
PLANNING COMMISSION AGENDA
Monday, July 25, 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. Public Hearing and Possible Action on Items set for Public Hearing**
 - A. LAND USE AMENDMENT** – Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located on Roberts Street, directly south of 3303 STH H from Medium-Density Residential to Commercial submitted by Shannon Curtin, Applicant, Ronald Brossman Sr., Owner. (Parcel ID No. 104-04-22-33-190-000)
 - B. REZONE** – Review a request to rezone a parcel consisting of ±0.0976 acres located on Roberts Road, directly south of 3303 CTH H, from R-5, Urban Residential District II to the B-1, Neighborhood Business District submitted by Shannon Curtin, Applicant, Ronald Brossman Sr., Owner. (Parcel ID No. 104-04-22-33-190-000)
 - C. REZONE** – Review a request to rezone a parcel consisting of ±0.3512 acres located at 3303 CTH H from partially zoned B-1, Neighborhood Business District and R-5, Urban Residential District II, to B-1, Neighborhood Business District submitted by Shannon Curtin, Applicant, SCurtin LLC, Owner. (Parcel ID No. 104-04-22-33-188-000)
 - D. REZONE** – Review a request to rezone four parcels consisting of ±14.46 acres located at an abutting 6020 Erie Street from R-3, Suburban Residential District Sewered to R-4, Urban Residential District I submitted by John Wahlen, Applicant, Village of Caledonia, Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-021-000, 104-04-23-21-016-010, & 104-04-23-21-016-000)
- 6. New Business**
 - A. BUILDING, SITE, AND OPERATIONS PLAN** – Review a proposed building, site, and operations plan for the construction and utilization of a ±100,400 square feet of recreational amenities incorporating a high and low ropes course, laser tag arena, apple cannons, pedal cart track, and giant dry slide located at 8425 STH 38 submitted by Bear Country Holdings LLC, Applicant, and Owner. (Parcel ID No. 104-04-22-04-017-000)
 - B. CONCEPT PRELIMINARY PLAT** – Review a proposed preliminary plat that will create 30 single-family residential lots for the parcel located at 6020 Erie Street and three parcels located west of 5945 Erie Street (now Water's Edge Drive) submitted by John Wahlen, Applicant, Village of Caledonia, Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000)
- 7. Adjournment**

Dated July 21, 2022

Joslyn Hoeffert
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 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.
Absent: Tim Just.

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

3. Approval of Minutes

Approval of May 23, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

4. Citizens' Comments

None

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)

Wagner read from his report.

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.

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.

5A. Commission Deliberation

Motion by Trustee Weatherston to approve and forward 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.

Seconded by Pierce

Motion carried unanimously.

5B. 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)

Wagner read from his report:

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.

For several years the site was a rock crushing facility with stockpiles of materials, equipment, and vehicles outdoors. 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 50 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 storm water 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.

5B. Commission Deliberation

Motion by Trustee Weatherston to approve and forward to the Village Board 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.

Seconded by Pierce

Motion carried unanimously.

5C. 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)

Director of Public Services Anthony Bunkelman P.E. read from his report.

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 (Pere) 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 three. By Village Ordinance, three 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 three.

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.

Bunkelman discussed the existing drainage and drainage plan for the area, including wetland delineation.

Bunkelman read the three Waiver Modifications that would be necessary to approve the CSM.

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.

He said if the Modification Waivers are recommended for approval by the Commission and forwarded to the Village Board, he has made a recommendation for a concept CSM with conditions.

Bunkelman answered Commissioners' questions about driveway accesses, traffic and drainage.

Village resident Lynn Luks, 9737 4 Mile Road, addressed the Commission. She said she is concerned there are water problems on her property that were not a problem in the past decades. She said she used to have a dry basement and now must run two sump pumps. Luks said her property is constantly wet and where there used to be a small wetland there is now a big wetland. She said she fears the water problems will get worse if more development occurs.

Village resident Alan Witt, 9603 4 Mile Road, addressed the Commission. He said he is also worried because there is a low spot, and he is afraid of water problems and asked about sharing the drainage system. Bunkelman explained his proposed drainage plan which he said includes improvements. Witt said he is concerned water will be dispersed onto his property. He also cited traffic problems.

Greg Bird, 2230 Woodward St.; Milwaukee, owner of 9824 4 Mile Road, addressed the Commission. He asked about the possibility of installing signs alerting motorists they are approaching private driveways.

5C. Commission Deliberation

Motion by Kiriaki 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.

Seconded by Trustee Weatherston

ROLL CALL

Thomas Knitter Aye
Trustee Weatherston Aye

Nancy Pierce	Aye
Bill Folk	Aye
President Dobbs	Nay

Motion carried 4-1

Motion by Kiriaki 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 accesses 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.

Seconded by Trustee Weatherston

ROLL CALL

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

Motion carried 3-2

Motion by Trustee Weatherston 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.

Seconded by Kiriaki

ROLL CALL

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

Motion carried 4-1

Motion by Kiriaki 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.

Seconded by Trustee Weatherston

ROLL CALL

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

Motion carried 4-1

5D. 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)

Director of Public Services Anthony Bunkelman P.E. read from his report.

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 has 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. Because the CSM encompasses the 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.

Terry Kallenbach, a representative of the owner, addressed the Commission. He said the owner is asking that the requirement of cost sharing for the road reservation be removed because it would be for a road that wouldn't serve their property. They will sign the agreement but don't want to enter into a cost sharing agreement.

Regarding Condition Number 5 in Bunkelman's report, removing a pressure valve and installing a hydrant, Kallenbach said the owners think that would be better handled through the Utility Commission and question whether a hydrant is necessary.

5D. Commission Deliberation

Bunkelman answered Commissioners' questions about the cost sharing for the Road Reservation and installation of a fire hydrant.

Motion by Pierce 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-foot Road Reservation is granted for the extension of Ruby Avenue and a Road Reservation Agreement with cost sharing is executed by the Owner, *as applies to Lot 1 only*.
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. *Condition removed.*
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.

Seconded by Trustee Weatherston

Motion carried unanimously.

5E. 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)

Director of Public Services Anthony Bunkelman P.E. read from his report.

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.

5E. Commission Deliberation

Motion by Kiriaki to conditionally approve and recommend for approval by the Village Board 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.

Seconded by Trustee Weatherston

Motion carried unanimously.

5F. ZONING CODE DISCUSSION - Review draft Chapter 11, Signs of the Village of Caledonia Zoning Code.

Wagner spoke about the changes made to the proposed code, including regulations on real estate signs and other temporary signs, signs at closed businesses, and signs which do not require permits.

Doug Wheaton, a representative of South Shore Realtors Association, addressed the Commission. He asked about requirements for real estate signs including setbacks, permits and measurement of signs.

Kiriaki spoke about his perspective as a real estate agent.

Members discussed several sections and asked questions of Wagner, who discussed rolling mechanisms (vehicles used as signs) and political signs, which are regulated by the State.

6. - Adjournment

Motion by to adjourn by Trustee Weatherston. Seconded by Knitter. Motion carried unanimously.
Meeting adjourned at 8:00 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician



Meeting Date: July 25, 2022

Item No. **5a & 5b**

PLAN COMMISSION REPORT

Proposal: Land Use Amendment & Rezone

Description: Review a request to change the Land Use Plan Map for a vacant lot located south of 3303 CTH H on Roberts Street from Medium Density Residential to Commercial and rezone the property from Urban Residential District II to B-1, Neighborhood Business District for future commercial development.

Applicant(s): Shannon Curtin

Address(es): Roberts Street

Suggested Motions: That the Plan Commission recommends to the Village Board an amendment to the 2035 Land Use Plan Map for the vacant parcel located on Roberts Street directly south of 3303 CTH H from Medium Density Residential to Commercial for the following reasons:

1. The Commercial land use category will be consistent with surrounding land use categories allowing commercial uses.
2. The Land Use Plan amendment will lay the foundation for the rezoning of the subject property to the B-1, Neighborhood Business District.

That the Plan Commission recommends to the Village Board that the property located on Roberts Street, south of 3303 CTH H, be rezoned from R-5, Urban Residential District II to B-1 Neighborhood Business District for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. Due to the subject property's proximity to other parcels zoned B-1, commercial uses should be encouraged in this area.
3. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.
4. The lot will be combined with an existing adjacent commercial lot.

Owner(s): Helen Brossman

Tax Key(s): 104-04-22-33-190-000

Lot Size(s): 0.0976 acres

Current Zoning District(s): R-5, Urban Residential District II

Overlay District(s): None

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

**Comprehensive Medium Density Residential
Plan:**

Background: The applicant is requesting a land use plan amendment for a vacant lot located on Roberts Street, located directly south of 3303 CTH H from Medium Density Residential to Commercial and the rezoning of the property from R-5, Urban Residential District II to B-1, Neighborhood Business District for future commercial development. The abutting parcels are currently utilized for commercial purposes. The lot is legal non-conforming as the lot does not meet the minimum lot width or size for the residential zoning district. The B-1 District does not have a lot size minimum, however, does have a minimum lot width of 75 feet. Therefore, the property owner will need to combine the parcel with an adjacent parcel prior to the approval of the rezone.



Amend Land Use Category from
Medium Density Residential to
Commercial

The existing land use classification and zoning district prohibits any commercial expansion. It is unclear as to why this parcel was designated as a residential land use and zoned residential when surrounding areas have been commercialized at the adoption of the land use plan. The applicant currently owns the abutting land to the north and has plans to expand his business. Staff has determined that the change in land use classification to commercial and rezoning to B-1, Neighborhood Business District is appropriate based on abutting land uses, the non-conforming residential status of the property, and the condition to combine the lot with either of the adjacent commercial lots.

The State of Wisconsin
Smart Growth Law
requires that all local
land use decisions after

January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcel located on Robert Street.

If the Plan Commission feels that the proposed Land Use Plan Amendment and rezoning is appropriate, staff drafted a suggestion motion recommending approval of the Land Use Plan Amendment and rezone. The Plan Commission should make separate motions for each requested change.

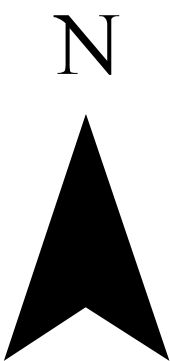


Rezone from R-5 Residential District to
B-1, Neighborhood District


Respectfully submitted:

Peter Wagner, AICP
Development Director

LOCATION MAP: Roberts Street



Legend

 Roberts_St



Meeting Date: July 25, 2022

Item No. **5c**

PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review a request to rezone a parcel zoned B-1, Neighborhood Business District and R-5, Urban Residential District II to all B-1, Neighborhood Business District, located on 3303 CTH H.

Applicant(s): Shannon Curtin

Address(es): 3303 CTH H

Suggested Motion: That the Plan Commission recommends to the Village Board that the parcel located at 3303 CTH H be rezoned to B-1, Neighborhood Business District for the following reasons:

1. The parcel is currently developed and utilized for commercial purposes and rezoning the entire parcel to the B-1 District accurately reflects the use of the property.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as commercial for the subject property.

Owner(s): Scurtin LLC

Tax Key(s): 104-04-22-33-188-000

Lot Size(s): 0.351 acres

Current Zoning District(s): B-1, Neighborhood Business District, R-5, Urban Residential District II

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The applicant is requesting the rezoning of the parcel located at 3303 CTH H to B-1, Neighborhood Business District. Currently the parcel is split zoned B-1, Neighborhood Business District and R-5, Urban Residential District II. The purpose of the rezoning is to have the zoning accurately reflect the commercial development and use of the property. Currently, a carpet business resides within the existing building. Any modifications to the existing commercial building are prohibited due to the partial residential zoning classification. Therefore, the applicant wishes to have the same zoning classification to B-1, which will remove this encumbrance on the property.

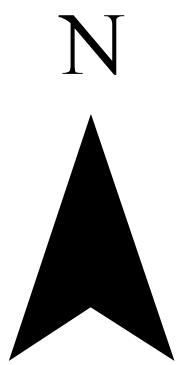
Staff has determined that the proposed zoning request is consistent with the existing use of the property and that the requested zoning category is consistent with the land use classification as identified in the Village Land Use Plan. Staff recommends that the Village approve the request to rezone the property to B-1 for the reasons stated in the suggested motion in this report.

Respectfully submitted:


A handwritten signature in black ink, appearing to read "Peter Wagner".

Peter Wagner, AICP
Development Director

LOCATION MAP: 3303 CTH H



Legend

 3303_CTH_H



Meeting Date: July 25, 2022

PLAN COMMISSION REPORT

Item No. **5d**

Proposal:	Rezone
Description:	Review a request to rezone the parcel located at 6020 Erie Street and three parcels on Erie Street (now Water's Edge Drive), west of 5945 Erie Street (Former Western Publishing parking lot) from R-3, Suburban Residential District (sewered) to R-4, Suburban Residential District I to allow for future single-family residential with narrower lots.
Applicant(s):	John Wahlen, Cornerstone Development
Address(es):	6020 Erie Street and three parcels on Erie Street (recently changed to Water's Edge Drive)
Suggested Motion:	<p>That the Plan Commission recommends to the Village Board that the properties located at 6020 Erie Street and the three parcels on Erie Street (now Water's Edge Drive), west of 5945 Erie Street, be rezoned from R-3, Suburban Residential District (sewered) to R-4, Suburban Residential District I for the following reasons:</p> <ol style="list-style-type: none">1. The rezoning will not adversely affect the surrounding property values.2. The 2035 Land Use Plan designates these parcels as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

Owner(s):	Village of Caledonia
Tax Key(s):	104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000
Lot Size(s):	15.18, 0.3371, 1.34 & 1.678 acres
Current Zoning District(s):	R-3, Suburban Residential District (sewered)
Overlay District(s):	
Wetlands:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comprehensive Plan:	Medium Density Residential

Background: The applicant is requesting a rezone of parcels located at 6020 Erie Street and three parcels west of 5945 Erie Street (now Water's Edge Drive). The purpose of the rezoning request is to allow for the development of single-family residential dwellings on narrower and smaller lots than allowed in the R-3 District.

In 2021, the Village rezoned the former Western Publishing Company's parking lot from B-1, Neighborhood Business to R-3, Suburban Residential, to prepare for the future residential redevelopment of the site. At that time, the R-3 District was proposed as the surrounding residential areas were zoned the same zoning district.

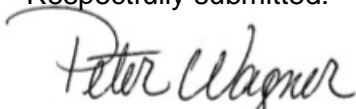
Recently, the Village has been working with an applicant to design an infill residential neighborhood that would be characteristic of the area. As part of the design process, Village Staff and applicant agreed that a modification to the zoning would be required to optimize the use of the land. By rezoning these parcels from the R-3 District to the R-4 Zoning District, the applicant will be able to increase the number of lots by reducing the lot width, making them slightly narrower than the minimum width of the R-3 District which is 100 feet. In addition, the change in zoning would allow the applicant to reduce lot size from the minimum 20,000 square feet to 10,000 square feet.

The applicant is proposing lot widths with an average lot width of 94 feet. The narrowest lot is 75 feet and the widest is 169 feet. By allowing the zoning change, the minimum lot size will also be reduced. The average lot size will be 15,520 square feet in area or 0.35 acres. The smallest lot would be 11,178 square feet (1/4 acre) and the largest lot would be 22,506 square feet (1/2 acre).

The applicant has provided a preliminary plat for your review showing how the change in zoning would be applied as part of the redevelopment of the area. Staff believes that the reduction in lot size and width will not negatively impact the surrounding areas as the reduction in width and size will not reduce the value of lots, nor increase the density of housing in the surrounding areas. The applicant has stated that average home price in this development will be around \$500,000. This value is comparable, if not higher, than surround land values.

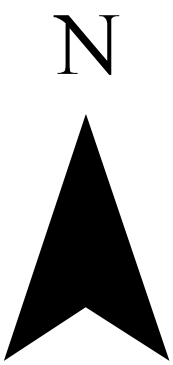
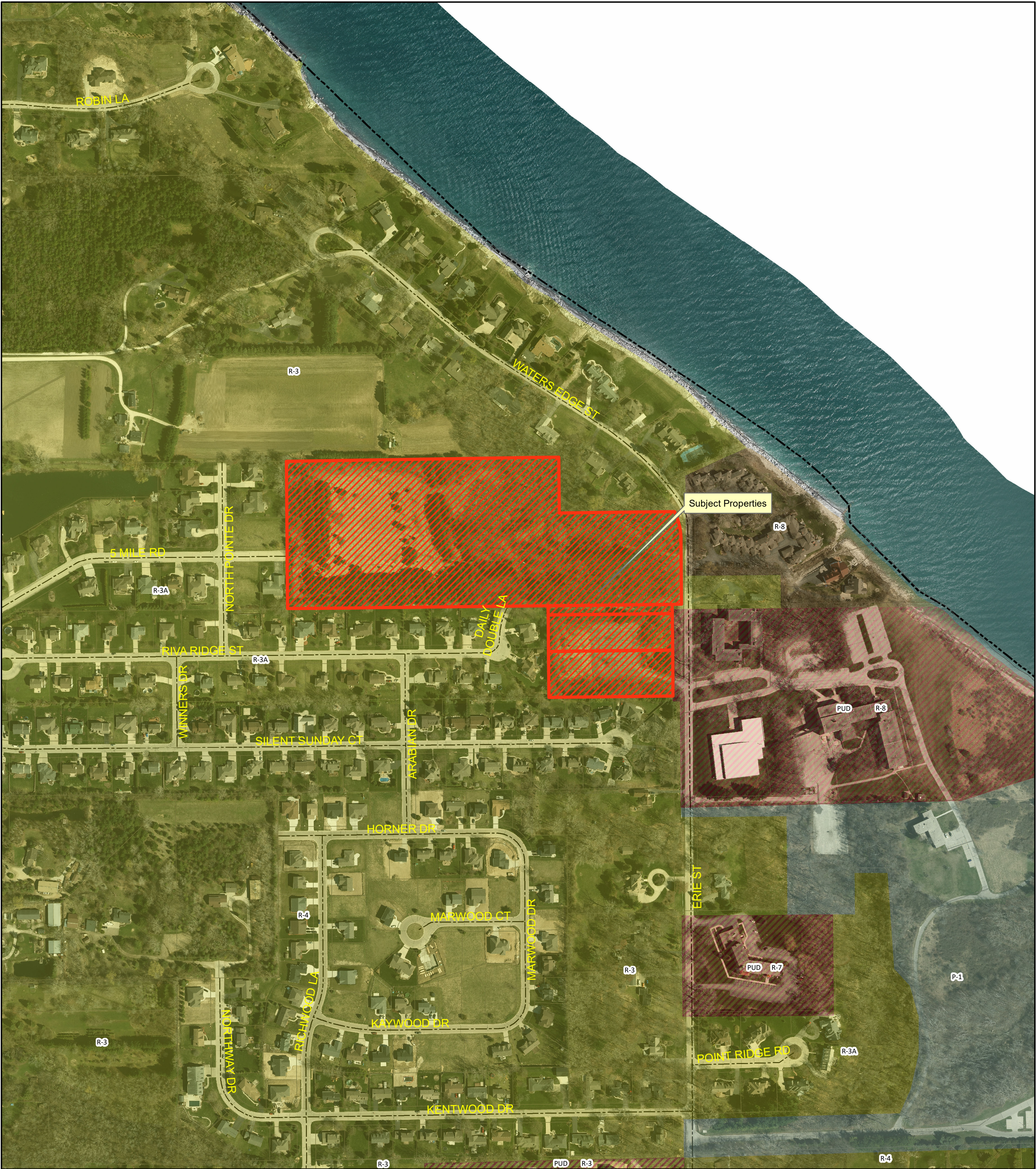
Therefore, Staff recommends the rezoning of these parcels as the rezoning will provide the applicant the opportunity to develop the land in a way that is optimal, improve roadway connections, and provide high quality single-family housing in the Village.

Respectfully submitted:



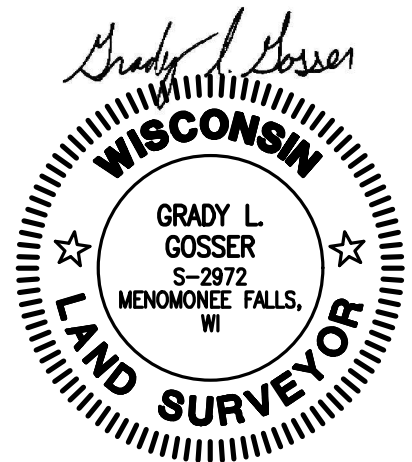
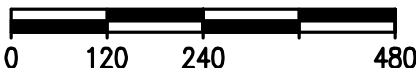
Peter Wagner, AICP
Development Director

LOCATION MAP: 6020 Erie Street



Legend
 6020_Erie

ALL THAT PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



DATE: 6/24/22

REZONING EXHIBIT “B”

LEGAL DESCRIPTION (Lands to be rezoned to “R-4”):

All that part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16 and the Northeast 1/4 of the Northwest 1/4 of Section 21, all in Town 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described as follows:

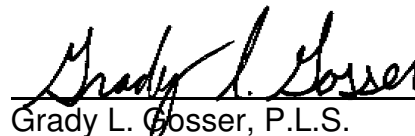
Commencing at the South 1/4 Corner of said Section 16; Thence South 89°21'20" West and along the South line of the said Southwest 1/4 of said Section 16, 33.00 feet to a point on the West Right-of-Way line of “Erie Street” and the place of beginning of lands hereinafter described;

Thence South 00°27'09" East and along the said West Right-of-Way line, 328.53 feet to a point; Thence South 89°21'20" West and along the North line of “Arlington Heights No. 4” (A Subdivision Plat of Record), 444.96 feet to a point; Thence North 00°27'09" West and along the East line of “Arlington Heights No. 5” (A Subdivision Plat of Record), 328.53 feet to a point on the said South line of the said Southwest 1/4 of said Section 16; Thence South 89°21'20" West and along the said South line of the said Southwest 1/4 Section, 933.93 feet to a point; Thence North 00°24'34" West and along the East line of “Lake Charles Estates” (A Subdivision Plat of Record), 528.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 3089; Thence North 89°21'20" East and along the said South line and the Easterly extension thereof, 975.73 feet to a point; Thence South 00°28'13" East, 200.00 feet to a point; Thence North 89°21'20" East, 435.60 feet to a point on the East line of the said Southwest 1/4 of said Section 16; Thence South 00°28'13" East and along the said East line, 328.00 feet to the point of beginning of this description.

Said Parcel contains 804,389 Square Feet (or 18.4662 Acres) of land, more or less.

Date: 6/24/22




Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53045
Phone: (262)790-1480



Meeting Date: July 25, 2022

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a site plan for the construction and utilization of $\pm 100,400$ square feet of recreational facilities which includes a high/low ropes course, laser tag arena, apple cannons, expanded pedal cart track, and a giant dry slide located at 8425 STH 38.

Applicant(s): Bear Country Inc.

Address(es): 8425 STH 38/10006 7 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of $\pm 100,400$ square feet of recreational facilities which includes a high/low ropes course, laser tag arena, apple cannons, expanded pedal cart track, and a giant dry slide located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.
3. The proposed use is consistent with the existing recreational uses on the property.

Owner(s): Bear Country Holdings, LLC

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

Lot Size(s): 222.2 acres

Current Zoning District(s): P-2, Recreational Park District

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Recreational

Background: The applicant is requesting approval for the construction and utilization of $\pm 100,400$ square feet of recreational facilities which includes a high/low ropes course, laser tag arena, apple cannons, expanded pedal cart track, and a giant dry slide located at 8425 STH 38. Accessory structures within the P-2 District require a BSO review prior to being issued building permits.

The proposed facilities will be located in the central portion of the site that is commonly referred to as Bear Paw Beach and Adventure Island. The applicant included future amenities to inform the Village of the long-range plans for the campground. The applicant also understands that they will be required to come back to the Village for site plan approval for any future amenities.

The ropes course will be 47 feet tall and cover an area of 22,686 square feet. The course will not be lit and provide different heights for patrons to climb. The laser tag arena is 41,526 square-foot area which is an open field with walls for players to hide behind. The apple cannon amenity is a 7,000 square-foot open field with compressed-air cannons at one end that shoots apples into an open field. A building containing a compressor and electrical equipment would be located nearby to power the cannons. This structure will be located outside the ATC easement that runs through the site. Currently there exists a pedal cart track which will be expanded, and the location is shown on the site map included with this report. The pedal cart extension will be 11,900 square feet in area. Lastly, the giant slide will be installed east of the ropes course and encompass 17,500 square feet.

As part of the building permit process, the applicant will need to get the necessary approvals from the Engineering Department to ensure all drainage, stormwater and erosion controls measures are compliant with Village regulations prior to construction.

No additional lighting is being proposed as part of the recreational facility expansion. If in the future lighting is proposed, the applicant will need to submit a photometric plan to the Development Director for review and approval prior to submitting for permits.

No additional parking is being proposed as these amenities do not increase the capacity of the campground but are designed to enhance the experience for patrons.

No landscape plan was submitted as part of this proposal. As the location is within the central portion of the site, the visual impact from the public right-of-way is minimal. The applicant intends to install walkways, ornamental landscaping, and trees after construction. The Plan Commission has the discretion to require a landscape plan during this phase of their development.

If the Plan Commission is comfortable with the proposed creation, installation, and expansion of recreational facilities on the site, staff has drafted a suggested motion recommending approval of the $\pm 100,400$ square feet of recreational facilities located at 8425 STH 38 with conditions as shown in Exhibit A.

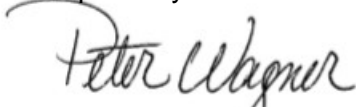
EXHIBIT A - CONDITIONS
Bear Country Holdings LLC Recreational Facilities
(Ropes Course, Laser Tag Arena, Pedal Cart Track, Apple Cannons & Giant Dry Slide)

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. 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.
3. 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.
4. Plans. The proposed ±100,400 square feet of recreational facilities including a ropes course, laser tag arena, apple cannons, pedal cart track, and giant dry slide shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on July 11, 2022.
5. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
6. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
7. 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.
8. Lighting. Any future lighting of the area will require the submittal of a photometric plan and received approval from the Development Director prior to submitting for electrical permits. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
9. 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.
10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is

dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

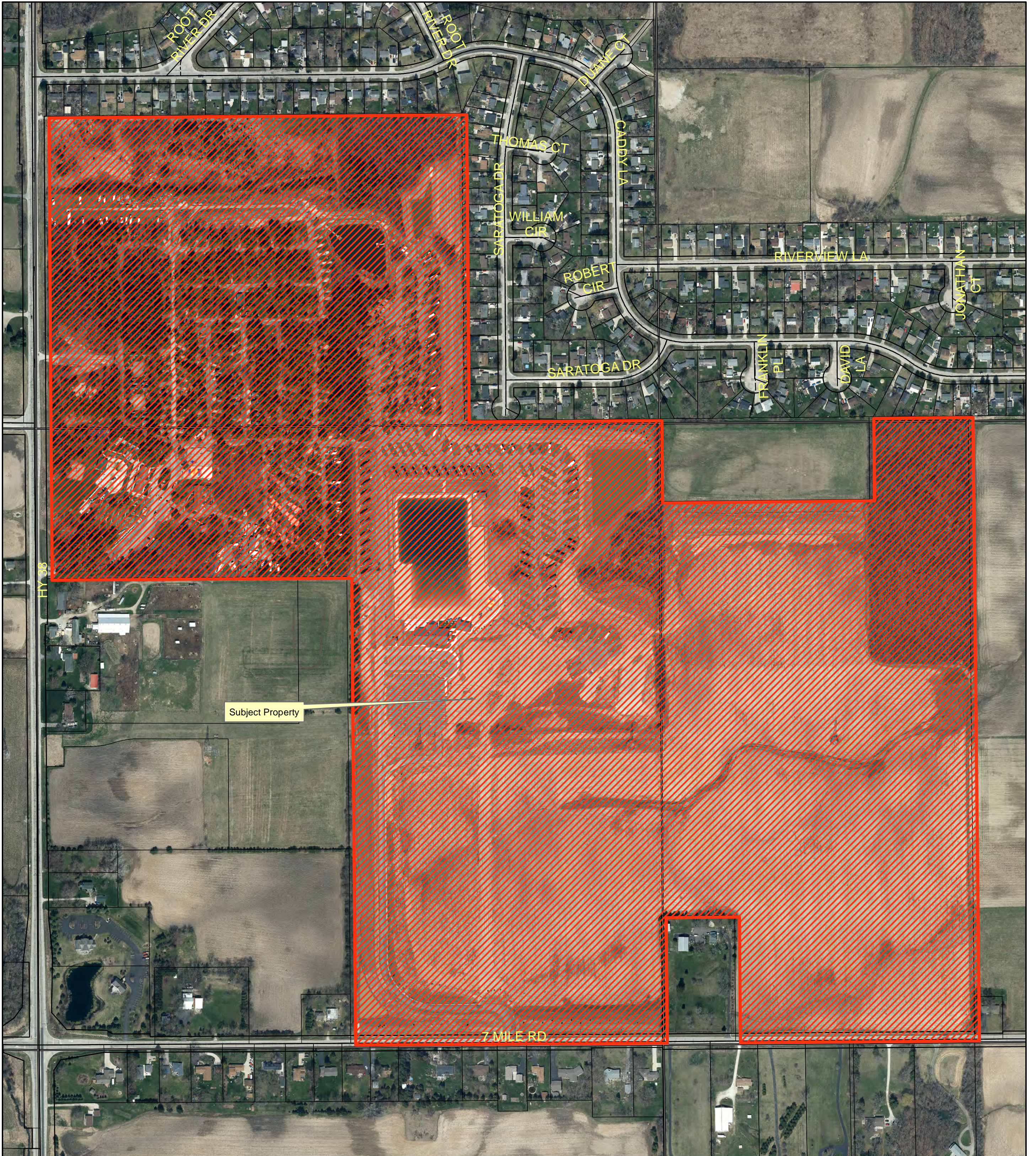
11. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. 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.
14. 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.
15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted:




Peter Wagner, AICP
Development Director

LOCATION MAP - 8425 STH 38



Legend

 8425_STH_38

Shipwreck'd Island BSO Narrative

A Written Description/Narrative of the intended use describing in reasonable detail:

Shipwreck'd Island at Bear Paw Beach offers family entertainment in an outdoor setting. In addition to the existing water establishment at Bear Paw Beach, Shipwreck'd Island will provide fun on land for Jellystone Park™ in Caledonia campers and day use guests.

Its main attractions will include Shipwreck'd high and low Ropes Course, Laser Tag, and a giant dry slide. Ancillary attractions include a pedal kart race track, volleyball courts, corn hole courts, ball cannons, mining sleuth, a spider jump and corn maze. Future attractions include an entertainment venue which may include musical performances, plays, magic shows and pirate adventures, green space for a playground, go-karts and Haunt attractions for fall tourism. Shipwreck'd Island will also host various small food and retail venues including a mobile food truck in addition to the existing food establishments.

- **Full Name and contact information of the petitioner and / or agent, and property owner, if different;**

Bear Country, Inc. is petitioner represented by Randy Isaacson, President of Bear Country, Inc and Geno Kloiber, Director of Operations for Bear Paw Beach. The property owner is Bear Country Holdings, LLC, for which Randy Isaacson is the managing member.

- **Full name and contact information of petitioner's engineers / surveyors / architects, and other design professionals used in BSO Plan preparation;**

The Sigma Group has been engaged to complete all of the survey and civil engineering work for Shipwreck'd Island. Sigma also completed all of the civil engineering for Bear Paw Beach in 2018.

Thrive Architect has been engaged to handle the design of the building and structural projects.

Dresen Landscaping will be handling the hardscape design for walking paths and the ornamental landscaping.

Hoppe Tree Service will be handling the design and planting of the deciduous and evergreen trees. Note we have engaged Hoppe Tree Service to assist us with the 5 year project to better maintain our existing forest at Jellystone Park™ and also assist us in laying the foundation for a new forest on the development known as Bear Paw Beach.

- **Existing zone district(s) and proposed zoning district(s) if different;**

The proposed use is allowed by the property's current zone district.

- **Current land uses present on the subject property:**

Bear Paw Beach & Adventure Island features a 5-acre beach and man made swimming pond. In addition to the water features at the location, there is an outdoor laser tag venue, event venue and food establishment and a corn field which will be part of the Shipwreck'd Island development.

- **Proposed land uses for the the subject property;**

See Attachment A for a site plan of the proposed Shipwreck'd Island. The proposed amenities include the following:

- Ropes course (See Attachments B-1 and B-2 for a rendering of the proposed ropes course)
- Giant Slide (See Attachment C for example)
- Entertainment space (musical venue, plays, children's theater, pirate adventures, etc.)
- Outdoor amenities such as laser tag, pedal karts, ropes course, ball cannons, mining sleuth, volleyball courts, playgrounds
- Adding some walkways with various hardscape elements including pavers, compacted crushed granite and other elements, various shrubbery and other ornamental landscaping and deciduous and evergreen trees.

- **Land use designation(s) as depicted on the adopted Comprehensive Plan;**

The proposed use fits with other structures and uses in the area as the proposal is an expansion of the existing long-standing campground.

- **Description of existing environmental features;**

The current environmental features of the area include a manmade lake and beach, evergreen trees, greenspace, storm water ponds, a mixture of both asphalt and concrete walkways, drainage areas and previously designated wetlands.

- **Projected number of residents, employees, and / or daily customers;**

0 residents

30+ employees

This project is being built to serve our Bear Paw Beach and Jellystone Park™ Campground customers. We do not anticipate a meaningful uptick in traffic during the

summer, however, we do anticipate this to drive more day use customers in the spring and fall weekends to be similar to what a summer weekend would look like. Currently we average between 400-600 day use customers during a summer weekend.

- **Proposed amount of dwelling units, floor area, open space area, and landscape surface area, expressed in square feet and acreage to the nearest one-hundredth of an acre;**

The proposed 14.6 acre development will be utilized to add several dry amenities to our existing campground. The total square footage of each of the amenities is shown on Attachment D. In addition to the amenities, we will also add between 8-10 smaller buildings (less than 1,200 sq ft) to house mechanical equipment, equipment to operate our attractions and to house both retail and food service establishments.

- **Resulting site density, floor area ratios; open space ratios, and landscape surface area ratios;**

See Attachment D for the total area occupied by each of the proposed amenities. Note any buildings built as part of Shipwreck'd Island will not cover more than 5% of the total area, or 25,000 square feet.

- **Operational items relating to hours of operation, projected normal/peak water usage, sanitary sewer or septic loadings;**

Hours of operation: 9AM-7PM during peak summer season dates (hours of operation will vary by season) with extended hours until 11 p.m. on select dates. Normal peak usage between 11AM - 4PM during the summer season. During the spring and fall season, the peak usage would be between 11-3 p.m. on weekends.

- **Traffic generation**

Website

Digital/social media

TV, OTT

Billboard

- **Operational considerations relating to potential nuisance creation pertaining to the appropriate design of street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;**

Given its proposed location, we do not anticipate any potential nuisance to the area.

Even with the entertainment area, we will have our stage pointing to the Southwest for

which we have hills and trees blocking any line of sight and muting the impact of any noise.

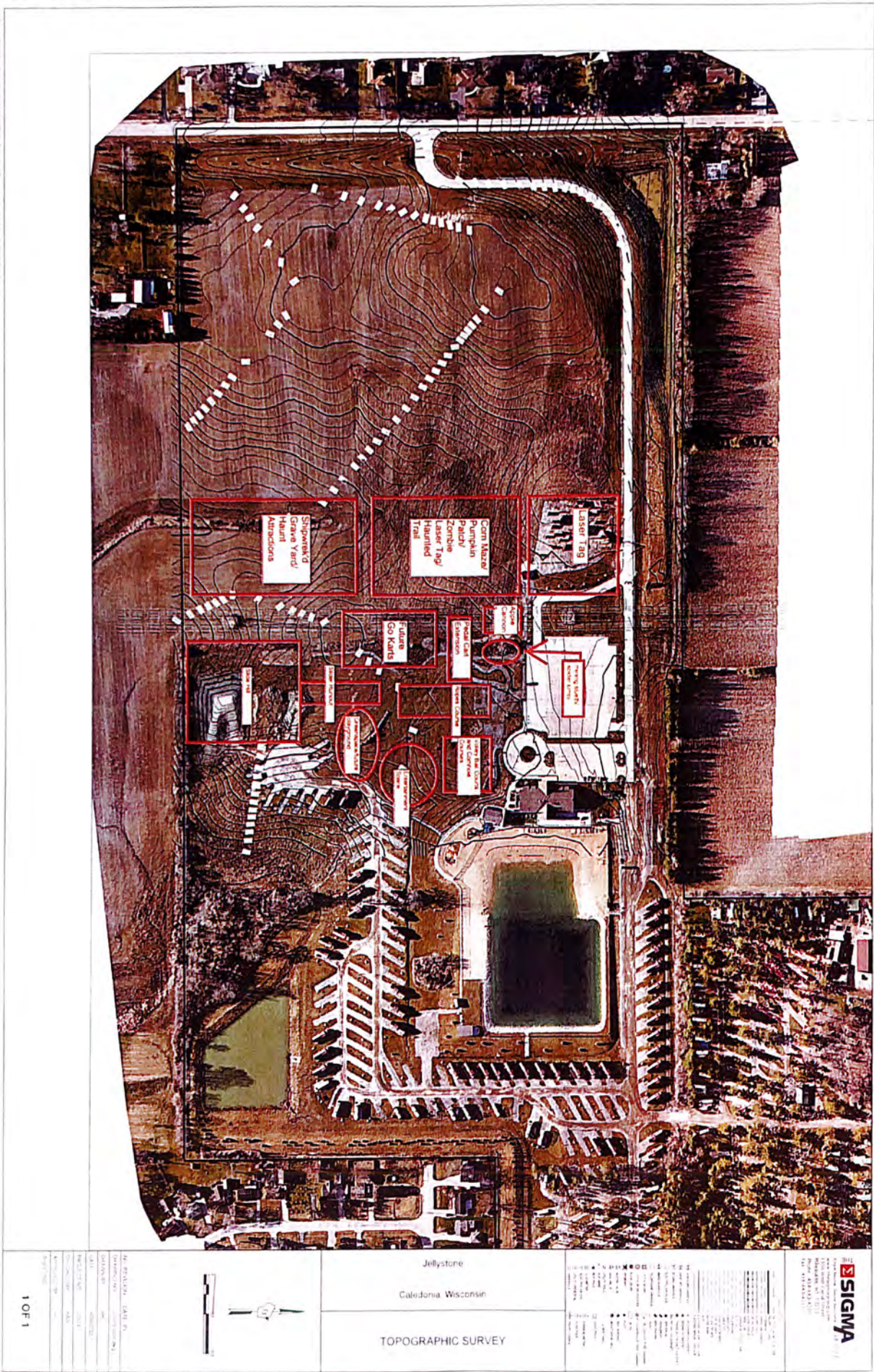
- **Exterior building and fencing materials;**

Any building and/or fencing material will align with the Shipwreck'd theme. Namely, earth tones, rope and shade sails (large canvases tied to several large poles to provide shade) similar to our existing structure, The Ember Lodge. Signage and accent pieces will include our brand colors: blue, yellow and green. Specifically: #3399ff, #9bffb4 and #fede59. See Attachment E.

- **Possible future expansion and related implication for (1) to (14), above, and;**

As per our original conditional use request, we anticipate building a family entertainment center in the future to the south of Shipwreck'd Island.

- **Any other information pertinent to adequate understanding by the Plan Commissions of the intended use and its relation to nearby properties.**



SIGMA
Surveying & Mapping
1000 W. 10th St.
Jellystone, WI 53121
TEL: 262.781.1111
WWW.SIGMA-SURVEYING.COM

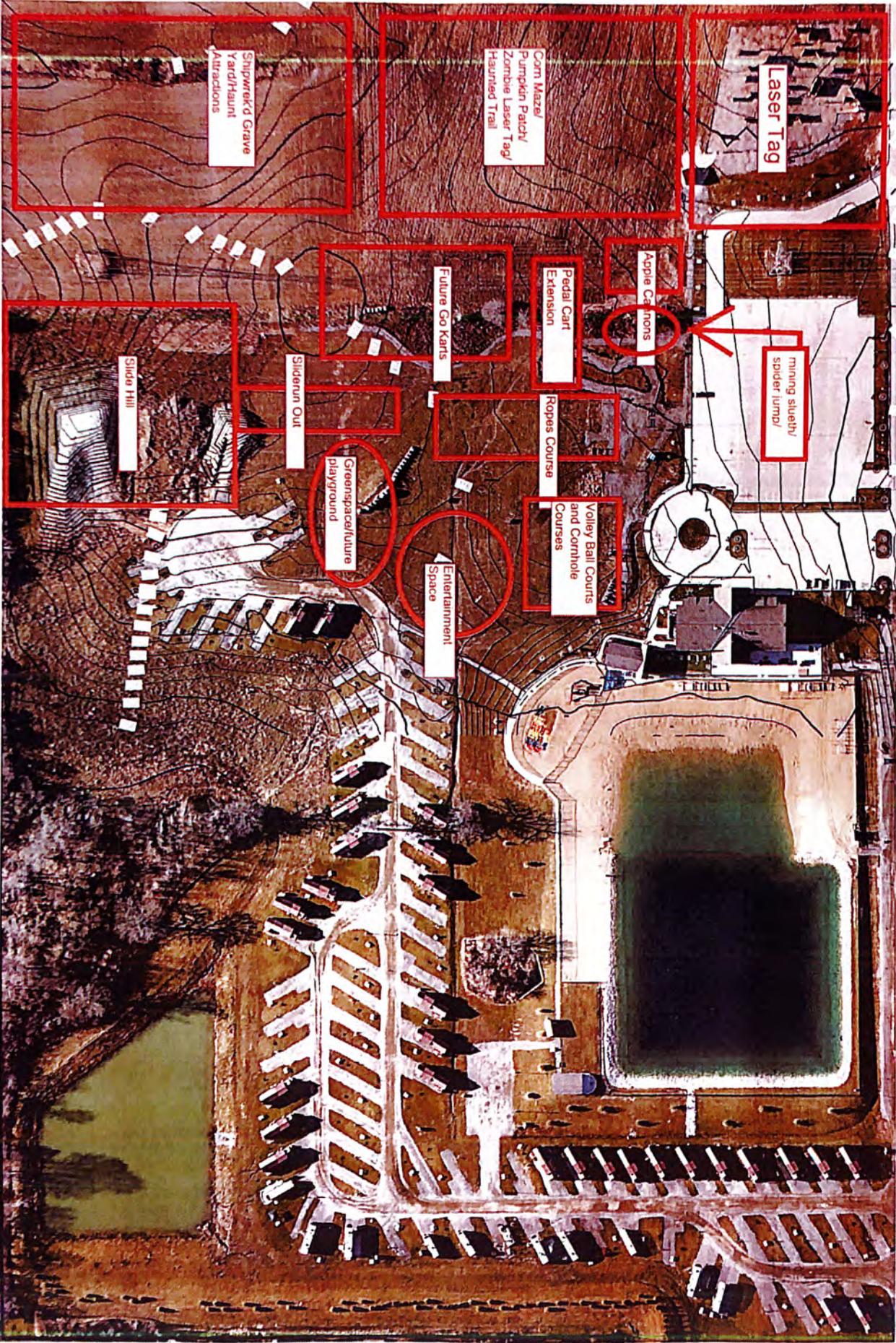
Jellystone
Caledonia Wisconsin

TOPOGRAPHIC SURVEY

DATE: 10/1/11
BY: J. J. J. J.
CHECKED: J. J. J. J.
SCALE: 1" = 100'

1 OF 1

Attachment A - Close Up

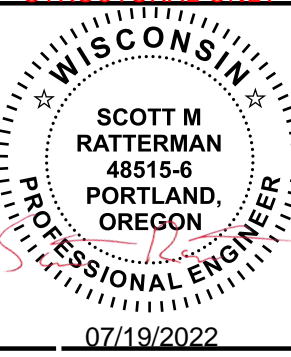


Attachment B-1



Attachment B-2





ECLIPSE
ENGINEERING

365 NE QUIMBY AVE
BEND, OR 97701
ECLIPSE-ENGINEERING.COM
(503) 200-0650

JELLYSTONE COURSE
8425 HWY 38
CALEDONIA, WI 53108

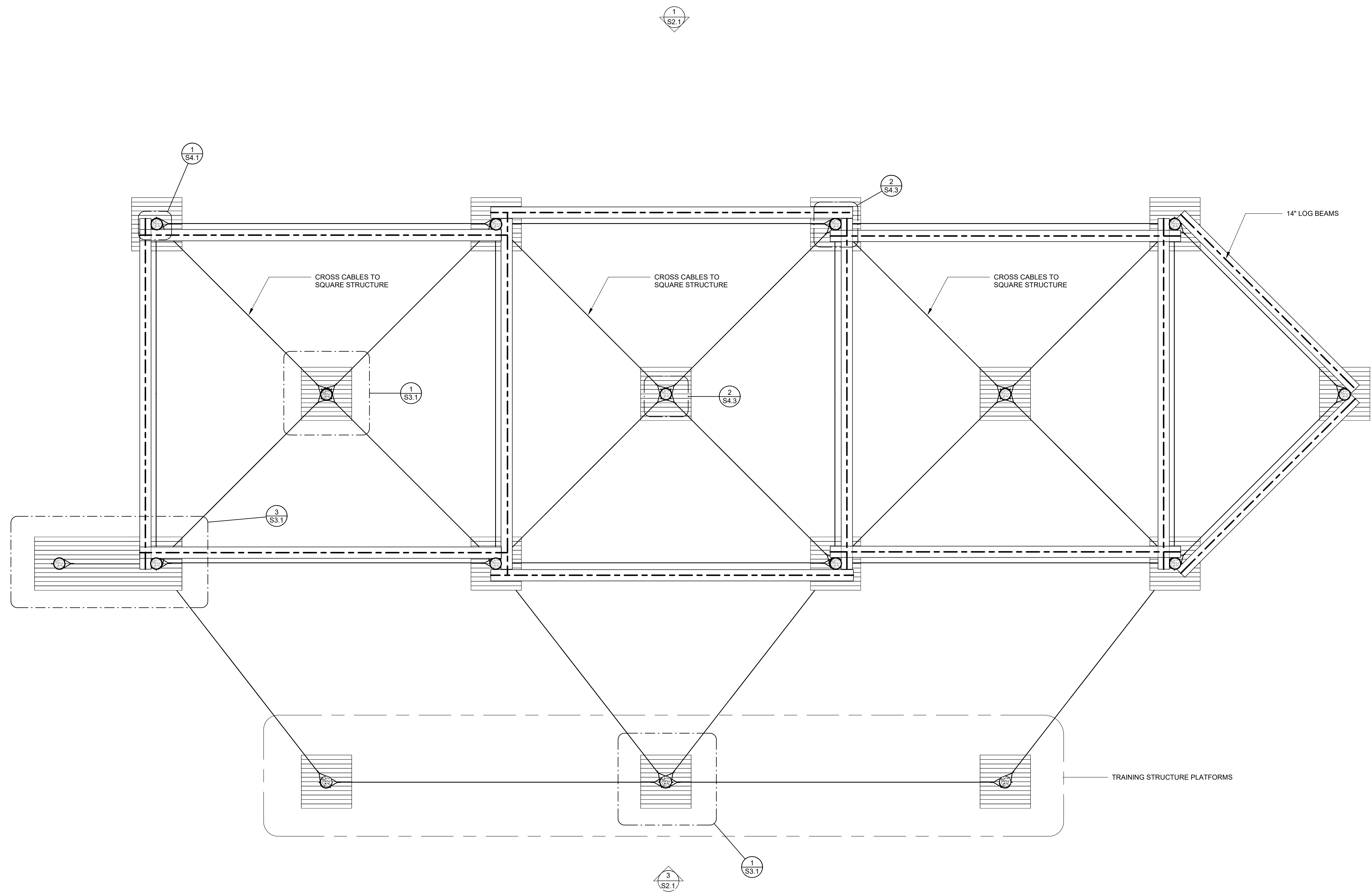
REVISIONS

ROPES COURSE LAYOUT

PROJ. #:	22-05-2
CHECKED BY:	RE
DRAWN BY:	JL
DATE:	07/18/20
SHEET	

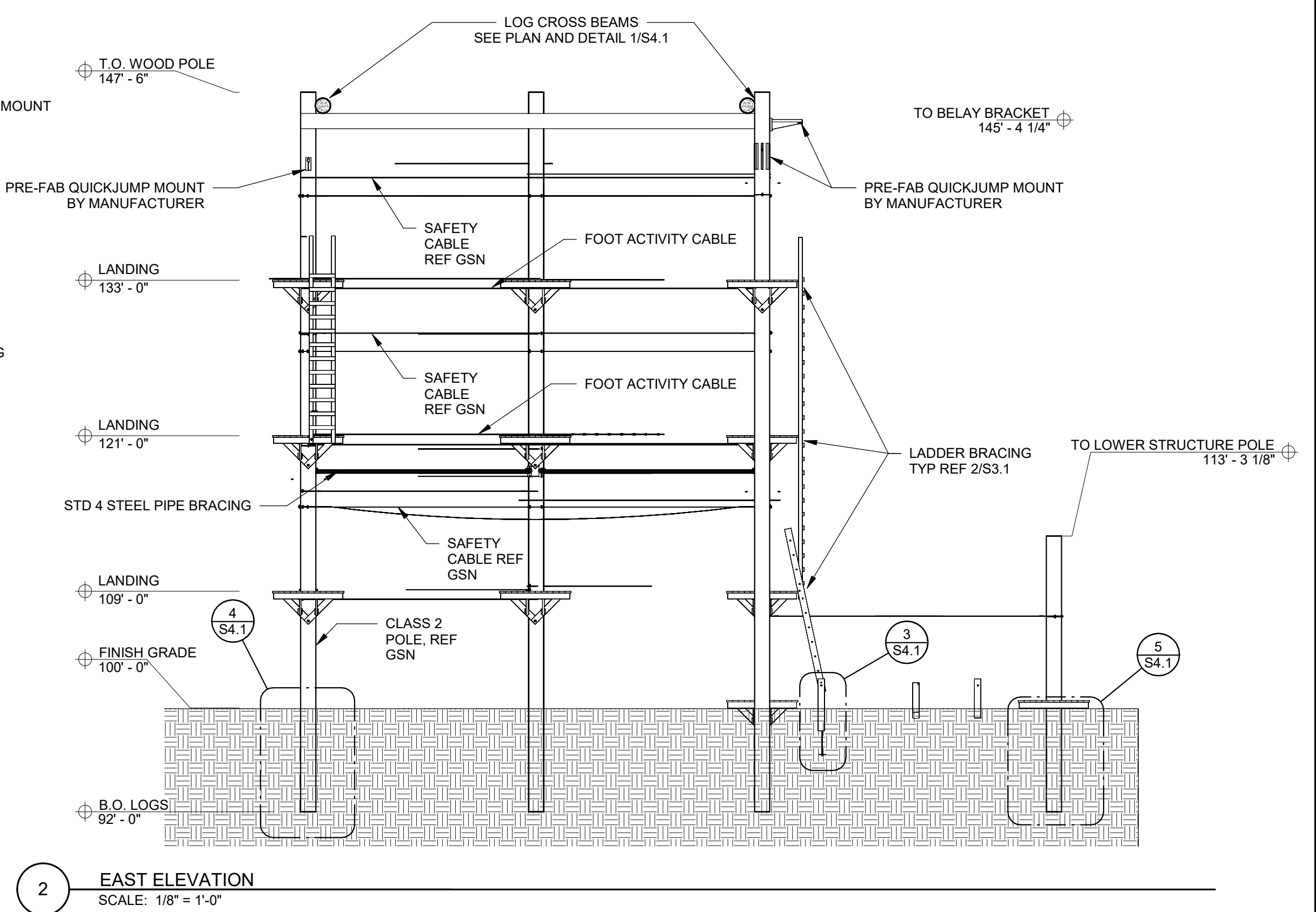
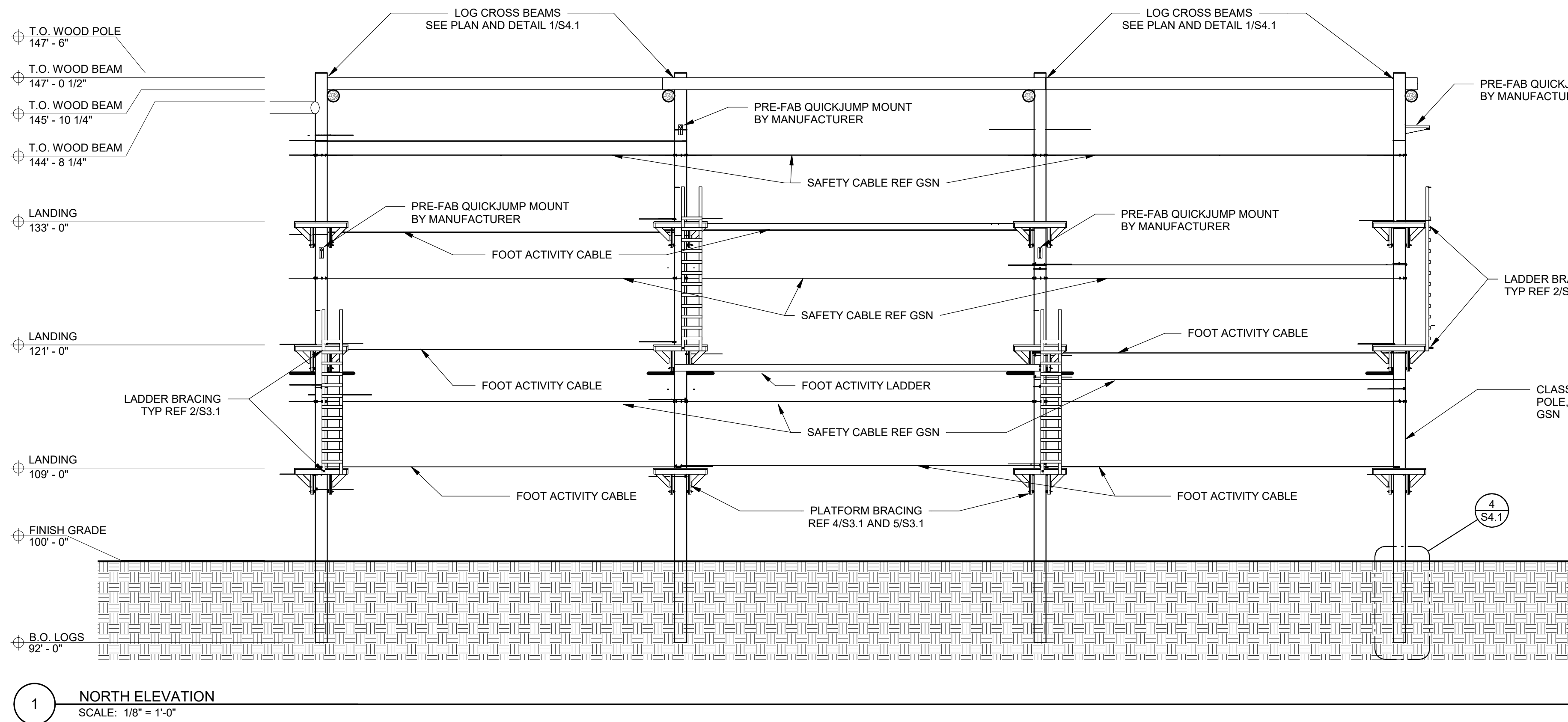
S1.1

PERMIT SET

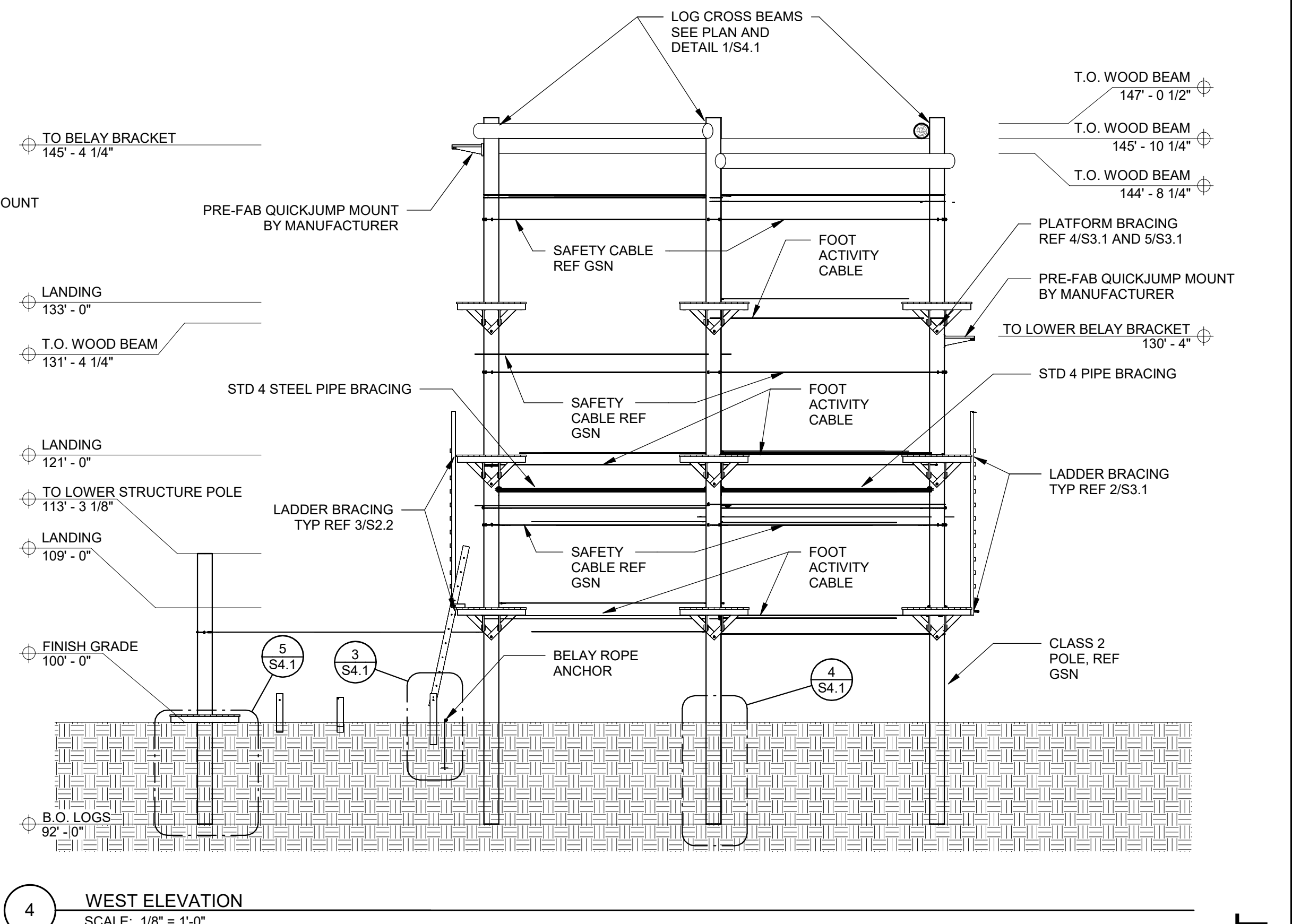
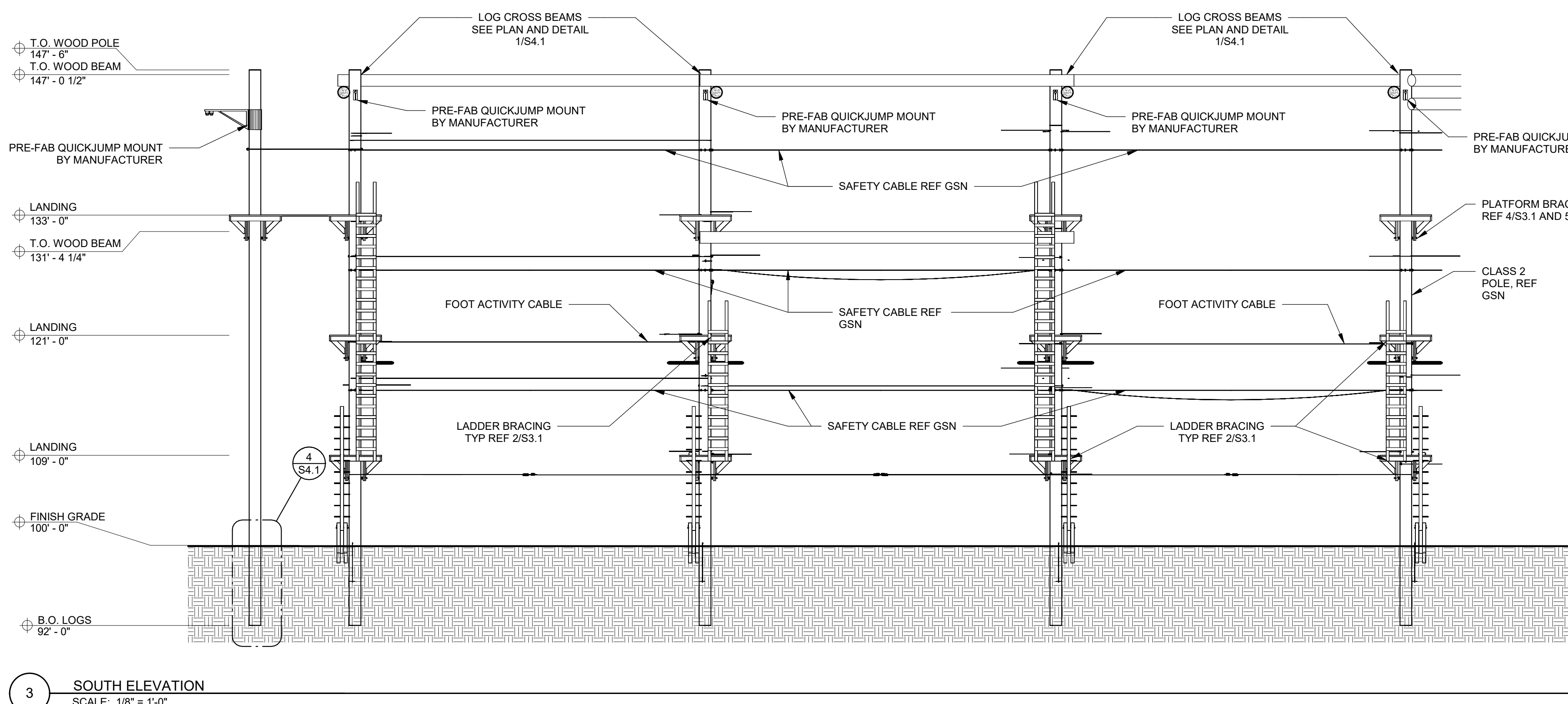


PLATFORM AND ROPES COURSE LAYOUT

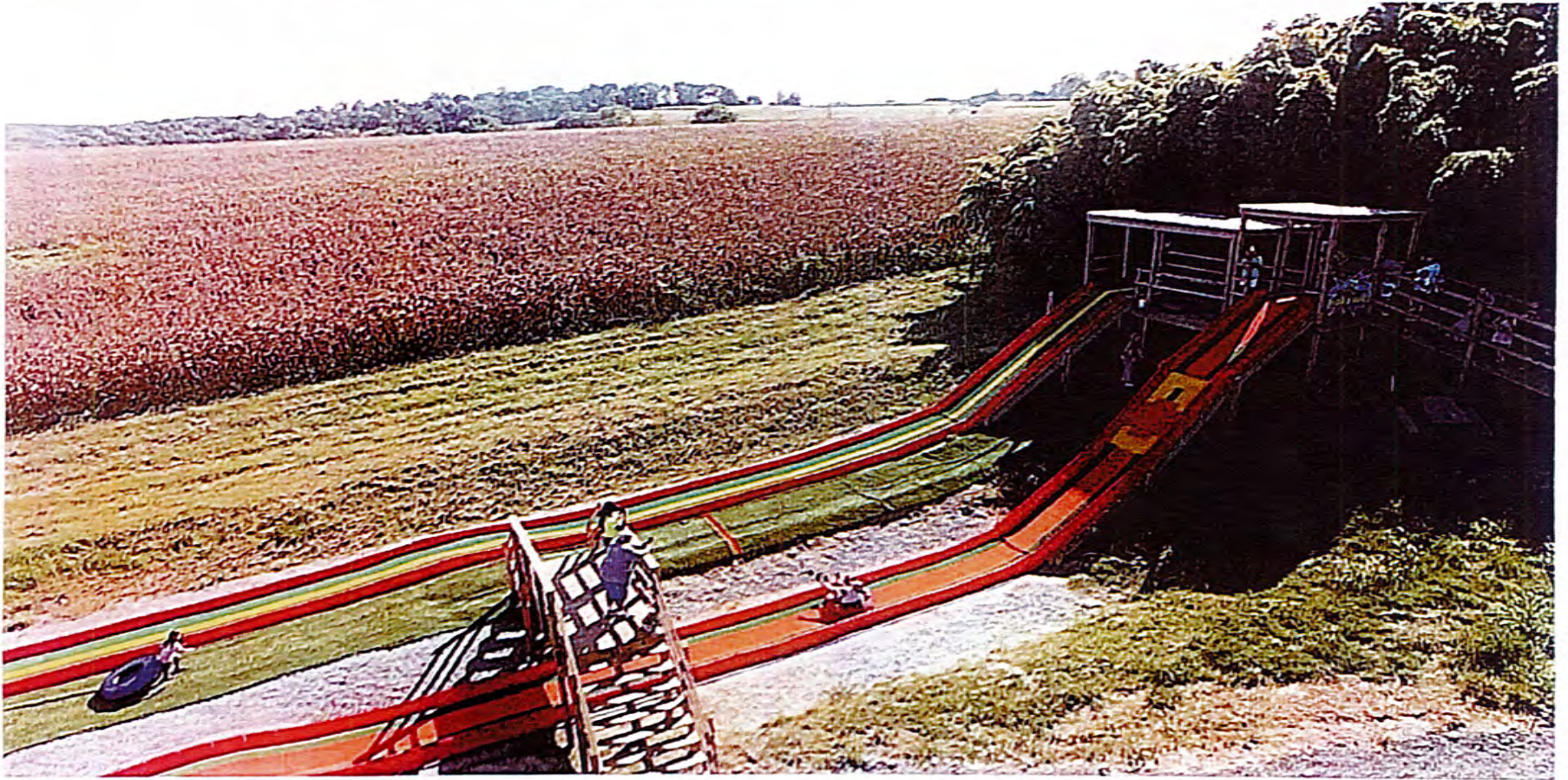
SCALE: 3/16" = 1'-0"



NOTE: REFERENCE TYPICAL ACTIVITY AND WIRE TO POLE CONNECTIONS PER S4.2 AND S4.3



Super Mega Ride n Slide -



Attachment D

Shipwreck'd Island Site Plan Summary Attachment D

<u>Attraction Type</u>	<u>Width</u>	<u>Length</u>	<u>Total Area (Sq.Ft.)</u>
Shipwreck'd Haunt Attraction	250.00	430.00	107,500.00
Corn Maze	250.00	380.00	95,000.00
Slide Hill	270.00	300.00	81,000.00
Giant Slide Run Out	250.00	70.00	17,500.00
Future Go Karts	150.00	250.00	37,500.00
Pedal Cart Extension	170.00	70.00	11,900.00
Apple Cannons	70.00	100.00	7,000.00
Ropes Course	90.00	250.00	22,500.00
Corn Hole Courts	150.00	130.00	19,500.00
Mining Slueth (Diameter)	70.00	0.00	3,846.50
Entertainment Space (Diameter)	170.00	0.00	22,686.50
Playground/Greenspace (Diameter)	190.00	0.00	28,338.50
Laser Tag	230.00	270.00	41,526.50
Total Amenity Coverage			454,271.50
Total Misc.**			190,228.50
Total Area Developed			644,500.00
Total Acres Developed			14.80

** Misc. includes greenspace, walking paths, smaller buildings for mechanicals, equipment, food/retail and landscaping with exact locations to be determined on grading plan.

Attachment E



THE EMBER LODGE



PRIMARY BRAND

SECONDARY BRAND



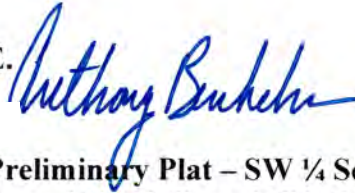
MEMORANDUM

Date: Thursday, July 21, 2022

To: Plan Commission

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

CONCEPT



Re: The Glen At Waters Edge Preliminary Plat – SW ¼ Section 16 & NW ¼ Section 21 Range 23 East Town 4 North Parcel ID's 51-104-04-23-16-021-000, 51-104-04-23-21-016-000, 51-104-04-23-21-016-010, & 51-104-04-23-21-021-000

The Planning & Zoning Department and the Engineering Department have received a Preliminary Plat for The Glen At Waters Edge prepared by Grady L. Gosser R.L.S. of Trio Engineering, LLC, on behalf of Cornerstone Development of S.E. WI, LLC.

As background for the Plan Commission, the Village Board and Village Staff have been in discussion/negotiations with Cornerstone Development for the development of the Village owned parcels within TID #5. The Village Board entered into a Development Agreement with Cornerstone Development through Resolution 2022-73 which was approved on July 11, 2022.

The Glen At Waters Edge is located on the West side of Waters Edge at the future intersection of 5 Mile Road. This subdivision is located within the sanitary sewer & water service area and is for the creation of 30 single family lots, 3 Outlots, and the construction of 5 Mile Road from Waters Edge to the existing termini of 5 Mile Road, East of North Pointe Drive, and 3 cul de sacs yet to be named.

The Caledonia Land Use Plan indicates the parcels to be Medium Density Residential (6,200 square feet to 18,999 square feet). The Preliminary Plat for the subdivision has a range of lot sizes from 11,178 square feet to 22,506 square feet. The Preliminary Plat is consistent with the Village's Comprehensive Land Use Plan (2035 Land Use Plan). The 2035 Land Use Plan also indicates that there is Primary Environmental Corridor on the parcels. The Primary Environmental Corridor is shown, but will need to be confirmed as to the exact location by SEWRPC.

The Village Zoning Map indicates the parcels are Zoned R-3. The proposed Zoning for the Preliminary Plat is R-4. The Plan Commission and Village Board will be reviewing the Rezoning Application at the July Plan Commission Meeting. The Rezoning should be considered and approved prior to approval of the Preliminary Plat. The Preliminary Plat appears to be consistent with R-4 Zoning.

The Preliminary Plat is located in the Sanitary Sewer & Water Service Areas. Sanitary Sewer and Water Extension Plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary set of construction plans has been submitted for review. These preliminary plans will be reviewed and comments provided to the Developer when completed.

With the Preliminary Plat being located within the Sanitary Sewer and Water Service Areas the current Ordinance requires a minimum of 40% open space within the development. When performing calculations on the Preliminary Plat, it appears that the open space is approximately 26.66%. This will require a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii). The Legislative and Licensing Committee had been working on a change in the Subdivision Ordinance that does not require open space for subdivisions within the Sewer Service Area that are served with both Sanitary Sewer and Water. They were also working on changing the Subdivision Ordinance so that Conservation Easements are not required within these subdivisions. This will also require a Modification Waiver from Ordinance 14-3-5(b). The Village Engineering Department supports the granting of the Modification Waivers as necessary.

5 Mile Road is considered a principal throughfare. Typically, a principal throughfare would require a 90' Right of Way. With an Urban Arterial Road Cross Section from the Ordinance, a 70' Right of Way would be sufficient. The 70' Right of Way would also match the Right of Way width on 5 Mile Road in Lake Charles Estates (subdivision immediately to the West). A 70' Right of Way for 5 Mile Road should be granted.

The 3 proposed cul de sacs are considered local roads. 66' of Right of Way would be appropriate for the straight sections of the cul de sacs. The proposed cul de sacs have 75' Radii for the Right of Way. The Radii of the cul de sacs shall be 80'.

The Preliminary Plat will need to be revised to update the Right of Way as indicated above.

Cornerstone Development has also requested that a portion of the existing Right of Way of 5 Mile Road be vacated at Daily Double Lane. This request will be reviewed at a later date.

Access for the parcels shall be limited to 1 access per single family lot. There shall be 50' No Access restrictions placed at the intersection of all corner lots (Lots 8, 9, 14, 24, 25, & 30). There shall be No Access Restrictions placed along 5 Mile Road on the lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.). There also shall be No Access Restrictions placed along Waters Edge (Lots 13 & 14).

In addition to No Access Restrictions there also will need to be 25' x 25' Vision Triangle Easements placed at the intersections of all corner lots (Lots 8, 9, 14, 24, 25, & 30). The detail provided will need to be adjusted as necessary and the easements will need to be shown on the lots.

The drainage of the lots within the Preliminary Plat according to the Master Drainage Plan, show 2 separate watersheds (M-14-2 & M-14-3). The Northern drainage basin predominately drains East to the Drainage Way located in Outlot 3, then to the road culvert under Waters Edge (M-14-2). The Southern drainage basin predominately drains East to Waters Edge then North to the same road culvert (M-14-3). A Storm Water Management Plan will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary Storm Water Management Plan has been submitted for review. This preliminary plan will be reviewed and comments provided to the Developer when completed. The Preliminary Plat has indicated that a Storm Water Management Pond will be installed in Outlot 2.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the drainage way in Outlot 3. The Surface Water Data Viewer also indicates hydric soils on the majority of the property. A Wetland Delineation has been done on this property by OTIE and confirmed by the DNR in June 2022. Wetlands are shown on the Preliminary Plat.

Prior to considering the Preliminary Plat, there are 2 Modification Waivers that will need to be considered by the Plan Commission. Those modification waivers are as follows:

Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) to allow a subdivision to be developed with less than 40% open space within the Sanitary Sewer & Water Service Area.

Modification Waiver from Ordinance 14-3-5(b) to allow a subdivision to be developed without Conservation Easements.

The 2 Modification Waivers were reviewed, and the following recommendations are proposed.

Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop with less than 40% open space within the Sanitary Sewer & Water Service Area subject to the following:

- 1.) The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.**
- 2.) The 40% open space requirement has been restrictive and prohibitive for the development of land within the Sanitary Sewer & Water Service Area.**

Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-5(b) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop without Conservation Easements within the Sanitary Sewer & Water Service Area subject to the following:

- 1.) The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.**

The Engineering Department has reviewed the Preliminary Plat and recommend approval of the Preliminary Plat of The Glen At Waters Edge subject to the following conditions:

Move to approve the Preliminary Plat of The Glen At Waters Edge subject to the following:

- The execution of a Pre-Development Agreement and Deposit of \$3,000.00.**
- Approval of Modification Waivers from Ordinance 14-3-4(c)(4)(b)(ii) and Ordinance 14-3-5(b).**
- Approval of the Rezoning Request from R-3 to R-4.**
- Correct the Road name from Erie Street to Waters Edge.**

- **Add Names for Cul De Sacs.**
- **Addition of the Owner of the Parcels. Include name, address, and telephone number.**
- **Addition of all platted Right of Ways within 300' of the Plat (Silent Sunday Court, North Pointe Drive & Waters Edge).**
- **Addition of all public and private easements within 300' of the Plat.**
- **Provide ownership information for lots within 100' of the Plat.**
- **Designate areas of slopes greater than 12%.**
- **Note if there are any Burial, Historical, or Cultural Resources on the property.**
- **A legal description of the parcels.**
- **Provide Density calculations for the Plat.**
- **Primary Environmental Corridor will need to be confirmed by SEWRPC.**
- **Wetland Buffers/Setbacks and uses are shown as necessary. Add Notes describing the maintenance (e.g., No Mow) of the Wetland Buffer. Also add Notes as necessary for what uses can be done in wetland buffers.**
- **Adjust Lot 17 to remove Primary Environmental Corridor from the Lot.**
- **The Right of Way width of 5 Mile Road shall be 70'.**
- **The Right of Way for the local streets shall be 66'. Radii for the cul de sacs shall be 80'.**
- **Adjust the road widths for 5 Mile Road and the 3 cul de sacs to the required widths by the Ordinance. (Urban Arterial Road & Urban Cul de sac)**
- **Addition of a Note for all parcels being limited to 1 access.**
- **50' No Access Restrictions placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30).**
- **No Access Restrictions placed along 5 Mile Road on lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.).**
- **No Access Restrictions placed on Waters Edge (Lots 13 & 14).**
- **25' x 25' Vision Triangle Easements placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30). Adjustment of the detail for Vision Corner Easement for distance and that there shall be nothing grown, stored, or erected to a height more than 6' above the ground surface.**
- **Addition of a note for Outlot 2 being used for Storm Water purposes and being a Storm Water Easement. In addition, this will require a separate Storm Water Easement to be recorded to cover liability, maintenance, and a maintenance schedule.**
- **The granting of a 12' Drainage & Utility Easement along the exterior boundary of the subdivision. This will not be required along Outlot 1 or Outlot 3.**
- **Will need to add Utility Easements to the Plat when Utility layouts have been completed.**
- **Add Note on the Plat for restricting trees, plantings, buildings, berms, fences, etc. in easement areas and Right of Ways.**
- **Review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.**
- **Review and approval of the Site Grading & Drainage Plans by the Engineering Department, Caledonia Utility District and Village Board.**

- **Add Note on the Plat that Driveways shall not have a centerline slope steeper than 6%.**
- **Add Note on the Plat that “Lots have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.”**
- **Review and approval of Road Construction Plans by the Engineering Department and the Village Board.**
- **The execution of a Development Agreement with appropriate securities for the infrastructure required for the site at time of the Final Plat.**
- **Prior to construction of any infrastructure or earthmoving activities the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Permits as required from the State and County (i.e. DNR NOI).**
- **All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.**
- **Final Asbuilts for all infrastructure shall be prepared, submitted, reviewed and approved prior to the release of any Building Permits.**
- **All comments from Village Department Heads, Committees and Commissions addressed as necessary.**
- **The Glen At Waters Edge subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

Date Received: _____

Preliminary Plat Application

Applicability: Chapter 3 of Title 14 governs land divisions of a parcel of 3 acres or more where the land division creates 5 or more new parcels, building sites, or condominium units by successive division within a 5 year period. This Checklist is a guide for the development of Conservation Subdivisions within the Village and does not waive any requirements of the Ordinance itself. The subdivision regulations can be obtained from the Village Clerk, in hard copy at the Village Hall or electronically via email at kpope@caledonia-wi.gov or at the Village's website at www.caledonia-wi.gov. The Village Clerk can be reached by phone at 262-835-6415. This application shall be submitted with the Preliminary Plat and reviewed by the Engineering Department at the time of submittal. A Preliminary Plat shall not be submitted and/or reviewed unless the Subdivider has completed the Concept Subdivision Application and Conference Process (see Concept Subdivision Application). All information shall be submitted in hard copy and on disk.

Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE
Property Location/Address: WATERS EDGE / FIVE MILE ROAD / ERIE STREET
Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188
Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089
Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA
Address: _____ City: _____ State: _____ Zip: _____
Surveyor: TRIO ENGINEERING Phone: (262) 790-1480
Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480

PROPERTY SPECIFICS:

Current Zoning of Property: R3 SUBURBAN RESIDENTIAL
Proposed Zoning of Property: R4 URBAN RESIDENTIAL
Density Factor According to Village's Land Use Plan: _____
Circle One: Sewered Unsewered Reserved Sewer/Water Area
Base Development Yield Per Plan Commission Initial Application/Concept Plan Review: _____
Tax Parcel ID Number: 104042316021000 / 104042321016000 / 104042321021000

(The following to be completed by Village Engineering Department)

Initial Application/Concept Plan: Yes No

Has the Subdivider had an Initial Application/Concept Plan reviewed and discussed by the Engineering Department and Plan Commission?

Date of Plan Commission Initial Review Meeting: _____

Notice to Property Owners:

Yes No Has Subdivider provided a list of property owners within 300 feet of proposed land division on disk, hard copy and mailing labels?

MAILING LABELS INCLUDED

Received by: _____ Date: _____

***The following checklist to be completed by the Subdivider and verified by Village Engineer.
Village Engineer will provide response to Subdivider.***

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer's review where necessary.

Preliminary Plat: Has the Subdivider:

- ☒ Submitted a preliminary plat that was prepared by a licensed land surveyor or engineer at a convenient scale not less than one (1) inch equals one hundred (100) feet?
- ☒ Prepared the preliminary plat in accordance with applicable state statutes, the Racine County Code of Ordinances and the Village's Ordinance? More than one (1) sheet may be used to present the information required in this section:

A. Requirements. Does the preliminary plat meet the following requirements:

1. **Name of Proposed Subdivision:** THE GLEN AT WATERS EDGE

- ☒ The proposed name of the subdivision shall not duplicate or be alike in pronunciation of the name of any plat previously recorded in the County.

Notes: TRIO ENGINEERING IS THE PROJECT ENGINEER AND SURVEYOR,

2. **Project Ownership and Development Information.** Does the preliminary plat contain:

- ☒ a. The name, address, and telephone number of the legal owner of the Parent Parcel and, if applicable, agent of the property. _____
- ☒ b. The name, address, and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, and for surveys.

- ☒ c. Date of preparation. _____

Notes:

3. **Existing Site Conditions.** Has the Subdivider filed a property survey map with the Plat that contains the following information?

- ☒ a. Boundary line of the proposed site and all property to be subdivided. Include all contiguous land owned or controlled by the Subdivider.
- ☒ b. Location, width, and names of all existing platted streets and rights-of-way to a distance of 300 feet beyond the site.
- ☒ c. Show the type, width and condition of street improvements; railroad or major utility rights-of-way, parks and other public open spaces, location and widths of existing snowmobile or other recreation trails; and permanent buildings and structures to a distance of 300 feet beyond the site, if any.
- ☒ d. Location, widths, and names of all existing public and private easements to a distance of 300 feet beyond the site.

- ☒ e. Identify by name and ownership boundary lines of all adjoining lands within 100 feet of the proposed plat.
- ☒ f. Topographic data including contours at vertical intervals of not more than 2 feet. Elevation values shall be based on the National Geodetic Vertical Datum of 1929 (NGVD 29) or the North American Datum of 1988 (NAVD 88) or future adjustments to NAVD 88 as defined by the National Geodetic Survey, if applicable for that parcel, and should also be so noted on the plat.
- ☒ g. Significant natural resource features on the site, including: jurisdictional wetlands, floodplains, watercourses, existing wooded areas, slopes of 12% or greater, drainage ways, rare, threatened and endangered species, all environmental corridors as mapped by the Southeastern Wisconsin Regional Planning Commission, and other natural resource features, views and other prominent visual features. If the property contains slopes of any kind, the Subdivider should verify the percentage of the slopes on the property by having an actual survey of the property completed and a copy of such survey should be provided to the Village Engineer.
- ☒ h. Burial sites categorized under Wis. Stats. Section 157.70, Indian mounds, national and state register listed properties, and locally designated historic properties.
- ☒ i. Existing soil classifications including identification of poor, hydric soils.
- ☒ j. Legal description of the property.
- ☒ k. Existing zoning classifications for land in and abutting the subdivision.
- ☒ l. Total acreage of the proposed site.
- ☒ m. Provide graphic scale, north arrow, and date.
- ☒ n. Conservation Easements.
- ☒ o. Restoration zones, including association land included in native landscaping, buffers, and drainage easements.

Notes: REZONING EXHIBIT IS INCLUDED.

4. Subdivision Design Features. The preliminary plat must provide the following information:

- ☒ a. Layout of proposed streets, showing right-of-way widths, pedestrian walkways, types of improvements, street surface widths, and proposed street names.
- ☒ b. Locations and type of proposed public easements (i.e. drainage, utility, pedestrian, public access to waterways, etc.); and all Conservation Easements.
- ☒ c. Layout of proposed blocks and lots within the plat.
- ☒ d. Basic data regarding proposed and existing (if applicable) lots and blocks, including numbers, dimensions, area.
- ☒ e. Minimum front, side and rear yard building setback lines for all lots.
- ☒ f. Indication of the use of any lot.

- ☒ g. Location and size of all proposed and existing sanitary sewer lines and water mains, proposed community sewer and water system, or individual on-site septic systems and potable water sources.
- ☒ h. Location and size of all proposed and existing storms sewers (lines, drain inlets, manholes), culverts, retention ponds, swales, infiltration practices and areas, and other stormwater facilities within the plat and to a distance of 100 feet beyond the site.
- ☒ i. Open space areas, other than pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres. Provide information on the conditions, if any, of the dedication or reservation.
- ☒ j. Proposed preservation, if any, of historical buildings and structures.
- ☒ k. Development Envelopes showing areas for grading, lawns, pavement and buildings.
- ☒ l. Stewardship Plan and management plan for restoration and long-term management of the open space areas. *IT IS OUR UNDERSTANDING THAT THIS IS NOT REQUIRED.*

Notes:

5. Preliminary Construction Plans. Has the Subdivider provided the following information on one or more sheets?

- ☒ a. A Plan and Profile with proposed street centerline profile grades, showing the existing and proposed profile grade lines. *DON'T HAVE PLAN AND PROFILE SHEETS YET, BUT THE OVERALL PRELIMINARY SYSTEM PLAN IS INCLUDED.*
- ☒ b. A Grading and Erosion Control Plan showing the existing and proposed grades, drainage patterns, and stormwater facilities. The plan shall show the location and extent of grading activities in and adjacent to the plat, overall area of the site in acres, total impervious surface area of project, total pervious area, stockpile locations, erosion and sediment control facilities, and a schedule for erosion and sediment control practices, including site specific requirements to prevent erosion at the source. Major trees to be preserved, with a diameter of four (4) inches or more measured twelve (12) inches above ground level, shall be shown on the preliminary grading and erosion control plan. Adequate measures for protecting major trees shall be shown on the plan.
- ☒ c. Provisions for sewage disposal, water supply, stormwater management, and flood control.

Notes: *PRELIMINARY STORM WATER MANAGEMENT REPORT ALSO INCLUDED.*

6. Easements. Has the Subdivider provided for the following easements?

- ☒ a. An easement across the rear twelve (12) feet of each lot abutting upon a lot in the same plat subjected to a similar easement, making in all an easement of twenty-four (24) feet. The easement shall be established for the installation of all public utilities. In the event such lot does not abut upon a lot subjected to a similar easement, such non-abutting lot shall be subject to an easement of at least twelve (12) feet in width for the same purposes as hereinbefore set forth. In the event compliance with this requirement is not practicable in the opinion of the Village Board, the Village Board may waive the requirements herein provided.

- ☒ b. The Subdivider shall dedicate such other lands or grant such other easements as the Village Board determines to be reasonably required in accord with the Wisconsin Statutes, to provide for public utilities and public uses and needs with respect to such subdivision development.

Notes: OUTLOT 3 FOR PUBLIC PARK

(The following to be completed by Village Engineer.)

Review of Preliminary Plat: The following is a guide of what you can expect from the review process for the Preliminary Plat. Questions should be directed to the Engineering Department.¹

1. **Review for Completeness.** The Engineering Department shall determine whether the Preliminary Plat is complete using the Ordinance and completing the checklist. If the Plat or supporting information is not complete, the Engineering Department will contact you and request in writing the additional required information. The Department will not take action on an incomplete application.

Review Completed by (Village Engineer Initials): _____ Date: _____
Other Action Taken: _____

2. **Referral.** Administrative staff and utility commission reviews. The Engineering Department shall provide copies of the preliminary plat to Village department heads, to the appropriate objecting agencies under Wis. Stats. section 236.12, and to the appropriate utilities for their review and comment. The Village staff and utility comments will be forwarded to the Village Plan Commission and Village Board for consideration during the review process.

Referred To:

Police Date: _____

Fire Date: _____

Highway Date: _____

Parks Date: _____

Utility Date: _____

Planning Date: _____

Comments Received From:

Police Date: _____

Fire Date: _____

Highway Date: _____

Parks Date: _____

Utility Date: _____

Planning Date: _____

3. **Village Plan Commission Review and Informational Meeting.** The Village Clerk shall give notice of the Plan Commission's review of the preliminary plat by listing it as an agenda item in the Plan Commission's meeting notice. The notice shall include the name of the applicant, the address of the property in question, and the requested action. Property owners within 300 feet of the proposed land division shall receive written notice of the Plan Commission's review. The Subdivider shall mail this notice, including date, location, time and agenda and provide an Affidavit of Mailing to the Village Engineer prior to the meeting. The cost for such written notice shall be borne by the Subdivider. The Village Clerk may schedule an informational meeting on the preliminary plat. If the Village does schedule an informational meeting, notice shall be provided under the same parameters as notice for the Plan Commission's review. The cost for such written notice shall be borne by the Subdivider.

Village Plan Commission Review Date: _____

Notice to Property Owners of Plan Commission Review Date Mailed: _____ Initials: _____

Was there an Informational Meeting Held? Yes No

If Yes, Date Notice to Property Owners Mailed: _____ Initials: _____

4. **Plan Commission Recommendation.** After review of the preliminary plat and discussion with the Subdivider as to changes and the kind and extent of public improvements that will be required, the Plan Commission shall recommend to the Village Board disapproval, approval, or conditional approval of the preliminary plat within 60 days of the filing date.

Plan Commission Recommendation: _____ Date: _____

5. **Board Action.** After receipt of the Village Plan Commission's recommendation, the Village Board shall, within 90 days of the date the preliminary plat was filed with the Engineering Department, approve conditionally, or reject such preliminary plat and shall state, in writing, conditions of approval or reasons for rejection. Unless the time is extended by agreement with the Subdivider, failure of the Village Board to act within 90 days or extension thereof shall constitute an approval of the preliminary plat, unless other authorized agencies object to the plat. The Plan Commission shall communicate to the Subdivider the action of the Village Board. If the preliminary plat is approved, the Engineering Department shall endorse it for the Village Board.

6. **Effect of Approval.** Approval of a preliminary plat shall be valid for twenty-four months from the date of approval or conditional approval. Subject to section 236.11(1)(b), Wis. Stats., approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the Plan Commission and Village Board at the time of its submission.

7. **Amendment.** If the Subdivider desires to amend the preliminary plat as approved, the Subdivider may resubmit the amended plat, unless the amendment is, in the opinion of the Village Board, of such scope as to constitute a new plat, in which case it shall be refiled. The Village reserves the right to require an additional fee where, in the opinion of the Village Board, such amendment requires significant additional Village resources.

Date of Village Board Action: _____

Village Board Action (Circle One): Disapproval Approval Conditional Approval

Conditions Attached? Yes No

Date Village Board Action Communicated to Subdivider: _____

Completed By and Date: _____

¹ Once the Preliminary Plat review process is complete and the Subdivider has met the requirements of the Ordinance based on the review, the Final Plat may be submitted pursuant to 14-3-3(h) and (i). Obtain a copy of Final Plat Application to guide you through the Final Plat submittal and approval process.

Date Received: _____

Checklist #5: Modification and Waiver Application, Review and Approval Process

Applicability: Section 14-3-1(k) of Title 14 governs the granting, by the Village Board, of modifications of and/or waivers from the requirements of the provisions of the subdivision ordinance if an exceptional circumstance exists or undue hardship would result. Application for any such modifications or waivers shall be made in writing by the Subdivider at the time when the Initial Application, along with Checklist #1: Information Required for Initial Conference, Initial Application, Concept Plan, as required under section 14-3-3 is filed for consideration, stating fully all facts relied upon by the Subdivider. This Checklist is a guide only and does not waive any requirements of the ordinance itself. A copy of the Village's subdivision ordinance can be obtained from the Clerk in hard copy at the Village Hall or electronically via email at wchristensen@Villageofcaledoniawi.com or at the Village's website at www.caledoniawi.com. The Village Clerk can be reached by phone at 262-835-6415. This Checklist shall be submitted with the Initial Application and reviewed by the Engineering Department at the time of submittal. All information shall be submitted in hard copy and on disk in a format acceptable by the Village.

Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE
Property Location/Address: WATERS EDGE / FIVE MILE ROAD / ERIE STREET
Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188
Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089
Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA
Address: _____ City: _____ State: _____ Zip: _____
Surveyor: TRIO ENGINEERING Phone: (262) 790-1480
Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480
PROPERTY SPECIFICS: Current Zoning of Property: R3 SUBURBAN RESIDENTIAL
Proposed Zoning Change: R4 URBAN RESIDENTIAL
Circle One: Sewered Unsewered Reserved Sewer/Water Area
Current Density Factor According to Village's Land Use Plan: _____
Village CALEDONIA Range 23 Section 21 Parcel ID# 104042316021000
104042321016000
104042321021000

(The following to be completed by Village Engineering Department)

Initial Application: Yes No

Has the Subdivider submitted its Initial Application and Checklist #1? If no, then notify the Subdivider that this must occur before an Application for Modification and/or Waiver can be submitted.

Date Initial Application and Checklist #1 Submitted to Village Engineer for Review and Response: _____

Date Checklist #5 Submitted to Village Engineer for Review and Response: _____

Date Received: _____

The following information is to be completed by the Subdivider and verified by Village Engineer. Village Engineer will provide response to Subdivider.

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer's review where necessary. Attach any additional information/data that you would like the Village Engineer's input.

Application: Has the Subdivider provided:

- ☐ Detailed facts relied upon for requesting modification and/or waiver. → 40% OPEN SPACE
- ☐ Maps → CONCEPT
- ☐ Plans → PLAT
- ☐ Other Data that will assist in the analysis (Describe): WE REQUEST A WAIVER TO THE VILLAGE'S 40% OPEN SPACE REQUIREMENTS

Analysis of Factors:

- a. Why would the Modification or Waiver be consistent with the general intent of the Ordinance? WE ARE DEDICATING A 3.37 AC PARK TO THE VILLAGE THAT WILL REMAIN AS OPEN SPACE FOR PUBLIC BENEFIT.
- b. Why will the Modification or Waiver not adversely affect property owners in the surrounding area? PROPOSED LOT SIZES FOR THE GLEN AT WATERS EDGE ARE OF SIMILAR SIZE AS COMPARED TO THE EXISTING LOTS SURROUNDING THIS NEIGHBORHOOD.
- c. Why would the Modification or Waiver benefit the Village and be consistent with the Village's interests? VILLAGE WILL RECEIVE A 3.37 AC PARK THAT WILL REMAIN AS OPEN SPACE.
- d. Is the Subdivider in full compliance with applicable ordinances and agreements with the Village? Yes or No
If the answer to this question is no, provide an explanation of and description of the non-compliance and how such non-compliance is intended to be corrected. IT IS OUR UNDERSTANDING THAT WE ARE IN FULL COMPLIANCE.
- e. Instead of granting your request for modification and/or waiver, should the Village's ordinance be changed to accommodate the kind of situation you are presenting on this application? Yes or No
If the answer to this question is yes, please provide your explanation here: _____

Engineer Notes: _____

(The Following to be completed by Village Engineer.)

Review of Application: The following is a guide of what you can expect from the review process for the Application. Questions should be directed to the Engineering Department.

Conservation Subdivision Development
Village of Caledonia, Title 14 Chapter 1
Checklist #5 -- Page 3 of 3

- Date of Plan Commission Meeting:* _____

- a. Whether the request for a waiver or modification, if granted, would be consistent with the general intent of the Ordinance.
- b. Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.
- c. Whether the request for waiver or modification, if granted, would benefit the Subdivider's project in a way that is not consistent with the Village's interests.
- d. Whether Subdivider is in full compliance with applicable ordinances and agreements with the Village.
- e. Whether, instead of granting the request for a waiver or modification, the Ordinance itself should be changed to accommodate the kind of situation presented by the Subdivider.

- a. The granting of the modification or waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- b. The conditions upon which the request for a modification or waiver is based are unique to the property for which the modification or waiver is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the Subdivider would result, as distinguished from a mere inconvenience, financial hardship, or self-imposed hardship, if the strict letter of this Ordinance were carried out.

- a. The Village Board, if it approves of the modification or waiver of the application of this chapter or any portion of it, shall do so by motion or resolution and shall instruct the Village Plan Commission to notify the Subdivider.
- b. Such relief shall be granted without detriment to the public good, without impairing the intent and purpose of this chapter or the desirable general development of the Village in accordance with the Village land use plan or this Ordinance.
- c. A majority vote of the Village Board shall be required to grant any modification or waiver to this Ordinance. The reasons why such modification or waiver was granted shall be entered in the minutes.

- Date of Village Board Action: _____
- Village Board Action (Circle One): Disapproval Approval Conditional Approval
Conditions Attached? Yes No
- Date Village Board Action Communicated to Subdivider: _____
- Completed By and Date: _____



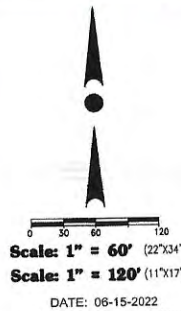
4100 N. Calhoun Road, Suite 300
Brookfield, Wisconsin
T: 262.790-1486
j.pudaliko@trioeng.com

DEVELOPMENT SUMMARY TABLE	
- Total Project Area =	18.54 ac
- (includes 0.34 ac of existing right-of-way)	
- Wetland Area =	1.22 ac
- Parkland =	3.52 ac
- Proposed Zoning =	R-4
- Proposed Density =	1.62 uni/ac
- Public Street Length =	2,185 lf

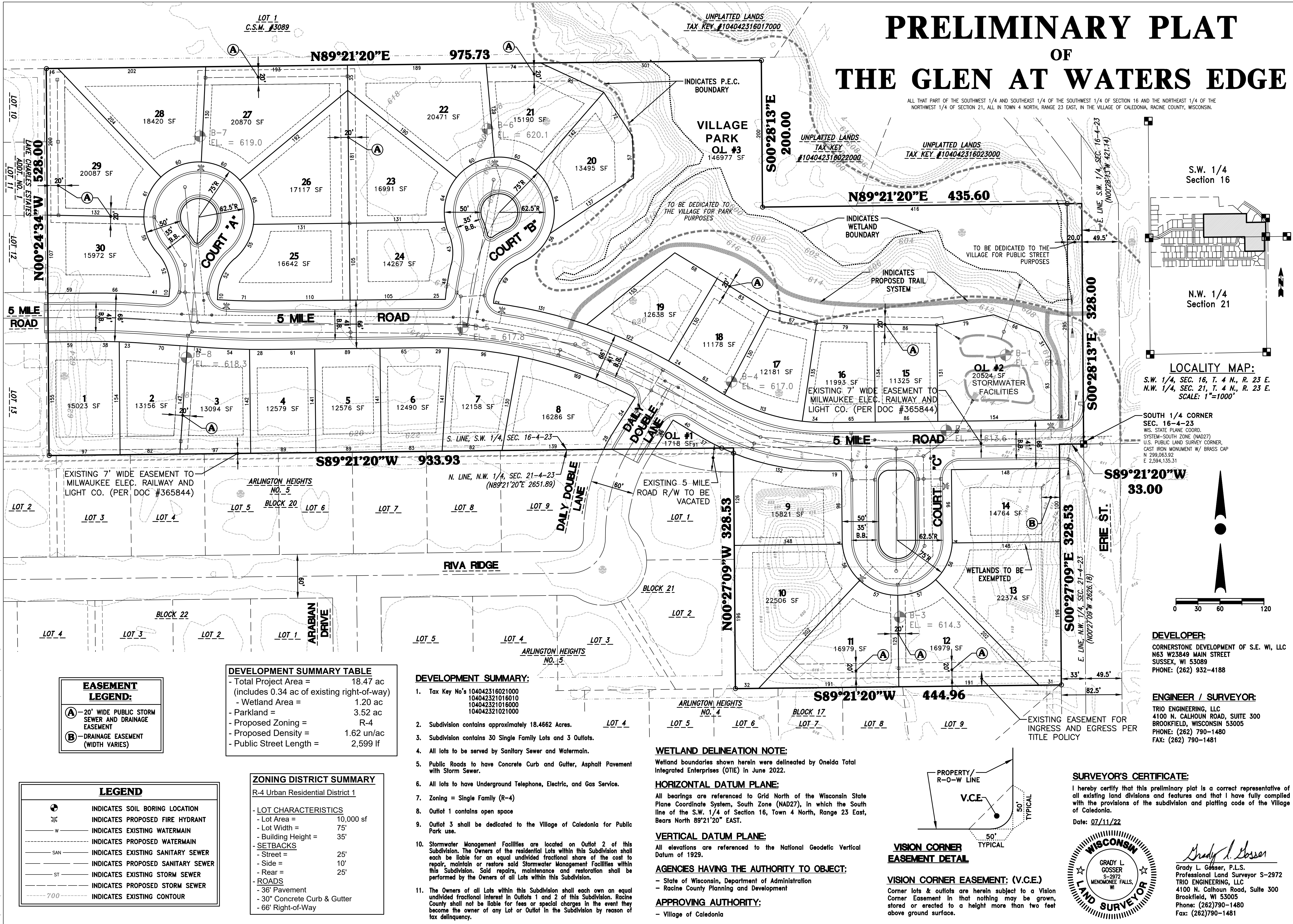
ZONING DISTRICT SUMMARY	
R-4 Urban Residential District 1	
- LOT CHARACTERISTICS	
- Lot Area =	10,000 sf
- Lot Width =	75'
- Building Height =	35'
- SETBACKS	
- Street =	25'
- Side =	10'
- Rear =	25'
- ROADS	
- 36" Pavement	
- 30" Concrete Curb & Gutter	
- 66" Right-of-Way	



PROPOSED SITE PLAN
THE GLEN AT WATERS EDGE
Village of Caledonia, WI
(18.5 Acres)



X:\2022\22-040-796 THE GLEN AT WATERS EDGE CALEDONIA\DRAWINGS\SURVEY\PLATS\150PRP01_GLEN AT WATERS EDGE_22X34.DWG



PROJECT:
THE GLEN AT WATERS EDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF CALEDONIA, WISCONSIN
BY: CORNERSTONE DEVELOPMENT

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
JULY 11, 2022

JOB NUMBER:
22-040-796

DESCRIPTION:
PRELIMINARY
PLAT

SHEET

1 OF 1