

**PLANNING COMMISSION AGENDA**  
**Monday, February 27, 2023 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. PLANNED UNIT DEVELOPMENT AMENDMENT - Review a request to amend a planned unit development agreement for the properties at 5915, 5919, & 5945 Erie Street allowing for modifications to building setbacks, parking requirements, and other development details as it pertains to the Water's Edge Condominium Development submitted by Jessica Timmer, Applicant, CCM-Caledonia, LLC. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)
- 6. New Business**
  - A. BUILDING, SITE, AND OPERATION PLAN - Review a building, site, and operation plan for the expansion of 76 campsites at Jellystone Campground located at 8425 STH 38 submitted by Scott Bender, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000)
- 7. Adjournment**

Dated February 23, 2023

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 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, Anthony Bunkelman, P.E. and Engineer Ryan Schmidt, P.E.

**3. Approval of Minutes**

Approval of November 30, 2022, meeting minutes.

**Motion by Trustee Weatherston** to approve the minutes as presented.

**Seconded by Pierce.**

Motion carried unanimously.

**4. Citizens' Comments**

None

**5. New Business**

**A. BUILDING, SITE, AND OPERATIONS PLAN REVIEW - Review a building, site, and operation plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road submitted by Henry Grady, Applicant, Xaio Hua Liu, Owner. (Parcel ID No. 104-04-23-28-026-000)**

Wagner read from his report submitted with the Plan Commission packet.

**5A. Commission Deliberation**

Trustee Weatherston asked about signage noting there was none shown at the road. Wagner explained wall signs will be installed for each tenant rather than installing a monument sign due to the site location and conditions.

Pierce asked about driveway access to the parcel. Wagner said the entrance will be at the south end of the parcel on Erie St. No access will be allowed off 4 Mile Road, which is under the jurisdiction of Racine County.

**Motion by Trustee Weatherston** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road be approved with conditions outlined in Exhibit A for the following reason:

**Planning Commission Meeting  
Monday, January 30, 2023**

1. The proposed commercial development is allowed by underlying zoning and through the building, site, and operation plan review process.

**Seconded by Pierce**

**Motion carried unanimously.**

**6. - Adjournment**

Motion to adjourn by Trustee Weatherston.

**Seconded by Knitter. Motion carried unanimously.**

Meeting adjourned at 6:10 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician



### PLAN COMMISSION REPORT

Proposal: Planned Unit Development Amendment

Description: Review a request to amend a planned unit development for the properties at 5915, 5919, & 5945 Erie Street, allowing for modifications to building setbacks, parking requirements, and other development details as it pertains to the Water's Edge Condominium Development.

Applicant(s): Jessica Timmer

Address(es): 5915, 5919, & 5945 Erie Street

**Suggested Motions:** That the Plan Commission recommends to the Village Board that the amended Planned Unit Development Agreement modifying building setback requirements, parking requirements, and other development details as it pertains to the Water's Edge Condominium Development locate at 5915, 5919, and 5945 Erie Street be approved as outlined in Exhibit A for the following reasons:

1. The amended PUD for the proposed multi-family development is allowed by underlying zoning and through the planned unit development review process.
2. The amended PUD will allow for the construction of 175 condominium units as proposed by the concept plan illustrated in Exhibit B.

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

**Background:** In 2020, the applicant requested a rezone with a PUD Overlay to accommodate a 280-condominium development. As part of the PUD, conditions and restrictions were incorporated as to how the site could be developed, how many parking stalls would be required, when amenities would be



constructed, and other development details. Since that time, the applicant has revised their development proposal to produce a higher quality development with fewer units. However, the changes in the development didn't meet the approved conditions and restrictions in the PUD.

Therefore, the applicant is requesting multiple amendments to the existing Planned Unit Development (PUD) Agreement for the construction of a condominium development located at 5915, 5919, and 5945 Erie Street. The proposed amendments will accommodate the modifications made to the development since the initial approval in 2020. Changes to the PUD are highlighted in Exhibit A of this report.

The proposed amendments allow for the reduction in the number of condominium units, number of parking stalls, parking stall dimensions, amenities construction timeline, complies with the zoning district regulations for the B-1, Neighborhood Business District and will replace a dilapidated commercial building that has been empty for some time.

If the Plan Commission is comfortable with the proposed site plan, staff drafted a suggested motion to recommend approval of the building, site, and operation plan with conditions outlined in Exhibit A.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director





# Location Map: 5915, 5919, & 5945 Erie St

0 125 250 500 Feet





September 12, 2022  
 Revised January 30, 2023

## PROJECT DESCRIPTION

### Waters Edge

CCM-Caledonia, LLC (the “Developer”)P 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.

*1/30/23 – Previously the project was thought to be developed as a single parcel. Subsequently the financing of the project is requiring that the property be divided into two separate parcels. See attached site plan exhibit for proposed property lines. The addition of the dividing property line between the west and east sides of the site plan has created a rear setback dimension of 10’. Previously the PUD noted a rear setback of 75’, we are requesting to revise this to 10’. The street setback in the PUD would also be revised from 30’ to 4’ as the property lines would follow along both sides of the road accessing the development. The overall design concept of the site plan has not changed since previously reviewed and approved.*

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
- An average of no less than 1.8 stalls per unit
  - Provided:

	# of Units	Enclosed Garage	Driveway	Surface
Villas	20	40	40	14
Townhomes	19	38	38	18
Multifamily Building	136	266		20
<b>TOTAL</b>	<b>175</b>	<b>344</b>	<b>78</b>	<b>52</b>

474	TOTAL PARKING
175	TOTAL UNITS
2.71	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 per 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

- 1/30/23 Revised PUD Setbacks:

	Street Setback	Rear Setback	Side Setback
Principal Structure	4 ft	10 ft	10 ft
Accessory Structure	30 ft		
Parking	10 ft	5 ft	5 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

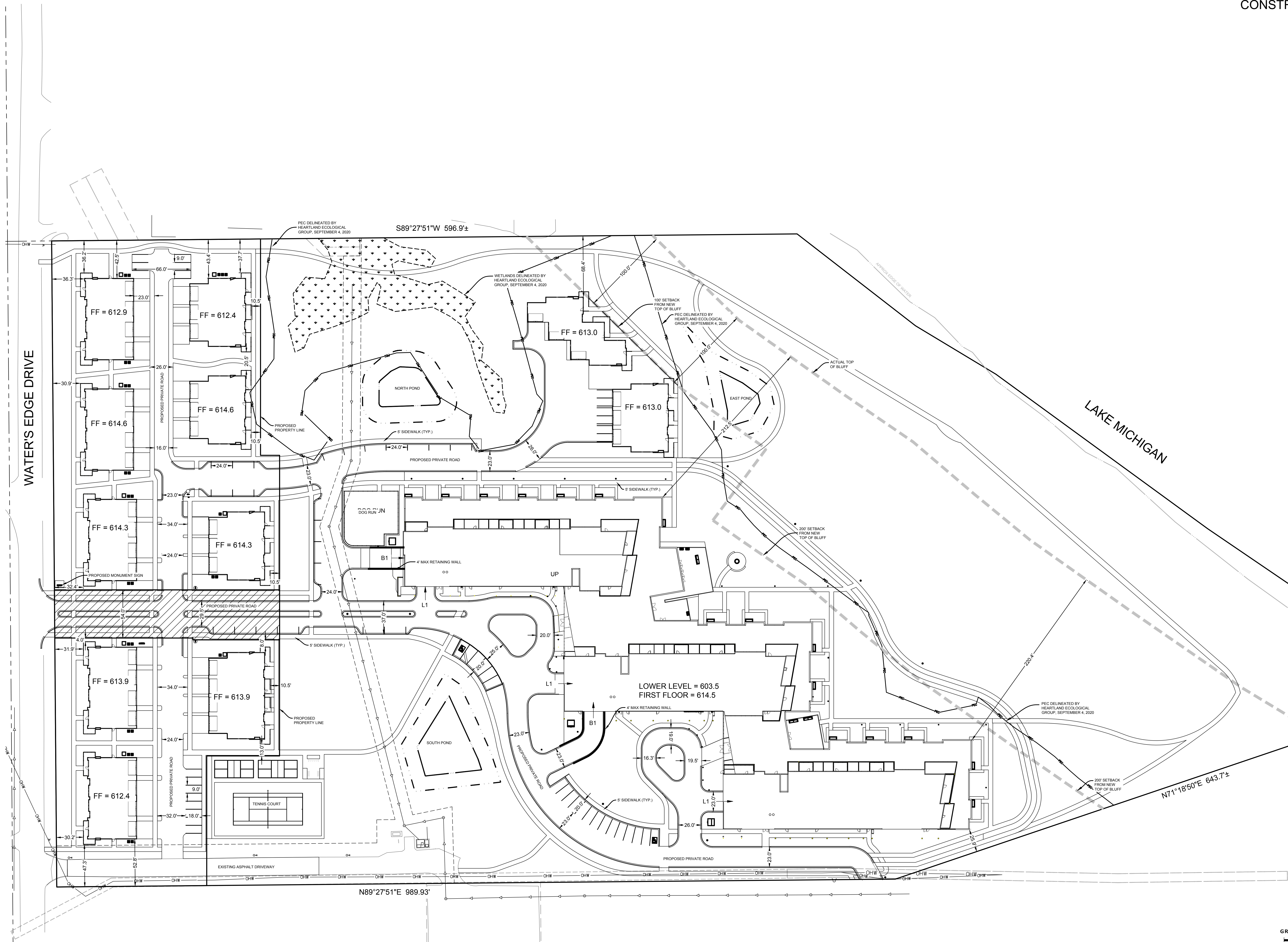
○

- 1/30/23 Additional revisions to the PUD:
  - There was a typo in the previous PUD stating a minimum unit area. This should have been the minimum LOT AREA per unit. Note that the current plan well exceeds the minimum lot area currently required in the PUD.
    - Section 3.A : There shall be a maximum of three (3) 6-story multifamily buildings (maximum height 95’) and a maximum of sixty-four (64) townhomes (maximum height 45’), with a total maximum of 280 units. Each unit will have a minimum of 3,127 square feet of Lot Area per unit. Accessory buildings, garages, a clubhouse, and a pool are permitted so long as they are compliant with all applicable provisions of the Municipal

*Code, these conditions and restrictions and applicable permits are applied for an obtained before construction.*

- *The PUD states a Clubhouse and a pool shall be constructed as part of the initial phase. We'd like to clarify that the current site plan includes a pool and a clubroom as part of the podium structure of Bldg A, B, C and they are part of the initial phase. These are not separate structures.*
  - *Section 3.E: The ~~clubhouse~~ clubroom and pool shall be constructed as part of the initial phase of the planned unit development and must be completed prior to or concurrent with the issuance of occupancy permits for any residential buildings.*
- *Section 4.B B. The site plan shall include a minimum of ~~505~~ 315 parking stalls with an average of no less than 1.8 parking stalls/unit for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code. Parking shall include underground, garage and surface parking*
- *The PUD references the previous zoning code and should be updated to the current municipal code. Previous language:*
  - *Section 17. PERFORMANCE STANDARDS The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.*





WATER'S EDGE DRIVE

LAKE MICHIGAN

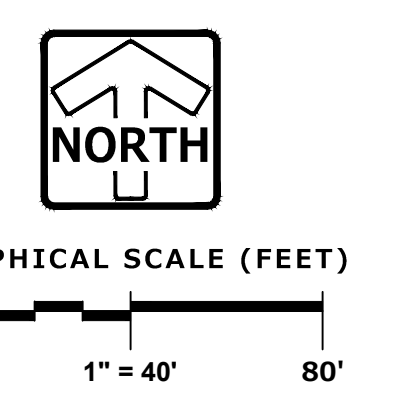
S89°27'51"W 596.9±

N89°27'51"E 989.93'

N71°18'50"E 643.7±

LOWER LEVEL = 603.5  
FIRST FLOOR = 614.5

SITE PLAN  
1" = 40'-0"



C100

# Exhibit A: Water's Edge Place Planned Unit Development (PUD) Conditions and Restrictions

Applicant: CCM-Caledonia LLC

Approved by Plan Commission: \_\_\_\_\_

Property Address(es): 4915, 4919, & 4945 Erie Street    Approved by Village Board: \_\_\_\_\_

Parcel ID Nos.: 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000

## 1. LEGAL DESCRIPTION

### **5945 Erie Street (Parcel ID No. 104-04-23-21-003-000)**

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North-South 1/4 line of said Section 21; thence North 00°05'51" East, 363.75 feet on the said North-South 1/4 line to the point of beginning. Reserving therefrom the rights of the public in and to the Westerly 49.5 feet of the above described parcel for roadway purposes. Said land being in the Village of Caledonia, Racine County, Wisconsin.

### **5919 Erie Street (Parcel ID No. 104-04-23-21-005-000)**

That part of the Northeast fractional 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; thence South along the North and South 1/4 line of said Section, 724.41 feet; thence East parallel with the North line of said Section 1861.6 feet to water's edge of Lake Michigan; thence Northwesterly along said water's edge to the North line of said Section ; thence West along said North line of Section 21, 1088.5 feet to the place of beginning. EXCEPTING THEREFROM land conveyed by deeds as recorded on April 12, 1978 as Document No. 1024958 and as recorded on September 7, 1979 as Document No. 1059987, and ALSO EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at the North 1/4 corner of said Section 21; run thence South 89°58'39" East 316.00 feet on the North line of said Section; thence South 00°05'51" West 299.37 feet; thence South 78°30'36" West 322.57 feet to the North and South 1/4 line of said Section 21; thence North 00°05'51" East 363.75 feet on the said North and South 1/4 line to the point of beginning. ALSO FURTHER EXCEPTING THEREFROM the following: That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence South 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

### **5915 Erie Street (Parcel ID No. 104-04-23-21-006-000)**

That part of the Northeast 1/4 of Section 21, Township 4 North, Range 23 East, described as follows: Commence at a standard Racine County monument marking the North 1/4 corner of said Section 21; run thence south 00°27'09" East 391.48 feet to the point of beginning of this description; thence North 78°03'39" East 280.93 feet; thence South 06°52'21" East 356.68 feet; thence South 89°28'51" West 315.19 feet; thence North 00°27'09" West 298.87 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

# Exhibit A: Water's Edge Place Planned Unit Development (PUD) Conditions and Restrictions

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

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this planned unit development unless modified as set forth herein.
- B. The planned unit development concept plan as set forth in the application, narrative, and concept site plan **dated January 30, 2023** is incorporated hereby by reference and shall be modified to comply with these conditions and restriction. A precise detailed site plan for the area affected by the Planned Unit Development and phasing plan, including condominium plat, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

### 1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

### 2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

### 3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

### 4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

### 5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

### 6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction



- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Utility Director and Public Works Director for approval, if required. The Village's Utility Director's and Public Works Director's approval must be received prior to the issuance of any building permits.
- E. The Applicant shall comply with the **amended** Development Agreement between the Applicant, Cardinal Capital Management, Inc., and the Village dated as of **July 11, 2022** ~~September 21, 2020~~ (the "Development Agreement"). Pursuant to the Development Agreement, applicant shall enter into a subsequent agreement with the Village that addresses the anticipated on-site and off-site infrastructure including but not limited to private driveways, site grading and erosion controls, stormwater improvements, public sanitary sewer and water services by the Village Sewer Utility District and Water Utility District to implement the planned unit development in accordance with the Village's Code of Ordinances. The Applicant agrees to contract with or otherwise arrange with said Utility Districts for the furnishing of public sewer and water services to the Project. All such work shall be pursuant to plans and specifications approved by the Village and Utility Districts and the Village. Applicant acknowledges and agrees that it is responsible for all costs of on-site construction and installation of improvements required by the Village and Utility Districts in accordance with the Village's Code of Ordinances. These agreements are required so as to ensure the construction or installation of public or other improvements required in Item 1 above, and/or as specified by these conditions and restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- G. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each phase prior to the issuance of occupancy permits for that phase. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16 of the Village's Municipal Code. The Landscape Plan shall follow the Village of Caledonia planting requirements.

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

- A. There shall be ~~a maximum of~~ three (3) **5-story** ~~6-story~~ multifamily buildings with a **total of 136 units** (maximum height **75' 95'**) and ~~a maximum of sixty four (64) townhomes~~ **20 Villas and 19 Townhouses** (maximum height **45'**). **The development will have a total of 175 units** ~~280~~. Each unit will have a minimum of 3,127 square feet **of Lot Area** per unit. Accessory buildings, garages, a clubhouse, and a pool are permitted so long as they are compliant with all applicable provisions of the Municipal Code, these conditions and restrictions and applicable permits are applied for an obtained before construction.
- B. The proposed development will incorporate a minimum of 20% of the development area as privately owned common open space.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.

- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.
- E. The **clubroom clubhouse** and pool shall be constructed as part of the initial phase of the planned unit development and must be completed prior to or concurrent with the issuance of occupancy permits for any residential buildings.

#### 4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Public Works Director for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Public Works Director.
- B. The site plan shall include a minimum of **315 505** parking stalls with an average of no less than **2.0** parking stalls/unit for the entire development. **Parking stall dimensions shall be in accordance with Title 16, Chapter 12 Article VII, Division 5 of the Municipal Code.** Parking shall include underground, garage and surface parking. **Underground parking may include compact car stalls having reduced stall dimensions.**
- C. A cross-access easement relocating an access easement that runs to the benefit of the property to the south shall be provided to the Village prior to the issuance of any permits for any phase of this planned unit development and such easement shall be mapped and described on the certified survey map required for the properties. The easement shall be recorded with the Racine County Register of Deeds at the time of recording of the certified survey map.
- D. An easement providing access to the Village's lift station along the southern boundary line for the properties shall be granted to the Village prior to the issuance of any permits for any phase of this planned unit development and such easement shall be mapped and described on the certified survey map required for the properties. The form of the easement shall be in a form approved by the Village's Utility Director and shall be recorded with the Racine County Register of Deeds at the time of the recording of the certified survey map..

#### 5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and Development Director in accordance **with Title 16, Chapter 10, Section 4 Chapter 3, Section 3 of the** Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Townhomes E & F, Condominium Towers	30 ft	75 ft	10 ft
Villas A-E & Townhomes A-D	430 ft	10 ft	10 ft
Accessory Structure	30 ft		
Parking	1025 ft	545 ft	545 ft

7. TIME OF COMPLIANCE

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

8. OTHER REGULATIONS

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

9. INTERNAL PRIVATE DRIVEWAY NETWORK

The driveways in this planned unit development shall be private. The applicant is responsible for construction and maintenance of these driveways. Any portion of the proposed private driveways to be constructed to service a particular phase of the development must be constructed to standards acceptable to the Village of Caledonia before occupancy of any building associated with the subject phase is approved.

10. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

11. FIRE DEPARTMENT APPROVAL

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

12. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the

Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

13. DEMOLITION; BLUFF STABILIZATION

The Applicant shall apply for all necessary raze permits and raze all existing structures in compliance with Village and State requirements prior to any building permits being issued for the planned unit development. The Applicant shall comply with all Village's, Racine County, State of Wisconsin and Federal (Army Corps of Engineers) bluff stabilization requirements and shall prepare such plans and obtain all necessary permits for such work. All required stabilization and revetment treatments shall be completed and accepted by the regulating agency prior to building permits being issued on the properties.

14. SIGNAGE

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

15. NO ACCUMULATION OF REFUSE AND DEBRIS

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

16. PROPERTY MAINTENANCE REQUIRED

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

17. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Chapter 16, Chapter 10, Section 4 Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Village Code of Ordinances, and any conditions established by subsequent Conditional Use Approvals.

18. ACCESS

The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

19. 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.

20. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval including but not limited to engineering,

legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

21. AMENDMENTS TO PLANNED UNIT DEVELOPMENT

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

22. BINDING EFFECT

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

23. VIOLATIONS & PENALTIES

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

24. REVOCAION

Should an applicant, its heirs, successors or assigns and any other users of the properties including any owner's association(s), fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Planned Unit Development approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in the Municipal Code.

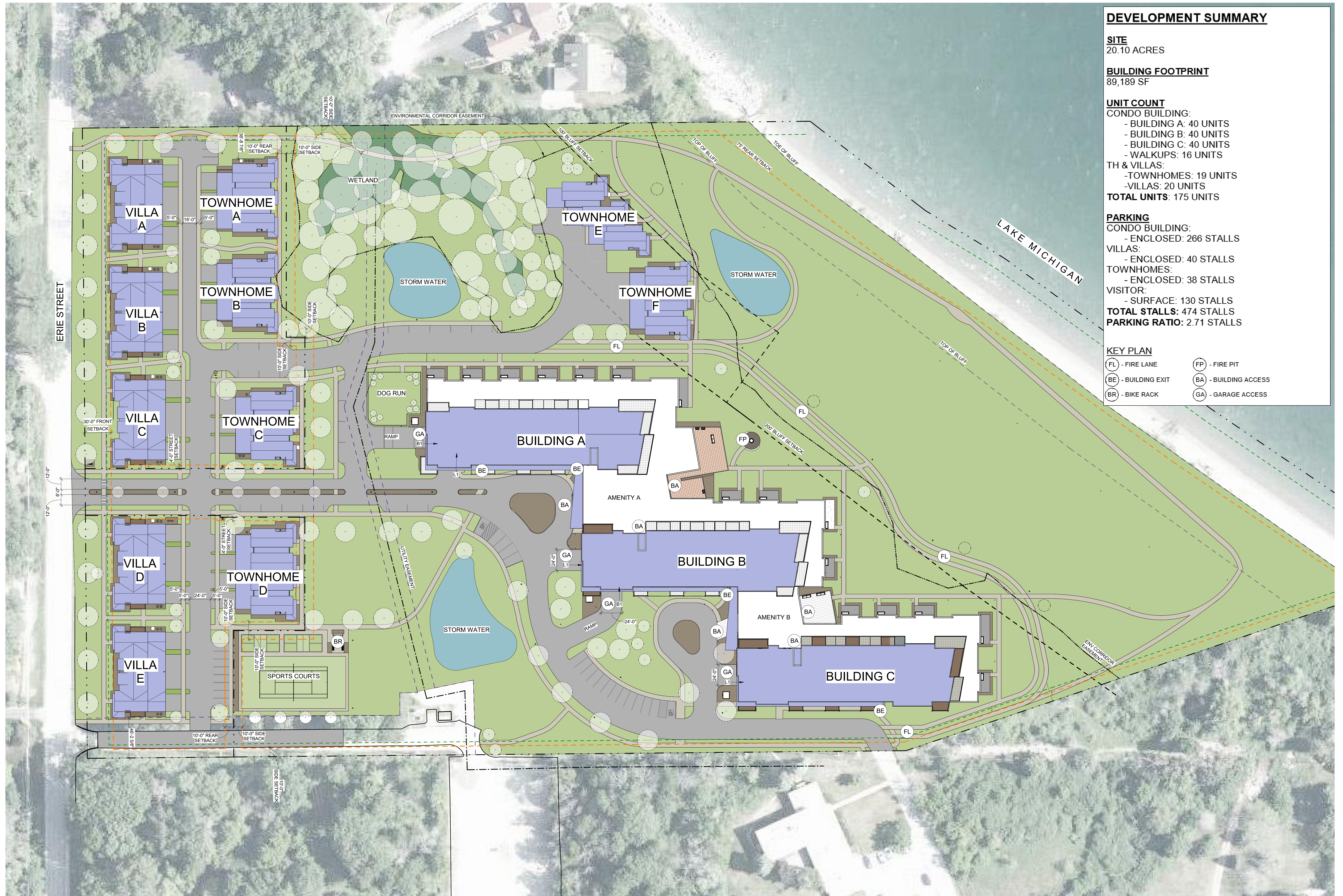
25. AGREEMENT

Your acceptance as applicant of the rezoning/PUD Planned Unit Development Overlay District/Zoning Permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, CCM-Caledonia, LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

26. SUBSEQUENT OWNERS

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





ARCHITECTURAL SITE PLAN  
1" = 40'-0"





### PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operation plan for the expansion of 76 campsites and bathhouse at Jellystone Campground located at 8425 STH 38.

Applicant(s): Bear Country Inc.

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

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of 10 cabins, 46 water/electric/sewered camp sites, 20 seasonal sites, and a bathhouse on the northern portion of the property located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing recreational uses on the property.

Owner(s): Bear Country Holdings, LLC

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

Lot Size(s): 222.2 acres

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

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Recreational

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**Background:** The applicant is requesting approval for the construction and utilization of 76 camp sites and a bathhouse on the northern portion of the property located at 8425 STH 38. The applicant will be creating 10 overnight cabin rental units, 46 campsites with water/electric/sewer connections, and 20 season sites (where the same camper occupies the same site all season). The applicant also proposes a bath house.

The applicant received approval for a conditional use in 2017 to expand the campground in multiple phases. The proposed expansion is on the northern portion of the property as illustrated in the site plan. In 2017, 68 camp sites were proposed and did not specify cabin rentals or seasonal camp sites nor did it include a “future “building or a bath house. As part of the conditions of approval, the applicant is required to come before the Village for site plan approval future development of the area.

The proposed camp site facilities will be gravel pads as illustrated on the site plan. Camp sites are to be located a minimum of 100 feet from the boundary of the property. Within the 100-foot setback, there will be a berm (approximately 8 feet in height) constructed to provide a buffer from the residents to the north. Additional landscaping will be installed on the berm to further screen the campsites from view. A 25-foot asphalt roadway will be constructed to access these sites. In addition, a pedestrian pathway is proposed along the perimeter of the camp sites. The applicant is aware that there are wetland cells in the area where proposed campsites are to be constructed and understand that they will need to provide the Village with DNR approvals prior to construction.

The applicant is proposing a bathhouse to serve the expanded campsites. As illustrated on the building plan, the applicant intends to use different styles of burnished block on all four sides of the building creating a sense of top, middle, and bottom. The roof will consist of asphalt dimensional shingles. The building will be constructed in the northwestern area of the site and complies with zoning setbacks, building height, and building design standards for the P-2 District.

The applicant is not proposing any lighting of the expansion area, as this is to be used for camping purposes. If in the future, lighting is proposed, the applicant will need to submit a photometric plan to the Development Director for review and approval prior to submitting for electrical permits. No garbage site is proposed as part of this expansion. The applicant stated that garbage is collected and disposed in a centrally located facility in the center of the campgrounds and no additional collection sites are required.

The applicant has not submitted a formal landscape plan, but instead a tree planting plan created by Hoppe Tree Service. This plan illustrates how tree plantings will be placed throughout the site to create a tree canopy suitable for camping purposes. Staff has informed the applicant that a formal landscape plan needs to be submitted showing where landscaping along the berms will be installed. The overall tree planting plan is for the entire site and does not address the perimeter screening from neighbors. Staff recommends that the Plan Commission place a condition on any recommendation for approval, requiring the applicant to submit a landscape plan to be approved by the Development Director prior to submitting for permits.

Additional parking is being proposed at key points in the expansion area to accommodate visitors, Parking stalls comply with dimensional requirements.

If the Plan Commission is comfortable with the proposed creation, installation, and expansion of campsite facilities on the site, staff has drafted a suggested motion recommending approval of the 76 campsites, bathhouse, and roadways as proposed located at 8425 STH 38 with conditions as shown in Exhibit A.



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**EXHIBIT A - CONDITIONS**  
**Bear Country Holdings LLC Recreational Facilities**  
**(Northside - 76 Campsite Expansion)**

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 proposed 76 campsite expansion consisting of 10 cabin rentals, 46 camp sites with water/electric/sewer connections, and 10 seasonal campsites shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on February 23, 2023.
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. Lighting. Any future lighting of the area will require the submittal of a photometric plan and received approval from the Development Director prior to submitting for electrical permits. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. Landscape Plan. The applicant will submit a landscape plan for the proposed expansion and submit it for review and approval to the Development Director prior to submitting any permit applications.
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


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removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

11. Performance Standards. The applicant must comply with the provisions of Title 16, Chapter 10, Section 4 of the Municipal Code, as adopted by the Village of Caledonia and any conditions established by any Conditional Use Approvals.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

---

Respectfully submitted:



Peter Wagner, AICP  
Development Director

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

Bear Country, Inc. is petitioner represented by Randy Isaacson, President of Bear Country, Inc and Matt Whitwell, Director of Operations for Jellystone Park. The property owner is Bear Country Holdings, LLC, for which Randy Isaacson is the managing member.

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

**The Sigma Group** has been engaged to complete all of the survey and civil engineering work for the campground expansion. Sigma also completed all of the civil engineering for the expansion completed in 2019.

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

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

**Hoppe Tree Service** will be handling the design and planting of the deciduous and evergreen trees. Note we have engaged Hoppe Tree Service to assist us with the 5 year project to better maintain our existing forest at Jellystone Park™ and also assist us in laying the foundation for a new forest on the development known as Bear Paw Beach. For landscaping, we are trying to create a more natural forest look and Hoppe will be assisting with the design of this over the course of the next 6 months. I have attached the proposal received for the existing park which provides guidance on the types of species we will be planting and their locations. See Attachment B.

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

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

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

Jellystone Park is currently a seasonal campground with 425 overnight camping/cabin accommodations which are rented from spring through mid-October. Included as part of the current use are a variety of amenities for our camping guests including dry and water attractions, retail and food outlets and the rental of various type of golf carts/bikes/scooters.

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

See Attachment A for a site plan of the proposed Phase 2 campground expansion. The proposed expansion includes the following:

- 10 overnight cabin rental units
- 46 water/electric and sewer sites
- 20 seasonal sites that have the same camper occupy the site for the entire camping season.
- A bathhouse with laundry facilities.
- A storage building

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

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

- **Description of existing environmental features;**

The current environmental features of the area include an undeveloped area of small vegetation with minimal mature trees along with a larger 1 acre wetland that will be protected as part of this expansion.

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

0 residents

20+ employees

This expansion will bring online 76 new overnight camping accommodations which will add approximately 228 new camping guests on an average weekend. During our peak season of mid June through mid August we will also be adding approximately 100 new guests during the week.

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

The proposed 14 acre development will be utilized to add 10 new rental cabins, 46 new water electric sewer sites, 20 seasonal sites, a bathhouse/guest laundry facility and a storage facility. The total square footage of the bath house would be approximately between 1,200-1,600 sq feet and the storage building would be between 12,000-16,000 sq ft.

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

Each of the cabins would be 400 sq ft for a total of 4,000 sq ft. For the buildings, at the high end we would be looking at 17,600 for a total building space of 21,600 sq ft, which is less than 4% of the total area being developed. The site pads will take up approximately 70,000 sq ft which is approximately 10% of the total. This will result in over 80% of the area being developed as open space for grass, landscaping, trees and other vegetation.

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

Hours of operation: Given these are overnight camping accommodations, our hours of operation are 24 hours a day, for which quiet hours are between 10 p.m. and 8 a.m. Normal peak activity between 11AM - 4PM during the summer season. During the spring and fall season, the peak usage would be between 11AM - 3PM on weekends.

- **Traffic generation**

Website  
Digital/social media  
TV, OTT  
Billboard

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

Given its proposed location, we do not anticipate any potential nuisance to the area. The area adjacent to our neighbors on the north would be separated by a berm and the campsites closest to this border would be occupied by our seasonal camper, which limits the amount of set up and take down which generally causes the most noise..

- **Exterior building and fencing materials;**

Any building and/or fencing material will align with the Jellystone them. Namely, earth tones, similar to our existing structure, The bathhouse, storage building. signage and accent pieces will include our brand colors.

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

Once Phase 2 is completed, this will fully develop this area of the campground and there will be no further development in this area.

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

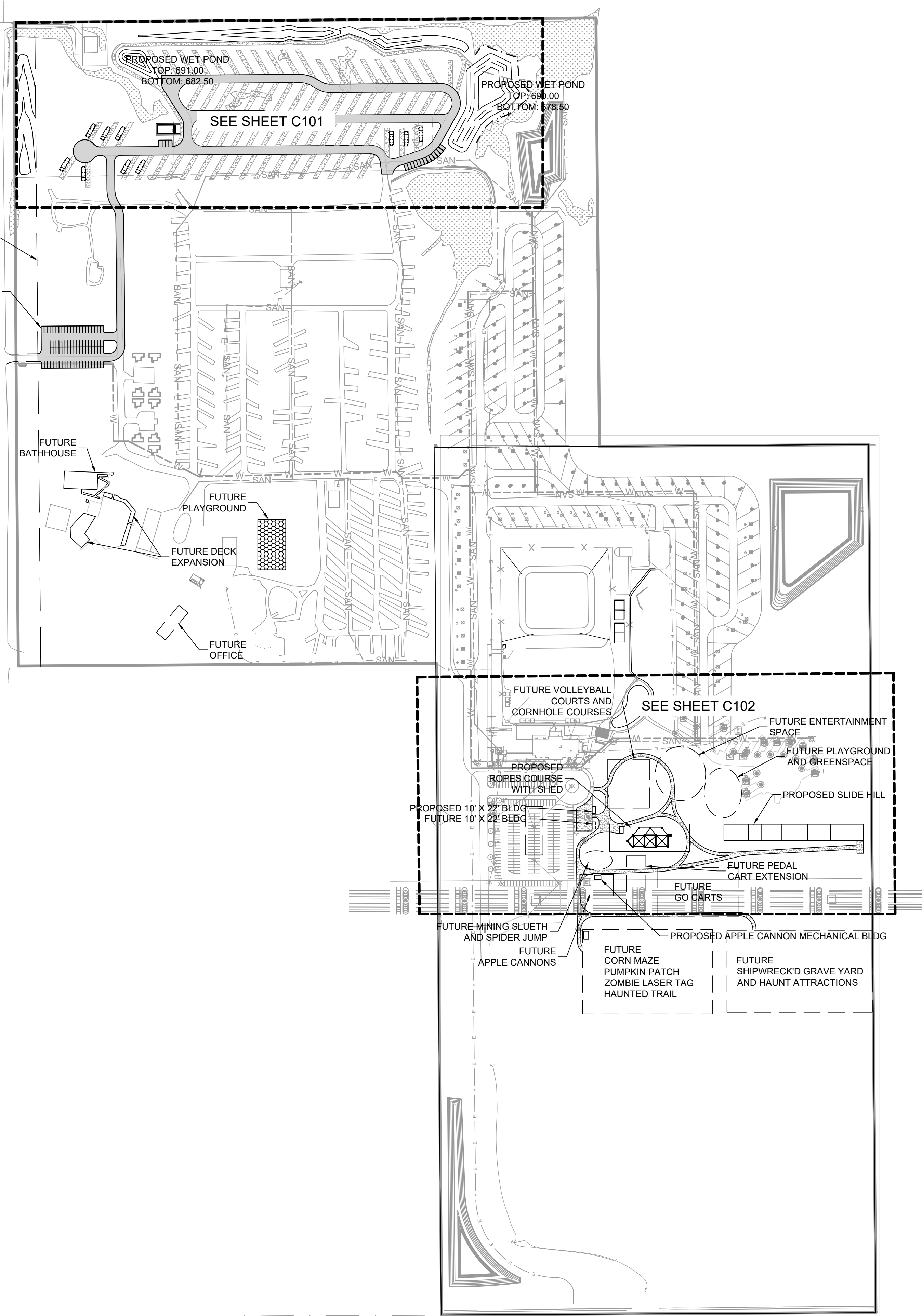


CADDY LANE

100' ROAD SETBACK

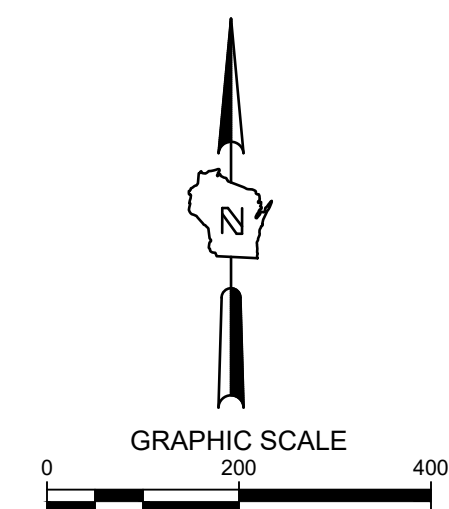
PROPOSED EMPLOYEE PARKING  
9' X 18'

S HOWELL AVE



SITE INFORMATION			
SITE AREA	6653236	152.737 AC	
SITE DISTURBED AREA	1285576	29.513 AC	
EXISTING IMPERVIOUS AREA	13993	0.321 AC	0.2 %
PROPOSED IMPERVIOUS AREA	256863	5.897 AC	3.9 %
PROPOSED CAMPSITE SPACES	74		
PROPOSED CABIN SPACES	10		
PROPOSED PARKING SPACES	95		

**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210



**LEGEND:**

	(A C401) 5' THICK CONCRETE PAVEMENT
	(B C401) GRAVEL SURFACE
	(C C401) ASPHALT SURFACE

**JELLYSTONE STORMWATER MANAGEMENT UPDATE**  
**8425 WI-38**  
**CALEDONIA, WISCONSIN 53108**  
**OVERALL SITE PLAN**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
  7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

REVISION NO.	DATE
CITY SUBMITTAL	2-23-2023

SCALE:	1" = 200'
PROJECT NO:	20954
DESIGN DATE:	---
PLOT DATE:	2/23/2023
DRAWN BY:	SMM
CHECKED BY:	PJI
APPROVED BY:	CTC
SHEET NO:	<b>C100</b>



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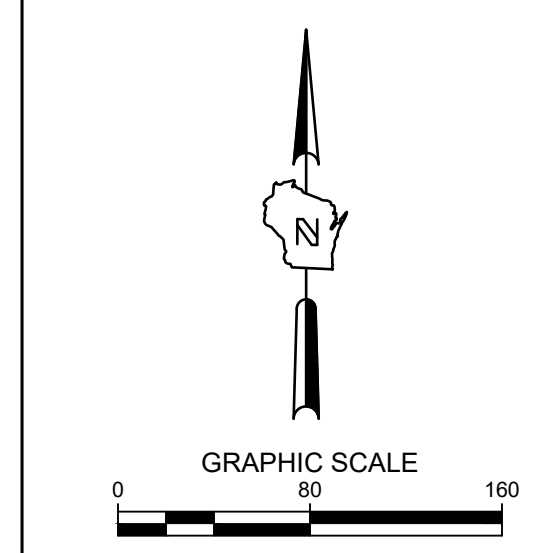
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# CADDY LANE

SITE INFORMATION		
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PROPOSED PARKING SPACES	95	

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**JELLYSTONE STORMWATER MANAGEMENT UPDATE**  
**8425 WI-38**  
**CALEDONIA, WISCONSIN 53108**  
**SITE DIMENSION PLAN - NORTH SITE**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

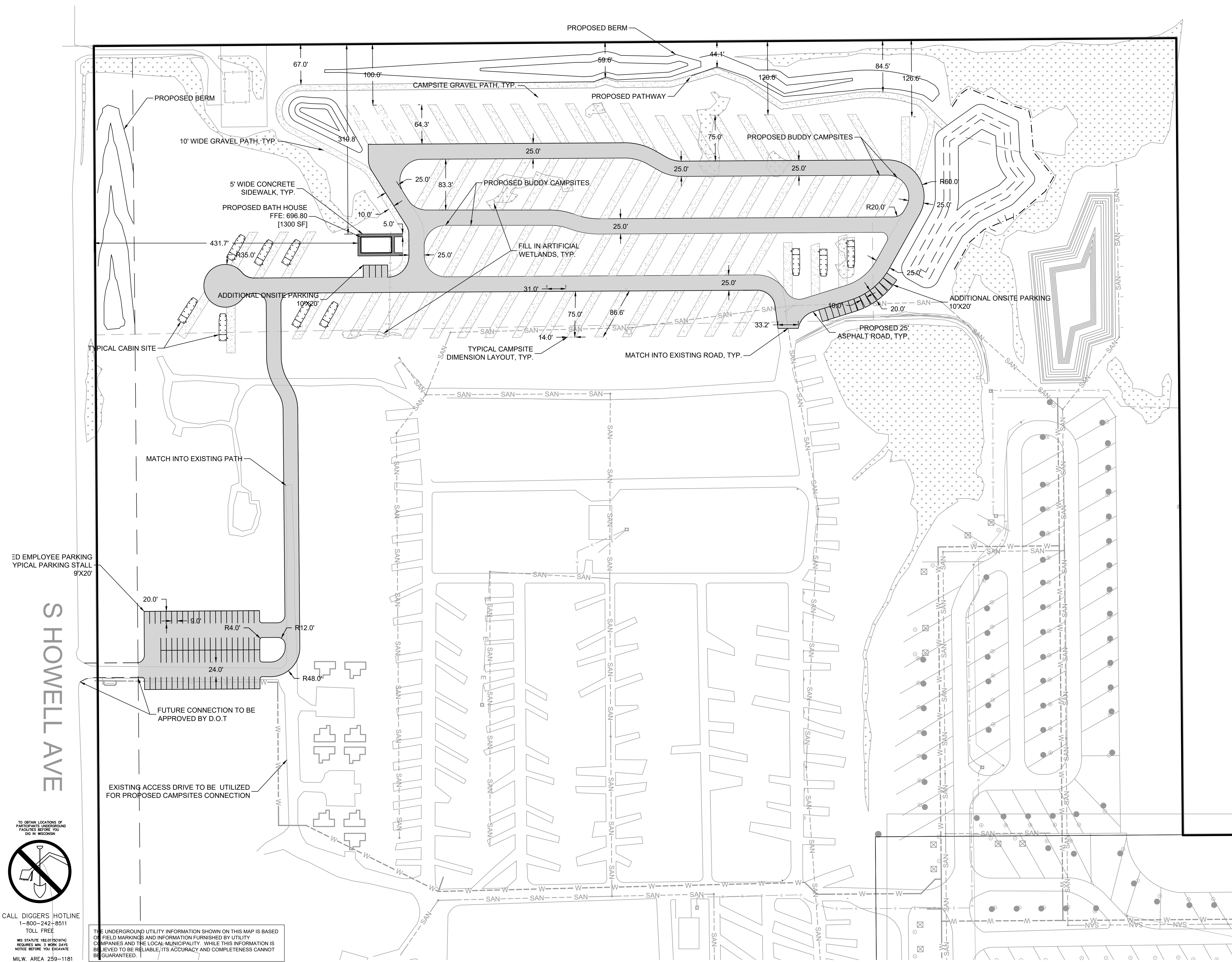
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CITY SUBMITTAL	2-23-2023

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DESIGN DATE:	---
PLOT DATE:	2/23/2023
DRAWN BY:	SMM
CHECKED BY:	PJI
APPROVED BY:	CTC
SHEET NO:	<b>C101</b>

**LEGEND:**

	(A) 5" THICK CONCRETE PAVEMENT
	(B) GRAVEL SURFACE
	(C) ASPHALT SURFACE

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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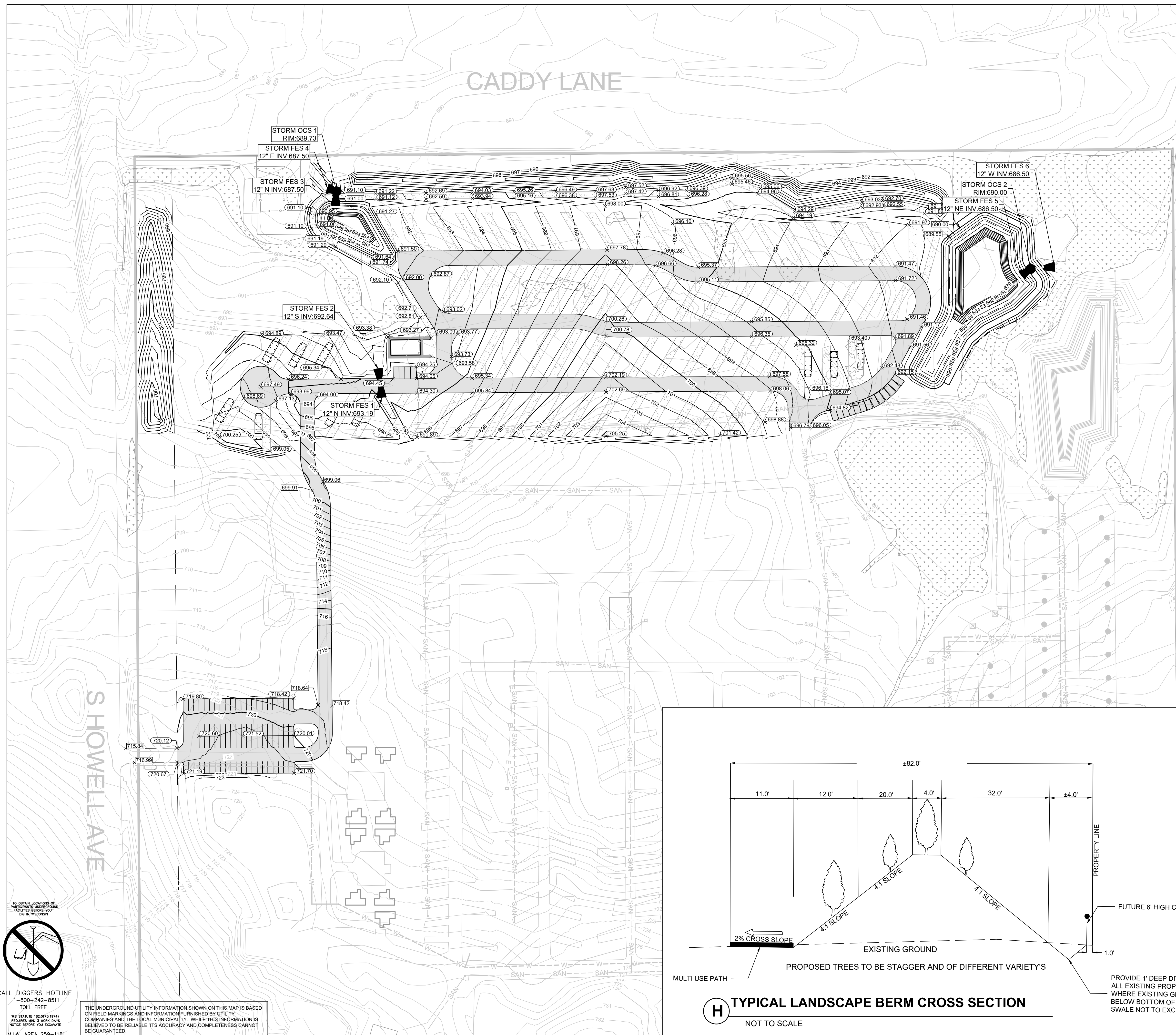
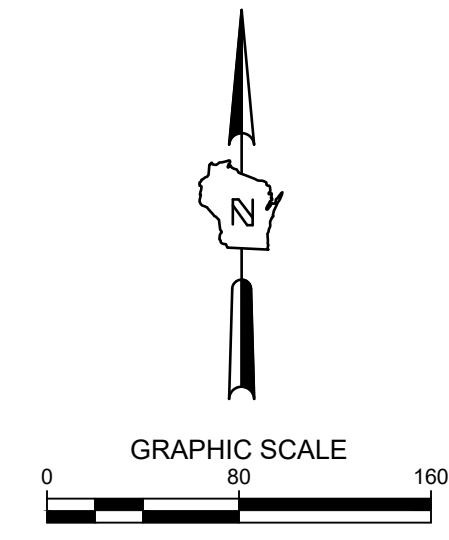


**SHOWELL AVE**

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 1-800-242-8511  
 TOLL FREE  
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 MILW. AREA 259-1181

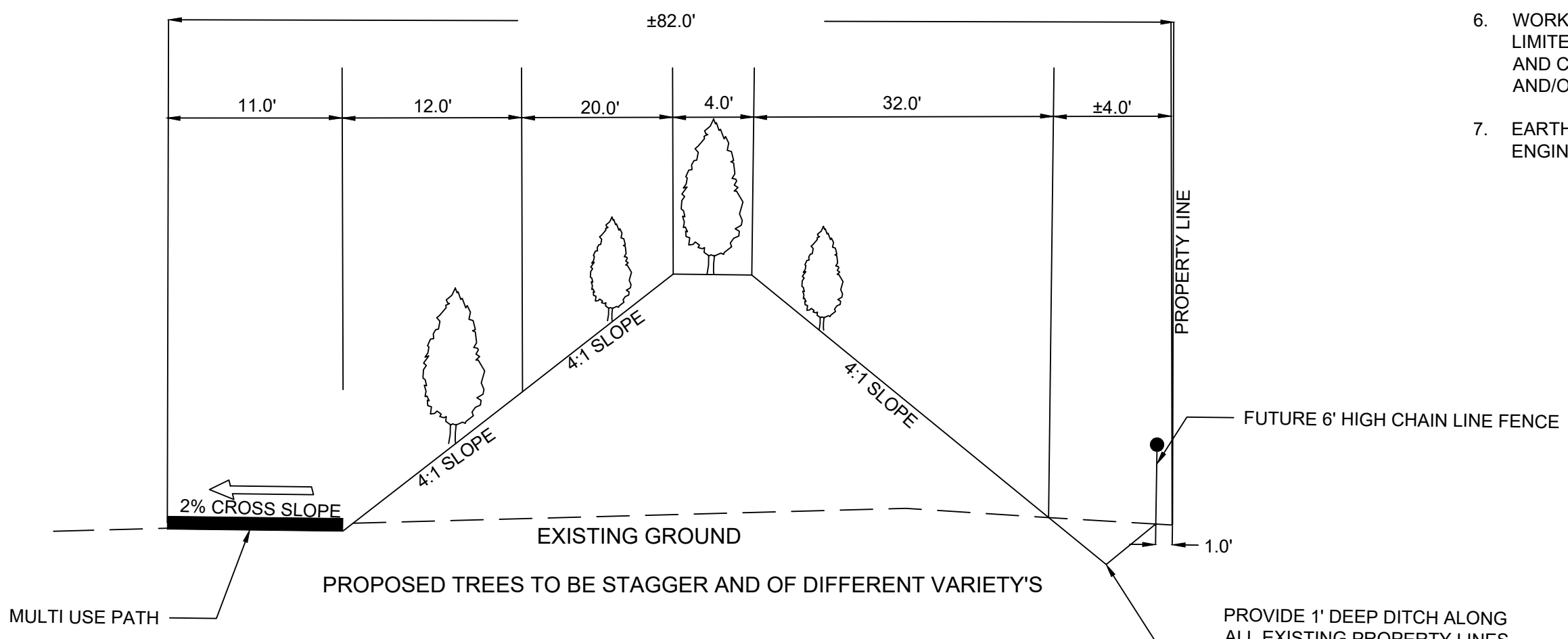
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- LEGEND:**
- (A) 5' THICK CONCRETE PAVEMENT
  - (B) GRAVEL SURFACE
  - (C) ASPHALT SURFACE
  - 5 EXISTING CONTOUR
  - 5 PROPOSED CONTOUR
  - X PROPOSED CURB & GUTTER SPOT GRADE
  - X T/C: TOP OF CURB GRADE
  - X F/L: FLOW LINE CURB GRADE
  - X PROPOSED ASPHALT SPOT GRADE
  - X EXISTING SURFACE SPOT GRADE (MATCH)

- GENERAL NOTES:**
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**H TYPICAL LANDSCAPE BERM CROSS SECTION**  
 NOT TO SCALE

**JELLYSTONE STORMWATER MANAGEMENT UPDATE**  
**8425 WI-38**  
**CALEDONIA, WISCONSIN 53108**  
**SITE GRADING PLAN - NORTH SITE**

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

REVISION NO.	DATE
CITY SUBMITTAL	2-23-2023

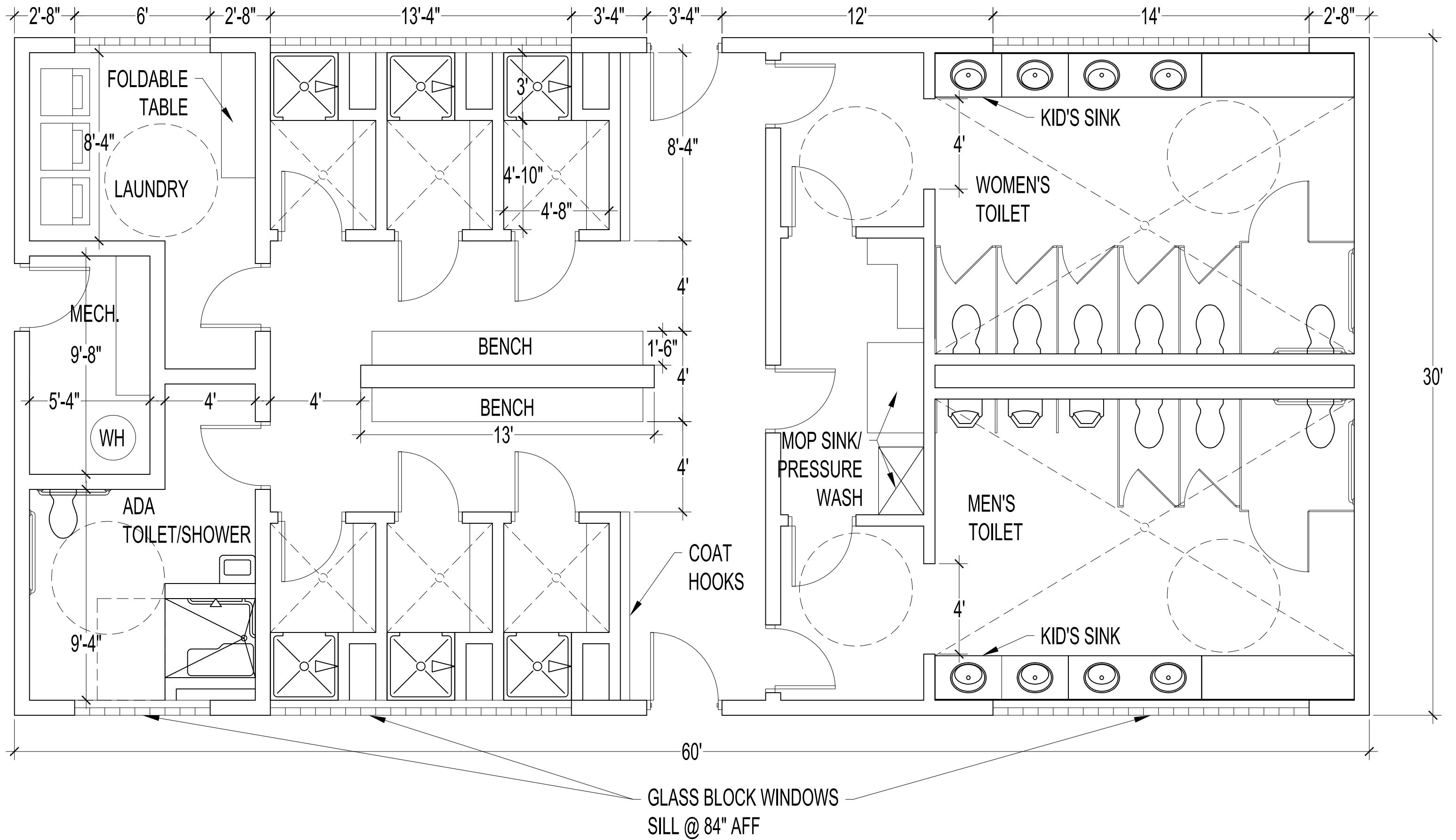
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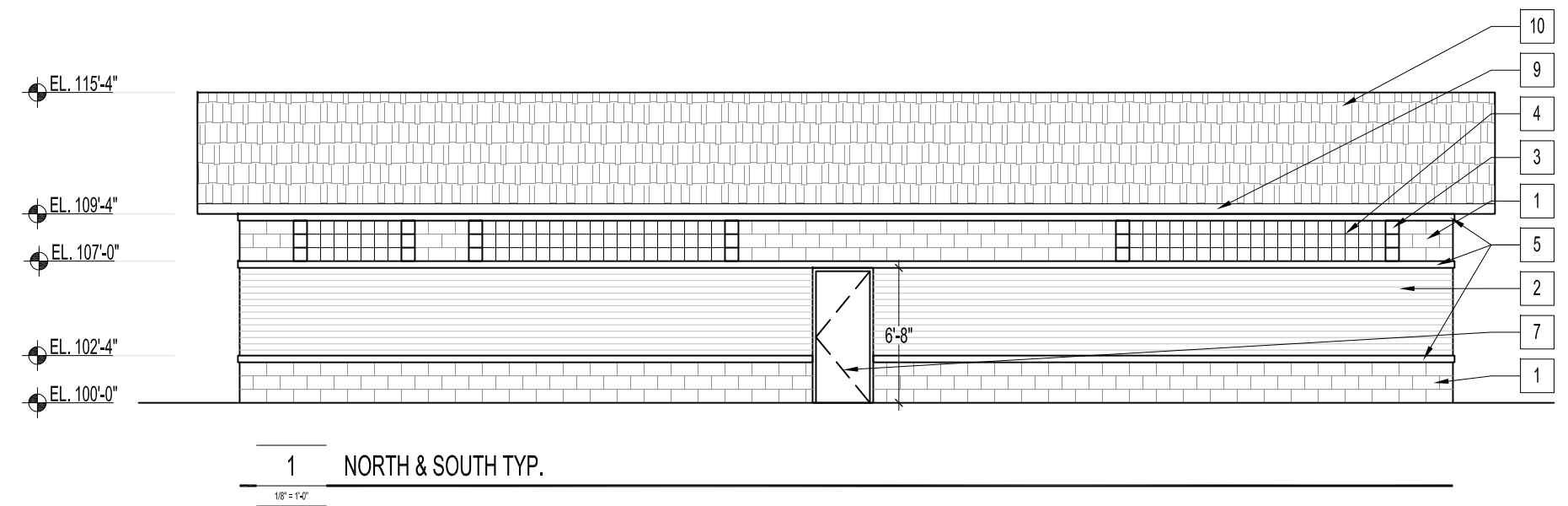
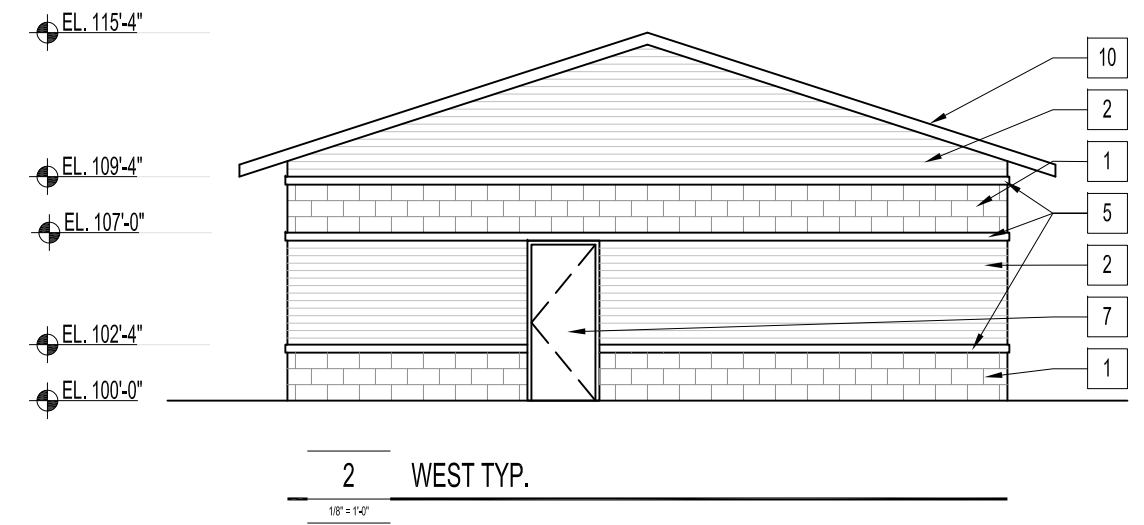
TO OBTAIN LOCATIONS OF ADJACENT UNDERGROUND UTILITIES, CONTACT THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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EXTERIOR FINISHES (\*NOTE: SEE FINISH SCHEDULE FOR MATERIAL DETAILS)

1	8" x 16" x 8" BURNISHED BLOCK - (BLK-1)	6	BEVELED PRECAST CONCRETE SILL
2	8" x 16" x 4" BURNISHED BLOCK - (BLK-2)	7	PAINTED GALVANIZED STEEL REINFORCED DOOR AND FRAME - (PAINTED PT-1) ALTERNATE ALUMINUM FRAME W/ FRP DOOR
3	8" x 8" x 8" BURNISHED BLOCK - (BLK-4)	8	6" x 6" STEEL TUBE COLUMN - (PAINTED PT-1)
4	SOLID 4" GLASS BLOCK (GBLK-1)	9	HARDIE TRIM - (STAINED ST-1)
5	PRECAST CONCRETE ACCENT BAND	10	ARCHITECTURAL DIMENSIONAL SHINGLES - (SH-1)



Created: 2022-08-20 14:41:29

# PROPOSAL FOR JELLYSTONE PARK

Jellystone - Fall 2022 Planting

Proposal 255564

ID:

Contact: Scott Bender (temp-email-83336@)

Address: 8425 WI-38, Caledonia, WI  
53108

SALES REP

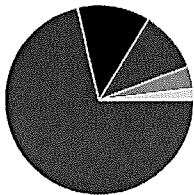
Jaycee Hendrickson

[jaycee@hoppetreeservice.com](mailto:jaycee@hoppetreeservice.com)

414-305-7985

Total: \$16,465.00

### Species Summary



- Serviceberry (75)
- Staghorn Sumac (13)
- Bur Oak (11)
- White Oak (4)
- Pin Oak (2)

Trees 1 - 9



Trees 10 - 19



Trees 20 - 29



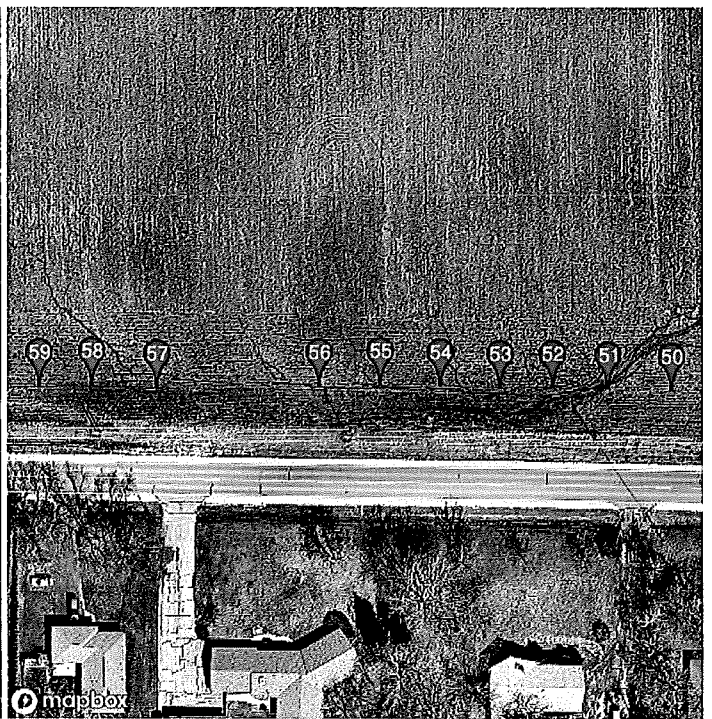
Trees 30 - 39



Trees 40 - 49

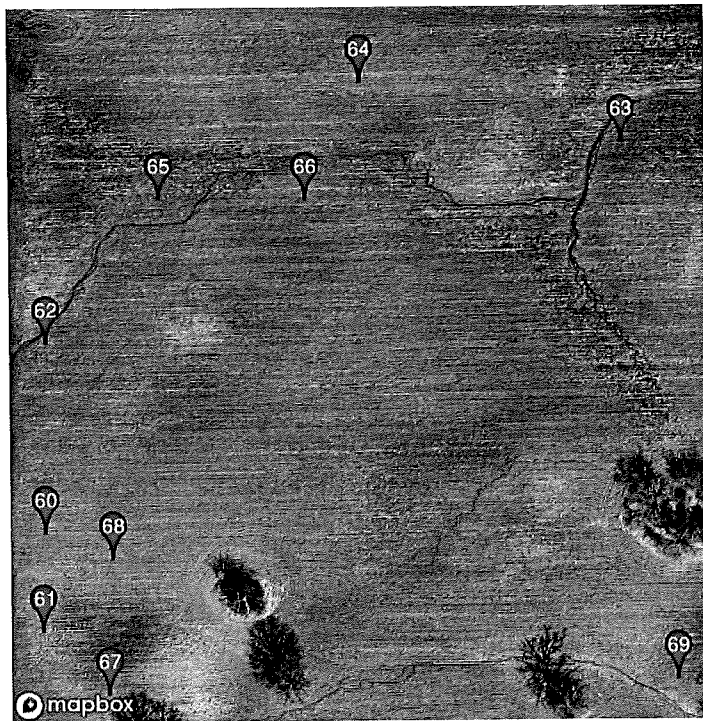


Trees 50 - 59

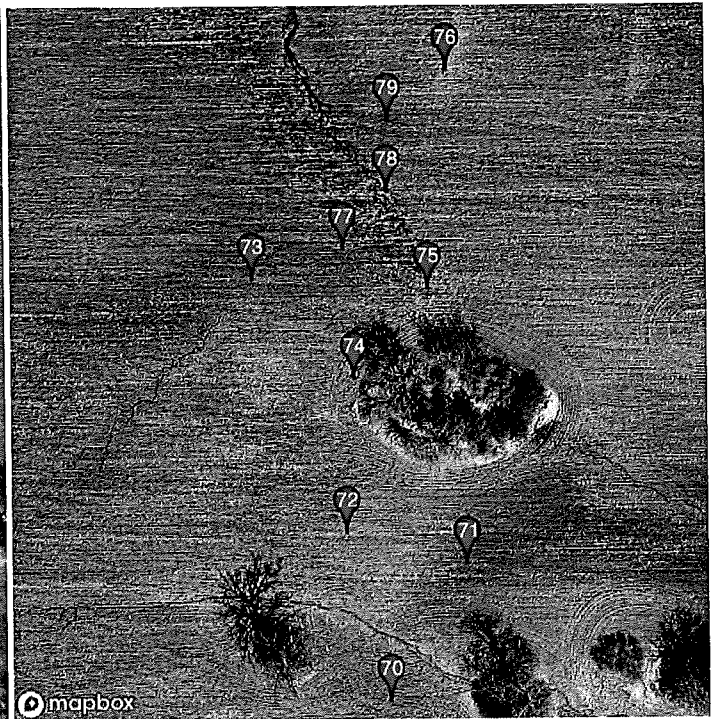




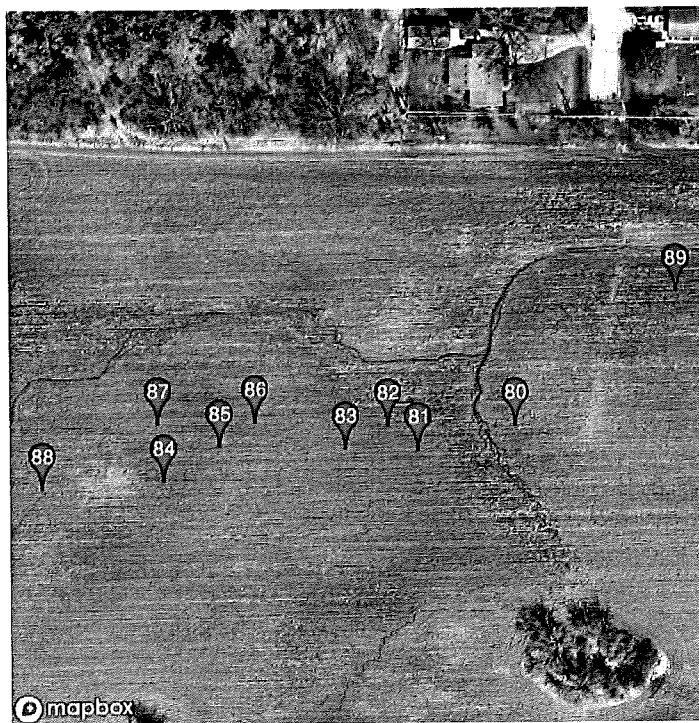
Trees 60 - 69



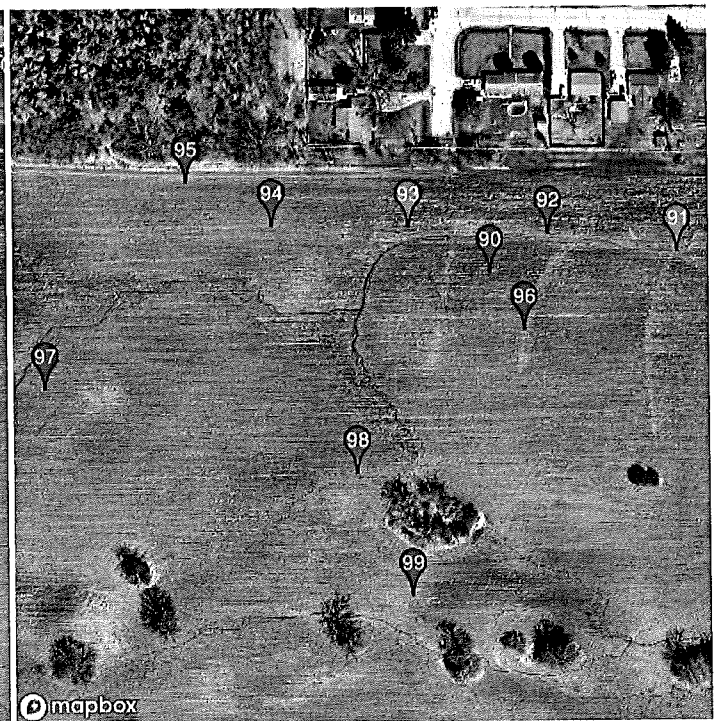
Trees 70 - 79



Trees 80 - 89








Trees 90 - 99









Trees 100 - 105












General Tree Care & Plant Health Care Services				
Tree	Line	Name	Treatment	Bid (\$)
 <p>NO PHOTO</p>	1	Staghorn Sumac ( <i>Rhus typhina</i> ) [1001538554] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	2	Staghorn Sumac ( <i>Rhus typhina</i> ) [1001538526] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	3	Staghorn Sumac ( <i>Rhus typhina</i> ) [1001538525] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	4	Staghorn Sumac ( <i>Rhus typhina</i> ) [1001538524] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	5	Staghorn Sumac ( <i>Rhus typhina</i> ) [1001538523] SIZE - #2 container	Planting	\$40.00

**General Tree Care & Plant Health Care Services**










Tree	Line	Name	Treatment	Bid (\$)
 <p>NO PHOTO</p>	6	Staghorn Sumac (Rhus typhina) [1001538522] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	7	Staghorn Sumac (Rhus typhina) [1001538521] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	8	Serviceberry (Amelanchier arborea) [1001538519] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 <p>NO PHOTO</p>	9	Staghorn Sumac (Rhus typhina) [1001538518] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	10	Staghorn Sumac (Rhus typhina) [1001538517] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	11	Staghorn Sumac (Rhus typhina) [1001538515] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	12	Staghorn Sumac (Rhus typhina) [1001538513] SIZE - #2 container	Planting	\$40.00
 <p>NO PHOTO</p>	13	Serviceberry (Amelanchier arborea) [1001538262] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 <p>NO PHOTO</p>	14	Serviceberry (Amelanchier arborea) [1001538214] Running serviceberry #2 Multi stem tree	Planting	\$55.00












### General Tree Care & Plant Health Care Services

Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	15	Serviceberry (Amelanchier arborea) [1001538212] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	16	Serviceberry (Amelanchier arborea) [1001538211] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	17	Serviceberry (Amelanchier arborea) [1001538209] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	18	Serviceberry (Amelanchier arborea) [1001538207] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	19	Serviceberry (Amelanchier arborea) [1001538203] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	20	Serviceberry (Amelanchier arborea) [1001538202] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	21	Serviceberry (Amelanchier arborea) [1001538201] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	22	Serviceberry (Amelanchier arborea) [1001538197] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	23	Serviceberry (Amelanchier arborea) [1001538195] Running serviceberry #2 Multi stem tree	Planting	\$55.00

**General Tree Care & Plant Health Care Services**










Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	24	Serviceberry (Amelanchier arborea) [1001538192] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	25	Serviceberry (Amelanchier arborea) [1001538188] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	26	Serviceberry (Amelanchier arborea) [1001537352] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	27	Serviceberry (Amelanchier arborea) [1001537351] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	28	Serviceberry (Amelanchier arborea) [1001537350] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	29	Serviceberry (Amelanchier arborea) [1001537349] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	30	Serviceberry (Amelanchier arborea) [1001537340] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	31	Serviceberry (Amelanchier arborea) [1001537332] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	32	Serviceberry (Amelanchier arborea) [1001537331] Running serviceberry #2 Multi stem tree	Planting	\$55.00

**General Tree Care & Plant Health Care Services**










Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	33	Serviceberry (Amelanchier arborea) [1001537330] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	34	Serviceberry (Amelanchier arborea) [1001537329] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	35	Serviceberry (Amelanchier arborea) [1001537328] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	36	Serviceberry (Amelanchier arborea) [1001537327] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	37	Serviceberry (Amelanchier arborea) [1001537326] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	38	Serviceberry (Amelanchier arborea) [1001537325] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	39	Serviceberry (Amelanchier arborea) [1001537324] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	40	Serviceberry (Amelanchier arborea) [1001537323] Running serviceberry #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	41	Serviceberry (Amelanchier arborea) [1001537322] Running serviceberry #2 Multi stem tree	Planting	\$55.00












**General Tree Care & Plant Health Care Services**

Tree	Line	Name	Treatment	Bid (\$)
	42	Staghorn Sumac (Rhus typhina) [1001537321] . SIZE - #2 container	Planting	\$40.00
	43	Serviceberry (Amelanchier arborea) [1001537320] Running serviceberry #2 Multi stem tree	Planting	\$55.00
	44	Serviceberry (Amelanchier arborea) [1001537319] Running serviceberry #2 Multi stem tree	Planting	\$55.00
	45	Serviceberry (Amelanchier arborea) [1001537318] Running serviceberry #2 Multi stem tree	Planting	\$55.00
	46	Staghorn Sumac (Rhus typhina) [1001537317] . SIZE - #2 container	Planting	\$40.00
	47	Serviceberry (Amelanchier arborea) [1001535894] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
	48	Serviceberry (Amelanchier arborea) [1001535893] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
	49	Serviceberry (Amelanchier arborea) [1001535891] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
	50	Serviceberry (Amelanchier arborea) [1001535890] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00

## General Tree Care & Plant Health Care Services










Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	51	Serviceberry (Amelanchier arborea) [1001535889] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	52	Serviceberry (Amelanchier arborea) [1001535888] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	53	Serviceberry (Amelanchier arborea) [1001535887] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	54	Serviceberry (Amelanchier arborea) [1001535886] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	55	Serviceberry (Amelanchier arborea) [1001535885] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	56	Serviceberry (Amelanchier arborea) [1001535884] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	57	Serviceberry (Amelanchier arborea) [1001535881] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	58	Serviceberry (Amelanchier arborea) [1001535880] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00
 NO PHOTO	59	Serviceberry (Amelanchier arborea) [1001535879] Running serviceberry- 4-5ft tall and wide #2 Multi stem tree	Planting	\$55.00

### General Tree Care & Plant Health Care Services










Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	60	Serviceberry (Amelanchier arborea) [1001519604] Downy Serviceberry #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	61	Serviceberry (Amelanchier arborea) [1001505807] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	62	Serviceberry (Amelanchier arborea) [1001505801] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	63	Serviceberry (Amelanchier arborea) [1001505792] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	64	Serviceberry (Amelanchier arborea) [1001505786] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	65	Serviceberry (Amelanchier arborea) [1001505785] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	66	Serviceberry (Amelanchier arborea) [1001505783] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	67	Serviceberry (Amelanchier arborea) [1001504686] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	68	Serviceberry (Amelanchier arborea) [1001504661] Downy Serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00












## General Tree Care & Plant Health Care Services

Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	69	Serviceberry (Amelanchier arborea) [1001504406] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	70	Serviceberry (Amelanchier arborea) [1001504405] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	71	Serviceberry (Amelanchier arborea) [1001504400] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	72	Serviceberry (Amelanchier arborea) [1001504399] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	73	Serviceberry (Amelanchier arborea) [1001504392] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	74	Serviceberry (Amelanchier arborea) [1001504390] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	75	Serviceberry (Amelanchier arborea) [1001504389] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	76	Serviceberry (Amelanchier arborea) [1001504388] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
 NO PHOTO	77	Serviceberry (Amelanchier arborea) [1001504387] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00










## General Tree Care & Plant Health Care Services

Tree	Line	Name	Treatment	Bid (\$)
	78	Serviceberry (Amelanchier arborea) [1001504386] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	79	Serviceberry (Amelanchier arborea) [1001504385] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	80	Serviceberry (Amelanchier arborea) [1001504384] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	81	Serviceberry (Amelanchier arborea) [1001504383] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	82	Serviceberry (Amelanchier arborea) [1001504382] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	83	Serviceberry (Amelanchier arborea) [1001504381] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	84	Serviceberry (Amelanchier arborea) [1001504378] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	85	Serviceberry (Amelanchier arborea) [1001504377] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	86	Serviceberry (Amelanchier arborea) [1001504375] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00

**General Tree Care & Plant Health Care Services**


Tree	Line	Name	Treatment	Bid (\$)
	87	Serviceberry (Amelanchier arborea) [1001504374] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	88	Serviceberry (Amelanchier arborea) [1001504373] Downy serviceberry 5 gallon containers "Root Makers" #5 Multi stem tree	Planting	\$155.00
	89	Bur Oak (Quercus macrocarpa) [1001537338] #25 Container Trees	Planting	\$500.00
	90	Bur Oak (Quercus macrocarpa) [1001537337] #25 Container Trees	Planting	\$500.00
	91	Pin Oak (Quercus palustris) [1001505825] #25 Container Trees	Planting	\$600.00
	92	White Oak (Quercus alba) [1001505823] #25 container tree	Planting	\$555.00
	93	Pin Oak (Quercus palustris) [1001505821] #25 Container Trees	Planting	\$600.00
	94	White Oak (Quercus alba) [1001505819] #25 container tree	Planting	\$555.00
	95	Bur Oak (Quercus macrocarpa) [1001505796] . #25 Container Trees	Planting	\$500.00

**General Tree Care & Plant Health Care Services**

Tree	Line	Name	Treatment	Bid (\$)
	96	Bur Oak (Quercus macrocarpa) [1001505788] . #25 Container Trees	Planting	\$500.00
	97	Bur Oak (Quercus macrocarpa) [1001504679] #25 Container Trees	Planting	\$500.00
	98	White Oak (Quercus alba) [1001504581] 60-80ft (eventual) spread #25 container tree	Planting	\$555.00
	99	Bur Oak (Quercus macrocarpa) [1001504398] #25 Container Trees	Planting	\$500.00
	100	White Oak (Quercus alba) [1001504077] #25 container tree	Planting	\$555.00
	101	Bur Oak (Quercus macrocarpa) [1001504047] #25 Container Trees	Planting	\$500.00
	102	Bur Oak (Quercus macrocarpa) [1001504005] Canopy is 40ft radius on center #25 Container Trees	Planting	\$500.00
	103	Bur Oak (Quercus macrocarpa) [1001504002] Canopy is 40ft radius on center #25 Container Trees	Planting	\$500.00
	104	Bur Oak (Quercus macrocarpa) [1001503945] 25 gallon container "Root Makers" #25 Container Trees	Planting	\$500.00



**General Tree Care & Plant Health Care Services**

Tree	Line	Name	Treatment	Bid (\$)
 NO PHOTO	105	Bur Oak (Quercus macrocarpa) [1001503941] #25 Container Trees	Planting	\$500.00
Subtotal:				\$16,465.00

Total: \$16,465.00

**Definition of Treatments:**

- **Planting** - Delivery and installation of selected tree and/or shrub.



**Notes**