

PLANNING COMMISSION AGENDA
Monday, September 26, 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. ZONING TEXT AMENDMENT– Consider a proposal to repeal and recreate the existing Title 16: Zoning and Board of Appeals of the Municipal Code submitted by Village of Caledonia, Applicant.
- 6. New Business**
 - A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the Water's Edge Condominium Development located on Water's Edge Drive, formerly Erie Street, submitted by Rinka, Applicant, CCM-Caledonia, LLC Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)
 - B. CRAWFORD PARK MASTER PLAN REVIEW – Review the proposed master plan for the future development of Crawford Park submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID Nos. 104-04-23-20-123-000, 104-04-23-20-123-020, & 104-04-23-20-132-000)
 - C. BOUNDARY AGREEMENT REVIEW – Review a building, site, and operations plan to construct and utilize a ±5,000 square-foot commercial building located at 195 27th Street submitted by August Hoppe, Applicant, Christensen Revocable Trust 1019 HWY V, Owner. (Parcel ID No. 168-04-21-01-004-000)
- 7. Adjournment**

Dated September 22, 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, Scott Olley, Joseph Kiriaki, Tim Just

Also Present: Development Director Peter Wagner, Director of Public Services Anthony Bunkelman, PE, Engineer Ryan Schmidt, PE

3. Approval of Minutes

Approval of July 25, 2022, meeting minutes.

Motion by Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

4. Citizens' Comments

Steve Keller, 13000 Northwestern Ave., spoke about item 6C. He raised concerns about the two proposed new buildings and the additional personal vehicles and semi-trucks that will be accessing and parking on the site, stating it would exacerbate existing traffic problems.

Rita Mitchell, 3625 51st St., Village of Raymond, owner of the vacant parcel at 13501 Northwestern Ave., spoke on item 6C. She is concerned that it appears, "they are taking up part of our property."

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

5A. REZONE – Review a request to rezone a parcel consisting of 2.3 acres located at 6201 Douglas Avenue from B-2, Community Business District to B-3, Commercial Service District submitted by John Anderson, Applicant, Anderson Investment Holdings 6207, Owner. (Parcel ID No. 104-04-23-18-187-000)

Wagner read from his Plan Commission Report of August 29, 2022, included with the meeting packet.

Applicant and business owner John Anderson spoke, describing the operations and future plans for the business.

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

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

In favor or neutral:

David Faes, 6219 Douglas Ave., said he has raised concerns about some property conditions with owner and operator, Anderson, and said he had responded and complied with the requests.

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Village Trustee Fran Martin asked if the business (contractor yard) would be allowed to operate in a B-2 Zoning District. Wagner said a contractor yard is not allowed in B-2 districts.

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

Against:

Diana Lesnjak, 4421 Harvest Lane, said she wants to speak up for the property owners in the area, contending they don't support the Rezone. She said the area is residential with spot zoning for nonresidential. She asked the Board to table the item and zone the whole property B-2 with "variances," to allow the current business to operate. She sees the Rezone to B-3 as problematic.

Martha Hutsick, 4502 Harvest Lane, said if the Rezone is approved, violations will occur worsening the situation. She voiced concerns about outdoor storage and other uses that would be allowed on site if the parcel if it is zoned B-3, Commercial Service District. She asked the Board to table the item.

President Dobbs closed the Public Hearing at 6:27 p.m.

5A. Commission Deliberation

Kiriaki asked why the B-2 Zoning could not be considered. Wagner said it does not allow for a contractor's yard with outdoor storage, which is a conditional use in B-3 districts. The Zoning is appropriate for the area and the Rezone is not precedent setting, he added, citing other similar uses in B-3 districts. If a Conditional Use Permit is approved, there is a list of Conditions of Approval that have been presented to the applicant, who is agreeable to the restrictions. The right to revocation is now added to the Conditions of Approval for better enforcement. Knitter asked about the idea of a retail component of the business in the future. Anderson discussed his overall plan for slow and sustained growth of the business.

Motion by Weatherston that the Plan Commission recommends to the Village Board that the parcel located at 6201 Douglas Avenue be rezoned to B-3, Commercial Service District, for the following reasons:

1. The parcel is currently developed and utilized for commercial purposes and rezoning the entire parcel to the B-3 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.

Seconded by Knitter

Motion carried unanimously.

5B. CONDITIONAL USE AMENDMENT – Review a request to amend the existing Conditional Use Permit for the parcel located at 6201 Douglas Avenue to allow for the commercial use of a landscape contractor's yard with outdoor storage submitted by John Anderson, Applicant, Anderson Investment Holdings 6207, Owner. (Parcel ID No. 104-04-23-18-187-000)

Wagner read from his report of August 29, 2022, included in the meeting packet.

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

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

In favor: None

President Dobbs asked three times if anyone wanted to speak against or is neutral about this proposal.

Against or neutral:

Diana Lesnjak, 4421 Harvest Lane, had a list of questions she asked about the proposal, including what changes may be made to the front area that is visible from the road. She asked whether a topsoil screener makes noise and how long it usually runs each time it is used. Would the greenhouses be maintained as they are? Or will some be razed to make room for parking of machinery or trucks? Where would heavy equipment such as snow removal trucks be parked in off-season? Will there be a change to the lighting for either security or evening use? Will there be a change to the current front landscaped area? Would a garbage truck be stored on site either partially or completely full? How noisy is a tub grinder that is used to make mulch? How often, at what times, and how long would it be expected to run? In rezoning from B-2 to B-3, even if only part of the property, what you're suggesting is that a business is there now that can't be called B-2, in other words it's not a nice clean community business. It's a business with smells, sights and safety issues. In B-3 Zoning, businesses have the potential to be a problem in residential area, she said.

David Meyers, 6149 Douglas Ave., asked that dumpsters not be stored full and not be located close to the shared lot line with property. He asked about the hours of operation and dust control for the screeners.

Martha Hutsick, 4502 Harvest Lane, asked that there be a requirement for evergreens or another type of planting screen around the property. She asked that better and additional conditions be added to the permit.

President Dobbs closed the Public Hearing at 6:45 p.m.

5B. Commission Deliberation

President Dobbs called applicant and business owner John Anderson to the podium to answer some of the questions asked during the Public Hearing. He asked Anderson to provide information about hours of operation, noise and odor generation, and processes and equipment used in the operation of the business.

Anderson said the hours of operation are generally from 7 a.m. to 5 p.m., Monday through Friday, incidental Saturday and Sunday. Snow removal operations entail trucks leaving the site and returning at the end of the workday, limited to when it snows. The topsoil spinner is a trailer-mounted 50-horsepower model, the sound of which is similar to that of a skid loader or small tractor. The model can process up to 50 yards per hour, versus larger models that process over 100 yards per hour. The tub grinder is similar to a hay bale processor and is a small with a 50 horsepower or less engine. It does not make wood chips and likely could not be heard from the road. He said staff members are aware the property is within a residential area and will take that into account, using the equipment only for a couple hours at a time and likely just a few times each month. Composting involves processing vegetative materials such as grass, leaves, mulch and brush, into material that will be used for growing operations.

President Dobbs asked if the composting part of the business could be halted if it became a problem for the neighbors. Wagner referenced the Performance Standards of the Racine County Code of Ordinances that govern noise, odors and the condition of a property.

Anderson described how the company's garbage trucks and dumpsters will be used in operations. The garbage trucks will be empty when parked on the site.

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Motion by Pierce that the Plan Commission recommends to the Village Board that a Conditional Use Amendment allowing for the operation of a landscaping contractor’s yard with outdoor storage of equipment and materials for the parcel located at 6201 Douglas Avenue be approved for the following reasons:

1. The parcel is currently developed and utilized for a commercial greenhouse and the proposed use is similar in nature.
2. The applicant will submit a Building, Site and Operations plan prior to storing equipment and materials on site.

Seconded by Weatherston

Motion passed 7-0 in a roll call vote.

ROLL CALL

Scott Olley	Aye
Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Joseph Kiriaki	Aye
President Dobbs	Aye

6. New Business

6A. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots for parcels located south of 13515 Northwestern Avenue submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)

Schmidt read from his Memorandum of August 24, 2022, pertaining to parcels at the southeast corner of USH 41 and CTH K (Northwestern Avenue). The CSM includes the creation of three lots and a dedicated public right-of-way. The parcels are located in the sewer and water service area and those roads will contain all sewer, sanitary and watermain to service all three lots. However, the southernmost portion of Lot 1 will potentially have a building that will be serviced by a separate off-site sanitary sewer service system through easements on adjacent parcels. The Village Board has approved a Development Agreement. A Traffic Impact Analysis (TIA) has been started at the State and County levels. The Village is working with the County regarding access.

Rita Mitchell, 3625 51st St. Rita Mitchell, owner of the vacant parcel at 13501 Northwestern Ave., addressed the board and said she is concerned with storm water runoff. President Dobbs said a storm water analysis will be conducted as part of the development process. Mitchell said she observed surveying stakes that have been set in the area and that it appears they are on her property. Schmidt said the Village will work with the contractor regarding the issue.

6A. Commission Deliberation

Motion by Weatherston to recommend that the Plan Commission conditionally approve the Caledonia Corporate Park Certified Survey Map, subject to the conditions listed in Schmidt’s Memorandum of August 24, 2022, included in the Planning Commission packet.

Seconded by Knitter.

Motion carried unanimously.

6B. BUILDING, SITE, AND OPERATIONS PLAN REVIEW – Review a Building, Site and Operation plan for the construction and utilization of at ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)

Wagner read from his report of August 29, 2022, included in the Planning Commission packet.

6B. Commission Deliberation

Motion by Knitter that the Plan Commission recommends to the Village Board that the Building, Site and Operational plan for the construction of a ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue, be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the Building, Site and Operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

Seconded by Weatherston

Motion carried unanimously.

6C. BUILDING, SITE, AND OPERATIONS PLAN REVIEW – Review a Building, Site and Operation plan for the construction and utilization of at ±233,249 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)

Wagner read from his report included in the Planning Commission packet.

6C. Commission Deliberation

Motion by Weatherston that the Plan Commission recommends to the Village Board that the Building, Site, and operational plan for the construction of a ±233,349 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue, be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site and operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

Seconded by Knitter.

Motion carried unanimously.

6D. CERTIFIED SURVEY MAP – Review a Certified Survey Map creating two lots for the parcel located at 7521 5 Mile Road submitted by Michael Leiber, Applicant, Edward Phillips, Owner. (Parcel ID No. 104-04-22-22-001-000)

Schmidt read from his Memorandum of August 9, 2022, included in the Planning Commission packet. He recommended denying the Concept CSM because Lot 1 and the Outlot are both less than 5 acres and do not meet Title 14-1-5(g)(3)(a), which requires lots of not less than 5 acres for the District.

6D. Commission Deliberation

Members discussed the fact that the request does not meet Village Municipal Code. Trustee Martin addressed the board stating a concern about setting a precedence. Pierce asked that legal options be explored.

Motion by Knitter to table the item.

Seconded by Kiriaki.

Motion approved unanimously.

6E. 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)

Bunkelman read from his Memorandum of August 25, 2022, included in the Planning Commission packet. He recommended approval of the plat.

6E. Commission Deliberation

Motion by Kiriaki to approve the Preliminary Plat of The Glen at Waters Edge, subject to the conditions listed in the Memorandum of August 25, 2022, from the Public Services Director.

Seconded by Weatherston.

Motion carried unanimously.

6F. FINAL CONDOMINIUM PLAT REVIEW – Review a final condominium plat for the second phase of Briarwood of Caledonia Subdivision consisting of ten condominium units submitted by Nancy Washburn, Applicant, Briarwood of Caledonia LLC, Owner. (Parcel ID No. 104-04-23-21-061-000)

Schmidt read from his memo of August 24, 2022.

6F. Commission Deliberation

Motion by Weatherston to approve the Briarwood Condominium Plat, subject to the following conditions:

- All technical corrections and comments made from Village of Caledonia Staff and Commissions will be addressed prior to recording.
- Plat must conform to all ordinances in Title 9,14, and 18 as necessary.
- Plat is subject to Land Division per Lot Fee.

Seconded by Kiriaki.

Motion carried unanimously.

6G. BOUNDARY AGREEMENT REVIEW – Review a building, site, and operations plan to construct and utilize a ±709 square-foot addition for the commercial building located at 4133 Courtney Street submitted by Gene Bohn, Applicant, Merz North America, Owner. (Parcel ID Nos. 168-04-21-36-001-120 through 168-04-21-36-001-220)

6G. Commission Deliberation

Wagner read from his report of August 29, 2022.

Motion by Pierce that the Plan Commission recommends to the Village Board that the Building, Site and Operation plan for construction and utilization of a ±709 square-foot addition to the existing building located at 4133 Courtney Street in the Village of Raymond be approved with the conditions listed in the report of August 29, 2022.

Seconded by Weatherston.

Motion carried unanimously.

6H. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operations plan for the construction and utilization of two building additions. A ±52,700 square-foot industrial addition on the south side of the building and a ±1,705 square-foot office addition on the west side of the existing industrial building located at 12725 4 Mile Road submitted by Curtis Schroeder, Applicant, Central Storage Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)

Wagner read from his report of August 29, 2022.

6H. Commission Deliberation

Motion by Kiriaki that the Planning Commission recommends the Village Board approve the Building, Site and Operations plan with the conditions listed Exhibit A of the August 29, 2022, report.

Seconded by Olley.

Motion carried unanimously.

7. Old Business

7A. CONDITIONAL USE AMENDMENT - Review a request for a conditional use amendment to expand the use of the existing fueling station and convenience store to include the operation of a U-Haul business located at 7952 USH 41 submitted by Joy Peter, Applicant, Kidangayil Inc. Owner. (Parcel ID No. 104-04-22-07-076-000)

**Planning Commission Meeting
Monday, August 29, 2022**

Wagner read from his report of August 29, 2022, included with the Planning Commission packet. He noted the revised plan addresses concerns Members raised when the proposal was reviewed at the November 29, 2021, meeting.

7A. Commission Deliberation

Motion by Weatherston that the Plan Commission recommends to the Village Board approve a Conditional Use Amendment to include the operation of a U-Haul business with outdoor storage of equipment as illustrated in the submitted site plan with conditions as shown in Exhibit A for the property located at 7952 USH 41 for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use appears to be compatible with the existing use on the parcel.
3. The proposed use does not negatively impact the surrounding properties.

Seconded by Pierce.

Motion carried unanimously.

8. - Adjournment

Motion to adjourn by Pierce. Seconded by Knitter. Motion carried unanimously.
Meeting adjourned at 8:32 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician



PLAN COMMISSION REPORT

Proposal:	Zoning Text Amendment
Description:	Review and take action on the proposed revised Municipal Code Title 16: Zoning and Board of Appeals.
Applicant(s):	Village of Caledonia
Address(es):	n/a
Suggested Motion:	That the Plan Commission recommends to the Village Board that Municipal Code Title 16: Zoning and Board of Appeals be repealed and recreated with the proposed eighteen chapters as presented.

Background: When the Town of Caledonia became the Village of Caledonia in 2005, the Village adopted Racine County's Zoning Code as their own. Since that time, the Village has amended its code several times resulting in staff having to reference both Title 16 of the Village Code and Racine County's Zoning Code that was adopted in 2005 when applying the zoning code for development projects and code enforcement. This split in regulations is difficult for developers, residents, and businesses to understand what the rules and regulations are for the Village.

Staff has been working on merging the two code sections into one unified code for the past several years. Over several meetings, the Plan Commission has reviewed, deliberated, and modified the proposed zoning code. Following the Plan Commission's review of all eighteen chapters, The Plan Commission directed staff to present the proposed zoning code to the Legislation and Licensing (L&L) Committee for their review. At their August 22nd meeting, the L&L Committee provided feedback and motioned that the proposed zoning code move forward through the approval process. Below is a brief summary of the changes/modifications to each chapter. The complete zoning text can be found on a separate link on the Village webpage: <https://caledonia-wi.gov/meetings>.

Chapters 1-5 are similar if not identical to the previous code. These chapters outline the purpose and scope of the zoning code.

Chapter 6 has many changes. Staff is proposing to reduce the number of Agricultural Districts from four to one. Of all the agriculturally zoned parcels only a few dozen parcels are not designated as A-2. The few dozen parcels not zoned A-2 will be able to keep their existing agricultural classification. To have parcels reflect the new zoning districts, there is language in the code that will require a rezoning of the property to a new zoning district when a property owner wishes to subdivide or develop the property. Over time, all parcels will have a zoning district designation that is represented in the new code. Residential districts have been streamlined as well. Currently there are twelve distinct residential districts. Staff is proposing to reduce that number to seven districts. R-1 remains the same. Currently there are two R-2 districts. Staff is proposing to condense to one. The same situation is for the R-3 and R-5 Districts. Currently there are two two-family districts and two multi-family districts. Staff is proposing to condense these both to one two-family district and one multi-family district. There are currently seven business districts. The Village does not utilize all seven districts. Staff is proposing to reduce the number of commercial districts to three (B-1, B-2, & B-3). There are no B-6 or B-7 zoned parcels in the Village. The B-5 District was the Villages category for adult oriented businesses and will be eliminated as the new code has a chapter regulating those types of businesses in the M-3 District. There are currently 5 parcels within the Village with this commercial zoning classification. For the B-4 District, those parcels

will keep that zoning classification until such time the owner wishes to develop. At that time the owner will need to request one of the adopted commercial zoning districts. The B-4 District does not allow any use by right and has been used in the past as a holding commercial district until such time a proposed use was made. Staff is proposing to reclassify the P-1 District to I-1 District to better indicate the type of uses allowed. I-1 represents institutional uses such as schools, churches, and government owned parcels. Often times, developers and landowners are confused thinking that P-1 is a park and recreation district. Overlay districts remain the same and are incorporated into this chapter. Uses in each district has been modified to describe broader uses instead of specifying a particular use. It is impossible to identify every type of use for each district and oftentimes language used becomes outdated quickly. For example, a permitted use in a commercial district references a crockery store. By providing more general categories describing a commercial, industrial, and recreational use, allows property owners the ability to use their land in an equitable way.

Chapter 7 pertains to the regulation of Planned Unit Developments (PUD). Staff has not modified the standards for PUDs but reformatted the regulations into a specific chapter outlines requirements, application procedures, and basis for approval.

Chapter 8 pertains to nonconforming structures and lots. Staff did not make modifications to these regulations but reformatted them to a unified municipal code format. This chapter explains what nonconforming uses, structures, and lots are and how they are regulated.

Chapter 9 pertains to conditional uses. As you may already know, Act 67 was passed by the State which dictated how conditional uses are to be evaluated and considered. The Village Attorney drafted this chapter creating conditional use regulations that comply with ACT 67. The chapter outlines the application process, standards for review, decision standards, along with expiration, termination, and compliance regulations.

Chapter 10 pertains to Accessory Uses. This chapter was modified last year and adopted by the Village Board in January 2022. The Plan Commission along with the L&L Committee and Village Board deliberated at great length as to how to most equitably regulate accessory buildings. There is one modification since the adoption of this code and that relates to agricultural land. The recently adopted code did not specifically address agricultural zoned properties. Now there is a code the specifies agricultural accessory building regulations. That code regulates agricultural buildings the same as the previously adopted Racine County Code.

Chapter 11 pertains to signs. The proposed sign code has changes compared to the original sign code. Major changes include:

- Deleted the regulation limiting the overall total of sign area to 1,200 square feet except for multi-tenant shopping centers which were allowed an additional 500 square feet of area for each anchor tenant.
- Deleted Obsolete Signs section requiring vacant commercial, industrial, agricultural, or institutional establishments remove their signs within 30 days of vacating the site.
- Deleted the requirement that if a wall sign is over 32 square feet, the applicant is required to submit a rendering illustrating how the sign will be seen at 150 to 300 feet away.
- Increased maximum monument and pole sign size from 32 square feet to 64 square feet.
- Added Temporary Sign Regulations.

- Amended the Freestanding Sign regulations to increase minimum setback of signs from 1-foot to 5 feet from the property line for freeway signs, agricultural signs, home occupation signs, and monument signs. Poles sign setbacks were increased to 15 feet from the property line.
- Eliminated the signage type chart and replaced with updated sign type chart.
- Detailed regulations pertaining to electronic message centers (EMC).

Most of the sign chapter remains the same such as definitions, sign types, general restrictions, maintenance standards, and how signs are measured.

Chapter 12 pertains to off-street parking. In late 2021, the Village adopted new off-street parking regulations to address code enforcement concerns regarding off-street parking. The proposed chapter includes that adopted code along with regulations adopted previously relating to parking stall standards, and driveway access.

Chapters 13, Floodplain Regulations, Chapter 14 Mobile Tower Siting, and Chapter 15 Shoreline zoning remain the same as previously adopted and only modified to conform with the new format for Title 16.

Chapter 16 pertains to adult orientated businesses. Our Village Attorney drafted this chapter modeled after the recently adopted Racine County Code related to adult oriented businesses. As was explained in earlier meetings, it is not legal to prohibit a particular use from a community, however, it can be strictly regulated. This chapter specifies a number of requirements to allow for this type of use and only permits is in the M-3 zoning district. This chapter, as drafted, provides the Village with oversight to any adult related use proposal.

Chapter 17 pertains to the rules and regulations as it relates to amendment to the zoning map or shoreland wetland map or text. No changes to content have been made, but only reformatting to conform with the new Title 16 format.

Chapter 18 is a list of definitions which assist in the application of the zoning code. The majority of definitions were taken from the Racine County Code and staff has added some additional definitions that apply to today's environment.

If the Plan Commission is comfortable with the proposed Title 16 code, staff has drafted a motion recommending to the Village Board that they adopt the proposed zoning code as presented.

Respectfully submitted:



Peter Wagner, AICP
Development Director

PLAN COMMISSION REPORT

Proposal: Building, Site, & Operations Plan Review

Description: Review a request to approve the building, site, and operations plan for the construction of three, 5-story condominium buildings (136 units) and 39 condominium townhomes/villas located at 5915, 5919, & 5945 Erie Street.

Applicant(s): CCM-Caledonia, LLC

Address(es): 5915, 5919, & 5945 Erie Street (currently Water's Edge Drive)

Suggested Motions: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of three, 5-story buildings with underground parking, 39 condominium townhomes/villas, and recreational amenities be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning and Planned Unit Development through the building, site, and operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of high density residential.

Owner(s): CCM-Caledonia, LLC

Tax Key(s): 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000

Lot Size(s): 1.9 acres, 2.2 acres, & 15.9 acres

Current Zoning District(s): R-8, PUD, Planned Residential District, Planned Unit Development

Overlay District(s): Shoreland, Wetland Overlay District

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: High Density Residential (less than 6,200 SF per dwelling)

Background: In 2021, the applicant received approval for a building, site, and operation plan for the construction of three, 6-story condominium towers with underground parking for a total of 280 dwelling units. At that time, the plan was to develop in two phases. Phase 1 would be the towers (219 units) and Phase 2 would be the townhomes (64 units). Since that time, the applicant has decided to redesign the site and requested an approval of the entire site, including the townhomes/villas. Included in your packet are the designs and renderings of the proposed redesign of the development. The new site plan reduces

the total number of dwelling units to 175. Although the number of units has decreased, the market value of the entire development is expected to be the same if not more.

The proposed plan complies with site and use restrictions, maintenance, and operational requirements as outlined in the adopted Planned Unit Development (PUD) agreement. The proposed towers will not exceed 6-stories/ 95 feet in height. The proposed buildings will include five stories for residential and one exposed story and one underground level for parking. The building exterior will consist of a mix of masonry panels, fiber cement panels, board form concrete, metal trim, and glass windows as illustrated in your packet. The proposed materials are acceptable exterior materials for multi-family development. The design of the building provides a sense of bottom, middle, and top which complies with Village design standards.

The proposed site plan has shifted the three towers further south allowing for the construction of townhomes closer to the bluff on the northern portion of the site. The previous site plan had the towers centered on the parcel with townhouses being in the central and western part of the site. The three towers will be accessible to each other through lower-level parking area and exposed first level parking. The exposed first level of the tower which includes a combination of enclosed parking, facility amenities, and condo units. The upper condominium levels will be a combination of 1, 2, and 3-bedroom units. The redesign of the site also includes details relating to site amenities. The applicant is proposing outdoor amenities such as pickleball courts, a tennis court, walking trails, and fire pits. Indoor amenities include a pool, fitness room, theater, game room, and meeting spaces. Overall, the proposed development meets the 20% green space as required by the PUD.

Solid waste collection and recycling for the towers will be located in the underground parking structure and only be brought outside for trash pickup. Details regarding waste collection for the townhouses/villas will be provided by the applicant. The proposed development will include enclosed parking for a total of 276 stalls for the three towers and 78 enclosed stalls for the townhouses and villas. There will be 130 surface stalls for visitors for a total of 484 parking stalls with a parking ratio of 2.77 stalls per unit. The previous site plan had 505 total parking stalls with a parking ratio of 1.77 stalls per unit.

There is an access road on the south side of the site to provide access to the property to the south as was proposed with the previous site plan. The proposed lighting plan complies with the Village lighting ordinance Title 16, Chapter 3, Section 3. Proposed lights will be full cut-off lights. The proposed buildings meet the minimum street, rear, and side setback requirements as stated in the PUD. Surface parking lot setbacks are also in compliance as stated in the PUD. The proposed landscaping plan meets the minimum requirements

Staff has determined that the revised site plan for the Water's Edge Condominiums is a better design with lower density that offers more detailed amenities and will fit with the character of the neighborhood. If the Plan Commission is comfortable with the proposed site plan revisions, staff drafted a suggested motion to recommend approval of the building, site, and operation plan with conditions outlined in Exhibit A.

Respectfully submitted:



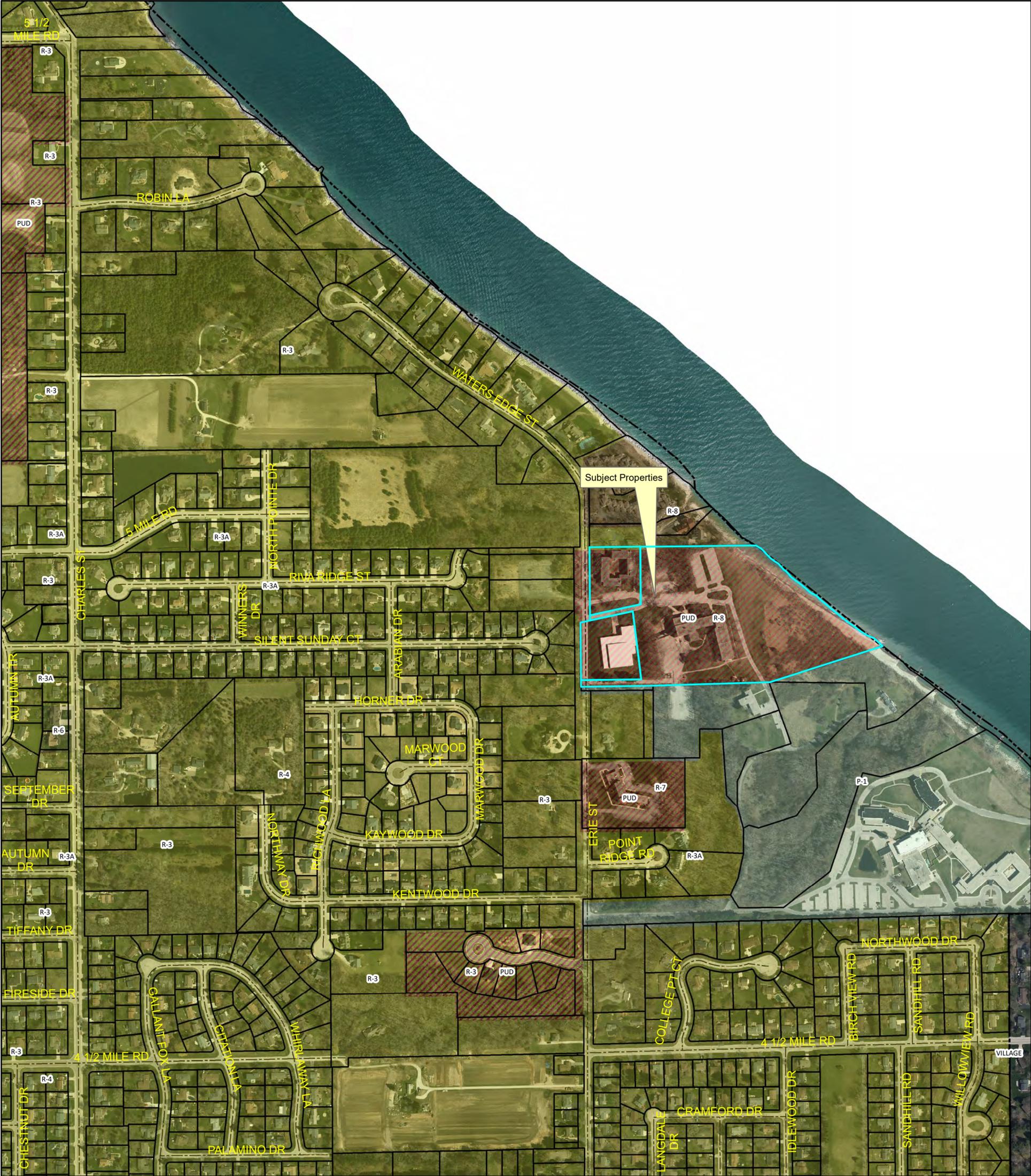
Peter Wagner, AICP
Development Director

EXHIBIT A - CONDITIONS
Water's Edge Condominiums

1. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. Plans. The propose 175 condominium development consisting of three, multi-story, towers and townhouses and villas shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on September 12, 2022.
4. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
5. 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.
6. 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.
7. Sanitary Sewer Service Area Amendment. Prior to submitting building permit applications, the Village shall receive correspondence approving the amendment to the sanitary sewer service area to accommodate the location of the north tower building as it pertains to the primary environmental corridor.
8. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway and comply with the plans and documents received by the Village Planning Department on September 12, 2022.
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. 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 eighteen (18) 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, CCM-Caledonia 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.

LOCATION MAP: Water's Edge Drive



Jeffrey Henningfeld
Village of Caledonia Fire Department
Fire Chief
6900 Nicholson Road
Caledonia, WI 53108

Re: Water's Edge Condos

Primary initial concerns of the Fire Department are as follows:

- The median at the entrance to the development creates a restriction to fire apparatus and ambulances which will be further exacerbated by parked vehicles, proposed vegetation, or accumulated snow.
- Turn around radius appear insufficient outside radius to accommodate fire apparatus.
- Turn around loop roads in front of buildings A, B, & C, are too narrow and will exacerbated by parked vehicles or accumulated snow.
- Chassis and ladder overhang as detailed in the fire truck exhibit does not account for parked vehicles or vegetation.
- Lack of an adequate turnaround at north townhome access road.
- Proposed fire lane appears to be insufficient, difficult to navigate, and will be difficult to maintain during winter months.
- Limited access to underground parking in building C. No ability to ventilate in the event of a fire.
- Hydrants should be located corner by townhome B and east of the pond prior to townhomes E and F. and within 50 feet of any FDC.

Access roads must be constructed in compliance with Title 18 of the Village of Caledonia ordinances and NFPA 1, Chapter 18.

- WIDTH: unobstructed width not less than 20 ft (6.1 m).
- CLEARANCE: vertical clearance not less than 13 ft 6 in. (4.1 m).
 - The vertical clearance can be reduced, as long as it does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved.
 - Vertical clearances can be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- SURFACE: The access roads must be designed and maintained to support the loads of fire apparatus and provided with an all-weather driving surface.
- RADIUS: Caledonia Fire Department requires a minimum 32.5 ft inside turning radius and 58 ft outside turning radius to accommodate fire apparatus.
- DEAD ENDS: When the road is more than 150 ft (46 m) approved provisions for the fire apparatus to turn around must be provided.

- GRADE: The angle of approach and departure along the road must not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m)
 - Fire department access roads connecting to roadways must be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

Sincerely,

Jeffrey A. Henningfeld
Fire Chief



WATER'S EDGE CONDOS PLAN COMMISSION PROPOSAL

CARDINAL CAPITAL MANAGEMENT, INC
RINKA+
SEPTEMBER 12TH, 2022

DEVELOPMENT SUMMARY

SITE
20.10 ACRES

BUILDING FOOTPRINT
89,189 SF

UNIT COUNT
CONDO BUILDING:
- BUILDING A: 40 UNITS
- BUILDING B: 40 UNITS
- BUILDING C: 40 UNITS
- WALKUPS: 16 UNITS
TH & VILLAS:
- TOWNHOMES: 19 UNITS
- VILLAS: 20 UNITS
TOTAL UNITS: 175 UNITS

PARKING
CONDO BUILDING:
- ENCLOSED: 276 STALLS
VILLAS:
- ENCLOSED: 40 STALLS
TOWNHOMES:
- ENCLOSED: 38 STALLS
VISITOR:
- SURFACE: 130 STALLS
TOTAL STALLS: 484 STALLS
PARKING RATIO: 2.77 STALLS

KEY PLAN

- (FL) - FIRE LANE
- (BE) - BUILDING EXIT
- (BR) - BIKE RACK
- (FP) - FIRE PIT
- (BA) - BUILDING ACCESS
- (GA) - GARAGE ACCESS



ARCHITECTURAL SITE PLAN
1" = 40'-0"

September 12, 2022

PROJECT DESCRIPTION

Waters Edge

CCM-Caledonia, LLC (the "Developer") is writing this narrative as part of Building, Site & Operation Plan (BSO) application and as an amendment to the PUD Agreement. The purpose of the application is to provide 175 total condominium units across a diverse range of condominium housing types: Villas, Townhomes, and Multifamily units. Located along the western edge of the property, facing Waters Edge Drive (previously known as Erie St) the Villas are a transitional product stitching into the existing homes along Waters Edge Drive and connecting to the Village of Caledonia. The Villa floorplan offers a single floor plan living product. Within each building there are 2 units on the ground floor and 2 units on the upper floor. Each unit has an attached garage & driveway. Moving eastward into the site, the Townhomes transition into the amenity zone of the development and sit within a parklike setting on the common greenspace. The townhome units offer vertical living floorplans where units span multiple stories. Along the eastern most portion of the site facing the Lake Michigan bluff three multifamily condominium buildings are situated along a continuous ground floor plinth structure which contains interior amenities & parking.

Per current PUD agreement:

- Three (3) 6-story multifamily buildings (maximum height of 95')
 - *Proposed:*
 - (3) 5-story condominium buildings
 - 136 total units
 - Maximum 75'
- Sixty-four (64) condominium townhomes (maximum height of 45')
 - *Proposed:*
 - 20 Villas
 - 19 Townhomes
 - Maximum height of 45'
- Total maximum 280 units
 - *Proposed: 175 Total Units*
- 20% of the development area is privately owned common open space
 - *Provided in proposed design*
- Minimum of 505 parking stalls with an average of no less than 1.8 stalls per unit
 - *Provided:*

	# of Units	Enclosed Garage	Driveway	Surface
Villas	20	40	40	13
Townhomes	19	38	38	20
Multifamily Building	136	276		19
TOTAL	175	354	78	52

484	TOTAL PARKING
175	TOTAL UNITS
2.77	PARKING RATIO

- Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code
 - *Provided:*
 - *Surface parking stall dimensions are in accordance with Article VII, Division 5 of the Municipal Code: Each parking space shall be not less than nine (9) feet in width and not less than one hundred eighty (180) square feet in area exclusive of the space required for ingress and egress*
 - *Enclosed parking garage stalls are 9'x18' typical dimensions, with some compact stalls at reduced dimensions*

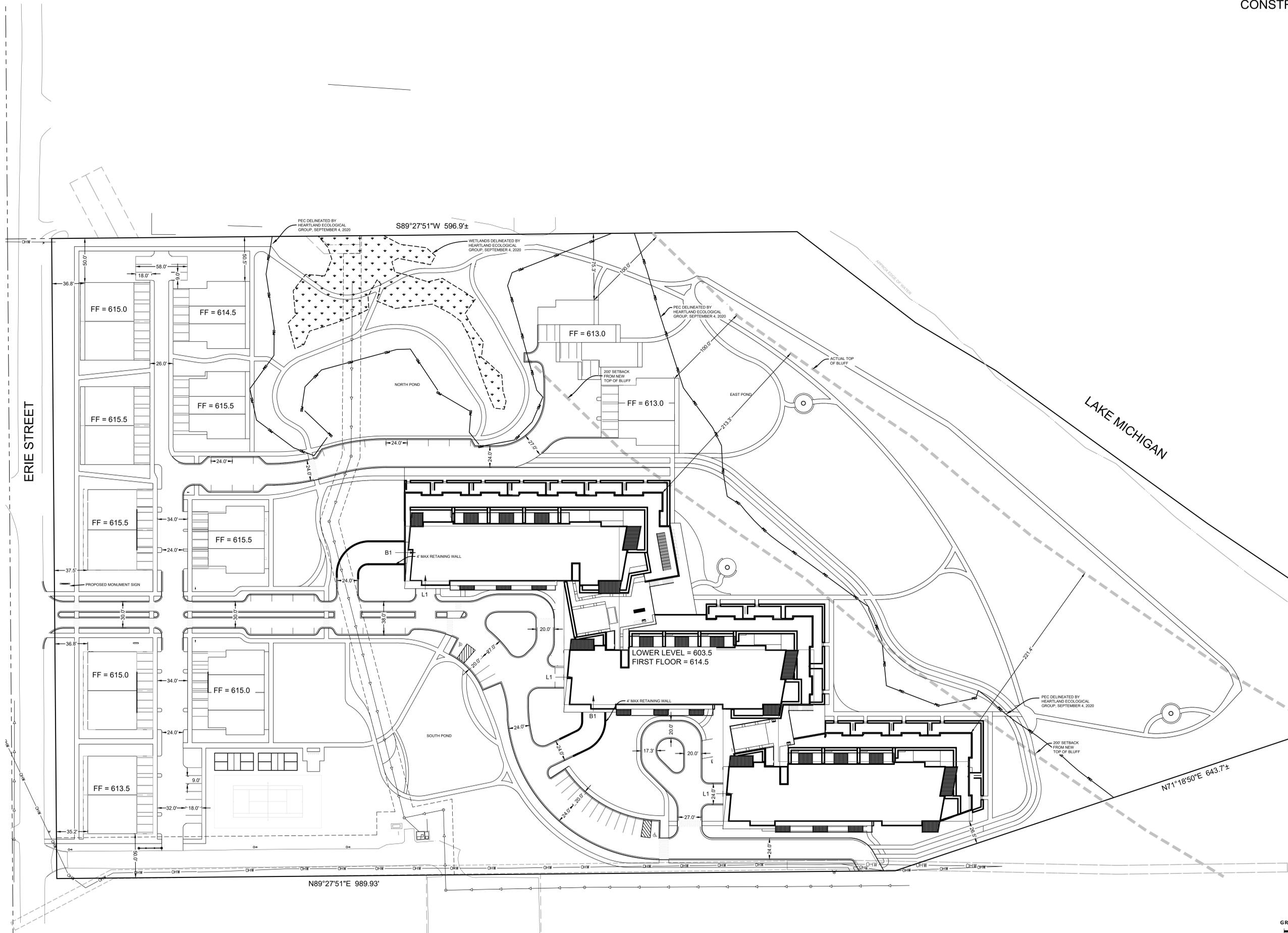
- Setbacks for the proposed development conform with what is provided in the PUD agreement:

	Street Setback	Rear Setback	Side Setback
Principal Structure	30 ft	75 ft	10 ft
Accessory Structure	30 ft		
Parking	25 ft	15 ft	15 ft

- Development Areas:

Lot Area	20.1	Acres
	875605.2	SF
Unit Count	175	Units
Lot Area SF per unit	5003	SF
Density - Units per Acre	8.71	Units per Acre

○



ERIE STREET

LAKE MICHIGAN

S89°27'51"W 596.9±

N89°27'51"E 989.93'

N71°18'50"E 643.7±

LOWER LEVEL = 603.5
FIRST FLOOR = 614.5

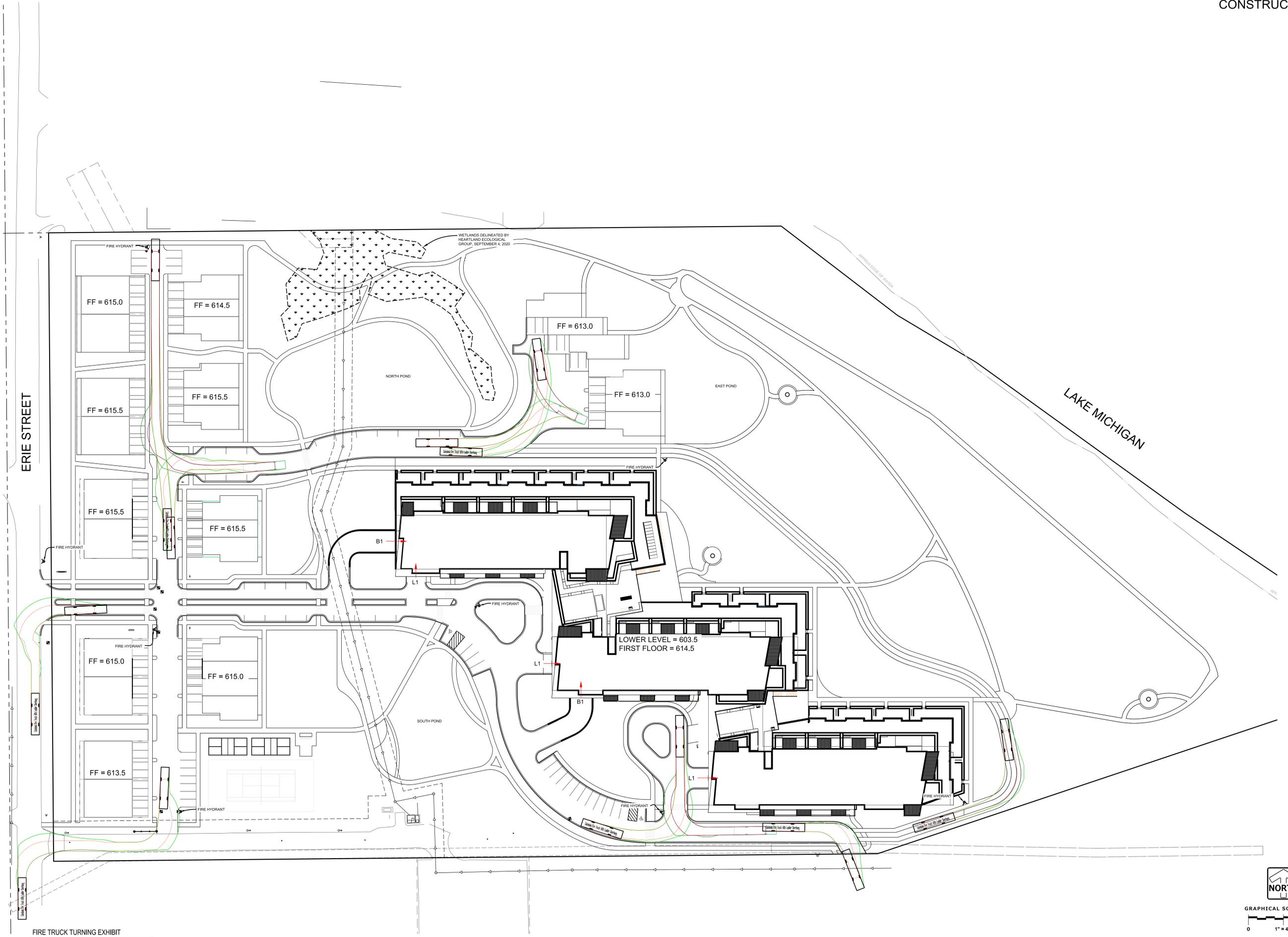


GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

SITE PLAN
1" = 40'-0"



C100



FIRE TRUCK TURNING EXHIBIT

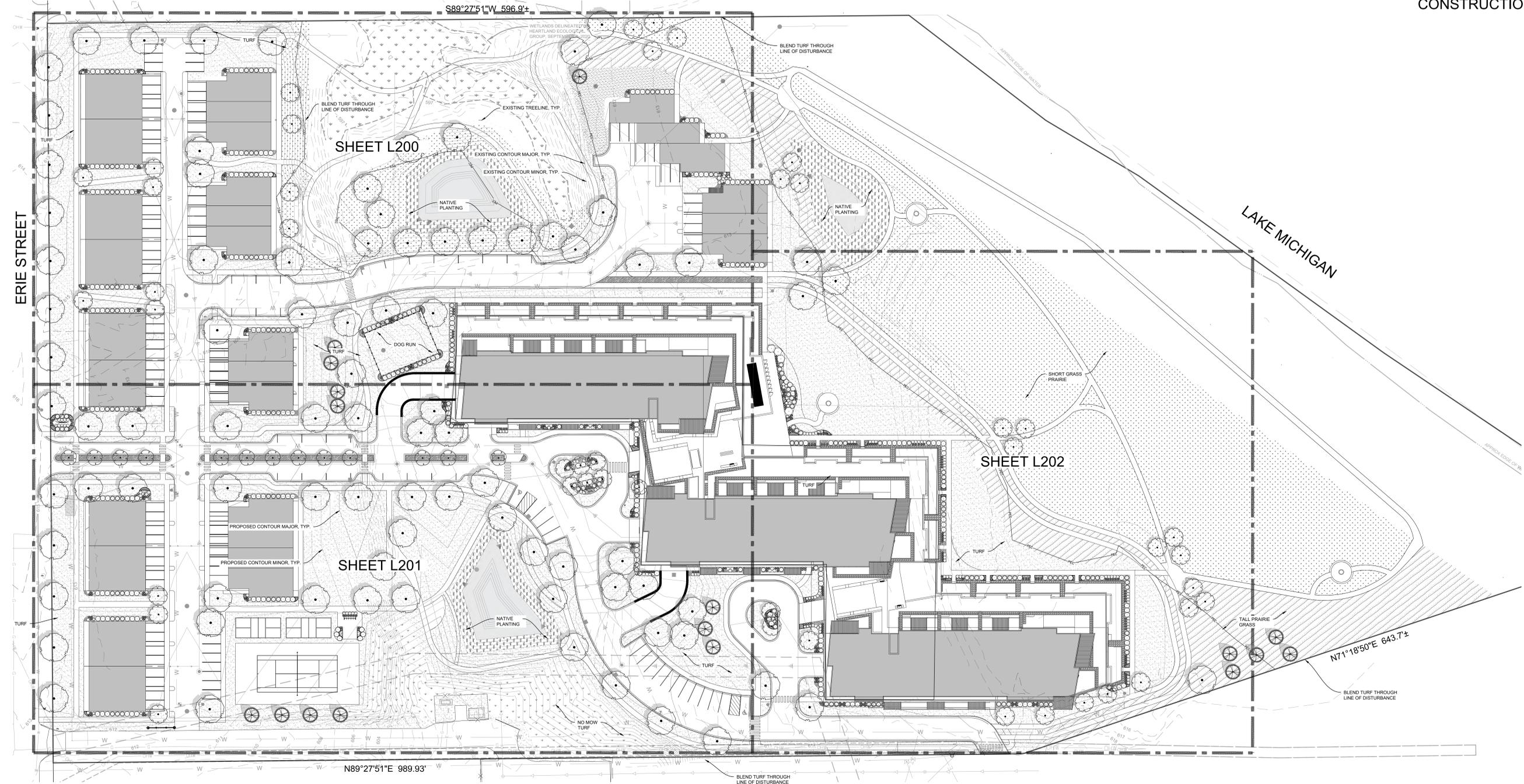
1" = 40'-0"



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 0 1" = 40' 80'

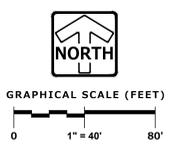
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FIRE TRUCK TURNING EXHIBIT



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME						
DECIDUOUS TREE	87	LIST OF POSSIBLE SPECIES:				4	LARGE DECIDUOUS SHRUB					369	TALL ORNAMENTAL GRASS				3,864 sf	PERENNIALS								
		Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2' Cal.	50' T x 40' W		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 gal.	7' T x 8' W	Andropogon gerardii 'Dancing Wind'		Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W											
		Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple	2' Cal.	55' T x 45' W		Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	3 gal.	8' T x 8' W	Calamagrostis x a 'Karl Foerster'		Karl Foerster Reed Grass	1 gal.	36" T x 24" W											
		Aesculus hippocastanum	European Horsechestnut	2' Cal.	65' T x 55' W		Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	3 gal.	8' T x 8' W	Calamagrostis x a 'Overdam'		Overdam Reed Grass	1 gal.	24" T x 24" W											
		Betula nigra	River Birch Multi-Stem	10' Ht.	55' T x 50' W						Miscanthus sinensis 'Oktoberfest'		Oktoberfest Miscanthus	1 gal.	48" T x 36" W											
		Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2' Cal.	60' T x 50' W						Panicum virgatum 'Northwind'		Northwind Switch Grass	1 gal.	42" T x 28" W											
		Gymnocladus dioica	Kentucky Coffee Tree	2' Cal.	70' T x 45' W																					
		Quercus x schuetzi	Swamp Bur Oak	2' Cal.	70' T x 65' W																					
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2' Cal.	45' T x 25' W																					
		ORNAMENTAL TREE	43	LIST OF POSSIBLE SPECIES:					237	MEDIUM EVERGREEN SHRUB						70		SHORT ORNAMENTAL GRASS				5,967 sf	PRIVATE PLANTINGS			
				Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		1.5' Cal.	20' T x 20' W		Juniperus chinensis 'Sea Green'	Sea Green Juniper		3 gal.	5' T x 5' W	Deschampsia cespitosa			Tufted Hair Grass	1 gal.	24" T x 30" W						
				Cercis canadensis	Eastern Redbud Multi-stem		8' Ht.	25' T x 25' W		Juniperus chinensis 'Sea of Gold'	Sea of Gold Juniper		3 gal.	3' T x 4' W	Eragrostis spectabilis			Purple Love Grass	1 gal.	24" T x 18" W						
				Cornus alternifolia	Pagoda Dogwood		1.5' Cal.	18' T x 18' W		Juniperus sabinna 'Buffalo'	Buffalo Juniper		3 gal.	1' T x 7' W	Hystrix patula			Bottlebrush Grass	1 gal.	20" T x 12" W						
				Malus x 'Prairie Maid'	Prairie Maid Crabapple		1.5' Cal.	20' T x 25' W		Juniperus virginiana 'Grey Owl'	Eastern Redcedar Juniper		2 gal.	3' T x 5' W	Schizachyrium scoparium 'Blue Heaven'			Blue Heaven Little Bluestem Grass	1 gal.	30" T x 28" W						
				Malus x 'Profusion'	Profusion Crabapple		1.5' Cal.	30' T x 25' W		Taxus x media 'Densiflora'	Dense Yew		3 gal.	5' T x 6' W	Sporobolus heterolepis 'Tara'			Prairie Droopseed	1 gal.	15' T x 20' W						
Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1.5' Cal.	20' T x 15' W	Taxus x media 'Tauntonii'	Taunton Yew	3 gal.	4' T x 5' W																			
Malus x 'Sugar Tyme'	Sugar Tyme Crabapple	1.5' Cal.	25' T x 25' W	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	4' Ht.	14' T x 4' W																			
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5' Cal.	25' T x 15' W																							
EVERGREEN TREE	17	LIST OF POSSIBLE SPECIES:				44	SMALL EVERGREEN SHRUB					182	SMALL DECIDUOUS SHRUB				15,543 sf	TURF HYDROSEED								
		Abies concolor	White Fir	5' Ht.	40' T x 23' W		Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	3 gal.	7' T x 5' W	Picea abies 'Pumila'		Pumila Spruce	3 gal.	3' T x 4' W											
		Picea abies	Norway Spruce	5' Ht.	60' T x 28' W		Illex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal.	5' T x 5' W	Pinus mugo 'Slowmound'		Slowmound Mugo Pine	3 gal.	3' T x 3' W											
		Picea glauca 'Densata'	Black Hills Spruce	5' Ht.	30' T x 15' W		flex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal.	5' T x 5' W	Taxus x media 'Everlow'		Everlow Yew	3 gal.	3' T x 5' W											
		Picea omorika	Serbian Spruce	5' Ht.	55' T x 23' W		Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	3 gal.	5' T x 5' W																
Pinus strobus	White Pine	5' Ht.	65' T x 30' W	Sambucus nigra 'Black Lace'	Black Lace Elderberry	3 gal.	7' T x 7' W																			
NARROW TREE	14	LIST OF POSSIBLE SPECIES:				182	SMALL DECIDUOUS SHRUB					182	SMALL DECIDUOUS SHRUB				15,543 sf	TURF HYDROSEED								
		Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	1.5' Cal.	60' T x 15' W		Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	2 gal.	3' T x 3' W	Arctic Fire Dogwood		Arctic Fire Dogwood	2 gal.	3' T x 3' W											
		Amelanchier laevis 'JFS-1b'	Spring Flurry Serviceberry	1.5' Cal.	30' T x 20' W		Diervilla x Kodiak Orange	Kodiak Orange Diervilla	2 gal.	3' T x 4' W	Diervilla x Kodiak Orange		Kodiak Orange Diervilla	2 gal.	3' T x 4' W											
Malus x adstringens 'Jefgreen'	Emerald Spire Flowering Crabapple	1.5' Cal.	15' T x 6' W	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	2 gal.	3' T x 4' W	Rea virginica 'Little Henry'	Little Henry Sweetspire	2 gal.	3' T x 3' W															

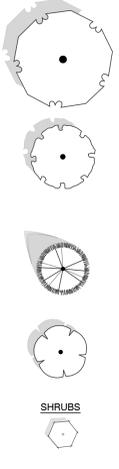


LANDSCAPE PLAN



PLANT KEY

TREES



BOTANICAL / COMMON NAME

LIST OF POSSIBLE SPECIES:

DECIDUOUS TREE

- Acer freemanii 'Autumn Fantasy' / Autumn Fantasy Maple
- Acer saccharum 'Flax Mill Majesty' / Flax Mill Majesty Maple
- Aesculus hippocastanum / European Horsechestnut
- Betula nigra / River Birch Multi-Stem
- Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust
- Gymnocladia dioica / Kentucky Coffee Tree
- Quercus x schuetti / Swamp Bur Oak
- Tilia tomentosa 'Sterling' / Sterling Silver Linden

ORNAMENTAL TREE

- Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
- Cercis canadensis / Eastern Redbud Multi-stem
- Cornus alternifolia / Pagoda Dogwood
- Malus x 'Prairie Maid' / Prairie Maid Crabapple
- Malus x 'Profusion' / Profusion Crabapple
- Malus x 'Royal Raindrops' / Royal Raindrops Crabapple
- Malus x 'Sugar Tyme' / Sugar Tyme Crabapple
- Syringa reticulata 'Ivory Silk' / Ivory Silk Tree Lilac

EVERGREEN TREE

- Abies concolor / White Fir
- Picea abies / Norway Spruce
- Picea glauca 'Densata' / Black Hills Spruce
- Picea omorika / Serbian Spruce
- Pinus strobus / White Pine

NARROW TREE

- Acer x freemanii 'Armstrong' / Armstrong Freeman Maple
- Amelanchier laevis 'JFS-art' / Spring Plummy Serviceberry
- Malus x adstringens 'Jelgreen' / Emerald Spire Flowering Crabapple

SHRUBS

BOTANICAL / COMMON NAME

LARGE DECIDUOUS SHRUB

- Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry
- Cephalanthus occidentalis 'Ping Pong' / Ping Pong Buttonbush
- Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark

SMALL EVERGREEN SHRUB

- Juniperus chinensis 'Pfitzeriana Kallays' / Kallay Compact Juniper
- Juniperus chinensis 'Sea Green' / Sea Green Juniper
- Juniperus chinensis 'Sea of Gold' / Sea of Gold Juniper
- Juniperus horizontalis 'Youngstown' / Andorra Juniper
- Juniperus sabina 'Buffalo' / Buffalo Juniper
- Juniperus virginiana 'Grey Owl' / Eastern Redcedar Juniper
- Taxus x media 'Densiformis' / Dense Yew
- Taxus x media 'Tautoni' / Tauton Yew
- Thuja occidentalis 'Holmstrup' / Holmstrup Cedar

MEDIUM DECIDUOUS SHRUB

- Hydrangea p 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea
- Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry
- Ilex verticillata 'Red Sprite' / Red Sprite Winterberry
- Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose
- Salix purpurea 'Canyon Blue' / Canyon Blue Arctic Willow
- Sambucus nigra 'Black Lace' / Black Lace Elderberry
- Syringa meyeri 'Palibin' / Dwarf Korean Lilac

SMALL DECIDUOUS SHRUB

- Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood
- Diervilla x kodak Orange / Kodak Orange Diervilla
- Hydrangea paniculata 'Bobo' / Bobo Hydrangea
- Itea virginica 'Little Henry' / Little Henry Sweetspire
- Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea
- Weigela florida 'Dark Horse' / Dark Horse Weigela

TALL ORNAMENTAL GRASS

- Andropogon gerardii 'Dancing Wind' / Dancing Wind Big Blue Stem
- Calamagrostis x a 'Karl Foerster' / Karl Foerster Reed Grass
- Calamagrostis x a 'Overdam' / Overdam Reed Grass
- Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus
- Panicum virgatum 'Northwind' / Northwind Switch Grass

SHORT ORNAMENTAL GRASS

- Deschampsia cespitosa / Tufted Hair Grass
- Eragrostis spectabilis / Purple Love Grass
- Hystrix patula / Bottlebrush Grass
- Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem Grass
- Sporobolus heterolepis 'Tara' / Prairie Dropseed

PERENNIALS / VARIETY

PERENNIAL PLANTINGS ON UPPER LEVELS / VARIETY

BOTANICAL / COMMON NAME

NATIVE PLANTINGS / AGRECOL RAINWATER RENEWAL MIX

SHORTGRASS PRAIRIE / AGRECOL SHORTGRASS PRAIRIE MIX

TALLGRASS PRAIRIE / AGRECOL TALLGRASS PRAIRIE

Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix

Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix

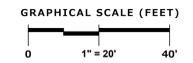
SHRUB AREAS

GROUND COVERS

SMALL EVERGREEN SHRUB

SMALL DECIDUOUS SHRUB

TALL ORNAMENTAL GRASS



LANDSCAPE ENLARGEMENT

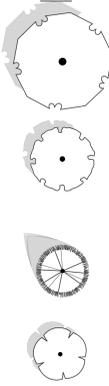
L200
LANDSCAPE ENLARGEMENT

SHEET L200
SHEET L201



PLANT KEY

TREES



BOTANICAL / COMMON NAME
LIST OF POSSIBLE SPECIES:

- DECIDUOUS TREE**
Acer freemanii 'Autumn Fantasy' / Autumn Fantasy Maple
Acer saccharum 'Flax Mill Majesty' / Flax Mill Majesty Maple
Aesculus hippocastanum / European Horsechestnut
Betula nigra / River Birch Multi-Stem
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust
Gymnocladus dioica / Kentucky Coffee Tree
Quercus x schuetti / Swamp Bur Oak
Tilia tomentosa 'Sterling' / Sterling Silver Linden
- ORNAMENTAL TREE**
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
Cercis canadensis / Eastern Redbud Multi-stem
Cornus alternifolia / Pagoda Dogwood
Malus x 'Prairie Maid' / Prairie Maid Crabapple
Malus x 'Profusion' / Profusion Crabapple
Malus x 'Royal Raindrops' / Royal Raindrops Crabapple
Malus x 'Sugar Tyme' / Sugar Tyme Crabapple
Syringa reticulata 'Ivory Silk' / Ivory Silk Tree Lilac
- EVERGREEN TREE**
Abies concolor / White Fir
Picea abies / Norway Spruce
Picea glauca 'Densata' / Black Hills Spruce
Picea omorika / Serbian Spruce
Pinus strobus / White Pine
- NARROW TREE**
Acer x freemanii 'Armstrong' / Armstrong Freeman Maple
Amelanchier laevis 'JFS-arb' / Spring Flurry Serviceberry
Malus x adstringens 'Jelgreen' / Emerald Spire Flowering Crabapple

SHRUBS



BOTANICAL / COMMON NAME

- LARGE DECIDUOUS SHRUB**
Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry
Cephalanthus occidentalis 'Ping Pong' / Ping Pong Buttonbush
Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark

SHRUB AREAS

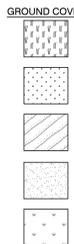


- MEDIUM EVERGREEN SHRUB**
Juniperus chinensis 'Pfitzeriana Kallweys' / Kallwe Compact Juniper
Juniperus chinensis 'Sea Green' / Sea Green Juniper
Juniperus chinensis 'Sea of Gold' / Sea of Gold Juniper
Juniperus horizontalis 'Youngstown' / Andorra Juniper
Juniperus sabina 'Buffalo' / Buffalo Juniper
Juniperus virginiana 'Grey Owl' / Eastern Redcedar Juniper
Taxus x media 'Densiformis' / Dense Yew
Taxus x media 'Tautonii' / Tauton Yew
Thuja occidentalis 'Holmstrup' / Holmstrup Cedar
- MEDIUM DECIDUOUS SHRUB**
Hydrangea p 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea
Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry
Ilex verticillata 'Red Sprite' / Red Sprite Winterberry
Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose
Salix purpurea 'Canyon Blue' / Canyon Blue Arctic Willow
Sambucus nigra 'Black Lace' / Black Lace Elderberry
Syringa meyeri 'Palibin' / Dwarf Korean Lilac
- SMALL EVERGREEN SHRUB**
Picea abies 'Pumila' / Pumila Spruce
Pinus mugo 'Slowmound' / Slowmound Mugo Pine
Taxus x media 'Everlow' / Everlow Yew
- SMALL DECIDUOUS SHRUB**
Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood
Diervilla x Kodiak Orange / Kodiak Orange Diervilla
Hydrangea paniculata 'Bobo' / Bobo Hydrangea
Rosa virginica 'Little Henry' / Little Henry Sweetrose
Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea
Weigela florida 'Dark Horse' / Dark Horse Weigela
- TALL ORNAMENTAL GRASS**
Andropogon gerardii 'Dancing Wind' / Dancing Wind Big Blue Stem
Calamagrostis x a 'Karl Foerster' / Karl Foerster Reed Grass
Calamagrostis x a 'Overdam' / Overdam Reed Grass
Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus
Panicum virgatum 'Northwind' / Northwind Switch Grass

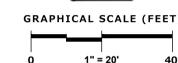
SHRUB AREAS



GROUND COVERS

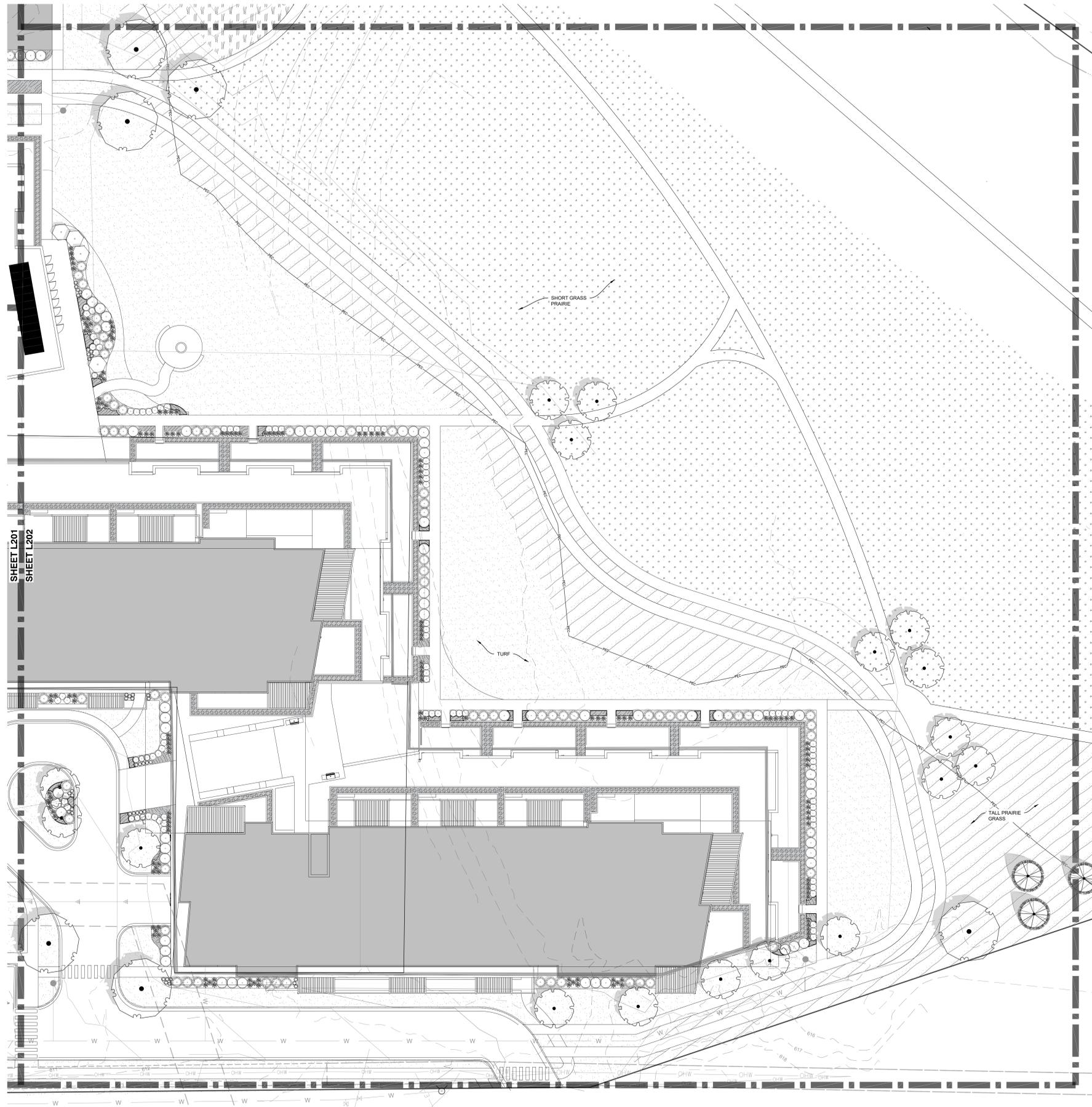


- SHORT ORNAMENTAL GRASS**
Deschampsia cespitosa / Tufted Hair Grass
Eragrostis spectabilis / Purple Love Grass
Hyetrix patula / Bottlenotch Grass
Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem Grass
Sporobolus heterolepis 'Tara' / Prairie Dropseed
- PERENNIALS / VARIETY**
- PERENNIAL PLANTINGS ON UPPER LEVELS / VARIETY**
- NATIVE PLANTINGS / AGRECOL RAINWATER RENEWAL MIX**
- SHORTGRASS PRAIRIE / AGRECOL SHORTGRASS PRAIRIE MIX**
- TALLGRASS PRAIRIE / AGRECOL TALLGRASS PRAIRIE**
- Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix**
- Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix**



LANDSCAPE ENLARGEMENT

N
L201
LANDSCAPE ENLARGEMENT

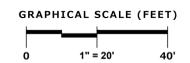


SHEET L201
SHEET L202

LANDSCAPE ENLARGEMENT

PLANT KEY

TREES	
BOTANICAL / COMMON NAME	
LIST OF POSSIBLE SPECIES:	
DECIDUOUS TREE	
<i>Acer freemanii</i> 'Autumn Fantasy' / Autumn Fantasy Maple	
<i>Acer saccharum</i> 'Flax Mill Majesty' / Flax Mill Majesty Maple	
<i>Aesculus hippocastanum</i> / European Horsechestnut	
<i>Betula nigra</i> / River Birch Multi-Stem	
<i>Gleditsia triacanthos inermis</i> 'Shademaster' / Shademaster Locust	
<i>Gymnocladus dioica</i> / Kentucky Coffee Tree	
<i>Quercus x schuetti</i> / Swamp Bur Oak	
<i>Tilia tomentosa</i> 'Sterling' / Sterling Silver Linden	
ORNAMENTAL TREE	
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	
<i>Cercis canadensis</i> / Eastern Redbud Multi-stem	
<i>Cornus alternifolia</i> / Fagopyr Dogwood	
<i>Malus x 'Prairie Maid'</i> / Prairie Maid Crabapple	
<i>Malus x 'Profusion'</i> / Profusion Crabapple	
<i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple	
<i>Malus x 'Sugar Tyme'</i> / Sugar Tyme Crabapple	
<i>Syringa reticulata</i> 'Ivory Silk' / Ivory Silk Tree Lilac	
EVERGREEN TREE	
<i>Abies concolor</i> / White Fir	
<i>Picea abies</i> / Norway Spruce	
<i>Picea glauca</i> 'Densata' / Black Hills Spruce	
<i>Picea omorika</i> / Serbian Spruce	
<i>Pinus strobus</i> / White Pine	
NARROW TREE	
<i>Acer x freemanii</i> 'Armstrong' / Armstrong Freeman Maple	
<i>Amelanchier laevis</i> 'JFS-arb' / Spring Flurry Serviceberry	
<i>Malus x adstringens</i> 'Jefgreen' / Emerald Spire Flowering Crabapple	
SHRUBS	
BOTANICAL / COMMON NAME	
LARGE DECIDUOUS SHRUB	
<i>Aronia arbutifolia</i> 'Brilliantissima' / Brilliant Red Chokeberry	
<i>Cephalanthus occidentalis</i> 'Ping Pong' / Ping Pong Buttonbush	
<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	
MEDIUM EVERGREEN SHRUB	
<i>Juniperus chinensis</i> 'Pfitzeriana Kallays' / Kallay Compact Juniper	
<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	
<i>Juniperus chinensis</i> 'Sea of Gold' / Sea of Gold Juniper	
<i>Juniperus horizontalis</i> 'Youngstown' / Andorra Juniper	
<i>Juniperus sibirica</i> 'Buffalo' / Buffalo Juniper	
<i>Juniperus virginiana</i> 'Grey Owl' / Eastern Redcedar Juniper	
<i>Taxus x media</i> 'Densiformis' / Dense Yew	
<i>Taxus x media</i> 'Tautonii' / Tauton Yew	
<i>Thuja occidentalis</i> 'Holmstrup' / Holmstrup Cedar	
MEDIUM DECIDUOUS SHRUB	
<i>Hydrangea p.</i> 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea	
<i>Ilex verticillata</i> 'Jim Dandy' / Jim Dandy Winterberry	
<i>Ilex verticillata</i> 'Red Sprite' / Red Sprite Winterberry	
<i>Rosa rugosa</i> 'Purple Pavement' / Purple Pavement Rugosa Rose	
<i>Salix purpurea</i> 'Canyon Blue' / Canyon Blue Arctic Willow	
<i>Sambucus nigra</i> 'Black Lace' / Black Lace Elderberry	
<i>Syringa meyeri</i> 'Palibin' / Dwarf Korean Lilac	
SMALL EVERGREEN SHRUB	
<i>Picea abies</i> 'Pumila' / Pumila Spruce	
<i>Pinus mugo</i> 'Slowmound' / Slowmound Mugo Pine	
<i>Taxus x media</i> 'Everlow' / Everlow Yew	
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<i>Diervilla x Kodiak Orange</i> / Kodiak Orange Diervilla	
<i>Hydrangea paniculata</i> 'Bobo' / Bobo Hydrangea	
<i>Ilex virginica</i> 'Little Henry' / Little Henry Sweetpire	
<i>Spiraea japonica</i> 'Magic Carpet' / Magic Carpet Spiraea	
<i>Weigela florida</i> 'Dark Horse' / Dark Horse Weigela	
TALL ORNAMENTAL GRASS	
<i>Andropogon gerardii</i> 'Dancing Wind' / Dancing Wind Big Blue Stem	
<i>Calamagrostis x a.</i> 'Kari Foerster' / Kari Foerster Reed Grass	
<i>Calamagrostis x a.</i> 'Overdam' / Overdam Reed Grass	
<i>Miscanthus sinensis</i> 'Oktoberfest' / Oktoberfest Miscanthus	
<i>Panicum virgatum</i> 'Northwind' / Northwind Switch Grass	
SHORT ORNAMENTAL GRASS	
<i>Deschampsia cespitosa</i> / Tufted Hair Grass	
<i>Eragrostis spectabilis</i> / Purple Love Grass	
<i>Hystrix patula</i> / Bottlebrush Grass	
<i>Schizachyrium scoparium</i> 'Blue Heaven' / Blue Heaven Little Bluestem Grass	
<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	
SHRUB AREAS	
BOTANICAL / COMMON NAME	
PERENNIALS/ VARIETY	
PERENNIAL PLANTINGS ON UPPER LEVELS/ VARIETY	
GROUND COVERS	
BOTANICAL / COMMON NAME	
NATIVE PLANTINGS / AGRECOL RAINWATER RENEWAL MIX	
SHORTGRASS PRAIRIE / AGRECOL SHORTGRASS PRAIRIE MIX	
TALLGRASS PRAIRIE / AGRECOL TALLGRASS PRAIRIE	
Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix	
Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix	



MEMO

TO: Village of Caledonia Staff

FROM: Aaron E. Koch, P.E.

DATE: 9-12-22

RE: Stormwater Management for Waters Edge Place

Pinnacle Engineering Group has studied the proposed Waters Edge Place development in regards to the Village and DNR stormwater ordinance and regulations. The site is currently developed and is considered a redevelopment by DNR definition. The proposed buildings and pavement will be removed and replaced with new ones. There will be a slight increase in impervious area. The site currently drains to a 24" storm sewer that discharges to the north. Some existing area drains to the lake and although there are inlets, it is apparent that some existing water discharges over the bluff. Per our discussion with the Village engineering staff regarding stormwater management requirements, the stormwater management BMPs are designed to provide 80% TSS removal for the development and forgo water quantity restrictions. This is due to the decision that additional focus and importance should be placed on stormwater quality in lieu of stormwater quantity as the site does not drain into the public stormwater infrastructure, rather directly into the lake. There are no downstream properties that would be affected by the increased runoff.

Other items to note that will be addressed in the final plans include the following:

- The bluff has been stabilized through revetments at the base and regrading and vegetation of the main slope. This area is not counted in the stormwater management plan as it is essentially not being developed (other than a path) and remains directly tributary to Lake Michigan.
- Despite water quantity restrictions being waived, the proposed development will include runoff restrictions through the limitation of the existing 24" storm sewer along the north side of the site that was newly installed as part of this development.
- 40% TSS removal is required per the village ordinance for redevelopment. Greater than 80% TSS removal is being proposed as part of the development of this design.
- The final Stormwater Management Report will include HydroCAD models for the 2, 10, and 100 year storm events for pre to post runoff for reference.

If you have any questions regarding the design intent for the stormwater, please do not hesitate to contact me. Thank you.

PROPOSED BUILDING MATERIALS

A. MASONRY LOOK PANEL

B. FIBER CEMENT PANEL

C. WOOD LOOK PANEL

D. BOARD FORM CONCRETE

E. METAL TRIM & PANEL



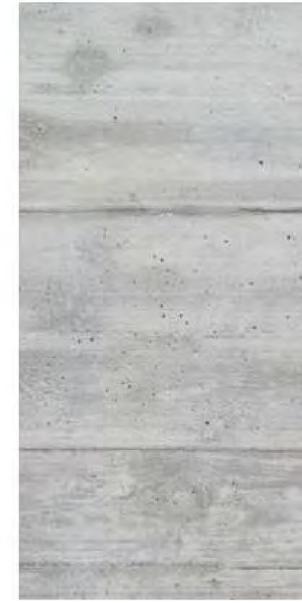
A



B



C



D



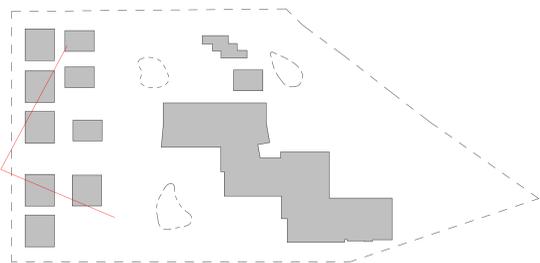
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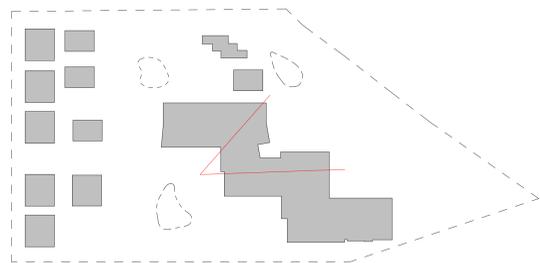


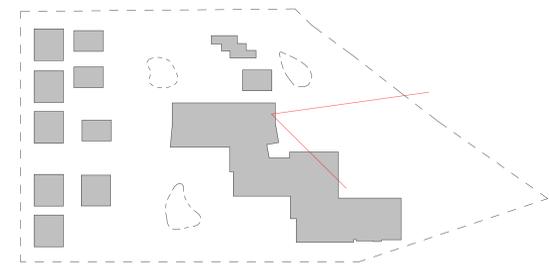
PROPOSED VILLAS AND TOWNHOMES

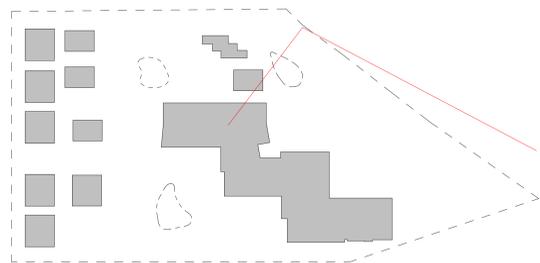
- A. FIBER CEMENT LAP SIDING
- B. FIBER CEMENT PANEL
- C. BRICK MASONRY
- D. WOOD LOOK PANEL
- E. METAL TRIM & PANEL





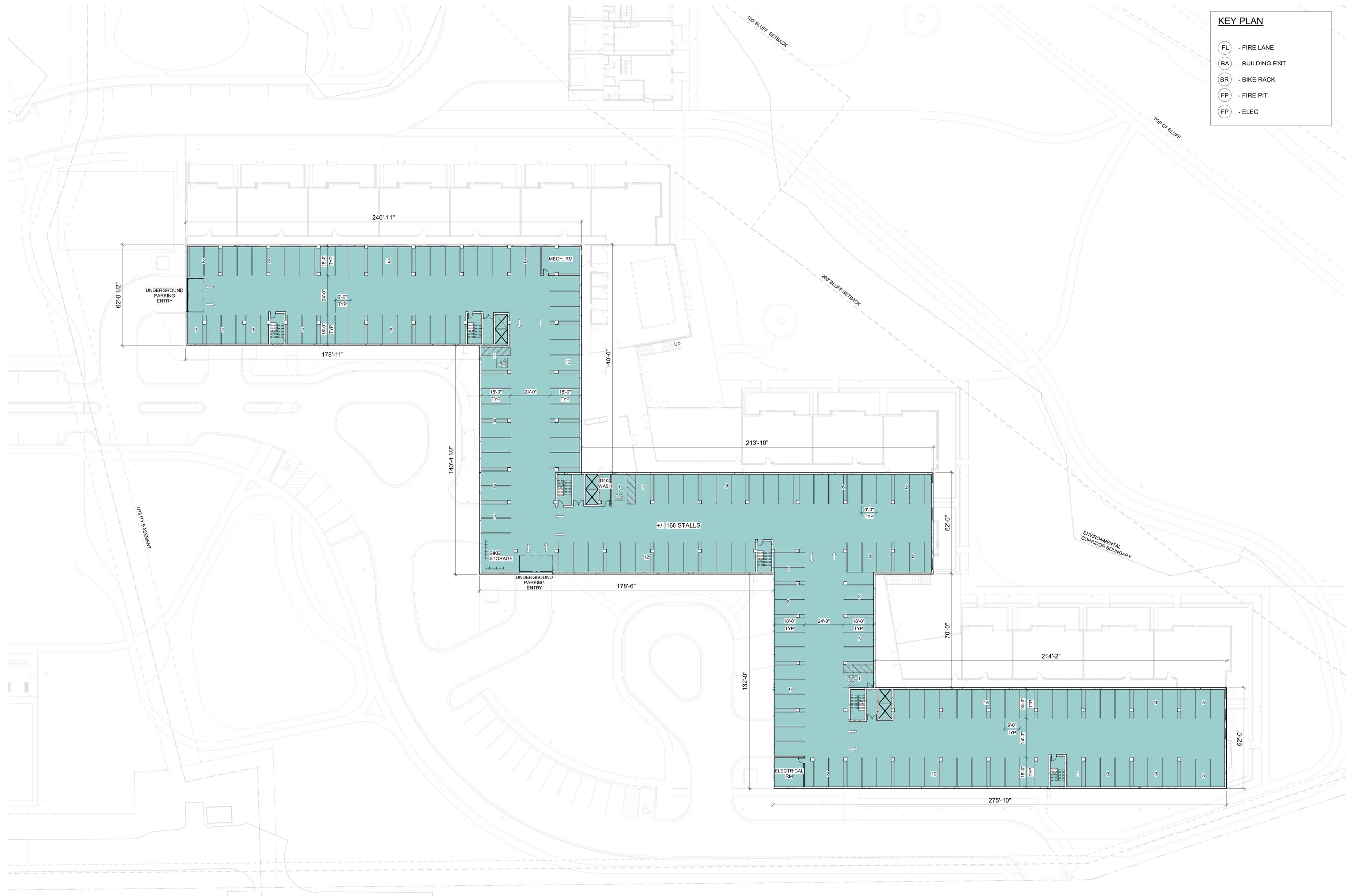






KEY PLAN

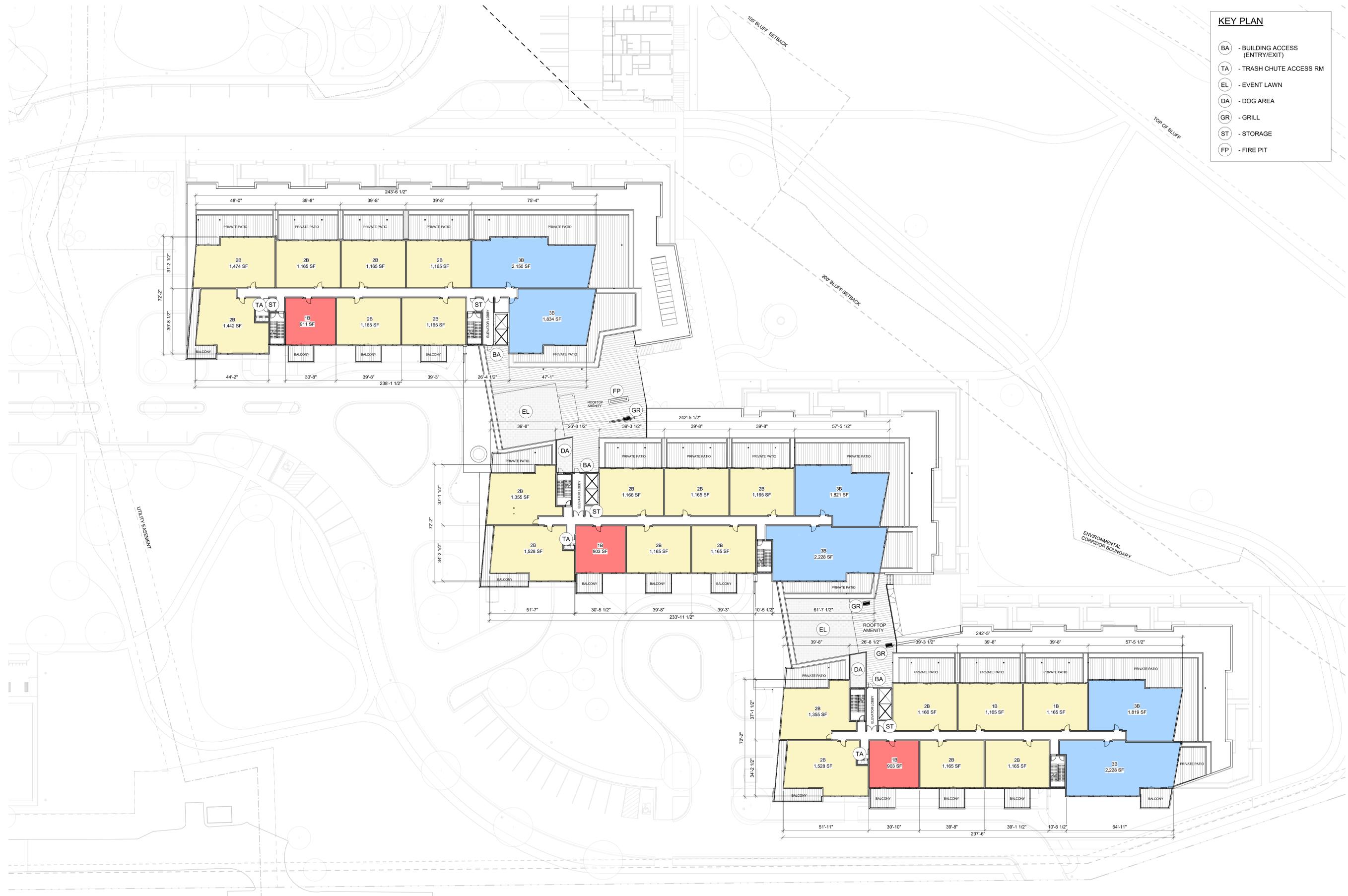
- FL - FIRE LANE
- BA - BUILDING EXIT
- BR - BIKE RACK
- FP - FIRE PIT
- FP - ELEC



LEVEL B1 OVERALL BUILDING PLAN
3/64" = 1'-0"

KEY PLAN

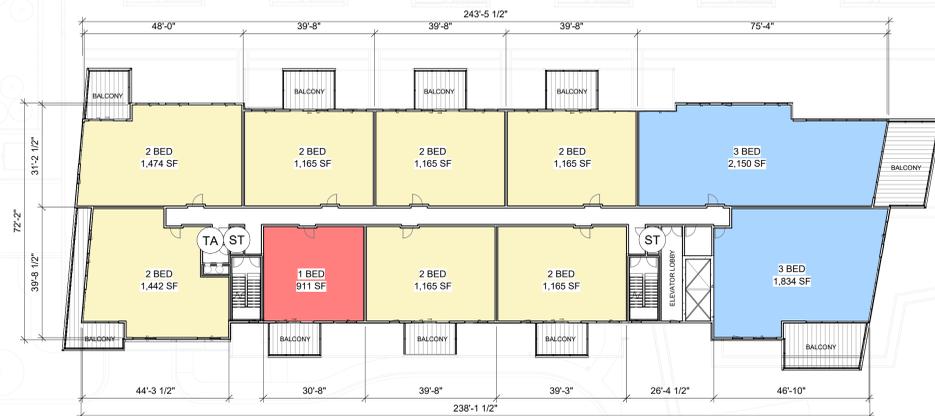
- BA - BUILDING ACCESS (ENTRY/EXIT)
- TA - TRASH CHUTE ACCESS RM
- EL - EVENT LAWN
- DA - DOG AREA
- GR - GRILL
- ST - STORAGE
- FP - FIRE PIT



LEVEL 02 OVERALL BUILDING PLAN
3/64" = 1'-0"

KEY PLAN

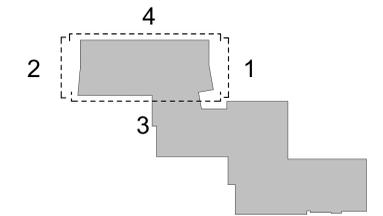
- TA - TRASH CHUTE ACCESS RM
- ST - STORAGE



LEVEL 03-05 OVERALL BUILDING PLAN
3/8" = 1'-0"



4 BUILDING A - North Elevation
3/32" = 1'-0"

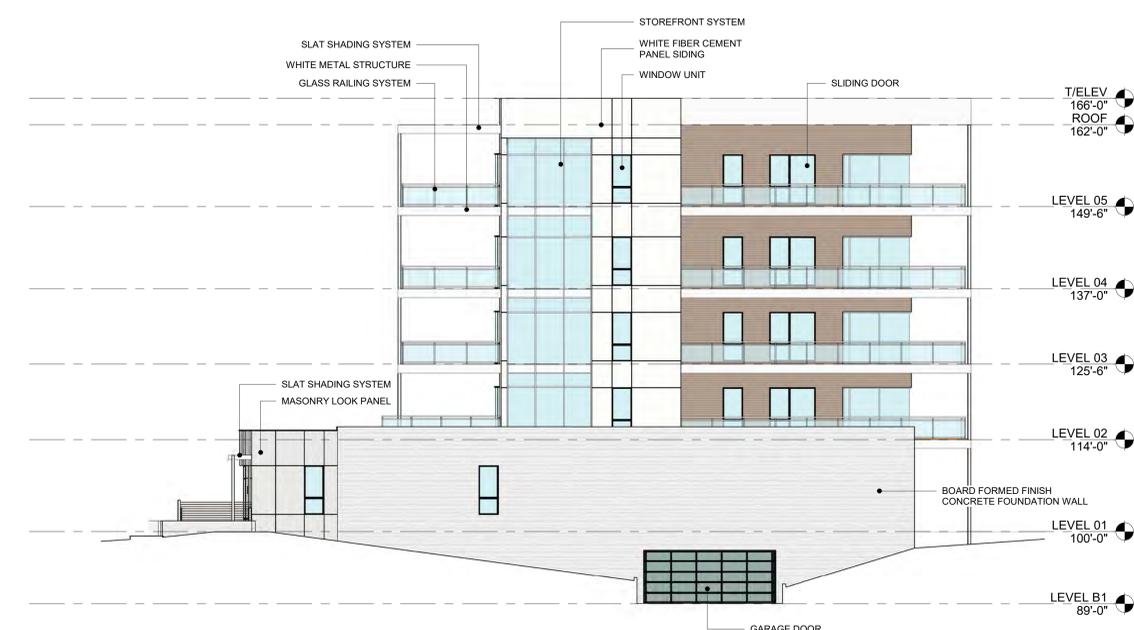


MATERIAL PERCENTAGE

1. MASONRY LOOK PANEL: 5%
2. WOOD LOOK PANEL: 15%
3. WHITE FIBER CEMENT PANEL SIDING: 70%
4. BOARD FORMED CONCRETE: 10%



3 BUILDING A - South Elevation
3/32" = 1'-0"



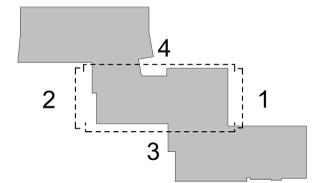
2 BUILDING A - West Elevation
3/32" = 1'-0"



1 BUILDING A - East Elevation
3/32" = 1'-0"



4 BUILDING B - North Elevation
3/32" = 1'-0"



MATERIAL PERCENTAGE

1. MASONRY LOOK PANEL: 5%
2. WOOD LOOK PANEL: 15%
3. WHITE FIBER CEMENT PANEL SIDING: 70%
4. BOARD FORMED CONCRETE: 10%



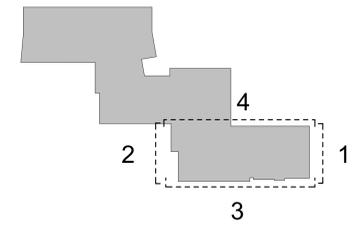
3 BUILDING B - South Elevation
3/32" = 1'-0"



2 BUILDING B - West Elevation
3/32" = 1'-0"

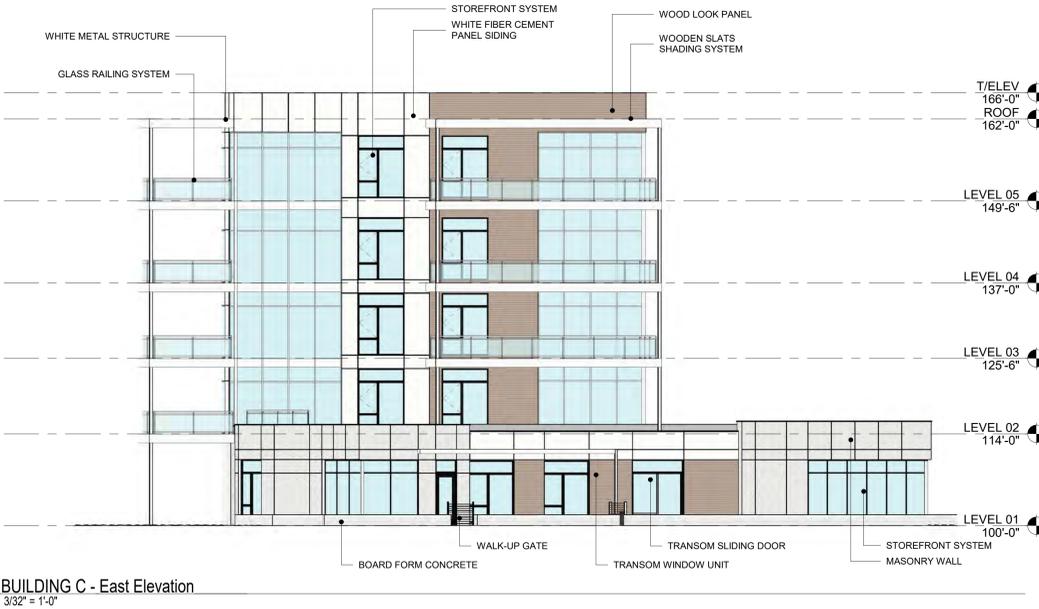
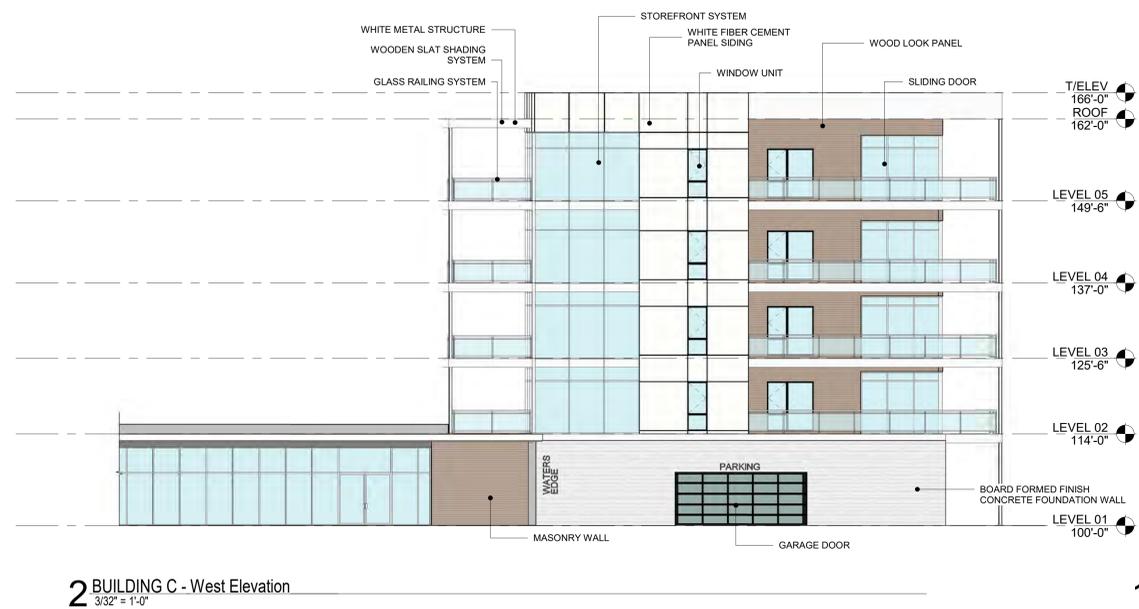


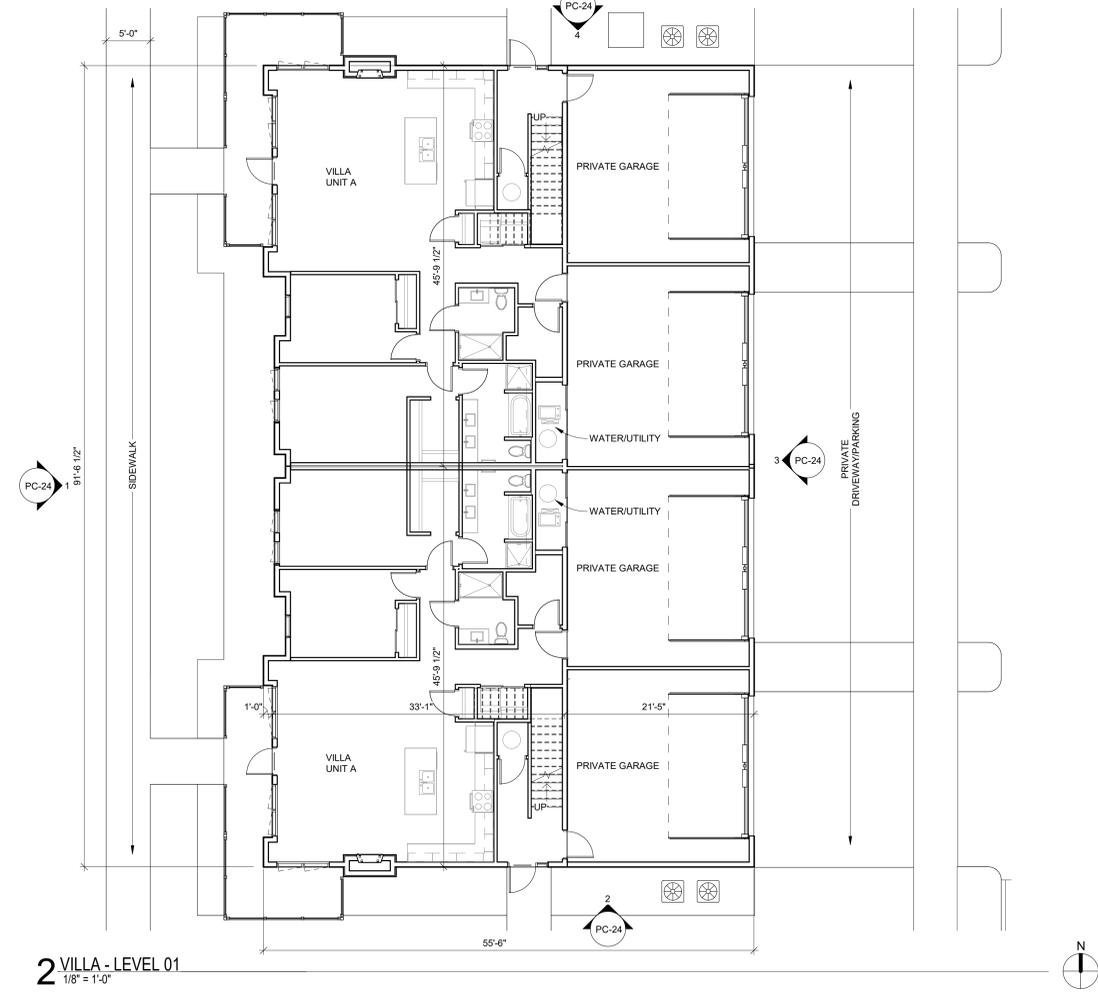
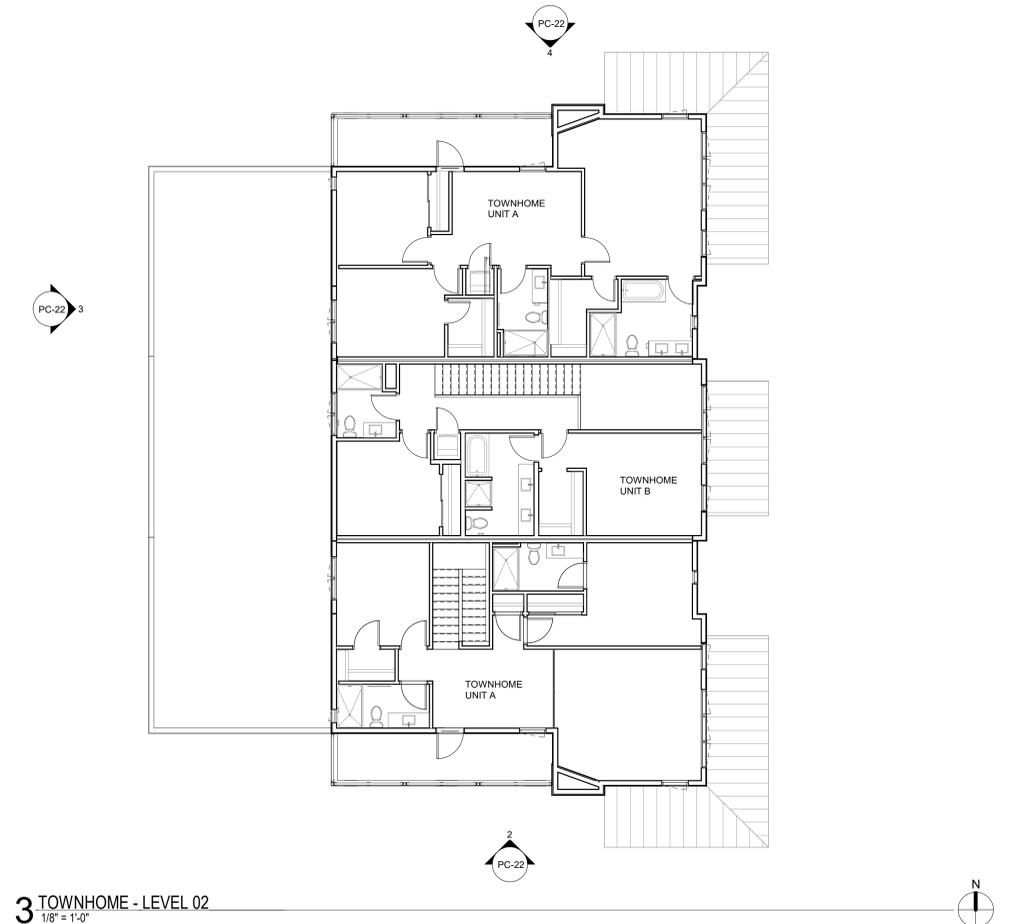
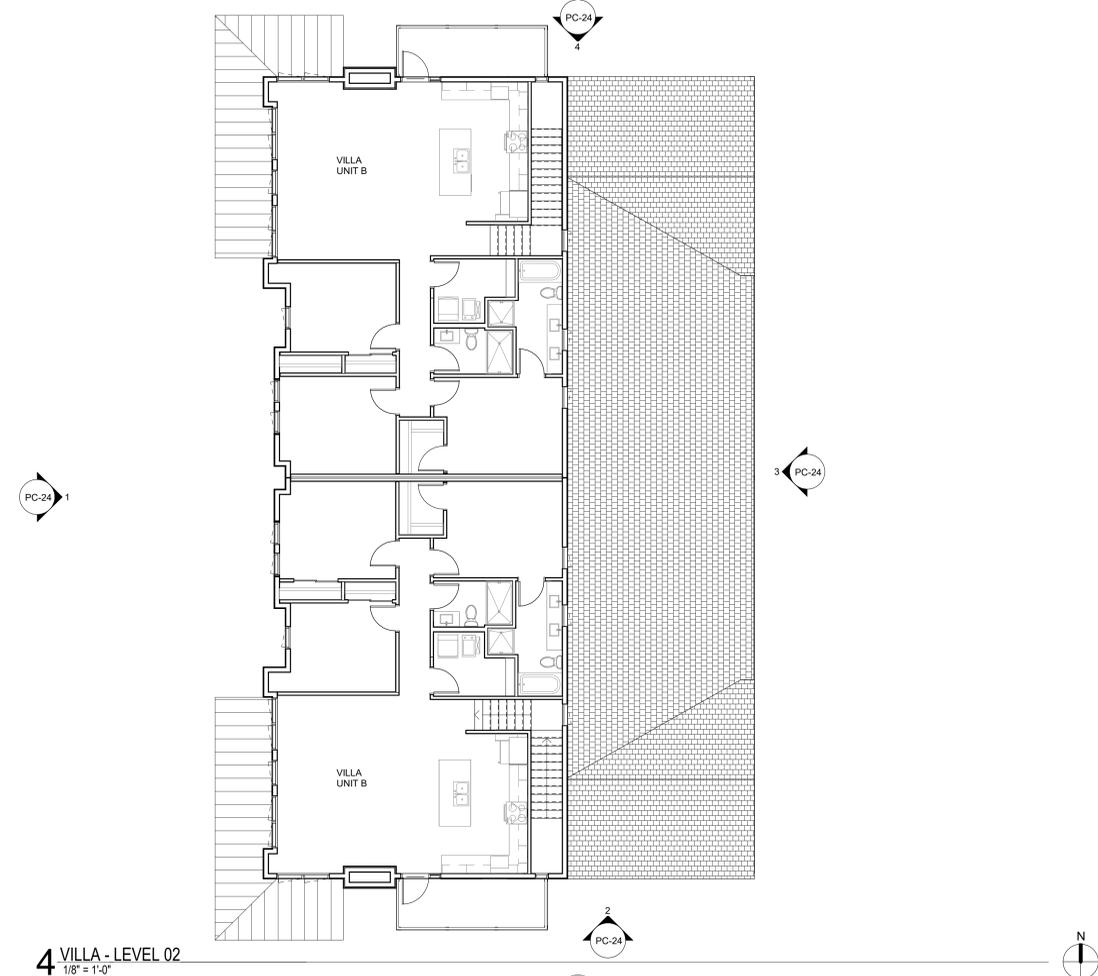
1 BUILDING B - East Elevation
3/32" = 1'-0"

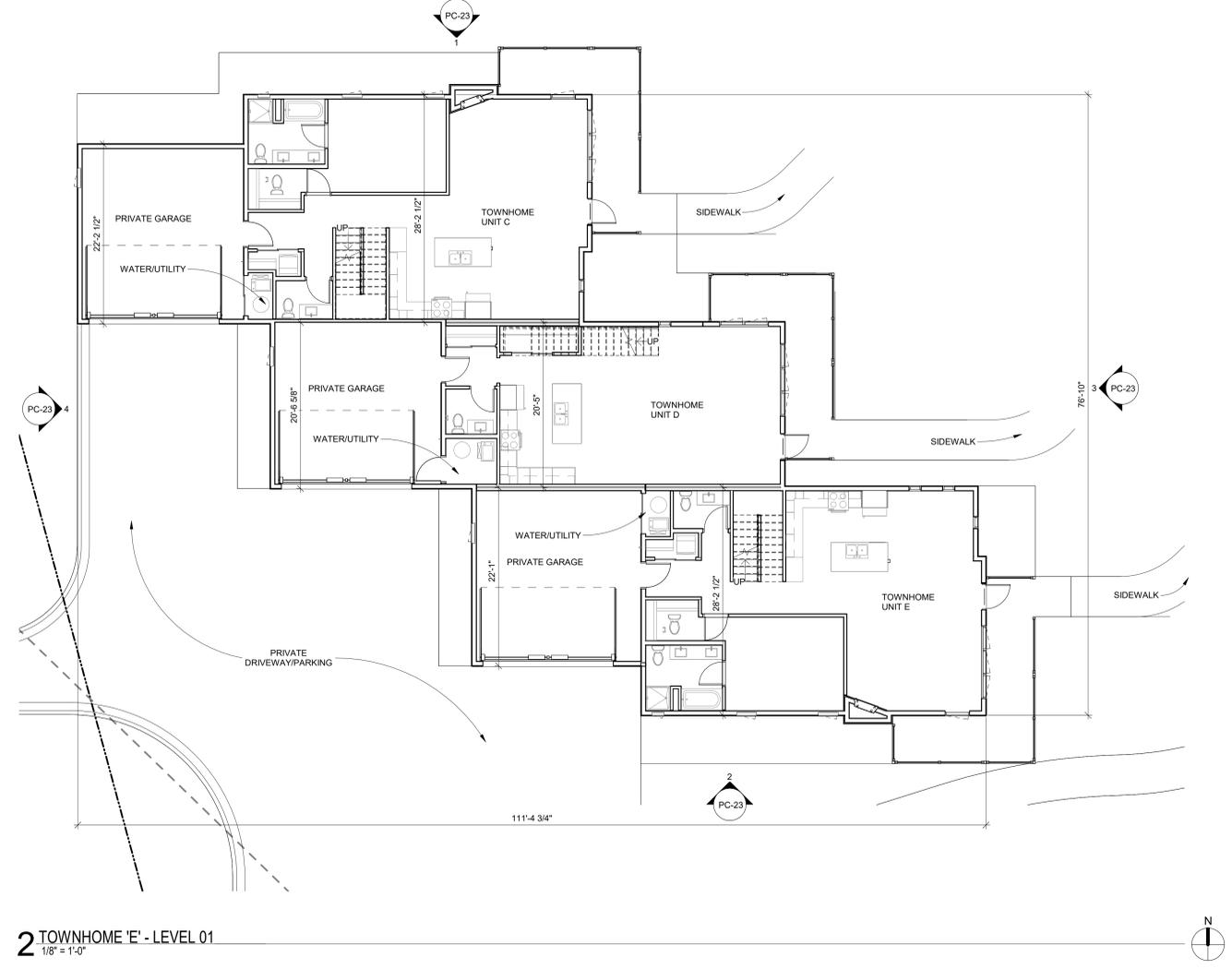
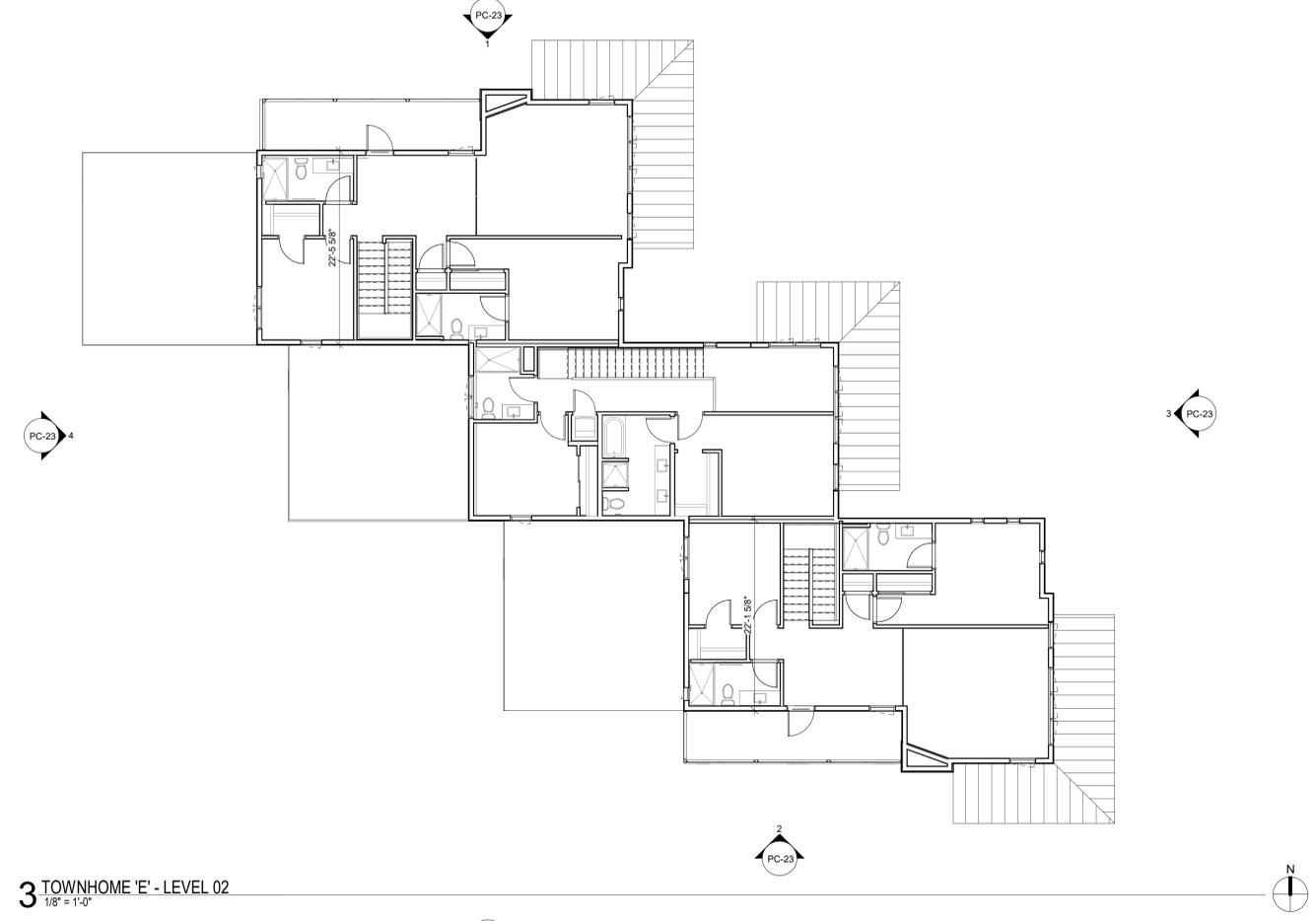


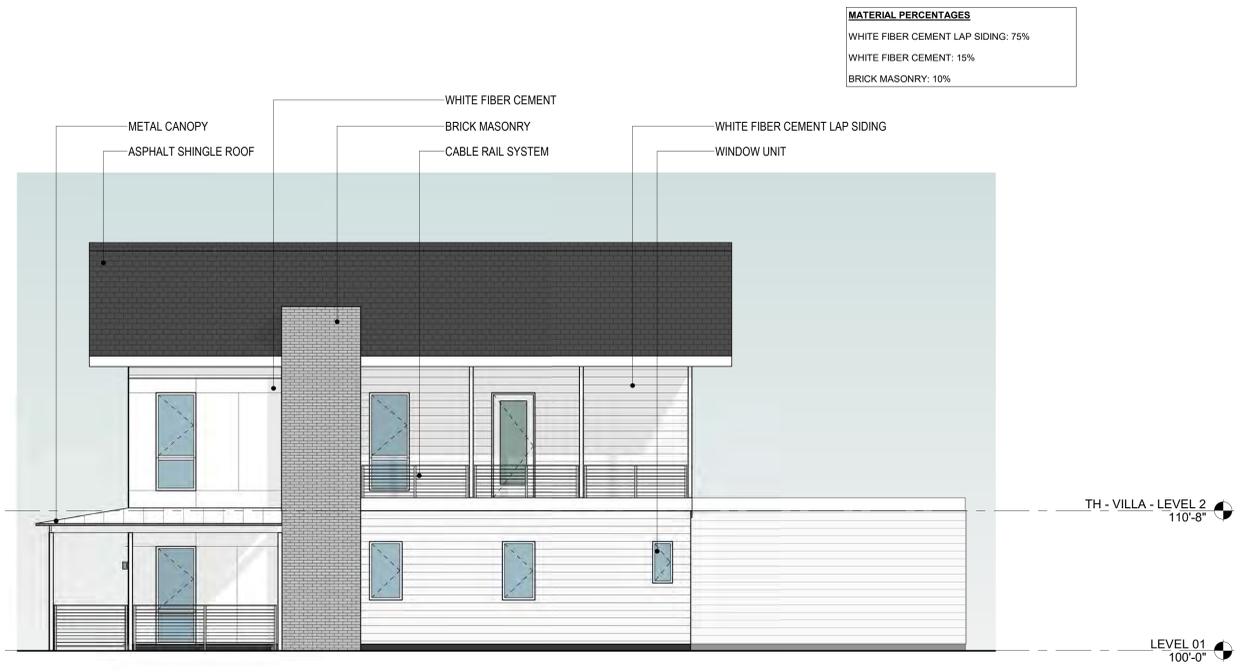
MATERIAL PERCENTAGE

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2. WOOD LOOK PANEL: 15%
3. WHITE FIBER CEMENT PANEL SIDING: 70%
4. BOARD FORMED CONCRETE: 10%

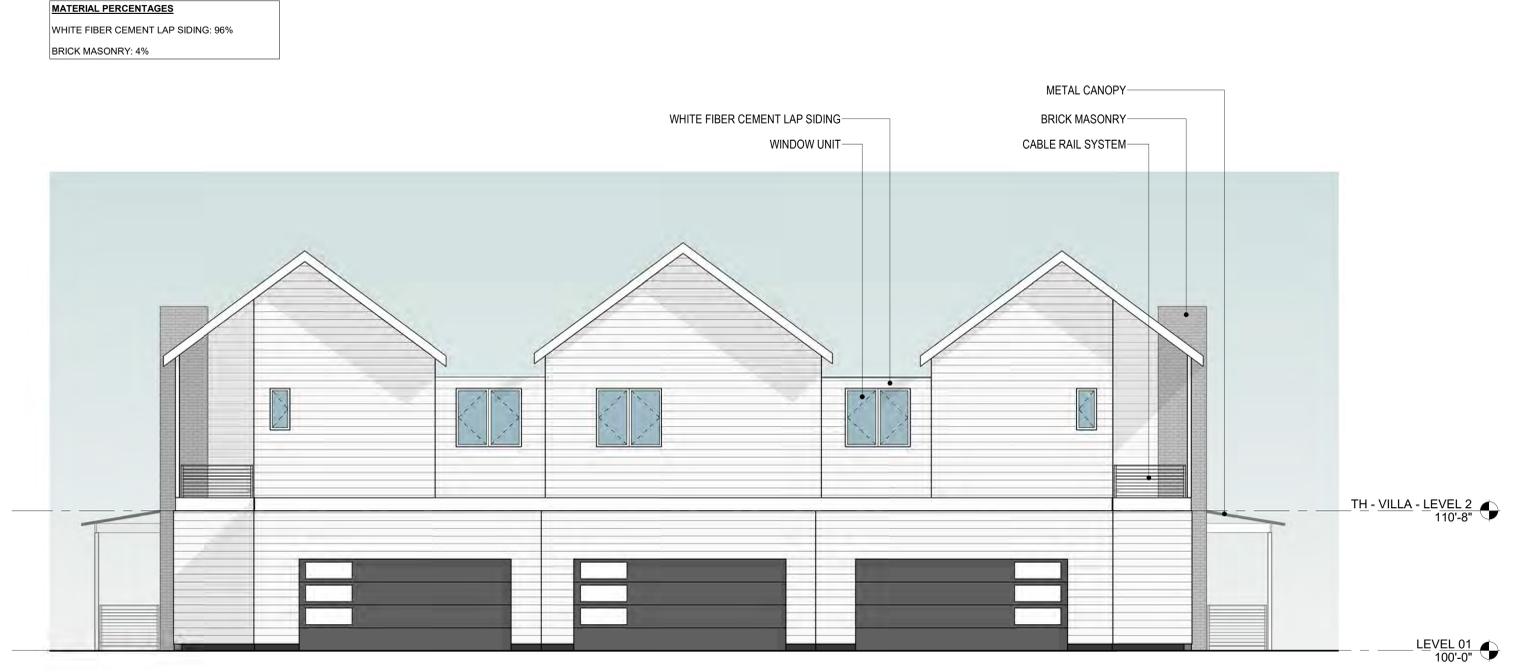




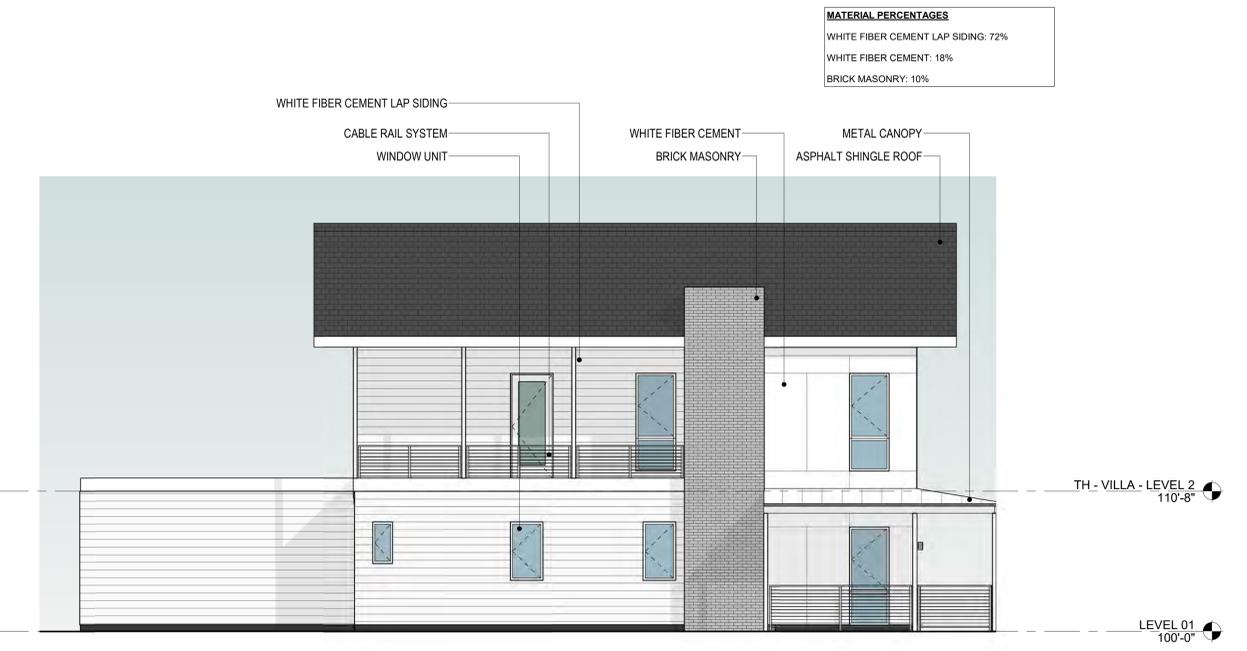




4 TOWNHOME - NORTH ELEVATION
3/16" = 1'-0"



3 TOWNHOME - WEST ELEVATION
3/16" = 1'-0"



2 TOWNHOME - SOUTH ELEVATION
3/16" = 1'-0"



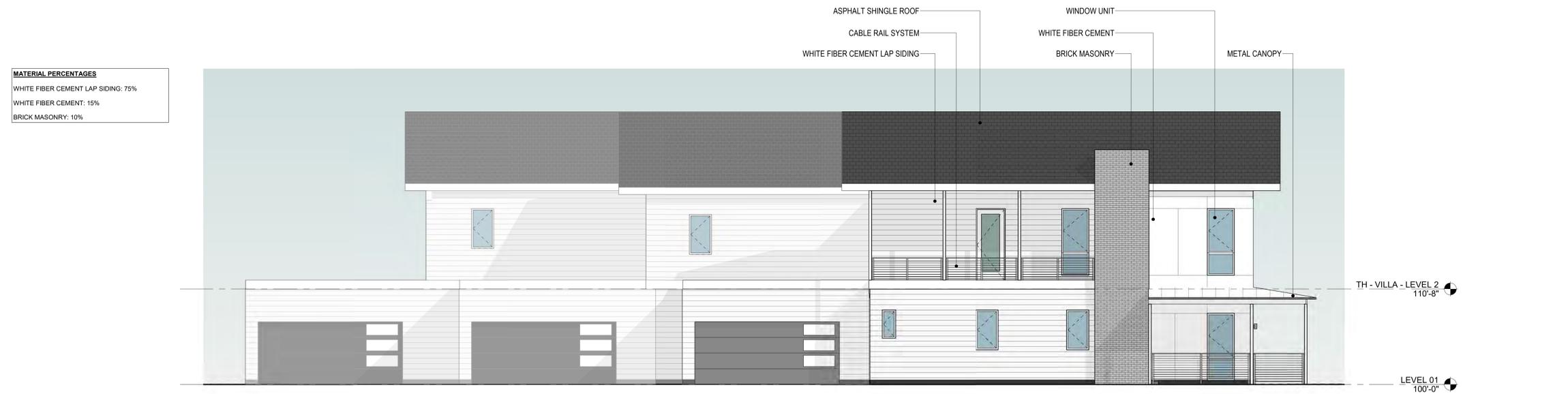
1 TOWNHOME - EAST ELEVATION
3/16" = 1'-0"



4 TOWNHOME 'E' - WEST ELEVATION
 3/16" = 1'-0"



3 TOWNHOME 'E' - EAST ELEVATION
 3/16" = 1'-0"



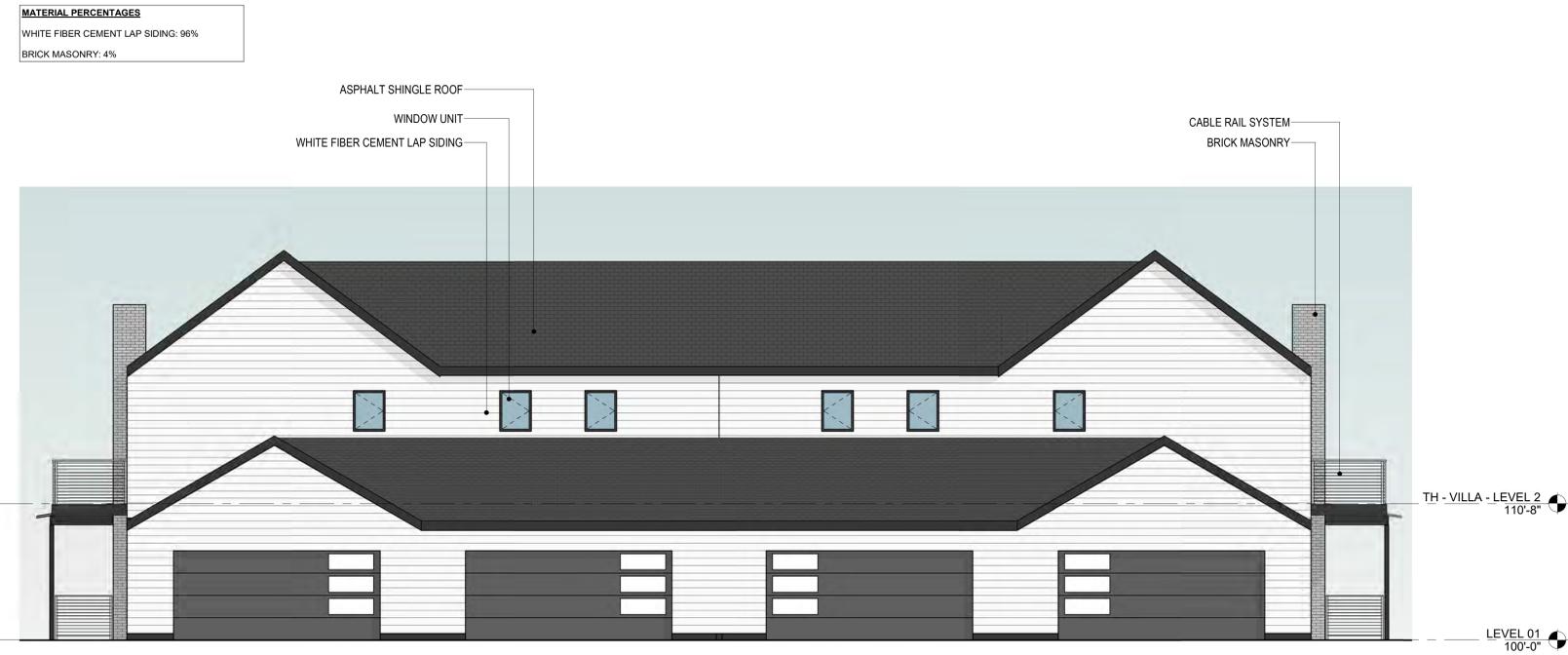
2 TOWNHOME 'E' - SOUTH ELEVATION
 3/16" = 1'-0"



1 TOWNHOME 'E' - NORTH ELEVATION
 3/16" = 1'-0"



4 VILLA - NORTH ELEVATION
3/16" = 1'-0"



3 VILLA - EAST ELEVATION
3/16" = 1'-0"



2 VILLA - SOUTH ELEVATION
3/16" = 1'-0"



1 VILLA - WEST ELEVATION
3/16" = 1'-0"



MONUMENT SIGNAGE ●



DIRECTIONAL MAP SIGNAGE ●



BUILDING SIGNAGE ●



DIRECTIONAL SIGNAGE ●

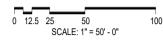


PARKING GARAGE SIGNAGE —

NOT FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
1" = 50'-0"



Revisions

CONCEPT DESIGN

SCOPE DOCUMENTS

Drawing Date
04/12/2021

WATERS EDGE PLACE

WATERS EDGE DRIVE
CALEDONIA, WI 53402

Project No. CARDINAL CAPITAL
220104.00

Sheet Title
ARCHITECTURAL SITE PLAN

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104 Shooker St., Richmond, Virginia 23219
Telephone 804.787.2500
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.
AS100



NOT FOR
CONSTRUCTION

Revisions

CONCEPT DESIGN

SCOPE DOCUMENTS

Drawing Date
04/12/2021

WATERS EDGE PLACE

WATERS EDGE DRIVE
CALEDONIA, WI 53402

Project No. CARDINAL CAPITAL
220104.00

Sheet Title
RENDERING A

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104 Shookoe St, Richmond, Virginia 23219
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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.
A901



Meeting Date: September 26, 2022

Item No. 5b

PLAN COMMISSION REPORT

Proposal: Crawford Park Master Plan

Description: Review and act on the proposed Master Plan for Crawford Park

Applicant(s): Village of Caledonia

Address(es): n/a

Suggested Motion: That the Plan Commission recommends to the Village Board that the Master Plan for Crawford Park be adopted as presented.

Background: Crawford Park was constructed in 2002 and consists of 17.9 acres. In 2019, the Village acquired additional land next to the park and Village Hall for the future construction of a public safety building. Once the public safety building footprint was established, the Village chose to pursue developing the remaining 17 acres as parkland. However, before the Village proceeded developing this area as parkland, the Village wanted a vision in which to develop the park and allocated resources to develop a vision.

Earlier this year, the Village Parks & Recreation Advisory Committee was tasked with the development of a master park plan for Crawford Park. The Village selected MSA Professionals as the consultant to assist the Village in the development of the plan. Over this past summer MSA, the Parks & Recreation Advisory Committee, and staff worked together to develop a process to engage the public through this planning process. As part of this process, the consultant created a webpage dedicated to the development of the project. The web address for this project can be found at <https://storymaps.arcgis.com/stories/17b34dd6dfd5401683166344b2d18d9c>. Included with this report is the proposed master plan for Crawford Park. The plan includes a description of the process, public engagement efforts, master park plan map, suggested phased development, and estimated costs to implement the plan.

The Parks and Recreation Advisory Committee will be reviewing the final plan prior to the Plan Commission meeting. If the Committee believes modifications of the plan are required and the plan brought back for final review, staff recommends that the Plan Commission hold this item until the modifications are completed.

If the Plan Commission is comfortable with the proposed master plan, staff has drafted a motion recommending to the Village Board that the Village Board adopt the proposed master plan for Crawford Park as presented.

Respectfully submitted:


Peter Wagner, AICP
Development Director

To: Peter Wagner, Development Director and
Parks & Recreation Advisory Committee

From: Lucas Geiger, PLA and Daniel Williams, PLA

Subject: Crawford Park Master Plan

Date: September 21, 2022

The Village of Caledonia seeks a master plan to guide future improvements to Crawford Park, and its expected expansion to neighboring parcels, to provide a guiding vision for a unique community amenity. Crawford Park is situated on 18 acres with an additional 17 acres in the planned development area. The current park hosts a variety of recreational amenities, playgrounds, and walking trails; however, many of the existing equipment is facing its useful lifetime limit and storm water has become a major issue. Aside from the aging park amenities, access to these recreational uses can be cumbersome to some community members.

The Village has recently completed the construction of their Village Hall adjacent to the park and is in the process of constructing a new Public Safety Building that will play a factor into the future of Crawford Park.

Improvements to Crawford Park will maintain the layout of existing baseball diamonds and associated parking with improvements to accessibility, stormwater management, and grading. centralized recreation area will include court sports, a new 4-season shelter with plaza space, updates to existing playgrounds and shelter, proposed splashpad, and associated parking and trails. The east area of the park will focus on more open recreation: a multi-use sports field, a sledding hill, passive recreation areas, and a skatepark. The south area of the park will include the restoration of farm fields into a native prairie space, with recreational walking/running trails, rentable shelters and gathering spaces throughout.

Analysis of the existing park conditions and the proposed masterplan, conducted during the Summer of 2022, helped provide a general prioritization/phasing schedule for the Village.

Priority I - Initial rough grading of site and stormwater improvements; site restoration with turf grass and native prairie areas; updated playground; court sports; and initial parking Recommended in 0 - 3 years.

- Priority II -** Mile trail loop with gathering nodes, benches, mowed trails, and shade shelters; 4-Season Pavilion with flex plaza space; remodel existing shelter with improved accessibility; and additional parking and stormwater management as needed. Recommended in 3 - 6 years.
- Priority III -** Skatepark; splashpad; southern open-air shelter with restrooms and associated path connections; expanded parking if needed; existing parking lot runoff and accessibility improvements; fine grading for multi-use sports field and winter skating rink; and park road East-West connection. Recommended improvements 6 + years or as needed.
- Ongoing -** Sledding hill; tree plantings; sculptures and/or workout stations; donor benches, and areas of screening/landscaping improvements as needed.

The prioritization schedule provided above is an example and can be modified to meet the needs of the Village of Caledonia's ability to budget for necessary improvements. The Village may add, remove, or prioritize some elements ahead of others due to potential funding sources becoming available or unforeseen community needs becoming apparent in the future.

The plan identifies four levels of prioritization shown above with cost estimates following each section. A full project cost is included at the end of this report. Summaries for the future work are as follows:

Priority I - Initial Site Preparation/High Priority Amenity Replacement

Due to the current ongoing projects and extents of future improvements, it is recommended that the Village begin by establishing a rough grading plan for undeveloped areas of the park and existing areas to be re-developed. Efforts should be taken to manage current stormwater issues and begin to anticipate the needs of future park developments.

Through community engagement, the Village identified the need for updates to their existing court sports, and specifically, the desire for pickleball courts within the community. In coordination with the rough grading, the Village should grade for new court facilities to meet demands. The current plan lays out (2) full-size basketball court, (8) dedicated pickleball courts, and (2) multi-sport courts: (2) tennis/(8) pickleball courts. It is recommended that the Village plan for including at least half of the amenities, (1) basketball, (4) pickleball, (1) multi-sport court during the first phase. Subsequent phases can identify the need for additional courts and the final amount of each court type is to be determined by the Village. Inclusive to the court area should be access and parking.

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Another area of concern is the age of playground equipment. The Village should prioritize replacement of the northern playground area. Inclusive to the playground work will be a new park access road, adequate parking, with accessible routes to the playground and shelter. Adequate parking needs to be established by the Village to based on expected volume of users for the proposed playground amenities and existing facilities.

Establishing native perennial planting areas as soon as possible will provide a base landscape for the future walking trails/paths throughout the southern area of the park. Native seeding may take up to 3 years to fully establish and will need proper management efforts to grow into a healthy plant community. The village can anticipate proposed trail routes and seed accordingly.

As a part of the future improvements to Crawford Park, the Village may review and update the ordinance for dogs in park. Many responses to the survey requested a dog-park, however, the village has plans for a dog park elsewhere. A simple, yet effective compromise would be allowing dogs “on-leash” along walking paths/trails.

Priority I	
Mobilization, Bonds, and Insurance	\$ 200,000.00
Grading/Stormwater/Site Restoration	\$ 497,500.00
Native Prairie Seeding (6 Acres)	\$ 100,000.00
Playgrounds (2-5 age, 5-12 age)	\$ 500,000.00
Basketball Courts (2)	\$ 250,000.00
Pickleball Courts (8)	\$ 240,000.00
Multi-Sport Courts (2)	\$ 250,000.00
Roads and Sidewalks	\$ 304,000.00
Park Amenities	\$ 63,000.00
Landscaping Allowance	\$ 30,000.00
Phase Subtotal =	\$ 2,434,500
Engineering (10%) =	\$ 243,450.00
Contingency (15%) =	\$ 401,692.50
TOTAL =	\$ 3,079,642.50

Priority II – Trail loop and Shelters

In the Priority II phase, the Village’s focus will be on providing 3 key things: the mile trail loop, construction of the 4-Season Pavilion and flex plaza space, and the remodeling of the existing shelter.

The mile trail loop provides a passive recreation element within more natural areas of the park and expands on existing goals of the park. To coincide with this development, park improvements may include resting and gathering spaces along the path with benches, small gathering nodes within natural areas, and rentable shade shelters. The main path in the park should be 10’ wide with a 2’ mowed shoulder. Wisconsin’s DNR – Knowles Nelson Stewardship Program is a potential grant funding source for the trail system. The Village can also consider smaller, mowed walking trails to provide alternative walking routes throughout the natural area. As part of the expected trail use the Village should plan for periodically place dog waste refuse stations.

The central, 4-Season Pavilion with flex space will be a major budget item, but it also has the greatest upside potential. Ideally the Pavilion will have the potential to convert into a semi-open air pavilion during more favorable weather, but can still be used in the colder months. The restrooms within the Pavilion will serve nearby amenities, a rentable kitchen space for events, and a rentable four season flex space to be used for a variety of events, classes, meetings, etc. An outdoor flex space is intended to be an extension of the pavilion and serve various programs. Final size and amenities requirements of the pavilion to be determined by the Village. The Village may need to adjust local ordinances to allow parks to be open during winter months with the addition of the 4-season Pavilion and winter amenities in later phases of implementation.

The Village aims to maintain the existing park shelter, serving the playgrounds to the north. A thorough audit of the park shelter’s existing conditions and design should be conducted to determine an estimate of probable cost to bring the structure up to code. . Updates to the existing shelter should be considered in the park improvement budget.

As part of the Priority II elements, additional parking, paths, and stormwater management are identified as park improvements.

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Priority II	
Mobilization, Bonds, and Insurance	\$ 250,000.00
General Site Work	\$ 92,500.00
Trail Loop	\$ 252,000.00
Roads and Sidewalks	\$ 495,000.00
Park Amenities	\$ 52,500.00
Remodel Ex. Shelter - Allowance	\$ 40,000.00
4-Season Shelter	\$ 2,000,000.00
20'x20' Open Air Shelter (2)	\$ 80,000.00
5'x10' Shade Shelters (5)	\$ 50,000.00
Site Utilities	\$ 250,000.00
Landscaping Allowance	\$ 30,000.00
Phase Subtotal =	\$ 3,592,000
Engineering (10%) =	\$ 359,200.00
Contingency (15%) =	\$ 592,680.00
TOTAL =	\$ 4,543,880.00

Priority III – Special Amenities

Priority III phase focuses on elements less crucial to the overall park design and may be reconsidered in the future. Final decisions have not been made on the design or size of improvements in this portion of the plan, but general design guidelines are provided.

Skatepark – Can be all concrete or a flat pad with prefabricated wooden structures. Concrete can last longer, but is more costly per square foot than asphalt.

Splashpad – Can be flow through or re-circulating. Flow through is more cost effective to construct, but requires more water use. Re-circulating requires housing special equipment to treat the water before reuse. Both systems will need regular maintenance, winterizing, and daily operational duties.

Southern Shelter – This shelter would serve as a rentable, open-air shelter with at least (2) single occupancy restrooms. The potential for a warming kitchen/storage may also be considered. A drinking fountain and bottle filler serves shelter users and a small number of bike racks. This shelter provides a remote space within the native area to host small gatherings or provide a respite for trail users.

Additional Parking – Due to the size of the existing western parking lot and the unknown sizes of future park amenities, further study will need to be conducted

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to establish if additional parking is necessary. Throughout the prior phases, the Village shall work with the consulting engineers to provide an adequate number of parking stalls for ease of access for those with mobility issues. If deemed necessary, the Village should plan for additional parking in this phase. Inclusive to this is the need for additional stormwater management and accessible routes.

Sports Field and Ice Rink Fine Grading - In order to meet codes these amenities may require fine grading to be completed. Additional equipment may also be necessary depending on programming. Final size, type, and quantity of athletic fields to be determined by the Village.

East-West Park Road Connection – This is deemed a lower priority due to the unconfirmed exact needs of the park. Ultimately the decision to complete this is up to the Village, but that decision should be made after the prior park phases have been completed and user demands can be observed more carefully. It has been noted that a connection through the park is a concern, but through traffic calming measures, the Village can maintain the safety of the park and the well being of the neighborhood. Certain measures such as: raised crosswalks, time-locked park gates, and proximity to the public safety building can limit future issues.

Priority III	
Mobilization, Bonds, and Insurance	\$ 150,000.00
General Site Work	\$ 52,500.00
Roads and Sidewalks	\$ 256,000.00
Park Amenities	\$ 12,200.00
Splash Pad	\$ 500,000.00
Skatepark	\$ 450,000.00
Priarie Shelter	\$ 450,000.00
Site Utilities	\$ 50,000.00
Landscaping Allowance	\$ 30,000.00
Phase Subtotal =	\$ 1,950,700
Engineering (10%) =	\$ 195,070.00
Contingency (15%) =	\$ 321,865.50
TOTAL =	\$ 2,467,635.50

Ongoing

This section is created to allow the Village to plan for items that can be included in non-typical budgeting methods.

Sledding hill – as discussed with Village Engineer, other Village projects could use the sledding hill area to dump extra fill, with the anticipation of building it up little by little every year.

Approximate cost - Unknown

Tree Plantings – A memorial tree or tree donation program could be established to allow residents to assist in the growth of the canopy of the park.

Approximate cost - \$500/tree

Sculptures– Elements such as these can be donated/funded through different methods instead of the typical park budget. They can also be elements added much later into the growth of the park, as they are optional improvements.

Approximate cost - \$5,000 - \$10,000 per sculpture

Donor Benches – Another opportunity to expand the park amenities is establishing a bench donor program. These benches can be included as part of other phase developments, or as extra benches throughout the park if there is community interest.

Approximate Cost - \$800-1200/bench, 5" Concrete Sidewalk and base \$10/sf

Additional Landscaping/Screening – As this Master Plan did not go into full depth of the design of all the park elements such as building sizes, exact layouts, or full park programming, this item anticipates the need for improving the aesthetic of the park, and maintaining a good relationship with the neighboring community members.

Approximate cost - \$10-12/sf of planting bed

Summary

Overall, the project faces many years of development and careful budgeting to maximize the potential of Crawford Park. No project worth doing is easy and all projects come with their challenges, but these steps to plan now and openly collaborate with residents has proved invaluable to the success of this Master Plan Process. Through diligent and consistent efforts by current and future committee members Crawford Park can become the centerpiece for the Village of Caledonia.

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Crawford Park Improvements - Global Costs

Priority I

Mobilization, Bonds, and Insurance	\$	200,000.00
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TOTAL =	\$	3,079,642.50

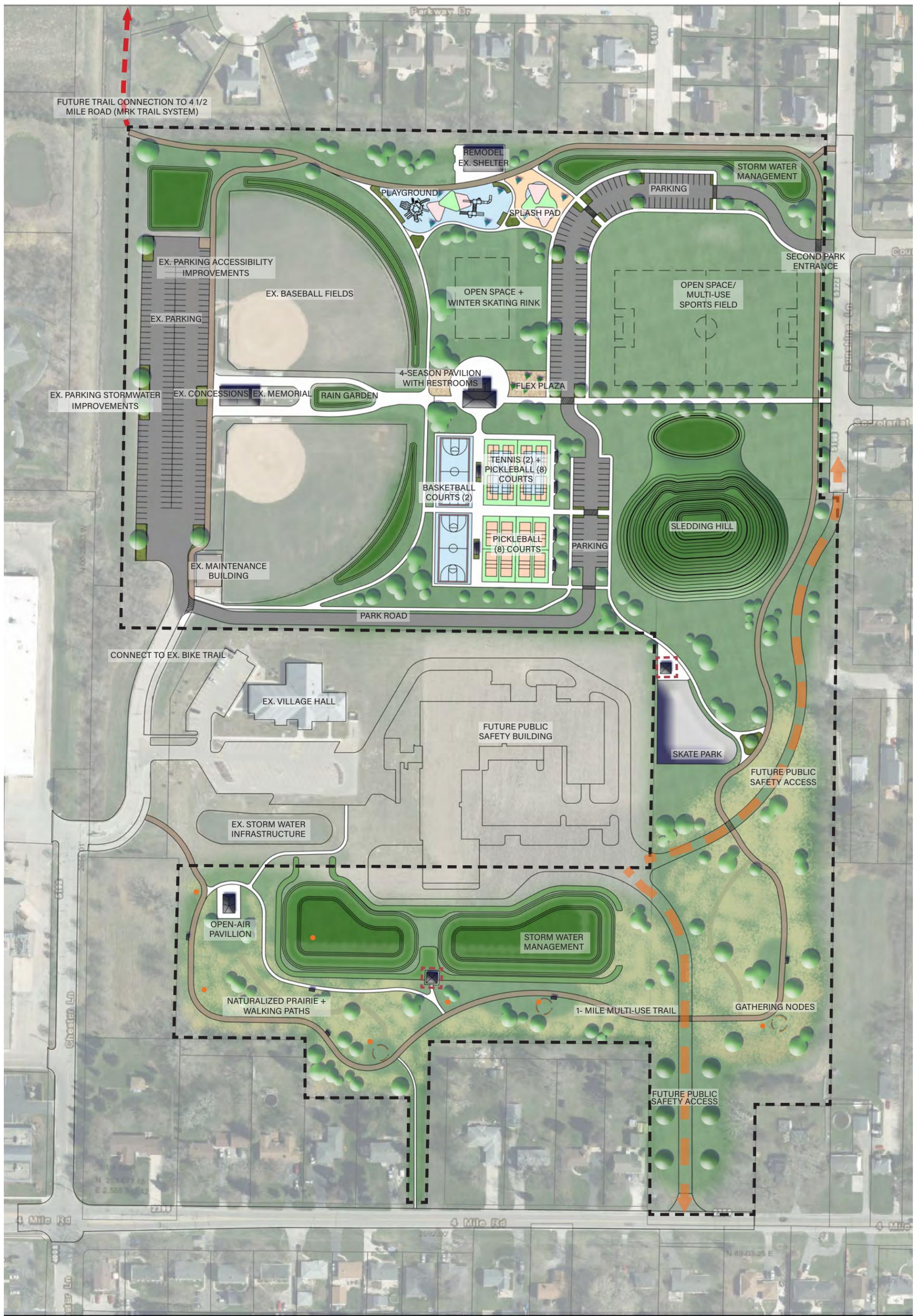
Priority II

Mobilization, Bonds, and Insurance	\$	250,000.00
General Site Work	\$	92,500.00
Trail Loop	\$	252,000.00
Roads and Sidewalks	\$	495,000.00
Park Amenities	\$	52,500.00
Remodel Ex. Shelter - Allowance	\$	40,000.00
4-Season Shelter	\$	2,000,000.00
20'x20' Open Air Shelter (2)	\$	80,000.00
5'x10' Shade Shelters (5)	\$	50,000.00
Site Utilities	\$	250,000.00
Landscaping Allowance	\$	30,000.00
Phase Subtotal =	\$	3,592,000
Engineering (10%) =	\$	359,200.00
Contingency (15%) =	\$	592,680.00
TOTAL =	\$	4,543,880.00

Priority III

Mobilization, Bonds, and Insurance	\$	150,000.00
General Site Work	\$	52,500.00
Roads and Sidewalks	\$	256,000.00
Park Amenities	\$	12,200.00
Splash Pad	\$	500,000.00
Skatepark	\$	450,000.00
Priarie Shelter	\$	450,000.00
Site Utilities	\$	50,000.00
Landscaping Allowance	\$	30,000.00
Phase Subtotal =	\$	1,950,700
Engineering (10%) =	\$	195,070.00
Contingency (15%) =	\$	321,865.50
TOTAL =	\$	2,467,635.50

GRAND TOTAL =	\$	10,091,158.00
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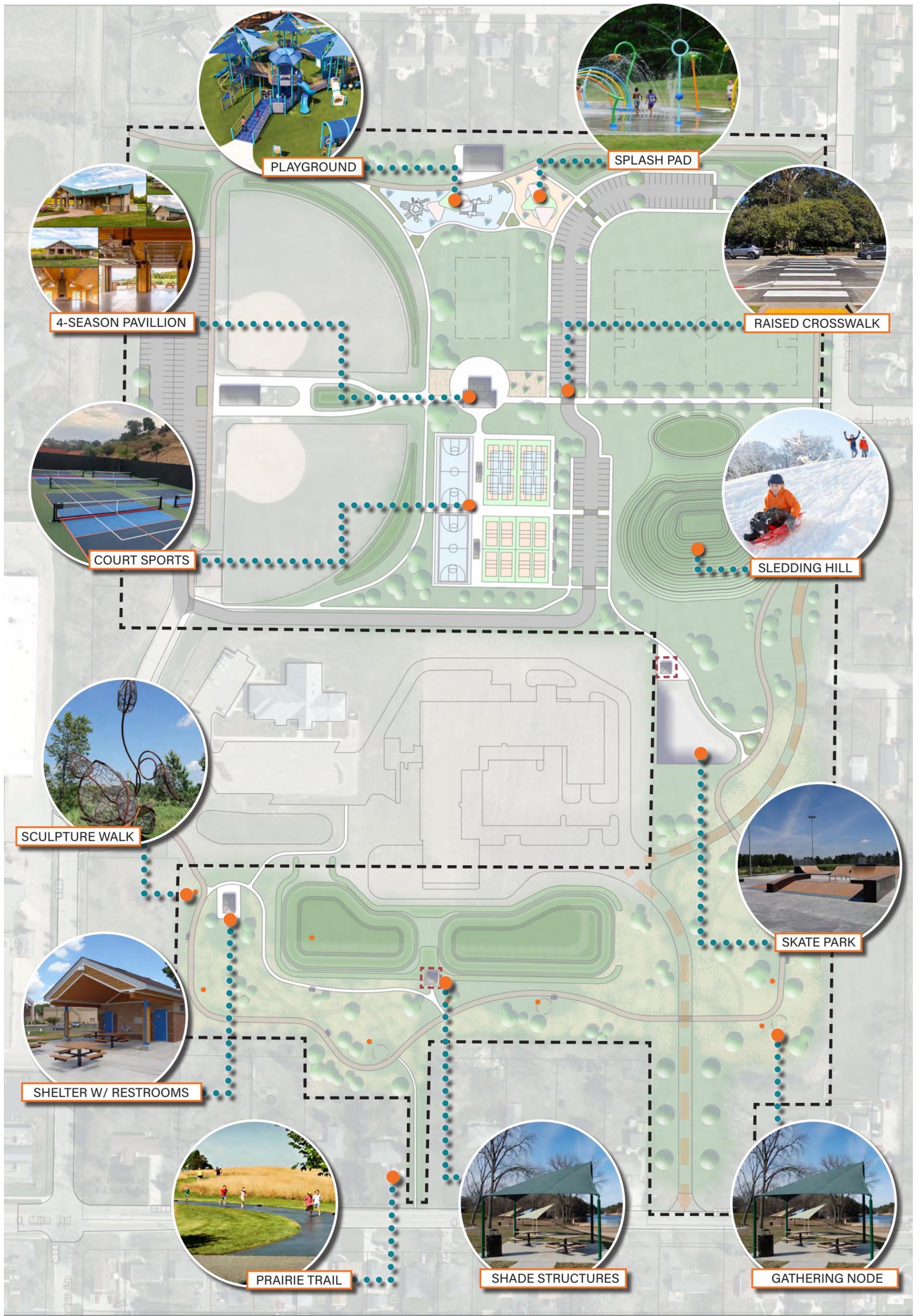
Crawford Park

Master Plan

Caledonia, WI
9.21.2022

- LEGEND**
- Open-Air Shelter
 - Sculptural Piece





Crawford Park

Master Plan

Caledonia, WI
9.21.2022

 Open-Air Shade Structure
 Sculptural Piece



SCALE
0 40' 80' 160'



APPENDIX I

Phase 1 - Inventory and Analysis



Inventory and Analysis

Site Visit

Part of the process for a Master Plan is to get the feel of what the park currently is, how it is currently used, and how it fits into the fabric of the community. Simply put, this is done by visiting the park and observing it anonymously. Multiple trips were made to Crawford Park at differing times of the day to gather information about the park itself and the users. We also photographed many of the park's existing amenities as well as the proposed expansion areas. Aside from the physical gathering of information, we coordinated with the Village and collected previous documents, meeting notes, site plans, and Village planning documents.

Analysis

From the information and documents collected, we began to paint a picture of what the park could be and mean to the community. We noticed opportunities to enhance the immediate neighborhood as well as attract those from all over Caledonia. The space provided and the proximity to core areas of the community showed that a true community centerpiece could be created and one that all could be proud of. There were some obvious challenges to be worked through with the new public safety building and providing equitable access while still maintaining a healthy and safe surround neighborhood. The public engagement phase would further this analysis stage by providing us with the insight of residents of all ages, backgrounds, and time spent in the community.

Public Engagement

Multiple steps were taken to engage the community in soliciting feedback and ideas for the park. The main part was an online survey with the results recorded and summarized below. Also, with help from the Village, there were two in-person public engagement events to reach out to those in the community who may not have been aware of the online presence. Overall, the methods provided valuable feedback and seemingly increased the interest in this park as a public amenity.

May 24, 2022

5:01 start, no absences

Citizen comments:

Ken Michel—over saturation of evens/beer gardens, dedication and maintenance requirements

Introductions by members/experiences

SWOT-led by Pete based on committee comments

Strengths

- Amount of undeveloped land
- Centrally located
- Flat/open fields
- Affluence of residents
- Park safety (public safety building)
- Infrastructure

Weaknesses

- Maintenance costs
- Lack of comm interest/change
- Not understanding costs to develop park
- Lack of staff
- Access to park—roads, etc.
- Grading of existing paths is poor/water management
- Few special needs amenities
- Current design of park—random/scattered
- Legislation regarding animals/liquor
- Public safety building

Opportunities

- Expand pedestrian trail/path
- Attract tournaments
- Population growing/use of parks increasing
- Create rec opportunities for all ages
- Create winter amenities
- Contract w/ businesses to operate in the park
- Fundraising and supports from businesses

Threats

- Lack of funding
- Lack of commitment
- Saturation of certain amenities (i.e. Beer Garden)
- Flooding/pooling in areas

Trustee Wishau-list and map of suggestions, provided baseline for ideas

Amenities

- ADA playground

- Fitness stations/free-running options
- Gazebo/band shell
- Non thoroughfare---road to south
- Soccer field
- Multi-purpose courts
- Dog park
- Sledding hill
- Walking paths
- Pickleball courts
- Skating rink
- Full ball court, instead of 2 half courts
- Gazebo/band shell
- Splash pad
- Add access for parking/drives/safety building
- Artificial shade
- Prairie/rain gardens
- Butterfly garden

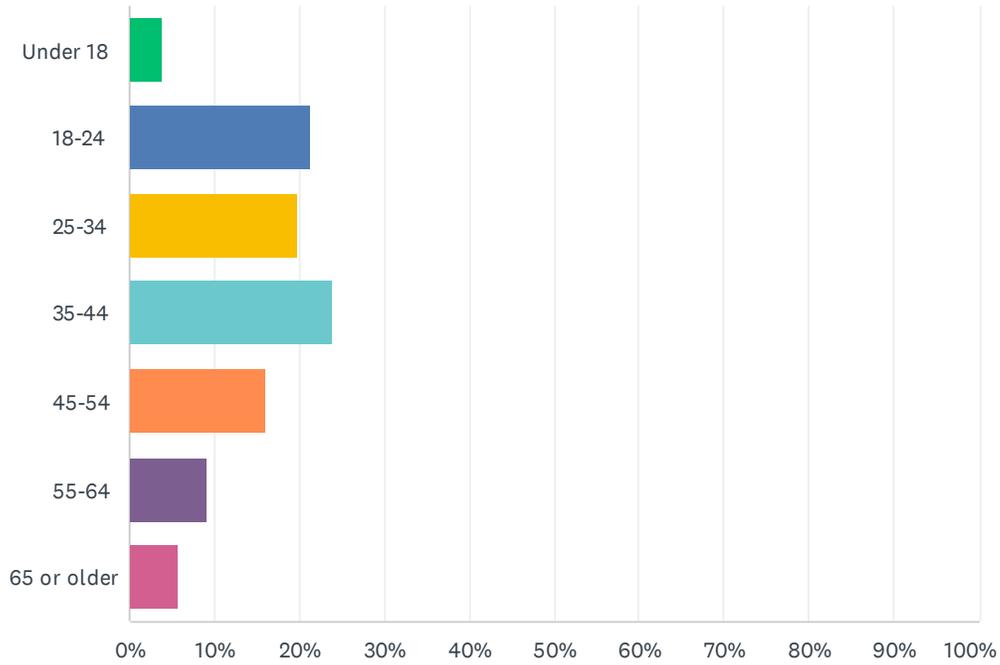
Long-term maintenance remains a concern.

No need for public indoor rental sites—high cost.

Adjourned at 1817 hours—Christian/Andrew

Q1 What is your age?

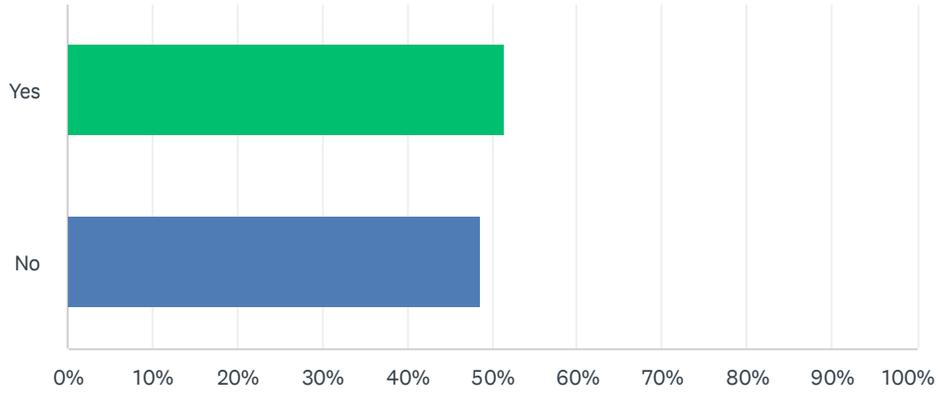
Answered: 547 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	3.84%	21
18-24	21.39%	117
25-34	19.74%	108
35-44	23.95%	131
45-54	16.09%	88
55-64	9.14%	50
65 or older	5.85%	32
TOTAL		547

Q2 Do you have any children living in your home that are under the age of 18?

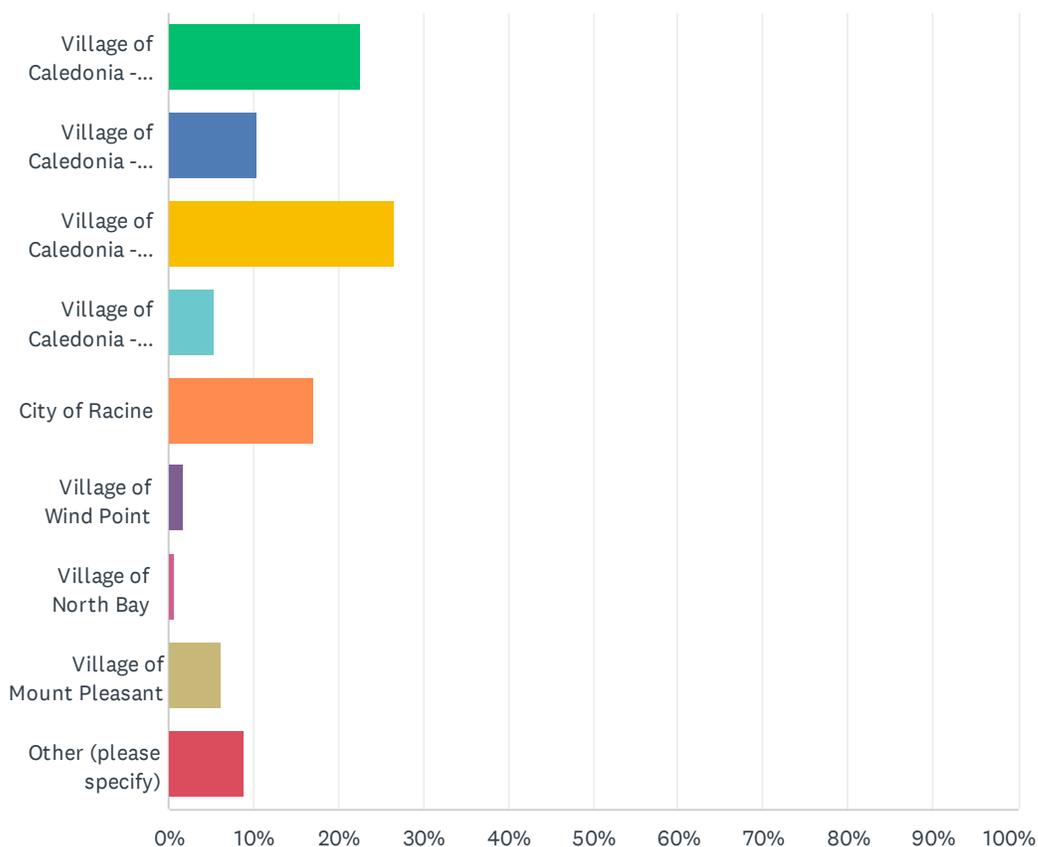
Answered: 542 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	51.29%	278
No	48.71%	264
TOTAL		542

Q3 Where do you live?

Answered: 542 Skipped: 7



ANSWER CHOICES	RESPONSES	
Village of Caledonia - Northside	22.51%	122
Village of Caledonia - Southside	10.52%	57
Village of Caledonia - Eastside	26.75%	145
Village of Caledonia - Westside	5.35%	29
City of Racine	17.16%	93
Village of Wind Point	1.66%	9
Village of North Bay	0.74%	4
Village of Mount Pleasant	6.27%	34
Other (please specify)	9.04%	49
TOTAL		542

#	OTHER (PLEASE SPECIFY)	DATE
1	Not sure which direction I live in Caledonia I'm regards to the park. But I live behind Crawford	7/11/2022 2:20 PM

Crawford Park Master Plan Survey

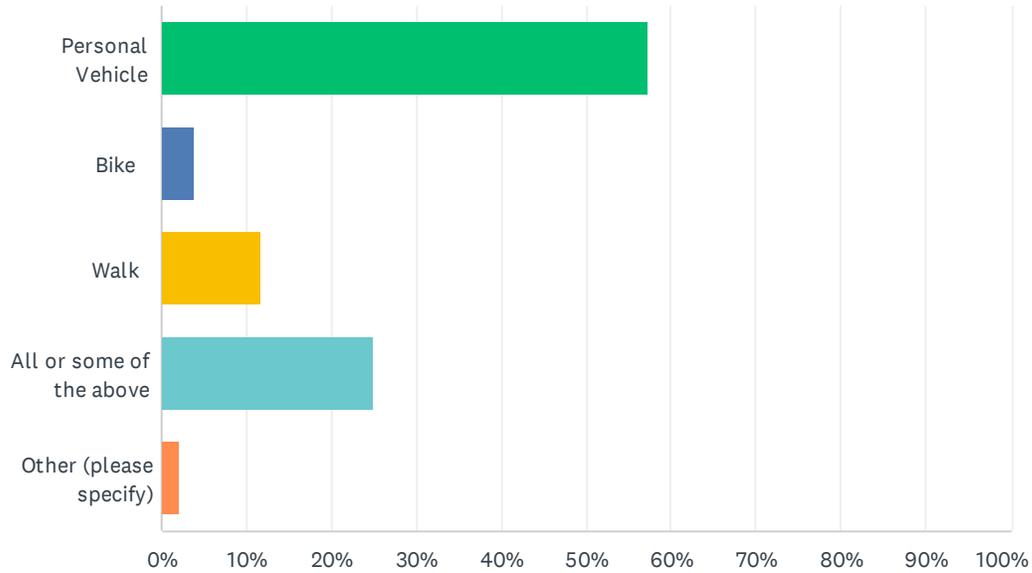
	park on Chestnut Drive by Oak Lawn Drive.	
2	Franksville	7/9/2022 5:54 AM
3	Milwaukee	7/5/2022 6:40 AM
4	Kenosha	7/2/2022 7:57 PM
5	City of Kenosha	6/29/2022 11:09 AM
6	Shorewood	6/28/2022 8:15 PM
7	Kenosha county	6/28/2022 5:57 PM
8	Caledonia	6/26/2022 9:54 PM
9	West allis	6/26/2022 9:43 PM
10	Kenosha	6/26/2022 7:00 PM
11	Behind Crawford Park	6/26/2022 11:05 AM
12	Milwaukee	6/26/2022 11:00 AM
13	Oconomwoc	6/26/2022 10:51 AM
14	Kenosha	6/26/2022 10:28 AM
15	Kenosha	6/26/2022 10:05 AM
16	South Milwaukee	6/26/2022 9:20 AM
17	Antioch, IL	6/26/2022 7:31 AM
18	Kenosha	6/26/2022 2:03 AM
19	Milwaukee Area	6/26/2022 12:17 AM
20	Milwaukee	6/26/2022 12:15 AM
21	Kenosha	6/25/2022 10:56 PM
22	Village of Sturtevant	6/25/2022 10:09 PM
23	Fox Lake Illinois	6/25/2022 9:35 PM
24	Madison, but born in and frequently visit Racine.	6/25/2022 8:04 PM
25	Kenosha	6/25/2022 8:01 PM
26	Kenosha	6/25/2022 7:42 PM
27	Oak Creek	6/25/2022 7:38 PM
28	Kenosha	6/25/2022 7:34 PM
29	Kenosha	6/25/2022 6:58 PM
30	Kenosha	6/25/2022 6:57 PM
31	City of Milwaukee	6/25/2022 6:50 PM
32	Waukesha	6/25/2022 6:41 PM
33	Kenosha	6/25/2022 6:40 PM
34	Milwaukee	6/25/2022 6:35 PM
35	Right next to park on Secretariat Ln.	6/25/2022 6:31 PM
36	Kenosha	6/25/2022 6:28 PM
37	Northshore suburbs of Milwaukee	6/25/2022 6:28 PM
38	Milwaukee	6/25/2022 6:23 PM

Crawford Park Master Plan Survey

39	Kenosha	6/25/2022 4:42 PM
40	Kenosha	6/25/2022 1:32 PM
41	Kenosha	6/25/2022 6:59 AM
42	Kenosha	6/25/2022 2:24 AM
43	Milwaukee	6/24/2022 8:23 PM
44	Burlington	6/24/2022 10:21 AM
45	Oak Creek	6/24/2022 9:16 AM
46	Caledonia by 5 mile	6/23/2022 11:09 PM
47	Johnson Park Area	6/23/2022 9:44 PM
48	41/2 and heidi	6/23/2022 7:19 PM
49	Oak Creek	6/23/2022 6:58 PM

Q4 If you visit Crawford Park, how do you get there?

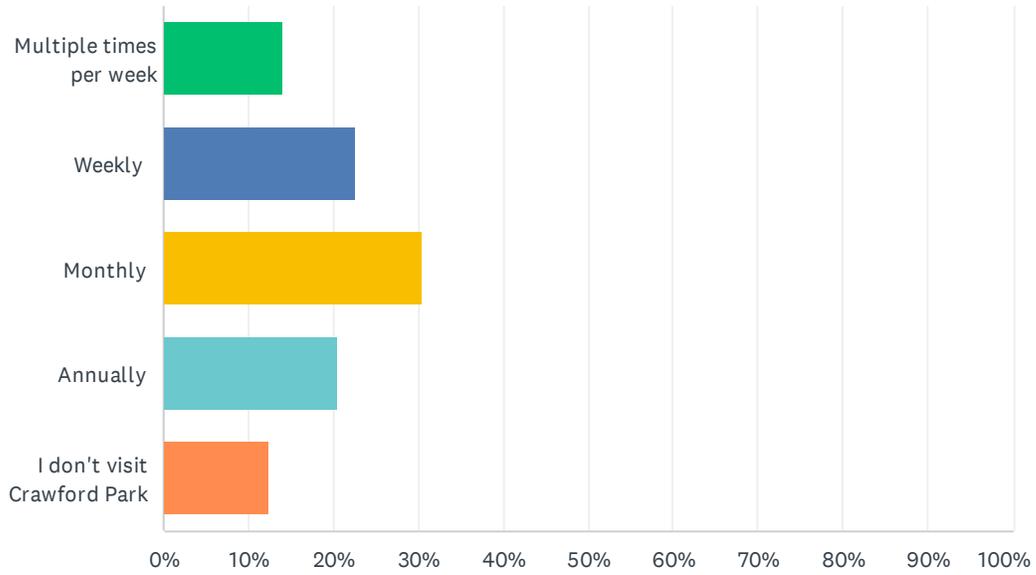
Answered: 543 Skipped: 6



ANSWER CHOICES	RESPONSES	
Personal Vehicle	57.27%	311
Bike	3.87%	21
Walk	11.79%	64
All or some of the above	25.05%	136
Other (please specify)	2.03%	11
TOTAL		543

Q5 How often do you visit Crawford Park?

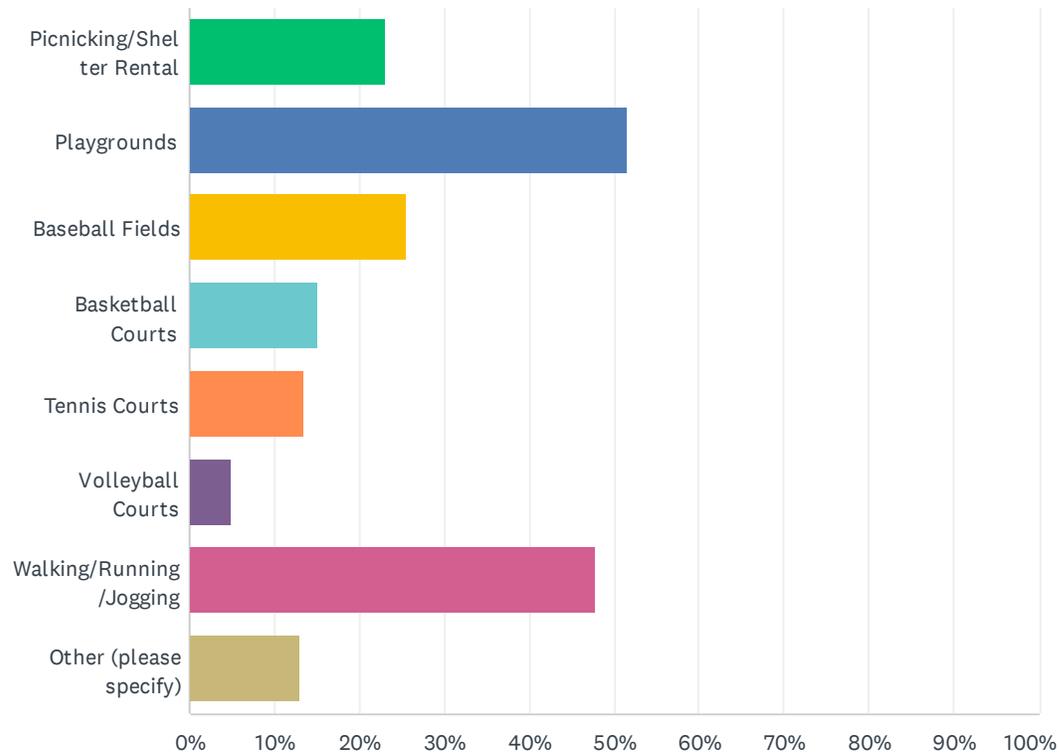
Answered: 478 Skipped: 71



ANSWER CHOICES	RESPONSES	
Multiple times per week	14.02%	67
Weekly	22.59%	108
Monthly	30.54%	146
Annually	20.50%	98
I don't visit Crawford Park	12.34%	59
TOTAL		478

Q6 Why do you visit Crawford Park? (Choose as many as apply)

Answered: 440 Skipped: 109



ANSWER CHOICES	RESPONSES
Picnicking/Shelter Rental	22.95% 101
Playgrounds	51.59% 227
Baseball Fields	25.68% 113
Basketball Courts	15.23% 67
Tennis Courts	13.41% 59
Volleyball Courts	5.00% 22
Walking/Running/Jogging	47.73% 210
Other (please specify)	12.95% 57
Total Respondents: 440	

#	OTHER (PLEASE SPECIFY)	DATE
1	Village Hall	7/8/2022 6:43 AM
2	We like to watch the kids play ball when we walk through.	7/6/2022 5:19 PM
3	I did not know it existed. (I moved here from Illinois 4 years ago)	7/2/2022 10:48 AM
4	skateboard in parking lot/street	6/29/2022 8:00 PM

Crawford Park Master Plan Survey

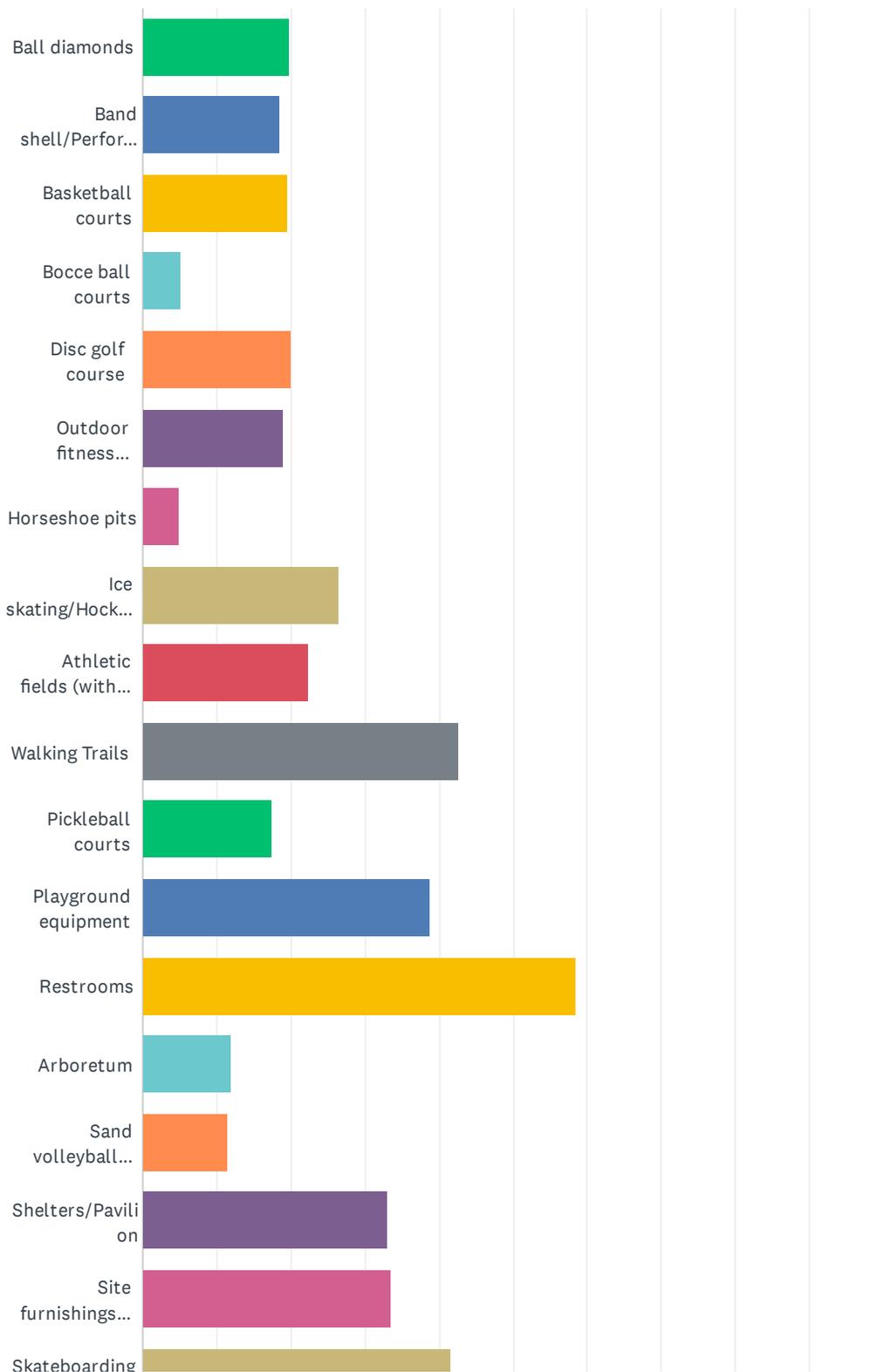
5	And the tennis practice wall	6/28/2022 9:38 PM
6	Haven't yet	6/26/2022 9:43 PM
7	Skateboarding	6/26/2022 7:05 PM
8	To skate	6/26/2022 11:01 AM
9	Family	6/26/2022 10:54 AM
10	Skate park	6/26/2022 9:29 AM
11	Never been there	6/26/2022 9:21 AM
12	Skateboarding on blacktop	6/26/2022 8:57 AM
13	Skateboarding	6/26/2022 8:38 AM
14	So our kids can mix it up with others and meet new friends creating memories.	6/26/2022 7:35 AM
15	Walk dog around park	6/26/2022 6:15 AM
16	Skatepark	6/26/2022 3:25 AM
17	Riding bikes	6/26/2022 12:27 AM
18	To just chill with freinds	6/26/2022 12:19 AM
19	For the new skatepark	6/25/2022 10:11 PM
20	Skateboard	6/25/2022 10:07 PM
21	Skatepark	6/25/2022 9:19 PM
22	Skating on the tennis court	6/25/2022 8:46 PM
23	I would come much more if there was a skatepark	6/25/2022 7:43 PM
24	Hang out with friends to skateboard	6/25/2022 7:19 PM
25	skateboard	6/25/2022 6:43 PM
26	skate park	6/25/2022 6:42 PM
27	Skateboarding	6/25/2022 6:41 PM
28	Skating	6/25/2022 6:36 PM
29	Skating	6/25/2022 6:32 PM
30	Never been	6/25/2022 6:29 PM
31	SKATEBOARDING	6/25/2022 5:53 PM
32	I use the tennis court to skateboard	6/25/2022 5:39 PM
33	Walking through the park to access Douglas Ave businesses	6/25/2022 4:56 PM
34	Skateboarding in the tennis court	6/25/2022 4:18 PM
35	Skateboarding	6/25/2022 4:12 PM
36	Relaxing	6/25/2022 2:22 PM
37	I wanna skate	6/25/2022 1:33 PM
38	Daughter hangs out with, and meets her friends there	6/25/2022 10:37 AM
39	Dog	6/24/2022 11:38 PM
40	Scootering	6/24/2022 2:06 PM
41	Don't visit -too far	6/24/2022 1:21 PM
42	Randal needs to be watched	6/24/2022 10:49 AM

Crawford Park Master Plan Survey

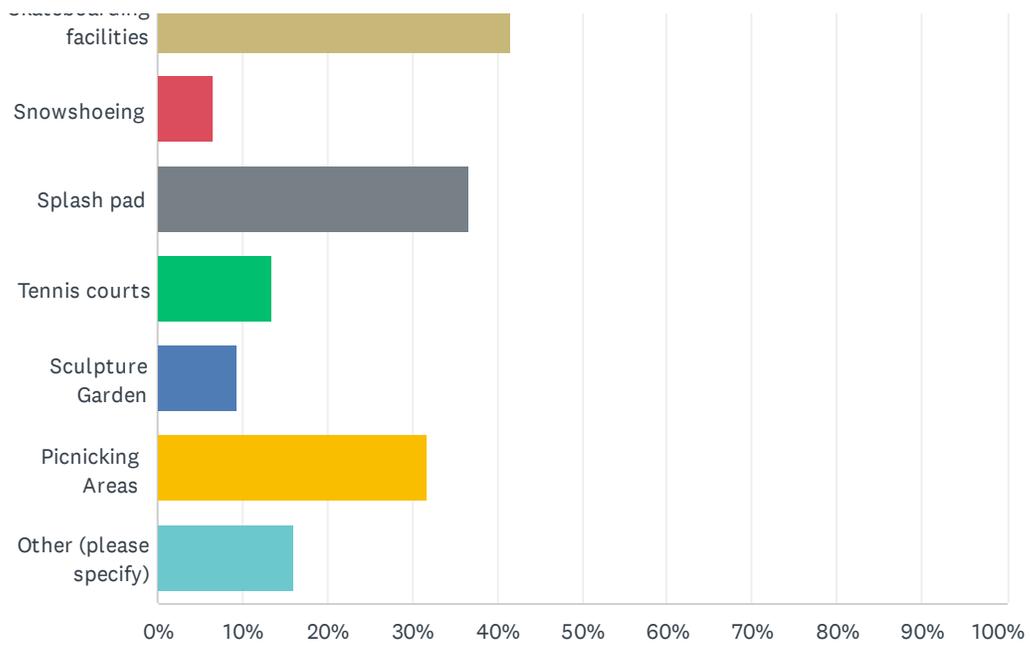
43	Riding through, skating around or for the playground	6/24/2022 10:21 AM
44	Nice place to have lunch and run around the playground with siblings	6/24/2022 9:04 AM
45	Biking, relax in parking lot.	6/24/2022 8:40 AM
46	N/A	6/24/2022 8:11 AM
47	Village Hall for taxes and dog licenses	6/24/2022 7:37 AM
48	Pay my taxes	6/24/2022 6:22 AM
49	We live on Erie St. So we load up the bikes for the kids to ride	6/24/2022 4:59 AM
50	Basketball courts are horrible	6/23/2022 11:42 PM
51	and bicycling	6/23/2022 10:06 PM
52	Open Rec area south of volleyball sand pits	6/23/2022 9:33 PM
53	Exercise or a way to get to Walgreens or pick 'n save	6/23/2022 9:28 PM
54	I don't visit	6/23/2022 9:12 PM
55	I used to visit when I was younger to hang out with friends.	6/23/2022 7:35 PM
56	Visit Village Hall	6/23/2022 6:16 PM
57	Walking dog	6/23/2022 6:13 PM

Q7 Which of the following amenities, existing or potential, would you like to include in the Crawford Park Master Plan? (Only select the amenities you prefer)

Answered: 475 Skipped: 74



Crawford Park Master Plan Survey



Crawford Park Master Plan Survey

ANSWER CHOICES	RESPONSES	
Ball diamonds	19.79%	94
Band shell/Performance Area	18.53%	88
Basketball courts	19.58%	93
Bocce ball courts	5.05%	24
Disc golf course	20.00%	95
Outdoor fitness station(s)	18.95%	90
Horseshoe pits	4.84%	23
Ice skating/Hockey rink	26.53%	126
Athletic fields (with lighting)	22.32%	106
Walking Trails	42.74%	203
Pickleball courts	17.47%	83
Playground equipment	38.74%	184
Restrooms	58.53%	278
Arboretum	12.00%	57
Sand volleyball courts	11.58%	55
Shelters/Pavilion	33.05%	157
Site furnishings (benches, tables, grills, etc.)	33.47%	159
Skateboarding facilities	41.68%	198
Snowshoeing	6.53%	31
Splash pad	36.63%	174
Tennis courts	13.47%	64
Sculpture Garden	9.47%	45
Picnicking Areas	31.79%	151
Other (please specify)	16.00%	76
Total Respondents: 475		

#	OTHER (PLEASE SPECIFY)	DATE
1	Sledding hill	7/11/2022 6:58 PM
2	Dog park; chess or checker tables built into tables; biking trail; running trail; soccer fields	7/11/2022 2:31 PM
3	Beer garden	7/9/2022 5:55 AM
4	Dog park	7/7/2022 10:54 AM
5	Community garden plots	7/4/2022 5:39 PM
6	Winter sledding hill	6/29/2022 6:03 PM
7	beer garden	6/28/2022 9:22 PM

Crawford Park Master Plan Survey

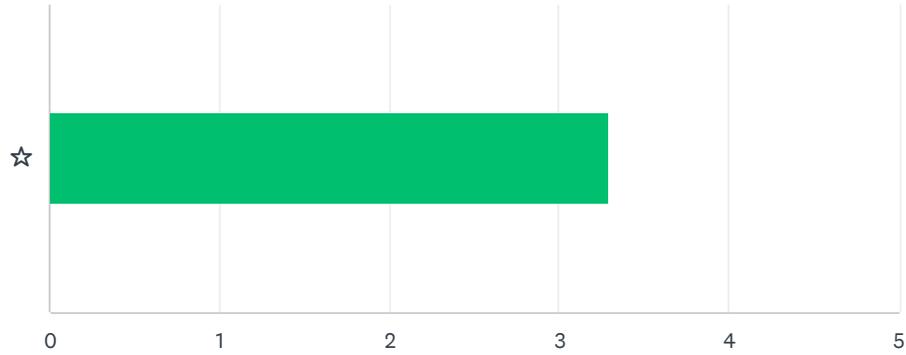
8	Soccer field	6/28/2022 10:37 AM
9	Indoor community center	6/27/2022 10:01 PM
10	Something for the hot weather	6/27/2022 12:48 PM
11	dog park, community garden	6/27/2022 9:07 AM
12	Landscape with shade trees with picnic areas to enable summer gatherings	6/27/2022 9:01 AM
13	Pool	6/26/2022 10:51 PM
14	Skatepark for bike riding and skateboarding!	6/26/2022 9:56 PM
15	BMX facilities	6/26/2022 6:27 PM
16	Beer garden	6/26/2022 1:23 PM
17	1 Soccer field	6/26/2022 1:07 PM
18	Skatepark	6/26/2022 12:29 PM
19	Dirt Pump track, bmx / skatepark	6/26/2022 7:35 AM
20	Dog park	6/26/2022 6:15 AM
21	A skateboarding facility that also allows bikes, scooters, and roller skates/blades	6/26/2022 12:27 AM
22	Special needs access to playground	6/25/2022 10:08 PM
23	Skatepark	6/25/2022 10:07 PM
24	BMX/Mountain Bike pump track	6/25/2022 8:24 PM
25	Skateboard/Bike/Rollerskate pump track	6/25/2022 7:19 PM
26	None	6/25/2022 7:17 PM
27	football field (no lights)	6/25/2022 6:58 PM
28	Skateboard	6/25/2022 6:41 PM
29	Swimming pool	6/25/2022 6:32 PM
30	SKATEPARK	6/25/2022 5:53 PM
31	Benches along walking path accompanied with maple trees for shade. Something better between the ball diamonds; currently the play equipment is often unusable because of the rain and mud and full sun - maybe a covered shelter for parents and kids to sit. Complete redo of tennis courts; surface and fencing. Maple trees around the playground and tennis court area. Nicer entrance way to village hall. Increased landscaping - more scrubs, flowering plants, etc. Pavilions and other structures to be uniform in material and color. Replace pavers by the ball fields because they are always loose and scattered. Rubberized playground surface and update equipment.	6/25/2022 5:08 PM
32	Dog park	6/25/2022 4:36 PM
33	Beer Garden!	6/25/2022 3:46 PM
34	Pool	6/25/2022 2:35 PM
35	Village pool	6/25/2022 2:22 PM
36	Fenced in dog park or area that is pet friendly	6/25/2022 9:32 AM
37	A permanent beer garden	6/25/2022 7:46 AM
38	Dog park. Cheap, easy, small.	6/24/2022 11:38 PM
39	Swimming	6/24/2022 2:07 PM
40	Dog park	6/24/2022 1:41 PM
41	Pollinator friendly flower gardens (we need bees, please!)	6/24/2022 1:34 PM

Crawford Park Master Plan Survey

42	Pool	6/24/2022 12:57 PM
43	Community gardens	6/24/2022 11:16 AM
44	Beer garden	6/24/2022 10:38 AM
45	A handicap accessible playground.	6/24/2022 10:07 AM
46	Track circuit with lighting	6/24/2022 9:19 AM
47	Fishing pond	6/24/2022 8:57 AM
48	Beer Garden	6/24/2022 8:40 AM
49	N/A	6/24/2022 8:11 AM
50	option for events including dog events	6/24/2022 8:06 AM
51	Dog Park	6/24/2022 8:05 AM
52	Beer garden	6/24/2022 7:37 AM
53	Dog park, beer garden	6/24/2022 7:20 AM
54	Pickleball please, i drive to Village green 3-4 times a week to play, but that was meant for members of Wi d Point community.	6/24/2022 6:24 AM
55	More trees	6/24/2022 6:22 AM
56	COMMUNITY CENTER	6/24/2022 6:22 AM
57	Fishing pond	6/24/2022 5:44 AM
58	Beer garden!	6/24/2022 4:59 AM
59	Beer garden	6/24/2022 4:13 AM
60	Dog area (fenced in)	6/23/2022 11:56 PM
61	Batting cages, similar to fireman's park in Sturtevant	6/23/2022 11:41 PM
62	Fenced dog park	6/23/2022 11:28 PM
63	Bmx bike ramps	6/23/2022 11:11 PM
64	Beer garden	6/23/2022 10:25 PM
65	Nothing	6/23/2022 10:22 PM
66	Indoor recreation facility similar to recplex	6/23/2022 10:22 PM
67	Similar to Drexel town square	6/23/2022 10:20 PM
68	Dog park	6/23/2022 10:06 PM
69	Public pool	6/23/2022 9:40 PM
70	Drinking fountain, dog park area	6/23/2022 9:36 PM
71	Soccer field, beer garden	6/23/2022 9:34 PM
72	Playground for all abilities or handicapped swings add to existing pkay	6/23/2022 9:31 PM
73	Beer garden	6/23/2022 9:28 PM
74	Nothing is needed	6/23/2022 9:12 PM
75	Water bottle refilling station	6/23/2022 7:35 PM
76	Swimming pool. There is no place for children to swim in a pool in Caledonia.	6/23/2022 7:00 PM

Q8 Please rate your overall satisfaction with the current amenities offered at Crawford Park?

Answered: 463 Skipped: 86



	VERY DISSATISFIED	DISSATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SATISFIED	VERY SATISFIED	TOTAL	WEIGHTED AVERAGE
☆	1.94% 9	11.23% 52	47.52% 220	34.34% 159	4.97% 23	463	3.29

Crawford Park Survey Responses – Questions 9 to 13 (most common response to least common)

Question 9 - What is your favorite thing about Crawford Park?

- Baseball fields (Spectating and playing)
- Playgrounds
- Size and open space
- Location and proximity to home
- Clean/safe/nice
- Nature
- Walking Paths
- Skating/Skateboarding

Question 10 - When visiting parks in different areas, what amenities have you seen that could be brought to Crawford Park?

- Splash Pad
- Playground updates
- Allowing dogs/dog park
- Picnic/gathering areas
- Lighting Improvements (Safety and baseball)
- Pickleball Courts
- Water/drinking fountains
- Food vendors/live music/planned public events
- Shade areas
- Fitness stations

Question 12 - What is your favorite memory of time spent at Crawford Park?

- Baseball/softball
 - o Spectating and playing
- Playground
- Birthday/graduation parties
- Playing/watching kids
- Walking/passive recreation
- Skating/Skateboarding
- Gatherings w/ friends and family

Question 13 - Do you have any other comments about additions or improvements you would like to see at Crawford Park?

- Skate Park
- Improve walking trails
- Allow dogs (some dog park comments, but mostly walking on leash)
- Public events/beer gardens
- Better bathroom access
- General upkeep improvements
- More trees/landscaping/shade areas

Franksville Park Beer Garden Public Engagement Event

July 14, 2022

Village staff attended from 5-7pm the Franksville Beer Garden and displayed a poster of the park and board where participants were encouraged to post ideas of what they would like to see in a Village Park. The following are their responses:

- Frisbee Golf (2)
- Ice Rink
- Zip line
- Spashpad (4)
- Beer Garden
- Pickleball Courts (3)
- Additional Parking
- A place to have a drop-in mental health services for youth
- Dog Park (2)
- Kids Playground
- Soccer Fields
- Boccee Ball
- Mini Golf
- Rental Pavilion
- Monkey Bars
- Rock Climbing
- All Abilities designed playground (Kayla's Park – Franklin)

Millaeger's Farmer's Market Public Engagement Event

July 17, 2022

Village staff attended from 10am-noon at the farmer's market and displayed a poster of the park and board where participants were encouraged to post ideas of what they would like to see in a Village Park. The following are their responses:

- Butterfly Garden
- Pickleball Courts (7)
- Horseshoe Pits
- Splashpad (4)
- Community Garden (2)
- Children's Garden
- Skatepark
- Coffee Shop
- Venue for Foodtrucks – Open air shelter to accommodate (2)
- Fishing Pond
- Natural Habitat
- Plant lots of Tree
- Playground (3)
 - Locate closer to parking lot
 - Include tire swings
 - Design for special needs. I.E. Kayla's Park (Franklin) and Dream Park (Kenosha)
- Pool (2)
- Climbing Wall
- Beer Garden (6)
- Walking Trails (5)
 - For dogs too, not a dog park (2)
- Senior Center
- Indoor Sports Complex
- Indoor Pavilion (rentable)
- Bike Path (help connect to other bike paths)
- Bocce Ball Court
- Gazebo
- Small Band Shell (3)
- Ropes Course
- Instrument Art
- Dog Park

APPENDIX II

Phase 2 - Concept Development



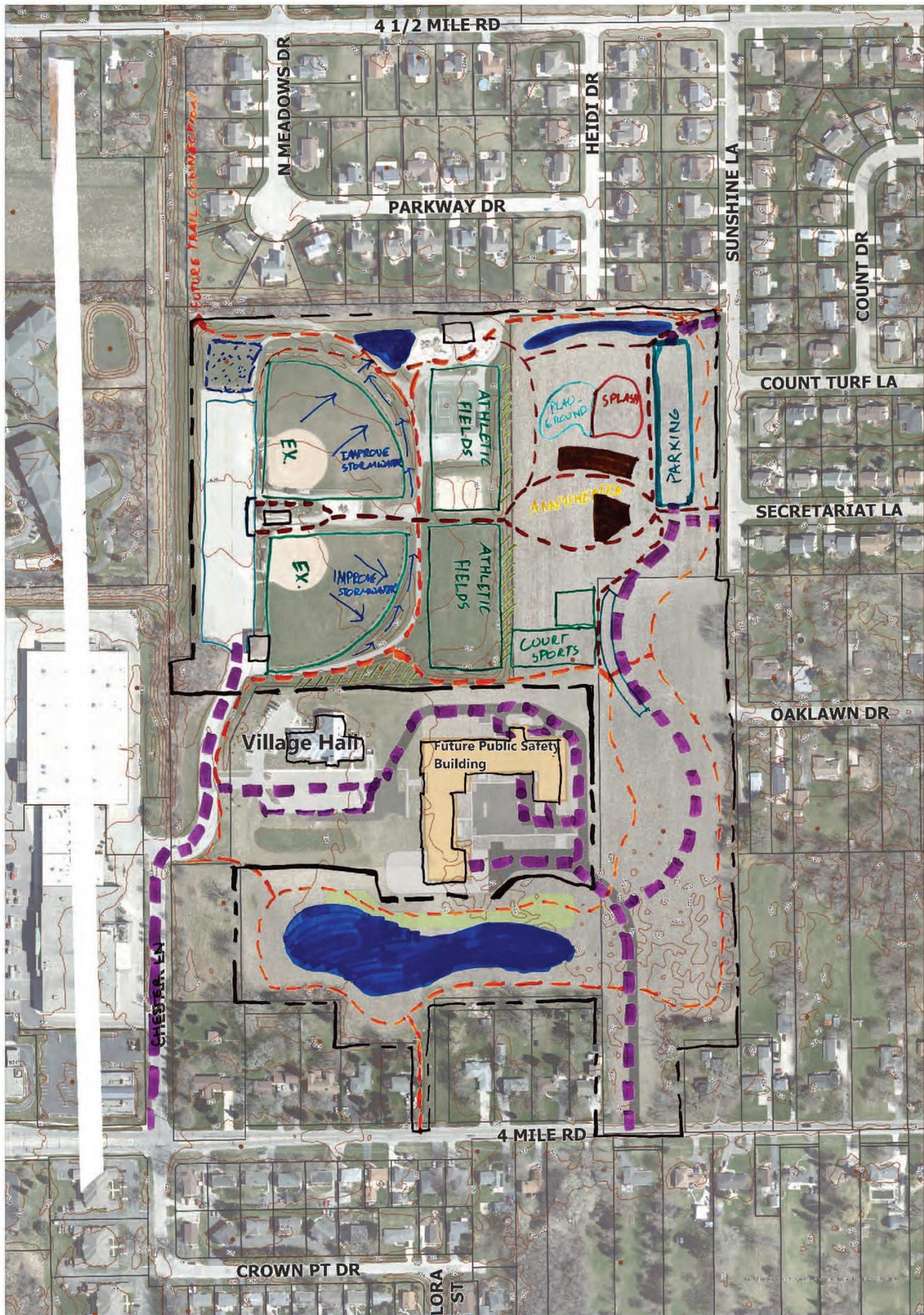
Concept Development

Diagramming

As the Public Engagement phase of the Master Plan process wrapped up, we began to review and analyze the needs and desires of the community. From the analysis, we began with a simple concept diagramming, as seen in the following 3 pages. This helped us to layout different potential park elements, their proximity to one another, and their connectivity. Diagramming served as a very high-level approach to begin the discussions and thought generation from the Parks Committee and ourselves. The process led into putting these designs to scale to better understand the spatial layout of the site.

Concept Plans

The next step of the process, following feedback meetings with the Parks Committee, was to develop 3 alternative concepts from the initial diagramming phase. Our driving design concern was incorporating the needs of the public safety building and accessibility to existing and proposed park amenities. Through this we had various access drives, centers of activities, parking layouts, and park elements. However, the core concepts of the parks remained the same. It was clear from the public survey and direction of the Park Committee on what they envisioned the park to be. The concept plans were shared with the community to elicit further feedback and presented to the Park Committee where we were able to narrow down the final ideas and concepts for the park.



Data Sources:
 Parcels, Aerial photos, Canopy Streets - Racine County

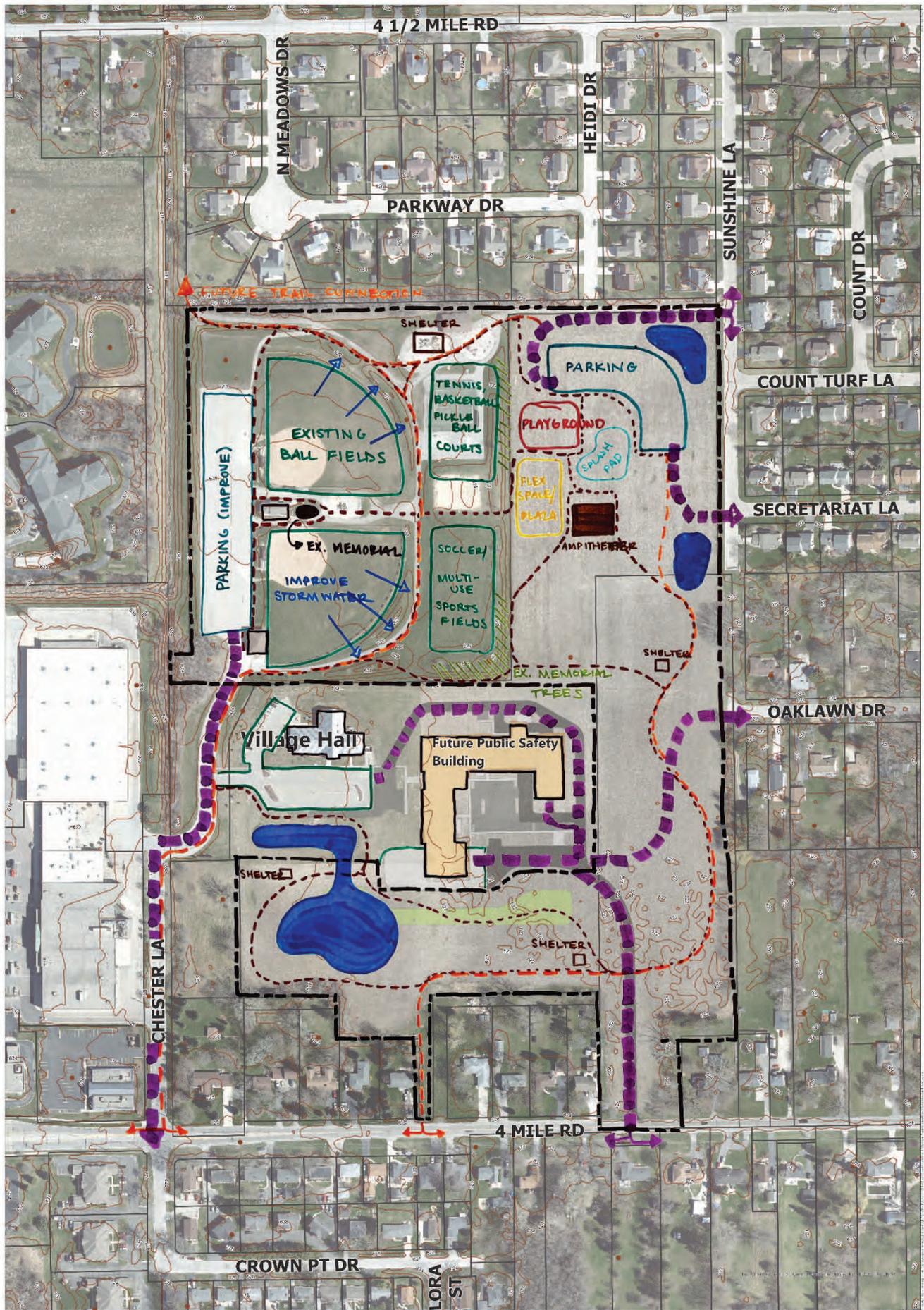


- Existing
- Bike Path/Lane
- Playground
- Shelter/Amphitheatre
- Stormwater
- Pedestrian Path
- Parking
- Memorial Trees
- Driving ROW
- Sports Fields
- Splash Pad

Crawford Park Plan

Concept 1 - July 2022

Village of Caledonia
 Racine Co., WI



Data Sources:
 Parcels, Aerial photos, Casting Streets - Racine County

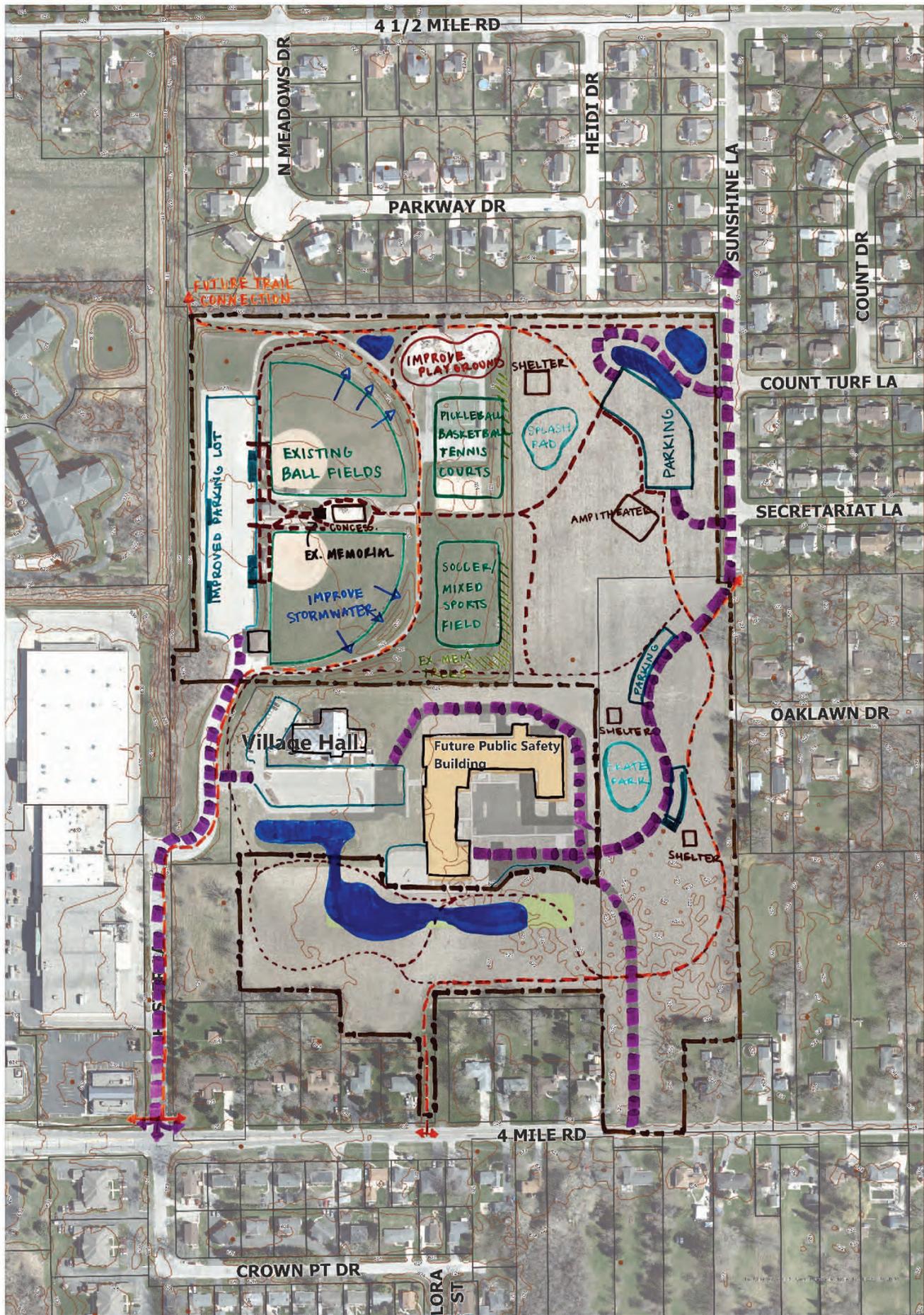


- Existing
- Bike Path/Lane
- Playground
- Shelter/Ampitheatre
- Stormwater
- Pedestrian Path
- Parking
- Memorial Trees
- Driving ROW
- Sports Fields
- Splash Pad

Crawford Park Plan

Concept 2 - July 2022

Village of Caledonia
 Racine Co., WI



Data Sources:
 Parcels, Aerial photos, Casting Streets - Racine County



- | | | | |
|-------------|-----------------|------------|---------------------|
| Existing | Bike Path/Lane | Playground | Shelter/Ampitheatre |
| Stormwater | Pedestrian Path | Parking | Memorial Trees |
| Driving ROW | Sports Fields | Splash Pad | |

Crawford Park Plan

Concept 3 - July 2022

Village of Caledonia
 Racine Co., WI

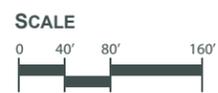


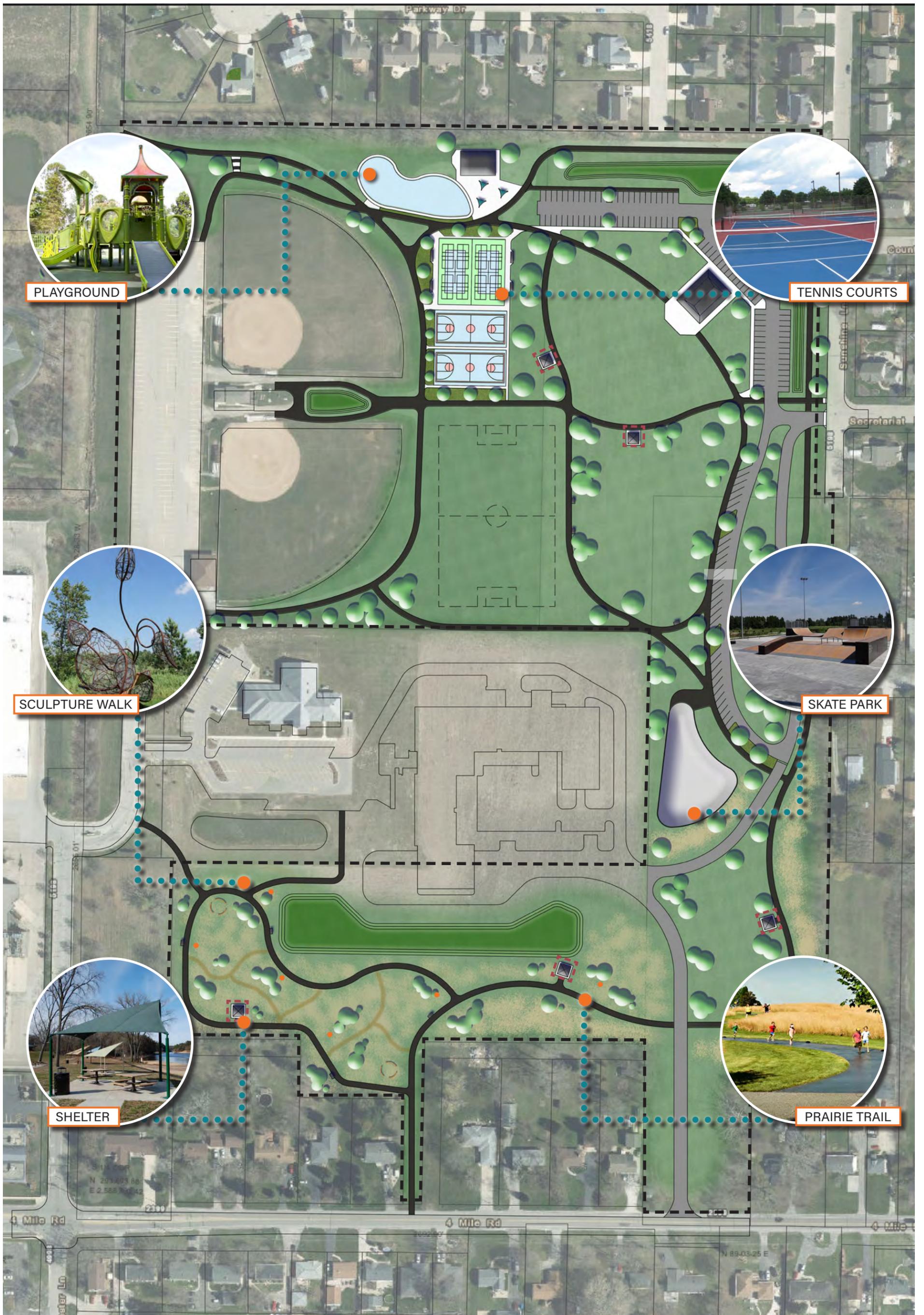
Crawford Park

Concept Option 1

Caledonia, WI
8.15.2022

- LEGEND
-  Open-Air Shelter
 -  Sculptural Piece





PLAYGROUND

TENNIS COURTS

SCULPTURE WALK

SKATE PARK

SHELTER

PRAIRIE TRAIL

Crawford Park

Concept Option 1

Caledonia, WI
8.15.2022

- LEGEND
-  Open-Air Shelter
 -  Sculptural Piece





Crawford Park

Concept Option 2

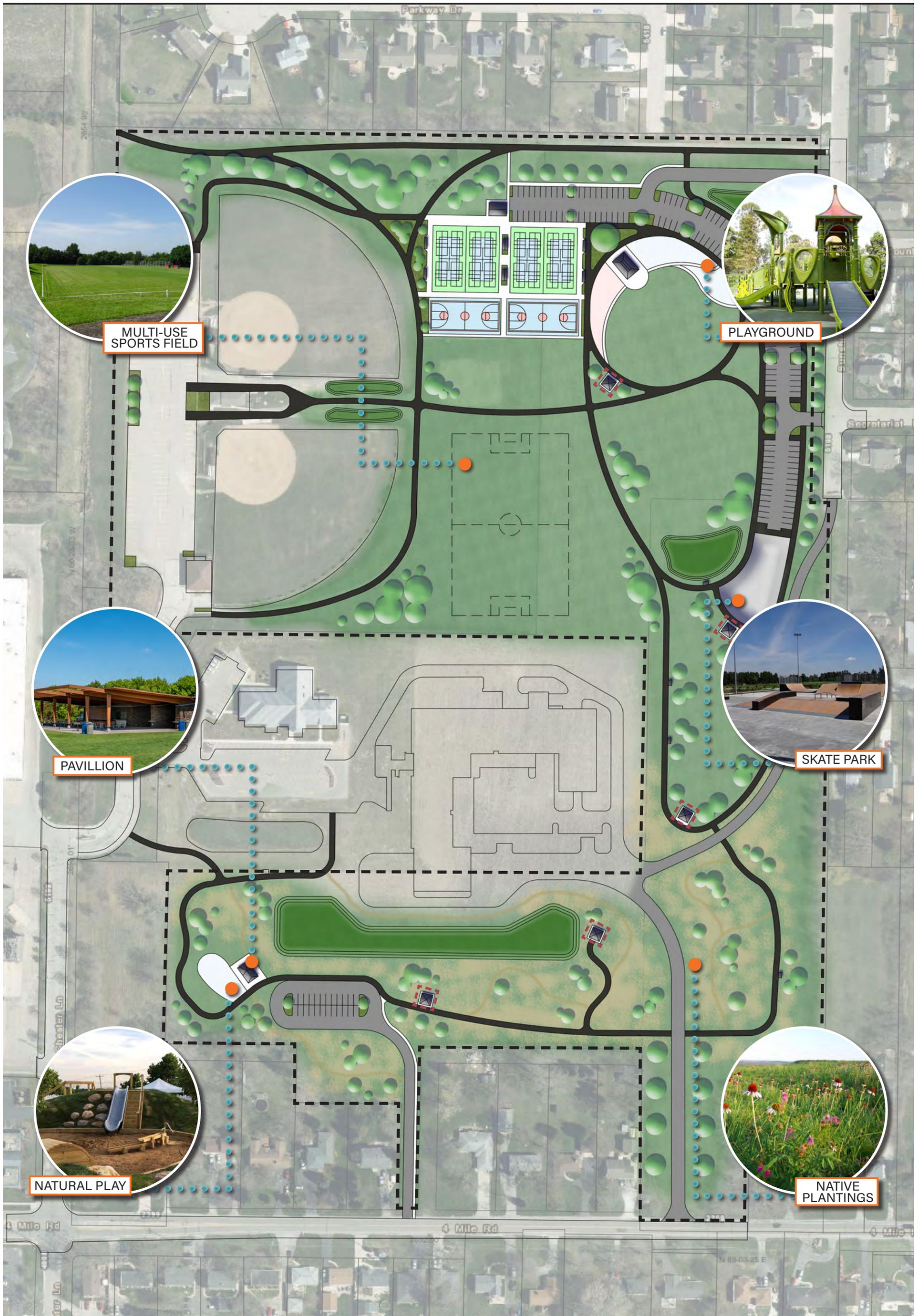
Caledonia, WI
8.15.2022

LEGEND
 Open-Air Shelter



SCALE
 0 40' 80' 160'





MULTI-USE SPORTS FIELD



PLAYGROUND



PAVILLION



SKATE PARK



NATURAL PLAY



NATIVE PLANTINGS

Crawford Park

Concept Option 2

Caledonia, WI
8.15.2022

LEGEND
 Open-Air Shelter

SCALE
 0 40' 80' 160'





Crawford Park

Concept Option 3

Caledonia, WI
8.15.2022

LEGEND
 Open-Air Shelter



SCALE
 0 40' 80' 160'





Crawford Park

Concept Option 3

Caledonia, WI
8.15.2022

LEGEND
 Open-Air Shelter



SCALE
 0 40' 80' 160'





PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Review

Description: Review a request to approve a building, site, and operation plan for the construction and utilization of a ±5,000 square-foot commercial building and expanded gravel lot located at 195 27th Street in the Village of Raymond.

Applicant(s): August Hoppe

Address(es): 195 27th Street

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±5,000 square-foot commercial building located at 195 27th Street in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on September 20, 2022.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Owner(s): Christensen Revocable Trust

Tax Key(s): 168-04-21-01-004-000

Lot Size(s): 4.056 acres

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

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial and Business Park

Background: The applicant is requesting approval of a building, site, and operation plan for the construction and utilization of a ±5,000 square-foot commercial building located at 195 27th Street in the Village of Raymond. The site is currently used by Hoppe Tree Service and Urban Wood Lab and currently has an existing building and one under construction. Details of this business can be found at <https://www.hoppetreeservice.com>. As a result of business growth, the applicant is proposing to use this building for indoor storage of business vehicles and their repair.

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

The proposed building exterior will primarily be constructed of metal siding with a 3-foot stone base. The metal siding will be like what clads the main building on the site. The applicant is proposing to add three clerestory windows on the east elevation to allow natural light. The combination of windows, metal panels, and a stone base establishes a building design of top, bottom, middle. There will be two overhead garage doors on the north and south elevations of the building along with an overhead door on the west elevation. No access is proposed on the east elevation, which faces the roadway. Per the design standards in Exhibit K, overhead doors should be screened from the roadway. Existing vegetation on the north side of the site should provide minimum screening and the doors on the south face of the building will need some additional vegetative screening to minimize the visual impact. No roof or ground mechanicals are shown on the site plan; however, all building mechanicals will be required to be screened from the roadway.

Surrounding the building, the applicant is proposing to install approximately 5,000 square feet of gravel to provide vehicle access on the west and north elevation of the building. No gravel will be on the east side. Gravel is an acceptable surface material if it doesn't create a dust nuisance. This area will not be a high traffic or high-speed area, so dust should not be a major concern. Furthermore, there are no neighboring developments to the north and west. Minimal landscaping is proposed as part of this development. The applicant is proposing to install three trees, 50 feet apart in front of the building along the roadway. As there is no proposed parking on the east side of the building, no secondary landscape feature is required. Currently there exists a grassy berm that provides minimum screening of the building. The proposed landscape plan does meet the minimum landscaping requirements. Staff does recommend adding some evergreen trees near the southeast side of the building to help screen the south side overhead garage doors.

Lighting is proposed on the building and the applicant provide a photometric planning showing demonstrating that less than a 0.5 foot-candle of light will spill outside the lot. To minimize glare, the LED lights will be downcast and shielded.

Lastly, the applicant is proposing to install a wood burning furnace on the west elevation of the main building. As this structure is interior to the site and cannot be seen from the roadway, staff has determined that this addition complies with the Boundary Agreement regulations.

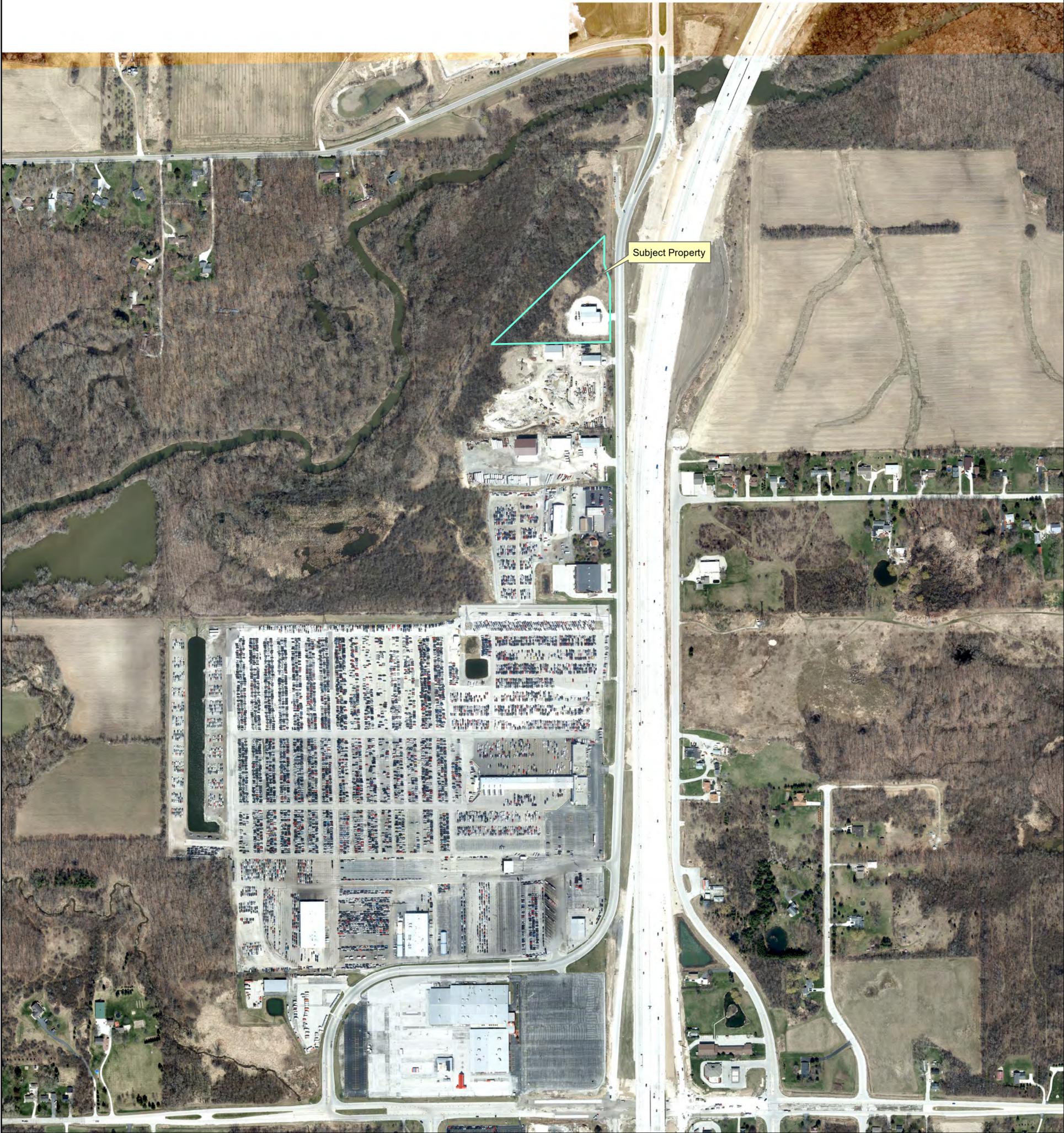
Overall, the proposed use meets the design standards outlined in the Cooperative Boundary Agreement Design Standards. If the Plan Commission is comfortable with the proposed building, site, and operation plan, staff drafted a suggested motion to approve the building, site, and operation plan located at 195 27th Street.

Respectfully submitted:

A handwritten signature in black ink that reads "Peter Wagner". The signature is written in a cursive style with a large, looping initial "P".

Peter Wagner, AICP
Development Director

LOCATION MAP: 195 27th Street



Hoppe Tree Service Conditional Use Amendment

Hoppe Tree Service requests an amendment to our existing conditional use permit to construct a new building (building number 3) on the NE portion of our property. The purpose of this building is for vehicle storage and light repairs for our tree service and is consistent with the existing permitted conditional use permit. As our company grows the need for additional storage and a functional location to work on our trucks in a safe and secure location becomes more and more important.

We will not be disturbing an area greater than 10,000 sqft and the grade will not be changed more than 1ft and there for there is no need for a stormwater management plan based on Village of Raymond requirements.

Building and Improved Surfaces

The building will be a metal post frame style. It will be 50ft by 100ft and have a height of 26ft. the East elevation of the building will face I-94 and will have stone on the lower course and 3 windows to help define the roof, siding and lower areas of the building. Awnings will be placed over each person door for the building. This will create an attractive visual look and have a better aesthetic than our existing building. Attached preliminary drawings of the building are included in this packet. A concrete apron will be constructed around the front and back of the building, and gravel will be placed past that to connect to our existing gravel parking lot.

The building will have water, electricity, and heat. We will connect to the existing well and holding tank. Heat will be provided by a large outdoor wood boiler. There will be an air exchanger in the new building.

Lighting:

A downward facing light will be located on the west side of the north end of the building, and the west middle section of the building. The existing tree line will partially block the lighting from 27th st and I-94. A flood light will be located on the South side of the building as there is a need for good security lighting here. The south light is partially blocked by the existing building for motorists on 27th or I-94. The attached photometric plan shows that the lighting wash will stay on our property.

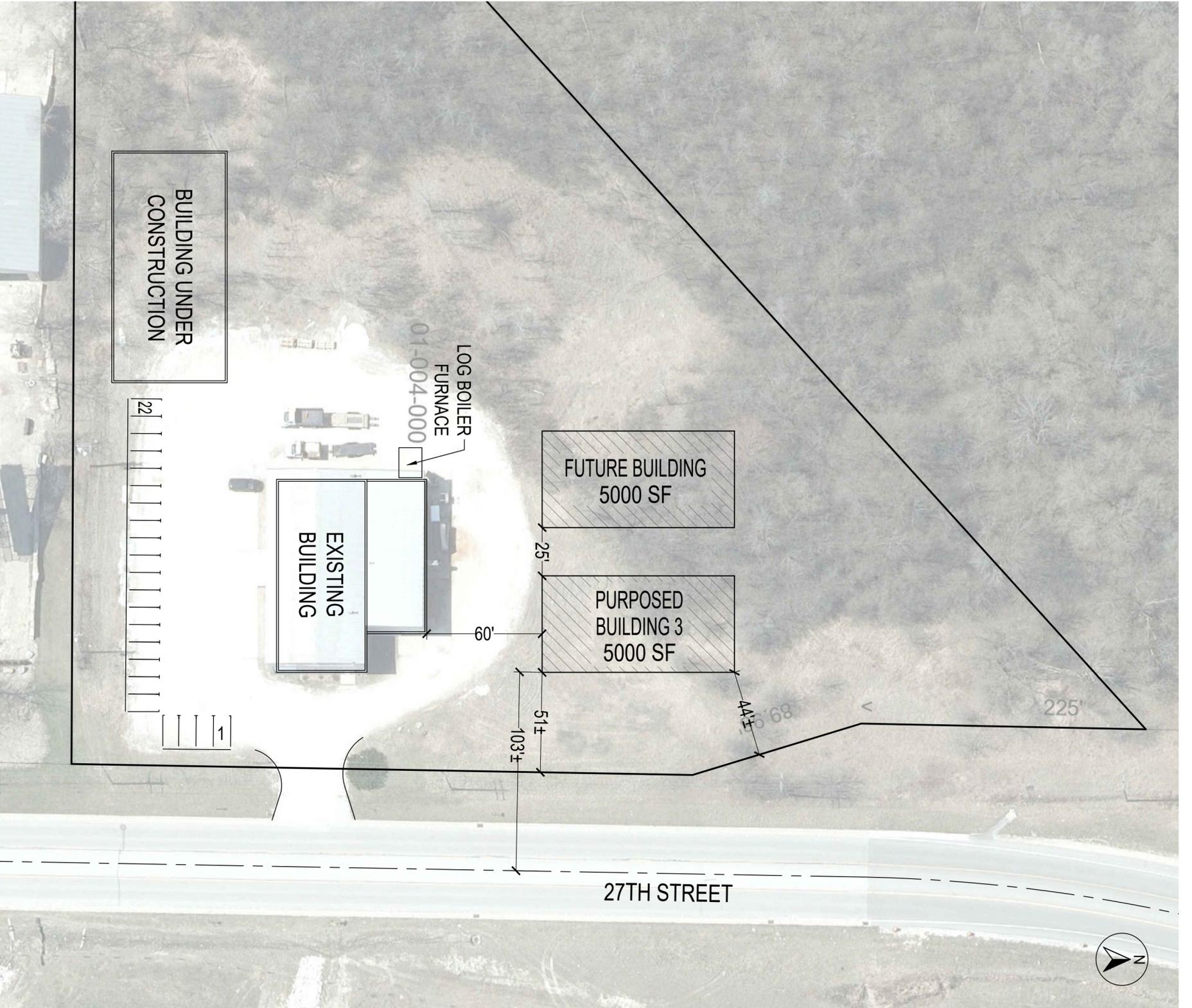
Landscaping

(3) 2" diam trees will planted every 50ft along the E elevation of the building until we run into the existing tree line located just past the north end of the building.

All other conditions within our existing permit will remain the same.

- Hours of operations Mon-Friday 7:00am-5pm, Saturdays 8am-3pm.
- Our employee count will be 25 or less. Most employees will report to the shop and then take company vehicles to job sites. 5 or less employees are expected to be at the location during the day. These employees will mostly work in our retail store "The Hoppe Urban Wood Lab Store".
- Ample parking is located on the south and south east side of building 1.

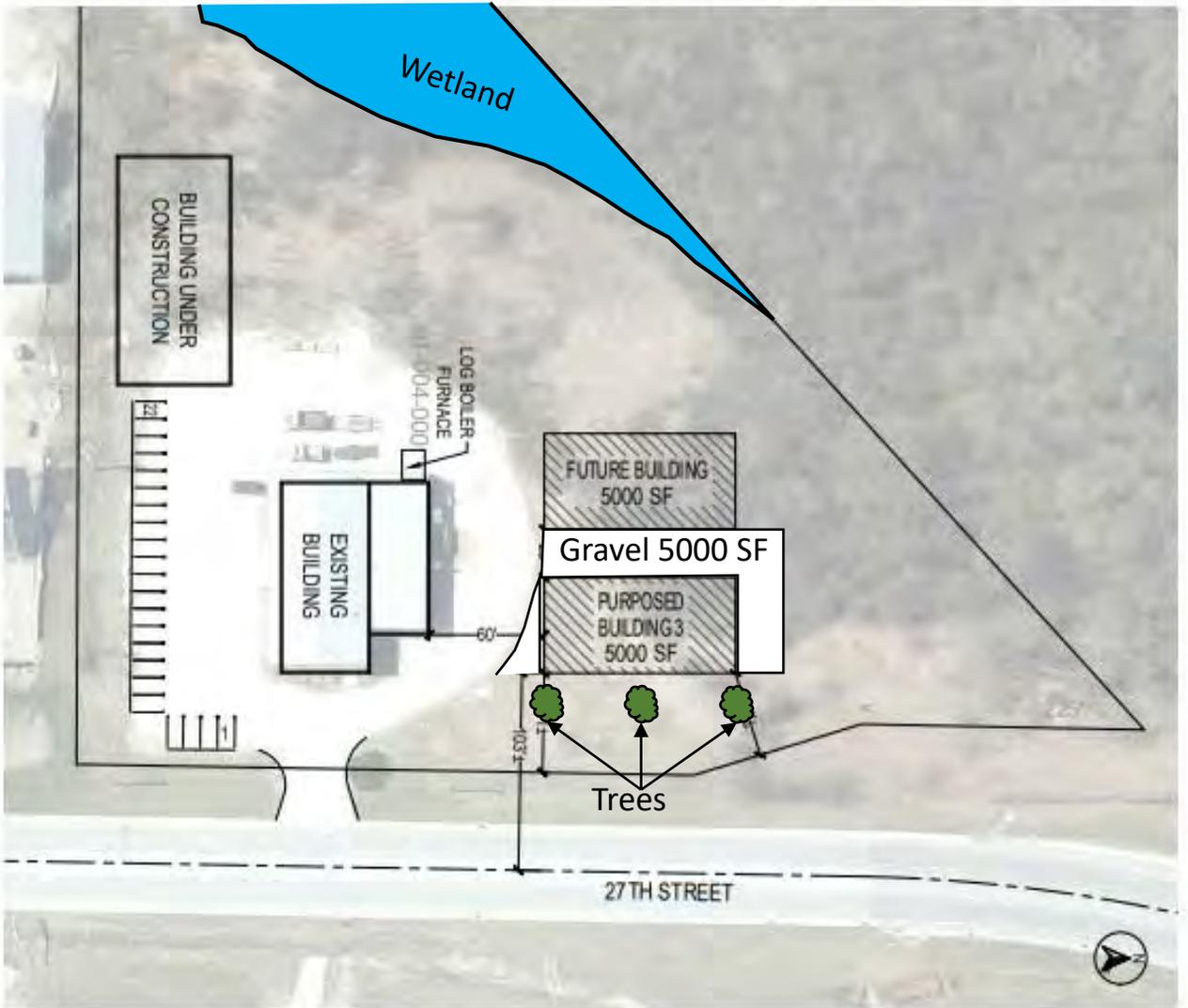
The south property owner is Vesel Services. 215 S. 27th St. Caledonia WI 53108 262-412-0440



PRELIMINARY DRAWING

SITE OVERVIEW
SCALE : 1" = 40'

DRAWING NO. 22-294 DRAWN BY: K. IMIEL ISSUE DATE: 07/18/2022 REVISIONS: 09/14/2022 09/20/2022	BUILDING: HEATED COMMERCIAL BUILDING 50' x 100' x 18' clear	OWNER: Hoppe Holdings New Berlin LLC August Hoppe 1813 S 73rd Street West Allis, WI 53214	SITE: Hoppe Holdings New Berlin LLC 195 27th Street Cadelonia, WI 53108 Racine County	PINNO BUILDINGS Quality Post Frame Buildings Proud to Provide Americans with Jobs PHONE: (920) 922-7010 FAX: (920) 922-9093 www.pinnobuildings.com
	-COPYRIGHT NOTICE- UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT			
PAGE: C1 OF C1				



PRELIMINARY
DRAWING

SITE OVERVIEW
SCALE : 1" = 40'

<p>DATE: 01/27/24 DRAWN BY: [Redacted] CHECKED BY: [Redacted] APP. BY: [Redacted] SCALE: 1" = 40'</p>	<p>400 POND HENRY RD. SE. CUMMINGSVILLE, NC 28528 HEAVY CONSTRUCTION GROUP, INC. A DIVISION OF H.C. COMPANY, INC. A DIVISION OF H.C. COMPANY, INC.</p>	<p>PROJECT: HEATED COMMERCIAL BUILDING 50' x 100' x 10' clear</p>	<p>OWNER: Hoppe Holdings New Berlin LLC P.O. Box 100 101 S. 2nd Street New Berlin, WI 53234</p>	<p>DATE: Hoppe Holdings New Berlin LLC 101 S. 2nd Street Cable News, WI 53234 Raintree Construction</p>	<p>PINNO BUILDING 1000 POND HENRY RD. SE. CUMMINGSVILLE, NC 28528 1000 POND HENRY ROAD SE CUMMINGSVILLE, NC 28528</p>
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Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	3	RAB Lighting Inc.	SLIM17FA30ADJ	ADJUSTABLE LED WALLPACK	LED 4000K	1	3813	1	28.44
	OC	2	Juno Lighting	6SBE0M/SWWS HL 90CRI 40K	6 7/8" E-series Matte White Baffle 5CCT Switchable Hi Lumen 90CRI 40K	LED 4000K	1	1278	1	14.5

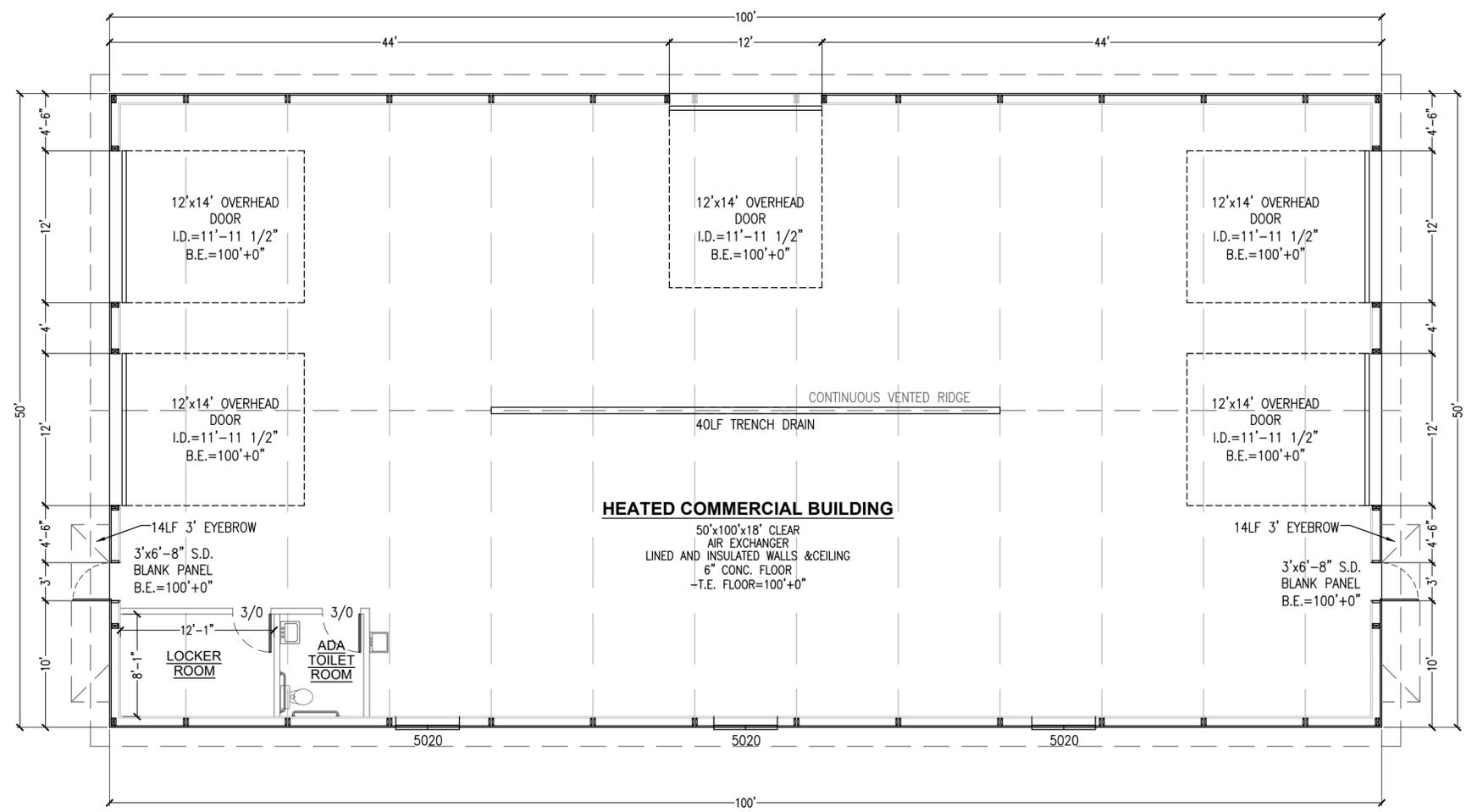
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.1 fc	9.2 fc	0.0 fc	N/A	N/A

Note
 Mounting Heights = 16' & 8' AFG
 FC Measured at 0' AFG

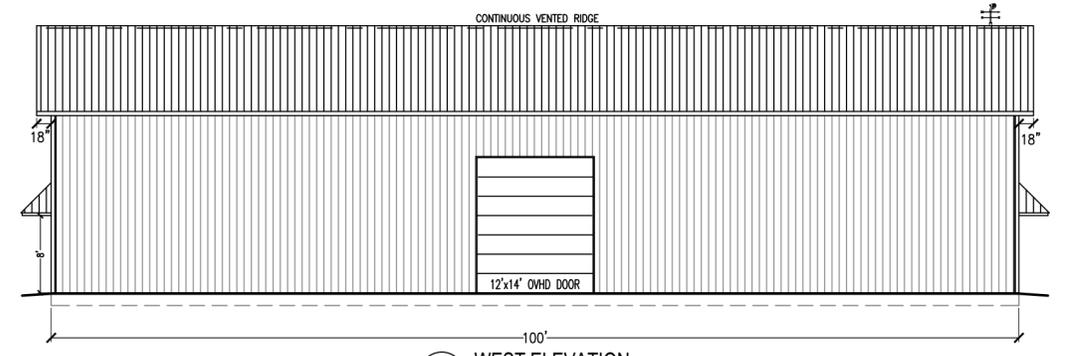


CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

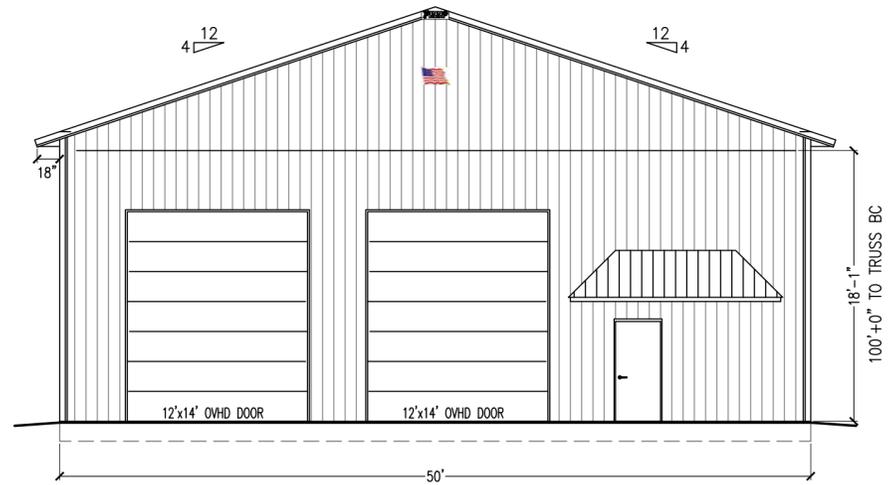
PRELIMINARY DRAWING



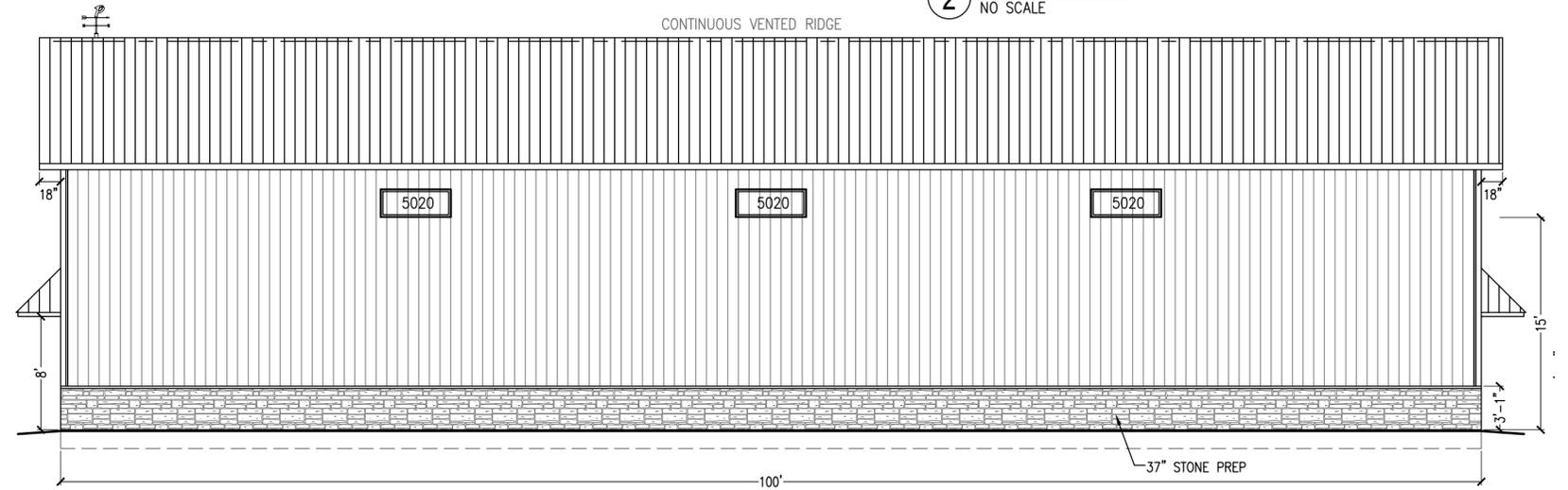
1 OVERALL FLOOR PLAN
1/8" = 1'-0"



2 WEST ELEVATION
NO SCALE



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

Pinno Buildings
1875 1st Street
Rosendale, WI 54974
Phone: (920) 822-2100
Fax: (920) 822-9693
www.pinno.com

SITE:
Hoppe Holdings New Berlin LLC
195 27th Street
Cadelonia, WI 53108
Racine County

OWNER:
Hoppe Holdings New Berlin LLC
August Hoppe
1873 S 73rd Street
West Allis, WI 53214

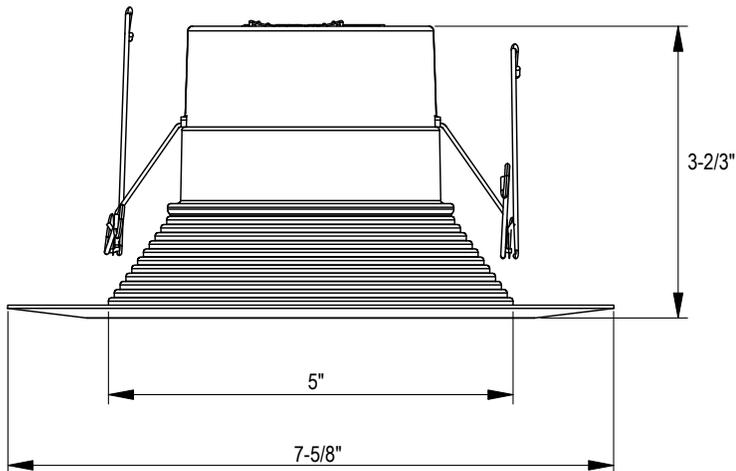
BUILDING:
HEATED COMMERCIAL BUILDING
50' x 100' x 18' clear

-COPYRIGHT NOTICE-
UNAUTHORIZED COPYING OF
OR BUILDING FROM PLAN IS
VIOLATION OF U.S. COPYRIGHT LAWS.
CONSTITUTING CRIMINAL THEFT

DRAWING NO.
22-234
DRAWN BY:
K. IMMEL
ISSUE DATE:
07/18/2022
REVISIONS:
09/14/2022
09/20/2022

JUNO[®]**E Series LED Downlight Retrofit**

5"/6" Switchable White LED Retrofit Module

65BE/65SE SWW5 Series**Dimensions**

Ships with:

**E26 Adapter**

Project:
Fixture Type:
Location:
Contact/Phone:

Product Features

The 5"/6" recessed LED module is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or new construction and remodel applications. The LED module maintains at least 70% light output for 50,000 hours.

- 5 switchable white color temperatures to choose from via switch; 2700K, 3000K, 3500K, 4000K, 5000K CCT; 90 CRI
- Lumens: 900L standard, 1200 w/ HL option
- Adjustable torsion spring allows fitment into many 5" and 6" cans
- Baffle or smooth trim options with designer color finish trim inserts (sold separately)

Applications

- Retrofit into existing downlight cans or new and remodel construction in residential and light commercial applications
- Suitable for installation in standard and shallow-height rough-in sections
- Wet rated and air-loc: perfect for showers, bathrooms, and outdoor soffits

Performance

Delivered Lumens	Nominal 900L; 1200L at 3000K
LED Color Temperature	Switchable White (2700K, 3000K, 3500K, 4000K, 5000K) Default set at 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to 10%

For a list of compatible dimmers see JUNOESERIES-DIM

Specifications

Aperture:	5"
Ceiling opening:	5.25"
Overlap trim:	7.62"
Height:	3.67"



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.25A
208V	0.20A
240V	0.15A
277V	0.12A
Input Watts	29.4/28.4/29.7W

LED Info

Watts	30W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3540/3813/3768
Efficacy	120.5/134.1/127 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL8HS37YLUB0

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.20A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Note:

All values are typical (tolerance +/- 10%)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

