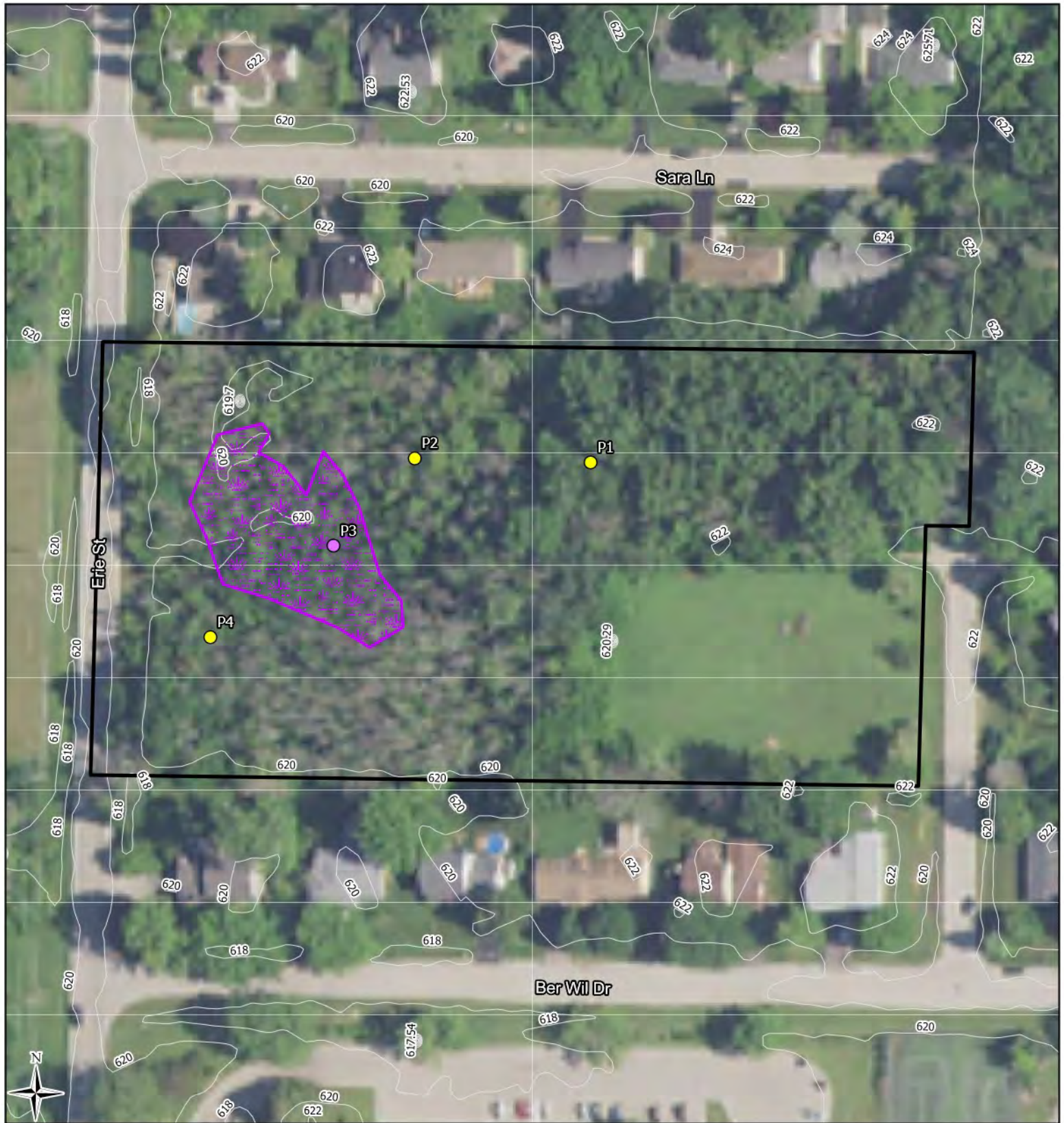


Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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

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



- Study Area (4.85 ac)
- Field Delineated Wetland (0.35 ac)
- Racine Co 2' Contours

Sample Points

- Upland
- Wetland

0 100 Ft

Heartland
ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands

Ruby Avenue Parcel
Project #20220669
T4N, R23E, S28
V Caledonia, Racine Co

2020 NAIP
Racine Co, HEG

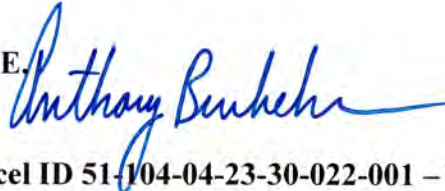
LRR: M

MEMORANDUM

Date: Thursday, June 9, 2022

To: Plan Commission

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



Re: Brisko-Newell CSM – Parcel ID 51-104-04-23-30-022-001 – NE ¼ of Section 30, T4N, R23E, West Johnson Avenue Village of Caledonia, Racine County, WI – Tracie Brisko-Newell Owner & Applicant

The Engineering Department has received a Certified Survey Map (CSM) from Tracie Brisko-Newell. The Brisko-Newell property is located on the North side of West Johnson Avenue at the Root River. The existing property is approximately 17.81 acres in size. This property has 380 feet of frontage along West Johnson Avenue, and an additional 163.03 feet along the Quarter Section line. Of the overall frontage, only approximately 115 feet are along an improved/constructed road.

The existing parcel currently has a single-family home and a pole barn on it.

The CSM proposes to create 2 lots. Lot 2 is for the existing single-family home and is proposed at approximately 17.07 acres in size. Lot 1 is proposed for a single-family home and is proposed at 0.74 acres in size.

The Zoning of the existing parcel is R-3. R-3 zoning requires 100' of frontage and a minimum of 20,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. Low Density Residential requires that lots be 19,000 square feet to 1.49 acres in size. There also is an area of Primary Environmental Corridor on the lot located along the Root River. The Primary Environmental Corridor will need to be shown on the CSM. Once shown, the CSM would be consistent with the Village's Comprehensive Land Use Plan.

At this time, West Johnson Avenue is only improved/constructed for approximately 115 feet. The CSM will require public road improvements to have Lot 1 be a buildable lot. This will require the submittal of road construction plans for West Johnson Avenue from the existing end of the improved/constructed portion to a point that is a minimum of 100' in front of Lot 1, approximately 190'. The former Public Works Director had provided an email for this requirement. There shall be a 33' Right of Way dedication along the constructed road to the East lot line of Lot 1. The Owner will also be required to enter into a Development Agreement with the Village for the public road improvements.

There is a portion of Lot 2 at the East end of the lot that does not have Right of Way and goes out to the Quarter Section Line. A 33' Road Reservation for West Johnson Avenue will need to be granted from the East lot line of Lot 1 to the East lot line of Lot 2. The Road Reservation will need to be shown on the CSM and a Road Reservation Agreement will need to be executed by the Owner.

The CSM is located in the Sanitary Sewer & Water Service Area. Lot 2 currently has sanitary sewer and water laterals for the existing home. Lot 1 already has a water later extended to it. The Sanitary Sewer for Lot 1 will need to come off of the Sanitary Sewer Interceptor that crosses Lot 2. This is the only viable sanitary sewer to provide sanitary sewer service. This will require that a sanitary sewer lateral be tapped and extended from the sanitary sewer interceptor on Lot 2 to Lot 1. This lateral will need to be installed as part of the public improvements for the CSM. Due to the sanitary sewer lateral for Lot 1 being on Lot 2 there will need to be a Sanitary Sewer Lateral Easement granted and shown on the CSM. A Sanitary Sewer Lateral Easement will also need to be executed by the Owners.

There also is a Sanitary Sewer Main that comes from 4 Mile Road and connects to the Sanitary Sewer Interceptor near River Drive. This Sanitary Sewer shall have a Sanitary Sewer Easement granted over it if one does not exist. Title work should be confirmed to verify if an existing Sanitary Sewer Easement exists over this sanitary sewer.

Access for the Lots is from West Johnson Avenue. Access for Lot 2 shall be restricted to the areas of the dedicated Right of Way when it is improved, constructed, and accepted.

The drainage of the CSM according to the Master Drainage Plan shows 1 watershed (R-29-1) for the lots. The lots will predominantly drain East to the Root River. Due to being on the Root River the 100-year floodplain elevation is shown on the CSM. The proposed single-family home on Lot 1 shall have a Finished Yard Grade no lower than 2 feet above the 100-year floodplain elevation.

Based on Lot 2 to be developed with a single-family home and the disturbed area to be under the storm water management threshold, the site will not require Storm Water Management at this time. If the thresholds are met in the future, a Storm Water Management Plan will be required. An individual Site Grading Plan will be required at the time of the Building Permit of the single-family home. A Note will need to be placed on the CSM to indicate the requirement of a Site Grading Plan at the time of Building Permit.

In looking at the Wisconsin DNR Surface Water Data Viewer there are mapped wetlands shown on the property within the CSM. The Surface Water Data Viewer also indicates that there are hydric soils that may be conducive to wetlands on the property. A Wetland Delineation was performed by the owner to determine the limits of the wetland. The wetlands will need to be shown on the Final CSM. The Owner or his consultant will need to submit the Wetland Delineation Report to the Village.

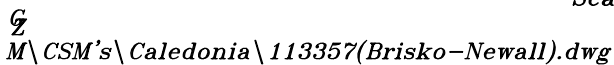
The CSM would be recommended for approval based on the conditions below.

Move to conditionally approve the Brisko-Newell CSM on parcel 51-104-04-23-30-022-001 subject to the following:

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-3 Zoning District are to be listed on the CSM and the setback lines are shown on the lots.**
- 2. Show the Primary Environmental Corridor on the CSM.**
- 3. Submit Road Construction Plans for the extension of West Johnson Avenue for review and approval. Lot 1 shall have a minimum of 100' of improved/constructed road.**

- 4. The Owner will need to execute a Development Agreement and provide appropriate financial guarantees for the construction of the public improvements.**
- 5. A 33' Road Reservation is granted for the future extension of West Johnson Avenue on Lot 2, East of Lot 1. A Road Reservation Agreement will need to be executed by the Owner.**
- 6. A sanitary sewer lateral will need to be extended to Lot 1 from the Sanitary Sewer Interceptor that crosses Lot 2. The installation of a sanitary lateral will need to be installed as part of the public improvements. A Sanitary Sewer Lateral Easement will need to be shown on the CSM and a Sanitary Sewer Lateral Easement will need to be executed by the Owner.**
- 7. A Sanitary Sewer Easement will need to be granted over the Sanitary Sewer that comes from 4 Mile Road and connects into the Sanitary Sewer Interceptor near River Drive.**
- 8. The 100-year floodplain elevation of the Root River is provided and noted on the CSM.**
- 9. Lot 1 & Lot 2 individually, must stay under the Storm Water Management threshold, or a Storm Water Management Plan will be required to be submitted.**
- 10. An Individual Site Grading Plan will need to be submitted at the time of the Building Permit for Lot 1. A note shall be placed on the CSM indicating the Individual Site Grading Plan requirement.**
- 11. The wetland delineation is submitted and all wetlands are shown on the CSM.**
- 12. The CSM is subject to the Land Division per Lot fee.**
- 13. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 14. The Final CSM is recorded within 1 year of approval.**

Being a redivision of a part of the Northwest 1/4
of the Northeast 1/4 of Section 30, Township 4
North, Range 23 East, in the Village of Caledonia,
Racine County, Wisconsin.





Meeting Date: June 27, 2022

Item No. **5f**

PLAN COMMISSION REPORT

Proposal:	Status Review Zoning Code Revisions
Description:	Review proposed draft Chapter 11 of the Village Zoning Code Regarding Signs.
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 Chapter 11: Signs for review and discussion. Chapter topics for discussion will be:

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. 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 Fall of 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.
-

Respectfully submitted:


Peter Wagner, AICP
Development Director

CHAPTER 11 Signs

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<i>Section Number</i>	<i>Title</i>	<i>Ordinance Number</i>	<i>Date of Ordinance</i>
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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 SCOPE, PURPOSE AND FINDINGS

- (a) **Scope and Purpose.** 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. The sign regulations of this Chapter establish regulations for the fabrication, construction, and use of signs in the Village. The regulations govern the location, type, size, and height of signs within the Village. These sign regulations do not regulate every form and instance of visual communication that may be displayed. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more general purposes or findings set forth in this division.
- (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.

- (c) **Findings.** The adoption of this Chapter reflects the formal findings by the Plan Commission and Village Board that these sign regulations advance the following compelling governmental interests:
 - (1) Protecting Village residents. Signs can obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately require regulation.
 - (2) Protecting property values. Regulating signs preserves the character of various neighborhoods, creates a harmonious community, and encourages economic development. This Chapter allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs.
 - (3) Promoting public health, safety and general welfare. Regulating signs helps protect all persons using public thoroughfares and rights-of-way within the Village in relation to the signage displayed thereon, or overhanging, or projecting into such public spaces.
- (d) **Interpretation and administration.** The regulations of this Chapter must be interpreted and administered in a manner consistent with the First Amendment guarantee of free speech.
- (e) **Content neutrality.** Any sign allowed under this chapter may contain, in lieu of any other message or copy, any lawful noncommercial message, as long as the sign complies with all size, height, location and other applicable regulations of this division.
- (f) **Compliance required.** The sign regulations of this Chapter and all local and state building codes apply to all signs in all zoning districts, except as may be otherwise expressly stated in this chapter.
- (g) **General government exemption.** The sign regulations of this division are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the Village, state, or federal government. The inclusion of the term "government" in describing some types of signs does not subject the government to regulation but instead is intended to help clarify the types of signs that are exempt under this general government exemption.

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 Homestead 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 pertains to the premises where the sign is located or directs persons to a different location from where the sign is located, 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. The Village Board may establish an application fee for the review and processing of any such master sign plan by resolution from time-to-time.

(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 but compliance with indicated standards for the following signs is required:
- (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) **Private Property Signs:**
 - a. Up to three (3) square feet of window signage.
 - b. Up to four (4) square feet of (non-window) temporary signage not more than five feet in height is allowed per 100 (100) feet of lot frontage, subject to a maximum of thirty-two (32) square feet of signage per parcel.
 - (3) Property address markers assigned by the Village and of a design approved by the Village;
 - (4) Tablets, grave markers, headstones, statuary, or monuments of persons or events that are noncommercial in nature;
 - (5) On-Premises Directional Signs or operational 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;
 - (6) Signs erected and maintained pursuant to the discharge of governmental functions, or that are required by law, ordinance, or government regulation, or that are required to be posted in order to effectual a legal right;
 - (7) 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.
 - (8) **Private Sale.** Temporary Private Sale Signs advertising occasional noncommercial sales of personal property such as "house sales", "garage sales", "rummage sales", and the like;
 - (9) **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 thirty-two (32) square feet in area on one (1) side and sixty-four (64) 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 five (5) feet to a side or rear lot line. Two (2) such Signs are permitted per street frontage. Signs advertising the sale, lease, or rental of residentially zoned land may not exceed a height of eight (8) feet. Signs advertising the sale, leave, or rental of real estate that is not residentially zoned may not exceed fifteen (15) feet in height;

- (10) Signs advertising events or activities sponsored by a governmental body, as defined in Wis. Stat. Sec. 19.82(1).
- (11) All 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.

(a) **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.

(b) **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 line, 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.
- (f)
- (e) **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

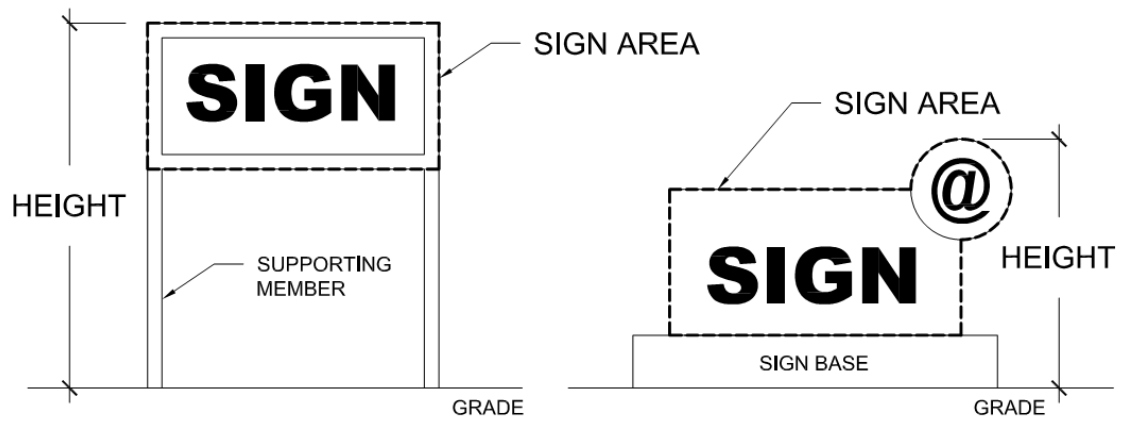
- (a) All Signs must be designed and constructed to withstand wind pressure of not less than forty (40) pounds per square foot of area and must be constructed to receive dead loads as required by the Village.
- (b) The temporary occupancy of a sidewalk or street or other public property during construction, 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' min./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 Homestead 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.