

**PLANNING COMMISSION AGENDA**  
**Monday, April 24, 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. **CONDITIONAL USE REVIEW** – Review a request for a conditional use to operate a classic car sales business with no outdoor display or storage of vehicles or equipment located at 5141 Douglas Avenue submitted by Sal Akbani, Applicant, Zales Discount LLC, Owner. (Parcel ID No. 104-04-23-20-103-160)
- B. **REZONE** – Review a request to rezone a parcel consisting of ±0.5 acres located on the northeast corner of 4 Mile Road and Erie Street from R-6, Two-Family Residential District to RD-1, Two-Family Residential District for the purpose of reclassifying the district to reflect the current zoning code district category, submitted by Matthew Coury, Applicant, Timothy Christensen, Owner. (Parcel ID No. 104-04-23-21-321-000)

**6. New Business**

- A. **BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the expansion of the existing ranger station at Jellystone Campground located at 8425 STH 38 submitted by David Raschka, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000)
- B. **CERTIFIED SURVEY MAP REVIEW** - Review a certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners. (Parcel ID No. 104-04-22-20-047-000)
- C. **CERTIFIED SURVEY MAP REVIEW** – Review a certified survey map creating two lots for the parcel located at 7528 W. River Road submitted by Reynaldo D. Reyes, Applicant and Owner. (Parcel ID No. 104-04-22-10-011-000)
- D. **CERTIFIED SURVEY MAP REVIEW** – Review a certified survey map for the parcel located at 6427 Hoods Creek Road submitted by Richard Ruffo, Applicant, Richard & Diane Ruffo Revocable Trust, Owner. (Parcel ID No. 104-04-22-35-002-000)
- E. **COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Review a master sign plan for an existing commercial building located at 1339 27<sup>th</sup> Street, Village of Raymond, submitted by Rosie Olle, Applicant, Mortle Properties LLC, Owner. (Parcel ID No. 168-04-21-12-038-400)

**7. Adjournment**

Dated April 20, 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**

Trustee Weatherston 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, Scott Olley, Joseph Kiriaki

Absent: Tim Just

Excused: President Dobbs

Also Present: Development Director Peter Wagner

**3. Approval of Minutes**

Approval of February 27, 2023, meeting minutes.

**Motion by Knitter** to approve the minutes as presented.

**Seconded by Pierce.**

**Motion carried unanimously.**

**4. Citizens' Comments**

**Trustee Fran Martin** spoke about the timeline for and process of sending Public Hearings notices.

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

**A. REZONE & CONDITIONAL USE REVIEW** – Review a request to rezone a parcel consisting of ±4.225 acres from R-4, Single Family Residential to I-1, Institutional District for the operation of a church and a commercial licensed children's daycare facility located at 10402 Northwestern Avenue, submitted by Rod Parsons, Applicant, Faithbridge Inc., Owner. **(Parcel ID No. 104-04-22-33-075-000)**

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

Trustee Weatherston opened the Public Hearing at 6:04.

Trustee Weatherston asked three times if anyone wanted to speak in favor of the request.

*None.*

Trustee Weatherston asked three times if anyone wanted to speak against the request.

*None.*

Trustee Weatherston closed the Public Hearing at 6:09.

**5A. Commission Deliberation**

**Motion by Pierce** that the Plan Commission recommends to the Village Board that the parcel consisting of ±4.225 acres located at 10402 Northwestern Avenue be rezoned from R-4, Single Family Residential District to I-1, Institutional District with a Conditional Use to operate a commercial licensed daycare facility as outlined in Exhibit A, for the following reasons:

1. The proposed daycare facility is allowed through the conditional use review process.
2. The I-1 Zoning District is consistent with the current use as a church.

**Seconded by Knitter.**

**Motion carried unanimously.**

**B. LAND USE AMENDMENT REVIEW** – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, for three parcels located along 7 ½ Mile Road, north and west of 8420 CTH V, from Medium Density Residential to Commercial, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. **(Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010)**

And,

**C. REZONE REVIEW** – Review a request to rezone three parcels, consisting of ±11.136 acres, located along 7 ½ Mile Road, north and west of 8420 CTH V, from A-2, Agricultural District to B-3, Highway Business District for future commercial development, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. **(Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010)**

Trustee Weatherston opened the Public Hearing at 6:13.

Trustee Weatherston asked three times if anyone wanted to speak in favor of the request.

*None.*

Trustee Weatherston asked twice if anyone wanted to speak against the request.

**Robert Grieshaber**, 12610 7 ½ Mile Road, had concerns about how the proposal would impact the neighborhood, which he said has about 40 residences in a 4-mile radius. His concerns include light pollution; increase in noise from business activities, for example, using a soil pulverizer; wetland protection on adjacent properties; traffic at the intersection of 7 ½ Mile and CTH V, which he described as increasingly more perilous as a result of development in the Village and in the City of Oak Creek; maintenance of the business site, and upkeep of general aesthetics to maintain the look of the neighborhood.

**David Nikolic**, 2106 Hope Lane, Oak Creek, owner of vacant land one parcel west of the westernmost of the three parcels under consideration (Parcel 104-04-22-060-019-015), said he is concerned about what the site will look like and noted there is wetland on his property. He asked what the Comprehensive Plan is for the area and the other parcels.

**Scott Grall**, 12512 7 ½ Mile Road, said his property is directly (north) of one of the subject properties. He is concerned about noise, which he said is already prevalent with quad axels and semis driving by in the area. He asked if commercial traffic going to be allowed on 7 ½ Mile Road, noting there is a driveway (Right-of-Way) access to the property off 7 ½ Mile. Will activities like sifting dirt cause a problem with dust on cars and houses? He said there is a marsh that splits the properties, and he is concerned about what is going to happen with it, asking what activities are taking place on that section of the site and whether there will be lighting back there. He is concerned about dirt or mud being deposited on the roads, and the safety of

residents, especially children. Lastly, he said residents should be notified earlier about Public Hearings. He said he had not received notification of the original proposal for the site development, adding that he is not against it, he just wants to be notified of all development proposal in the area in a timely manner.

**Eric Platenberg**, 12502 7 ½ Mile Road, said he understands the need for business like (landscaping firms). He asked what will be on the property and where, specifically, dirt piles, gravel piles, and a pulverizer. He asked, if it is going to be noisy, when, and what are the business days and hours (of operation)? Will it operate on weekends? He said he is not necessarily against the business expansion but said he wants to keep the quality of the neighborhood and also for the residents to have a good relationship with the business owner.

Trustee Weatherston asked for the third time if anyone wanted to speak against the proposal.

*None.*

Trustee Weatherston closed the Public Hearing at 6:23.

### **5B. & 5C. Commission Deliberation**

Wagner read from his report submitted with the Plan Commission packet and addressed concerns raised during the Public Hearing, including the process by which the Village notifies property owners of Public Hearings.

Applicant, Eric Ross, addressed the Commission and described the activities, equipment and personnel that would be present on the site to support the proposed new business activity of trailer sales. Ross said he expected up to five customers per day would pick up trailers at the site. Sales and reservations are done online. Nationwide, the company has about 70 business sites and this would be the second in Wisconsin. He described the company as neat and clean and said their stock is newer open or closed utility and landscape trailers, up to 14 feet in length. They will be stored behind Lot 1. The operation will require no additional lighting; the lighting will be the same as what is on his existing building. There will be a berm with pine trees to block views.

The noise level is at its noisiest will be from his existing business because of the topsoil sifter. This request is not to expand Ross Landcare but to be able to lease his land to other businesses. The kind of tenants he is looking for wouldn't house semis or have a lot of lighting. He noted the lack of municipal sewer and water services limits the types of business and number of employees the site can support. He estimated the new business would have 10 to 15 employees. Their hours of operation are from 9:30 a.m. to 5 p.m., while Ross Landcare is open from 7 a.m. to 5 p.m. He said he tries to avoid screening during the weekends, but weather conditions may necessitate Saturday work.

The access point to the site will be off of CTH V.

**Motion by Knitter** that the Plan Commission adopts Resolution 2023-001 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Medium Density Residential to Commercial for the properties located directly north and west of 8420 CTH V (**Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010**), for the following reasons:

1. This land use amendment is compatible with the land use classifications of surrounding properties.



2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3, Highway Business District.

**Seconded by Olley.**

**Motion carried unanimously.**

**Motion by Knitter** that the Plan Commission recommends to the Village Board that ±11.136 acres of the properties located directly north and west of 8420 CTH V (Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010) be rezoned from A-2, Agricultural District, to B-3, Highway Business District for the following reasons:

1. Due to the subject property's proximity to other parcels zoned B-3, commercial uses should be encouraged in this area.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.

**Seconded by Pierce.**

**Motion carried unanimously.**

**D. CONDITIONAL USE AMENDMENT** – Review a request to amend the Conditional Use Permit allowing for the operation of a trailer sales business with outdoor storage located at 12333 7 ½ Mile Road, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. **(Parcel ID No. 104-04-22-06-019-010)**

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

Trustee Weatherston opened the Public Hearing at 6:54.

Trustee Weatherston asked three times if anyone wanted to speak in favor of the request.

*None.*

Trustee Weatherston asked three times if anyone wanted to speak against the request.

George Herold, 12417 7 ½ Mile Road asked how the development would affect the value of his property. Trustee Weatherston explained the Members are not able to answer that question.

Trustee Weatherston closed the Public Hearing at 7:10 p.m.

#### **5D. Commission Deliberation**

**Motion by Knitter** that the Plan Commission recommends that the Village Board approves the Conditional Use amendment allowing the operation of a commercial trailer sales business with outdoor storage of related commercial equipment for the property located at 12333 7 ½ Mile Road with amended conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.

2. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

**Seconded by Pierce.**

**Motion carried unanimously.**

**6. New Business**

**A. BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a ±528 square-foot, storage building located at 6025 Douglas Avenue, submitted by David Cecchini, Applicant, S&P Holdings LLC, Owner. **(Parcel ID Nos. 104-04-23-18-175-000, 104-04-23-18-177-000, & 104-04-23-18-181-000)**

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

**6A. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the building, site, and operational plan for a ±528 square-foot storage building located at 6025 Douglas Avenue be approved for the following reasons:

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

**Seconded by Pierce.**

**Motion carried unanimously.**

**B. BOUNDARY AGREEMENT REVIEW** – Review a master sign plan for an existing commercial development located at 3516 Ten Point Lane, Village of Raymond, submitted by Gateway Industrial Power Inc., Applicant, National Retail Properties LLC, Owner. **(Parcel ID No. 168-04-21-01-003-000)**

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

**6B. Commission Deliberation**

**Motion by Pierce** that the Plan Commission recommends that the Village Board approve the sign plan submitted by Gateway Industrial Power Inc. as presented for the property located at 3516 Ten Point Lane for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall and pole sign will not create sign clutter or create confusion along the freeway corridor.

**Seconded by Olley.**

**Motion carried unanimously.**

**7. - Adjournment**

**Motion by Knitter** to adjourn.

**Seconded by Pierce.**

**Motion carried unanimously.**

Meeting adjourned at 6:21 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician



### PLAN COMMISSION REPORT

Proposal: Conditional Use Review

Description: Review of a request to approve a conditional use to allow the operation of a classic car sales business with no outdoor display of vehicles or equipment nor vehicle service or repair for the property located at 5141 Douglas Avenue.

Applicant(s): Sal Akbani

Address(es): 5141 Douglas Avenue

**Suggested Motion:** That the Plan Commission recommends that the Village Board approves the Conditional Use allowing the operation of a classic car sales business with no outdoor display of vehicles or equipment and no vehicle repair or service with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

Owner(s): Zales Discount LLC

Tax Key(s): 104-04-23-20-103-160

Lot Size(s): 10.17 acres

Current Zoning District(s): B-3, Highway Business District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial

**Background:** The applicant is requesting approval of a conditional use to operate a classic car sales business with no outdoor display or storage of vehicles or equipment, nor vehicle repair and service located at 5141 Douglas Avenue.

The B-3 Zoning District allows for this type of use as a conditional use. The applicant will be utilizing approximately half the building for this use. The other half will be marketed for other commercial retail purposes. The proposed use is not like other used car sale businesses in the area. This business will not have any outdoor display or storage of vehicles and will not provide vehicle service and repair. The applicant has stated that one of their other locations is recognized as an auto museum and often have groups of people schedule times to visit their business.

All business operations will occur indoors. Most of their sales occur online and customers come to pick up their product. There should be minimal traffic impact to the area for this type of commercial use. They do intend to host a monthly customer appreciation day where customers come to the business and typically show off their vehicles. Staff believes that this type of event will attract customers from surrounding areas and provide an expanded customer base for existing businesses. To prevent the possibility of another used car sales business entering the site, staff drafted a condition of approval limiting permitted uses to what is currently permitted in the B-3 district and specifically permitting only a car sales business with no outdoor display of vehicles nor vehicle service and repair is permitted.

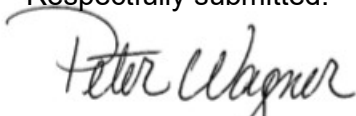
If approved, the applicant intends to modify the exterior of the building to better suit its needs and any future commercial tenant. Any modifications to the exterior of the building will require site plan review and approval from the Village.

Although not part of this review, staff and the applicant have discussed the use of the parking lot and the potential conversion of part of the parking lot into one or two commercial outlots. This possibility is a result of the applicant being the future owner of the parcel dependent on receiving the necessary conditional use permit.

If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion and conditions of approval for the proposed operation of a classic car sales business with no outdoor display of vehicles or equipment nor vehicle service or repair.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director

# Exhibit A: Conditions and Restrictions

Applicant: Gateway Classic Cars  
Property Address(es): 5141 Douglas Avenue  
Parcel ID No.: 104-04-23-20-103-160

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

## 1. LEGAL DESCRIPTION

Part of Parcel 1 of Certified Survey Map No. 1475, recorded on June 29, 1990 in Volume 4, pages 549-554, as Document No. 1314159, more particularly described as follows: All that part of the Southwest Quarter of Section 20, Township 4 North, Range 23 East, more fully described as follows: Commencing at the South Quarter corner of said Section 20; thence North 00°28'33" West along the East line of said Southwest Quarter, 820.00 feet to the point of beginning of the hereinafter described lands; thence South 89°31'27" West, 66.00 feet to a point; thence South 00°28'33" East, 136.45 feet to a point; thence West 89.60 feet to a point; thence North, 120.00 feet to a point; thence West, 195.00 feet to a point; thence South 62.00 feet to a point; thence West, 336.50 feet to a point; thence North, 471.00 feet to a point; thence West 161.83 feet to a point of curvature; thence 101.73 feet along the arc of curve to the left with a radius of 200.00 feet, whose chord bears South 75°25'42" West, 100.64 feet to a point of tangency; thence South 50°51'24" West, (South 60°51'23" West) 139.98 feet to a point on the Easterly right-of-way line of State Trunk Highway "32" (Douglas Avenue); thence along said Easterly right-of-way 227.35 feet along the arc of a curve to the left, with a radius of 1205.92 feet, whose chord bears North 33°27'02.5" West, 227.02 feet to a point being on the North line of the South One Half of said Southwest Quarter; thence North 89°03'24" East, (Deeded as South 89°42' East) 1,188.53 feet along the north line of the South Half of said Southwest Quarter; thence South 00°28'33" East along the East line of said Southwest Quarter, 507.52 feet to the place of beginning. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.

## 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 conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and site plans received are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions.
- C. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

### 1) **General Development Plan**

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

# Exhibit A:

## Conditions and Restrictions

### **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 Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the B-3, Highway Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Operation of a classic car sales business with no outdoor storage of vehicles and equipment and no vehicle service or repair is permitted.
- 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.

4. PARKING AND ACCESS

Parking stall dimensions shall be in accordance with Title 16, Chapter 12 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 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
Principal Structure	40 ft	40 ft	10 ft
Accessory Structure	40 ft	10 ft	10 ft
Parking	15 ft	10 ft	10 ft



7. TIME OF COMPLIANCE

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

8. OTHER REGULATIONS

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

9. STORMWATER

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

10. FIRE DEPARTMENT APPROVAL

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

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. The site is not located within the Caledonia Sewer and Water Service Area. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. 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 sign permit prior to installation. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. NO ACCUMULATION OF REFUSE AND DEBRIS

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

14. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and

cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust-free condition.

15. 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 subsequent Conditional Use Approvals.

16. 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.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning 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.

19. AMENDMENTS TO CONDITIONAL USE

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

20. 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.

21. VIOLATIONS & PENALTIES

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

22. REVOCAION

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

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Sal Akbani, and Gateway Classic Cars; 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.

24. SUBSEQUENT OWNERS

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

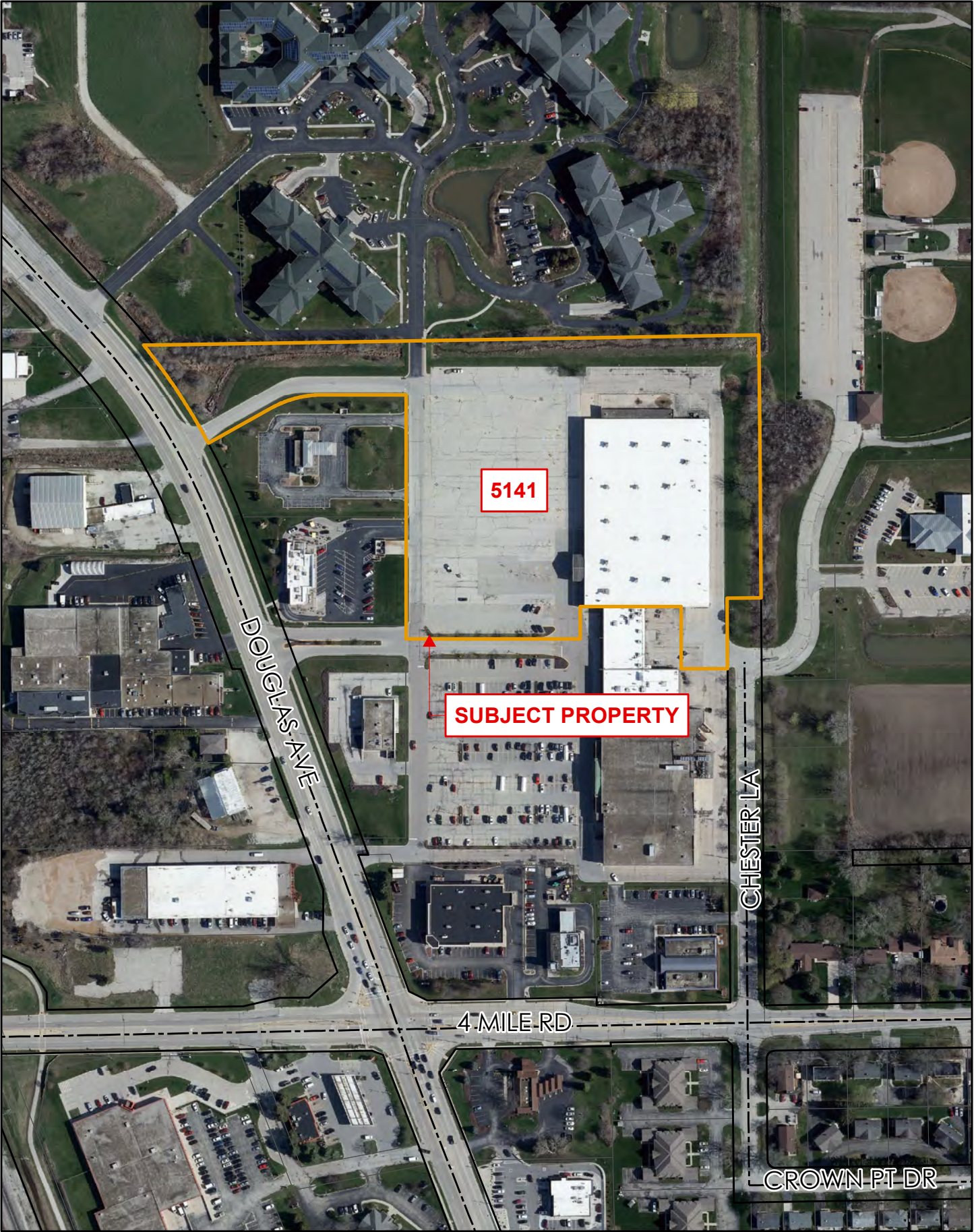
DRAFT





# Location Map: 5141 Douglas Avenue

0 75 150 300 Feet



5141

SUBJECT PROPERTY

DOUGLAS AVE

4 MILE RD

CHESTER LA

CROWN PT DR



# Gateway Classic Cars

*World's Largest - Since 1999*

City of Caledonia:

Fairmont Venture Partners is in the process of purchasing the former Kmart building located at 5141 Douglas Ave, Caledonia, WI. This purchase is contingent on obtaining condition use for an indoor automotive showroom to support our business entity, Gateway Classic Cars.

Started in February 1999, Gateway Classic Cars has grown to 21- locations in 15 states occupying 1+ Million square feet of indoor space becoming the largest classic car sales company in the United States. As a destination for many local and regional classic car enthusiasts, we buy, sell, consign, and auction classics and exotics across the county. Our local showroom in Kenosha houses about 150 classic vehicles.

We believe moving our Kenosha location to Caledonia will be a boon for the local economy as our showroom attracts visitors and enthusiasts from a 200-mile radius. On the last Saturday of the month, we hold an event called Caffeine and Chrome that brings several hundred weekend visitors to our location. As a local attraction, we hope to bring increased business to the local market.

For the Kmart location, we would allocate 40,000 SF for vehicle display while we demise/lease the remaining 47,000 SF space to businesses that complement the local market. Additionally, we are discussing with local developers on utilizing the parking outlots for further business development in the area.

Thank you,

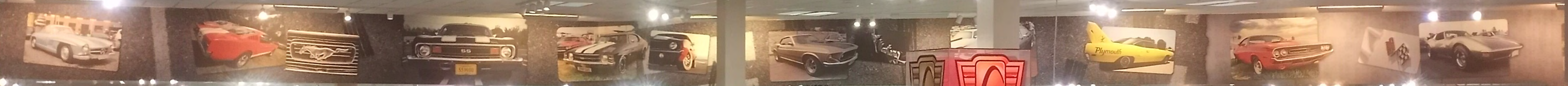
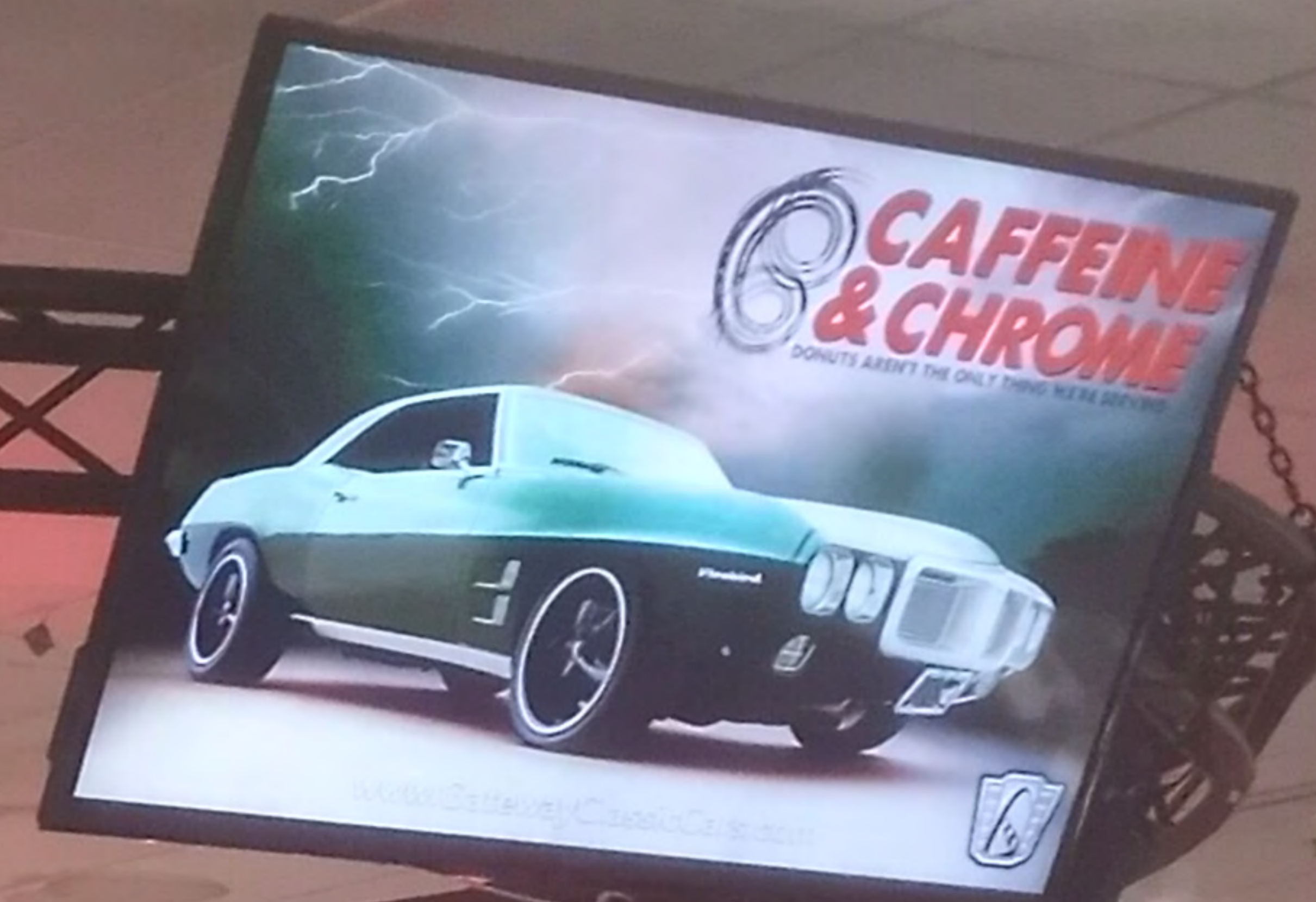
Sal Akbani





Host YOUR  
Next Event  
HERE!  
Contemporary Styling  
and  
Classic Elegance  
Weddings  
Late Meetings  
Reunions  
Parties  
Showers  
Host Classic Cars





Antique Classic Cars  
Drive Your Dream  
WE CONSIGN AND SELL  
LATE MODEL CARS TOO  
PLEASE ASK FOR DETAILS

FREE

CAUTION

WATCH YOUR  
STEP









50%

2

2

50%

2

2

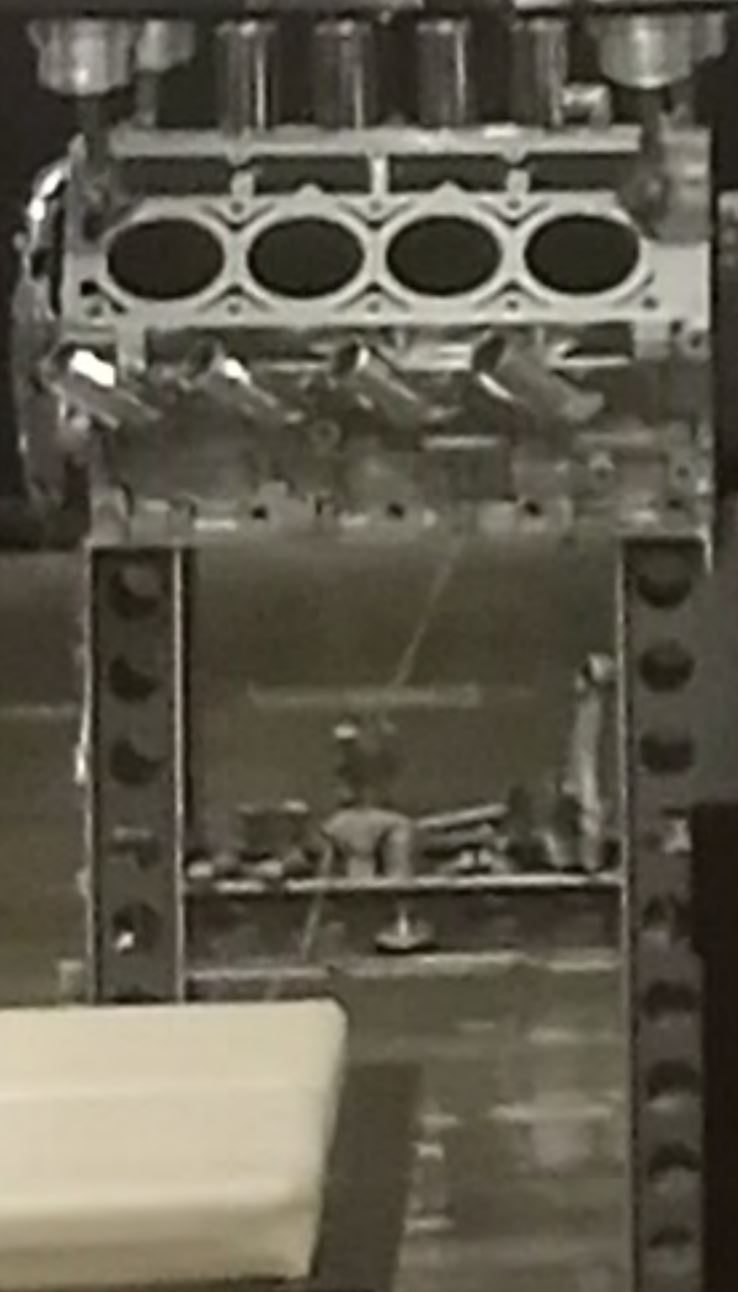
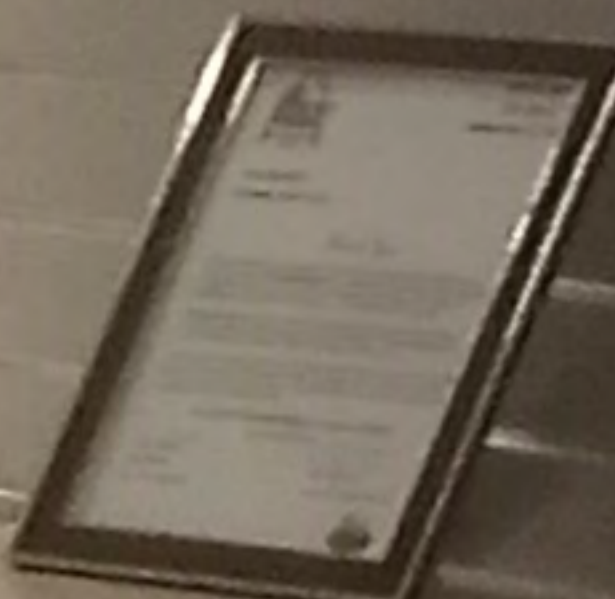
M&S D...  
(618) 571-5459

Hot Rod  
Cafe

MUSCLE  
CAR

Theater

\$20











Meeting Date: April 24, 2023

Item No. **5b**

## PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review a request to rezone a parcel zoned R-6, Two-Family Residential District to RD-1, Two-Family Residential District to accommodate the change in zoning code districts and allow for the future development of a two-family dwelling located on the northeast corner of 4 Mile Road and Erie Street.

Applicant(s): Matthew Coury

Address(es): 4 Mile Road

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the parcel located on the northeast corner of 4 Mile Road and Erie Street be rezoned from R-6, Two-Family Residential District to RD-1, Two-family Residential District for the following reasons:

1. The rezoning of the parcel will maintain existing property rights to develop the property as a two-family residential development.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as medium density residential for the subject property.

---

Owner(s): Tim Christensen

Tax Key(s): 104-04-23-21-321-000

Lot Size(s): 0.5 acres

Current Zoning District(s): R-6, Two-Family Residential District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

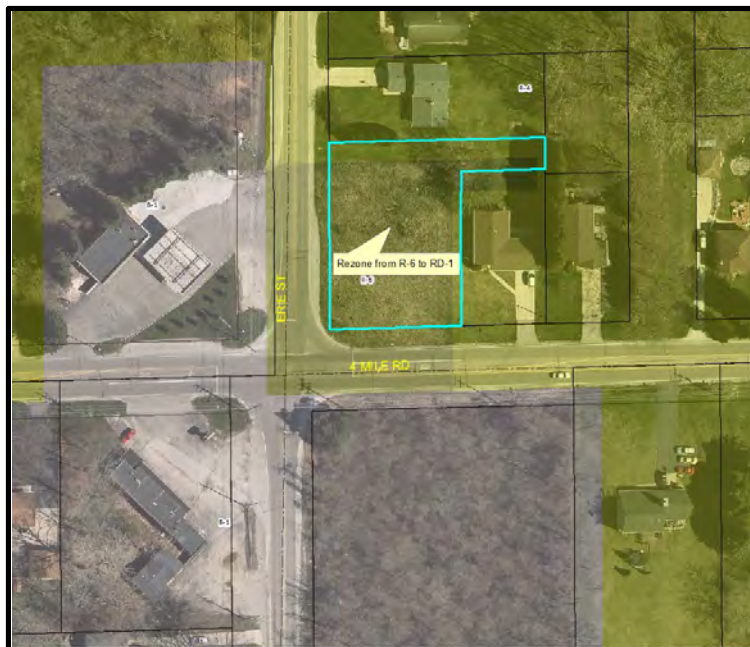
Comprehensive Plan: Medium Density Residential



**Background:** The applicant is requesting the rezoning of the parcel located on the northeast corner of 4 Mile Road and Erie Street from R-6, Two-Family Residential District to RD-1, Two-Family Residential District. The applicant intends to develop the site and construct a two-family dwelling.

The reason for the rezoning request is the result of the Village adopting the new zoning code. As part of the revision, some zoning districts were renamed, reclassified, or deleted. In this case, the currently zoning district for this parcel was renamed RD-1. As part of the revision process, staff chose not to modify the zoning map, but rather update the zoning map as development proposals were received. These old districts are considered legacy districts and remain on the Village zoning map. Staff included language in the new zoning code that states when a property owner wishes to develop a parcel with a legacy district designation, the property owner is required to rezone the parcel to an existing zoning district. In this case, the parcel has a legacy zoning district of R-6, which is two-family residential. The applicant wishes to continue the same use, however, they need to rezone the parcel to the existing RD-1, two-family zoning district.

Staff recommends the rezoning request, as the use of the property is not being changed and the density in which the applicant wishes to develop the residential property is consistent with the new zoning district. The land use category for this parcel is medium density residential, which is consistent with the proposed RD-1 zoning classification. If the Plan Commission is comfortable with the rezoning request, staff has drafted a suggested motion recommending to the Village Board approval of the rezoning request.



Respectfully submitted:

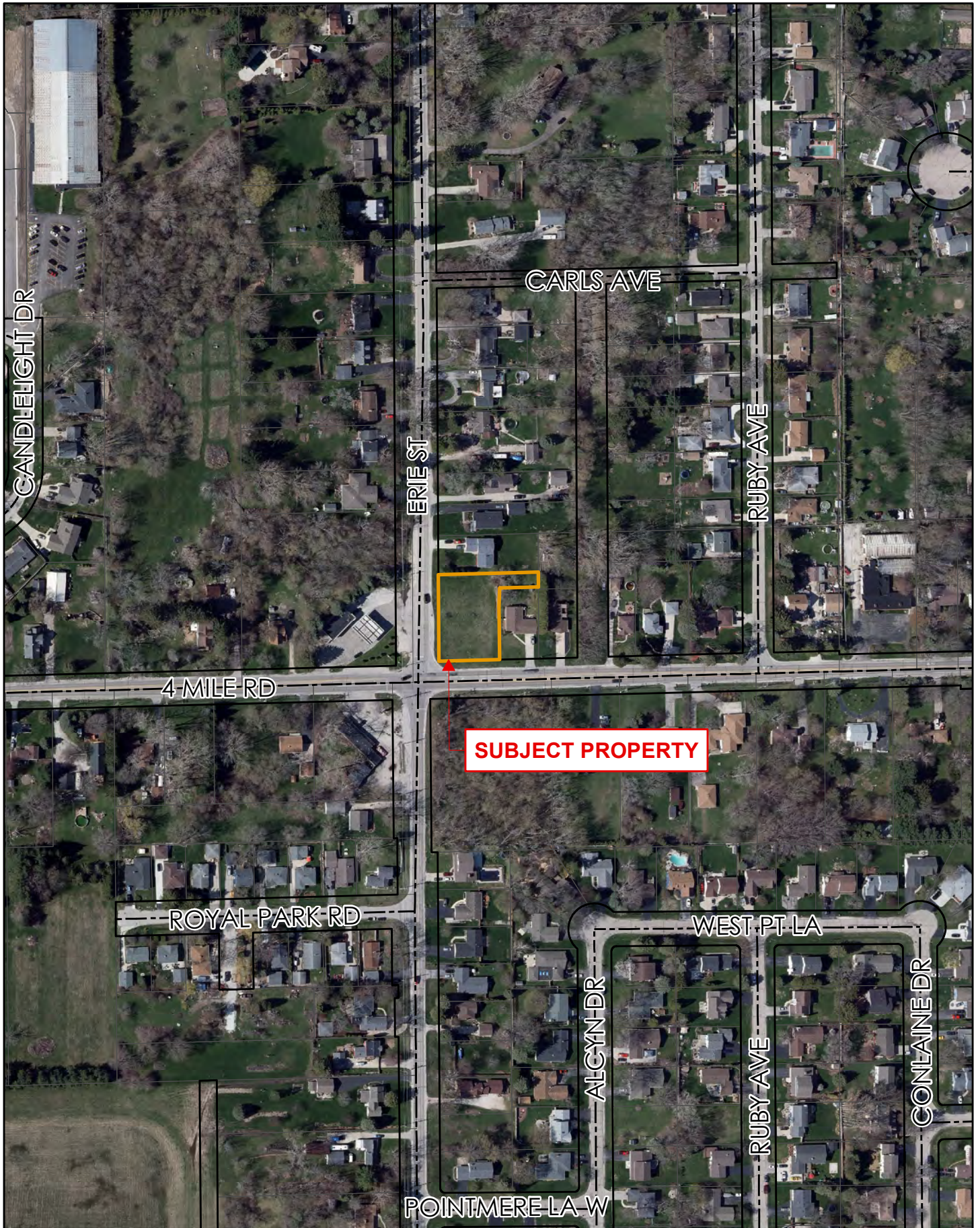
Peter Wagner, AICP  
Development Director





# Location Map: 4 Mile Road & Erie Street

0 75 150 300 Feet





**PLAN COMMISSION REPORT**

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operation plan for construction of a ±785 square-foot expansion to the ranger station 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 a ±785 square-foot expansion to the existing ranger station located in the western portion of the property located at 8425 STH 38 be approved 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

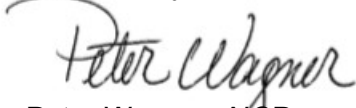
**Background:** The applicant is requesting approval for the construction of a ±785 square-foot expansion of the ranger station at Jellystone Campground located at 8425 STH 38. The applicant will be creating a 24'8"x 31'10" addition that will be utilized for new retail space.

The design of the addition is in the same manner as the existing building. The exterior of the addition will be lap-siding that will be painted to match the existing ranger station. The roof will consist of asphalt shingles which also matches the existing building. There will be windows on the east and west elevations of the building. The building meets all zoning code requirements for height, size, and setbacks. As part of this addition, the applicant is proposing to add landscaping to the east and west elevations of the building. The landscaping will be a flowering shrub with decorative stone.

If the Plan Commission is comfortable with the proposed ranger building expansion, staff has drafted a suggested motion recommending approval of the ±785 square-foot expansion to the existing ranger station located in the western portion of the property located at 8425 STH 38

---

Respectfully submitted:



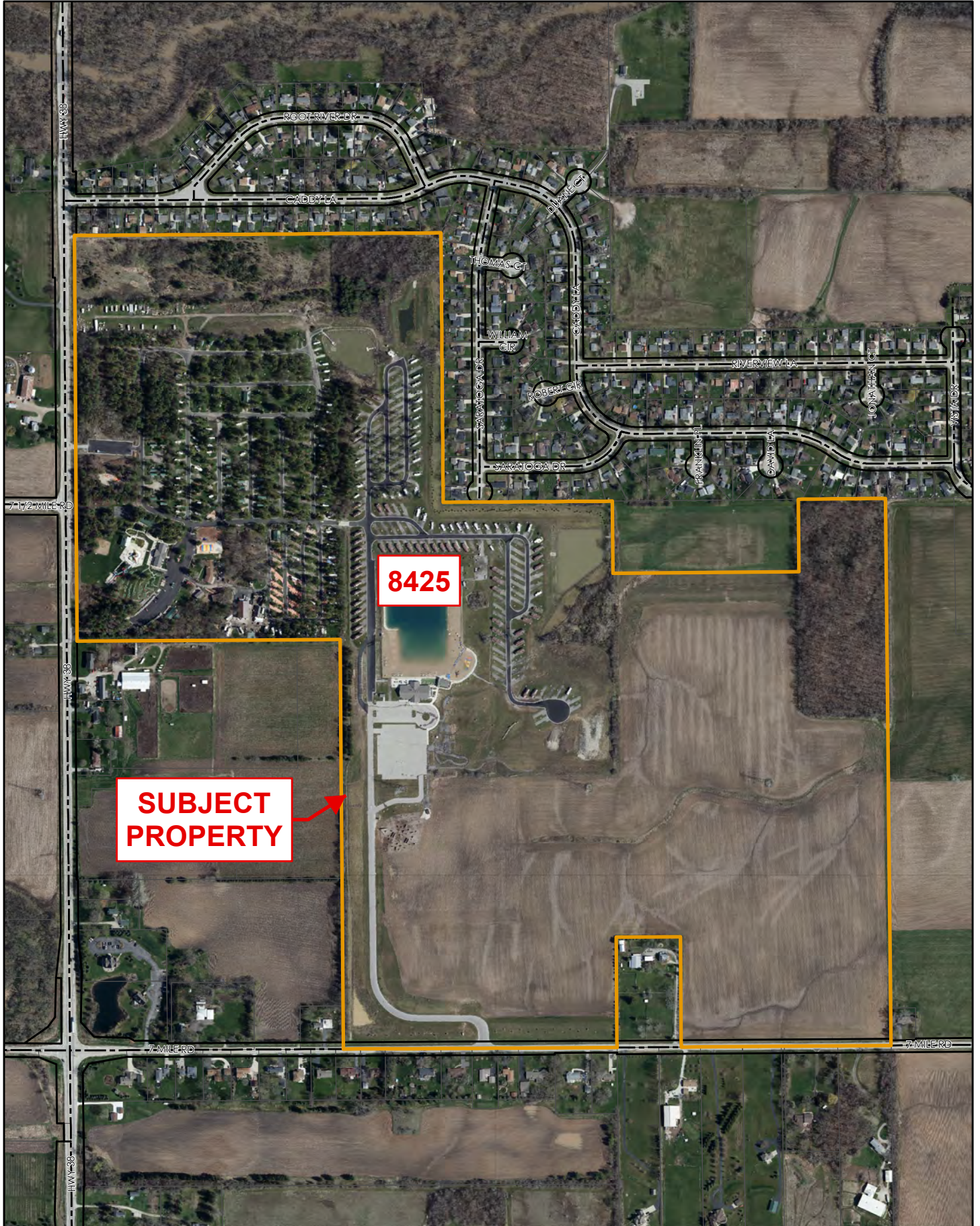
Peter Wagner, AICP  
Development Director





# Location Map: 8425 State Highway 38

0 250 500 1,000 Feet





# JELLYSTONE RANGER STATION - ADDITION

8425 HWY 38 | CALEDONIA, WI 53108

**THRIVE ARCHITECTS**  
 Architect  
 259 South Street, Suite A  
 WAUKESHA, WI 53186  
 p: 833-380-6180

Structural Engineer  
 P.O. Box 466  
 Stevens Point, Wisconsin 54467  
 p: 414-540-8755  
 e: slasecki@ionic-sd.com

Project Info. — 22106  
**Jellystone Park Ranger Station**  
 Addition  
 8425 WI-38  
 Caledonia, WI 53402

FIRE-RESISTANCE RATING SUMMARY  
 REFER TO IBC CHAPTER 6

CONSTRUCTION TYPE V-B	
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

OCCUPANT LOAD PER TABLE 1004.1.2  
 TOTAL OCCUPANT LOAD = 72.8 OCCUPANTS

OCCUPANCY	SF	FLOOR AREA	CALC. OCC.	ASSIGNED OCC.
MERCANTILE	4369 SF	60/GROSS	72.8	-

PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1

MERCANTILE OCCUPANT LOAD: 72.8 OCCUPANTS

WATER CLOSETS REQUIRED:  
 MALE = 1 PER 500 = 0.15  
 (½ ALLOWED TO BE URINALS)  
 FEMALE = 1 PER 500 = 0.15

LAVATORIES REQUIRED:  
 MALE = 1 PER 750 = 0.10  
 FEMALE = 1 PER 750 = 0.10

DRINKING FOUNTAINS = 1 PER 1000 = 0.07 REQUIRED  
 OTHER: 1 SERVICE SINK REQUIRED

TOTAL CALCULATIONS:

WATER CLOSETS REQUIRED:	WATER CLOSETS PROVIDED
MALE = 0.15	_____ WC
(½ ALLOWED TO BE URINALS)	_____ WC
FEMALE = 0.15	_____ WC
UNISEX	_____ WC
LAVATORIES REQUIRED:	LAVATORIES PROVIDED
MALE = 0.10	_____
FEMALE = 0.10	_____
UNISEX	_____
DRINKING FOUNTAINS = 1 REQUIRED	_____
OTHER: 1 SERVICE SINK REQUIRED PER BUILDING	2 PROVIDED

EGRESS REQUIREMENTS

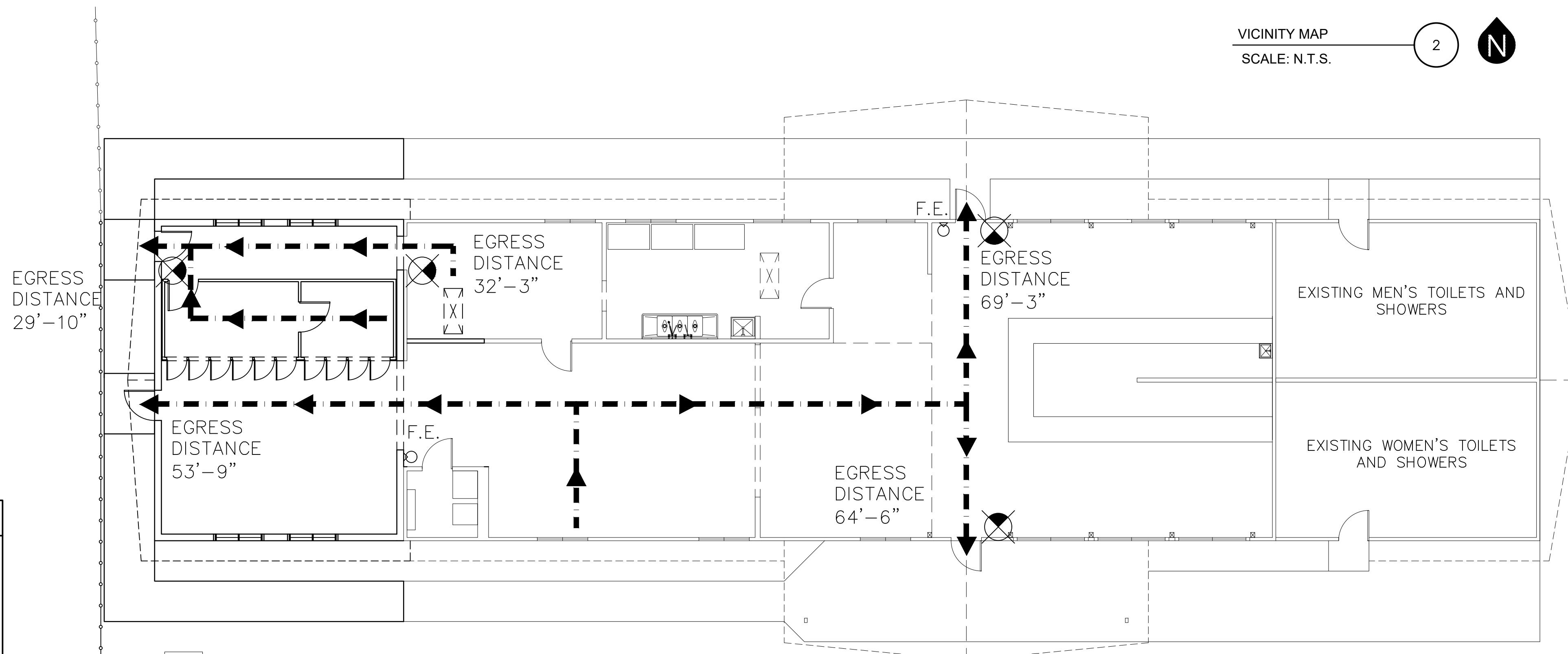
EGRESS WIDTH PER 1005.3

# OF OCCUPANTS	EGRESS WIDTH FACTOR	EGRESS WIDTH REQUIRED	EGRESS WIDTH PROVIDED
72.8	.2 INCHES PER OCCUPANT	14.56"	12'-0"

NO. OF EXITS REQUIRED PER SECTION 1006 = 2  
 NO. OF EXITS PROVIDED = 4

MAXIMUM EXIT TRAVEL DISTANCE PER TABLE 1017.2 = 200'

- GENERAL EGRESS NOTES**
- PROVIDE DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS AT ALL INACCESSIBLE DENOTED EXITS IN COMPLIANCE WITH IBC 1009.11
  - EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
  - IN CASE OF POWER LOSS, ALL EXIT ACCESS SIGNAGE SHALL PROVIDE CONTINUED ILLUMINATION FOR 90 MINUTES MINIMUM.
  - ALL EXIT PASSAGEWAYS AND STAIRWAYS SHALL BE PROVIDED WITH EMERGENCY EGRESS LIGHTING WITH A STAND-BY POWER SOURCE.
  - ALL REQUIRED EXIT SIGNS SHALL BE LIGHTED AT ALL TIMES.



VICINITY MAP  
 SCALE: N.T.S.

FIRST FLOOR CODE PLAN  
 SCALE: N.T.S.

Sheet Title

**CODE SHEET**

Drawn by	Checked by
ACG	DMR

Revisions

No.	Date	Description
	02.14.2023	Review

Sheet No.

**T1.1**

NOT FOR CONSTRUCTION

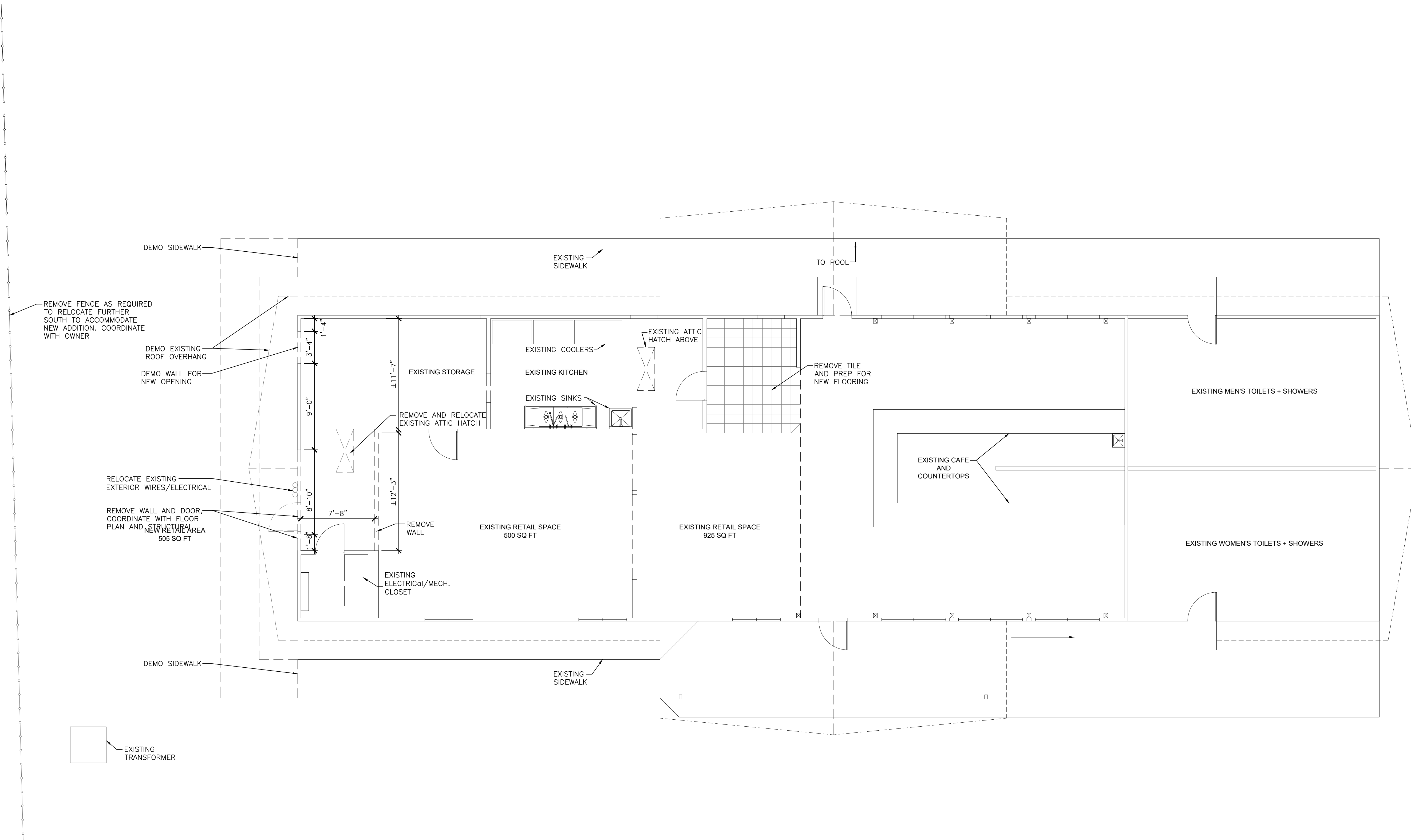


**DEMO PLAN**

Drawn by	Checked by
ACG	DMR

Revisions		
No.	Date	Description
	02.14.2023	Review

**D1.0**

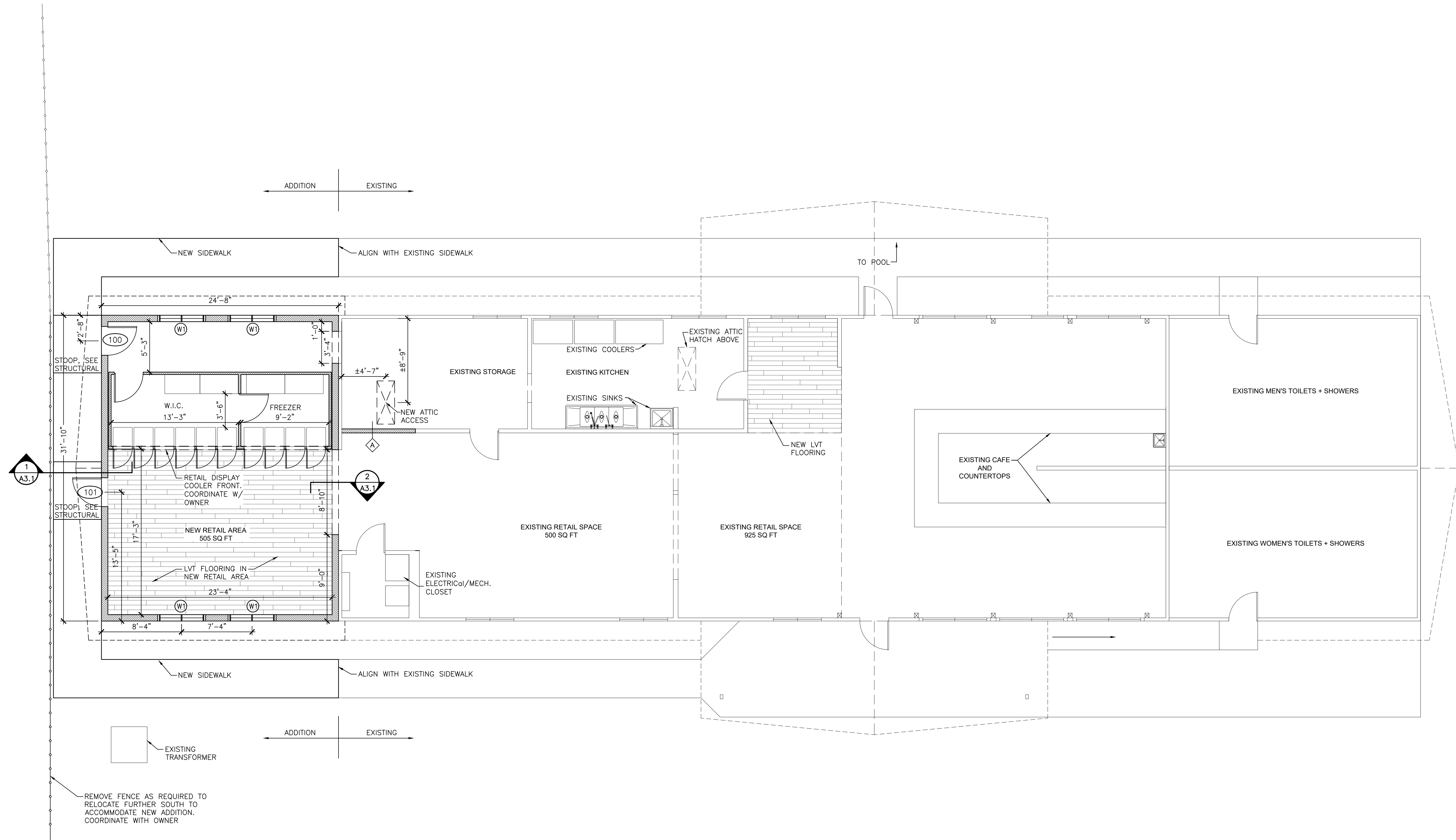


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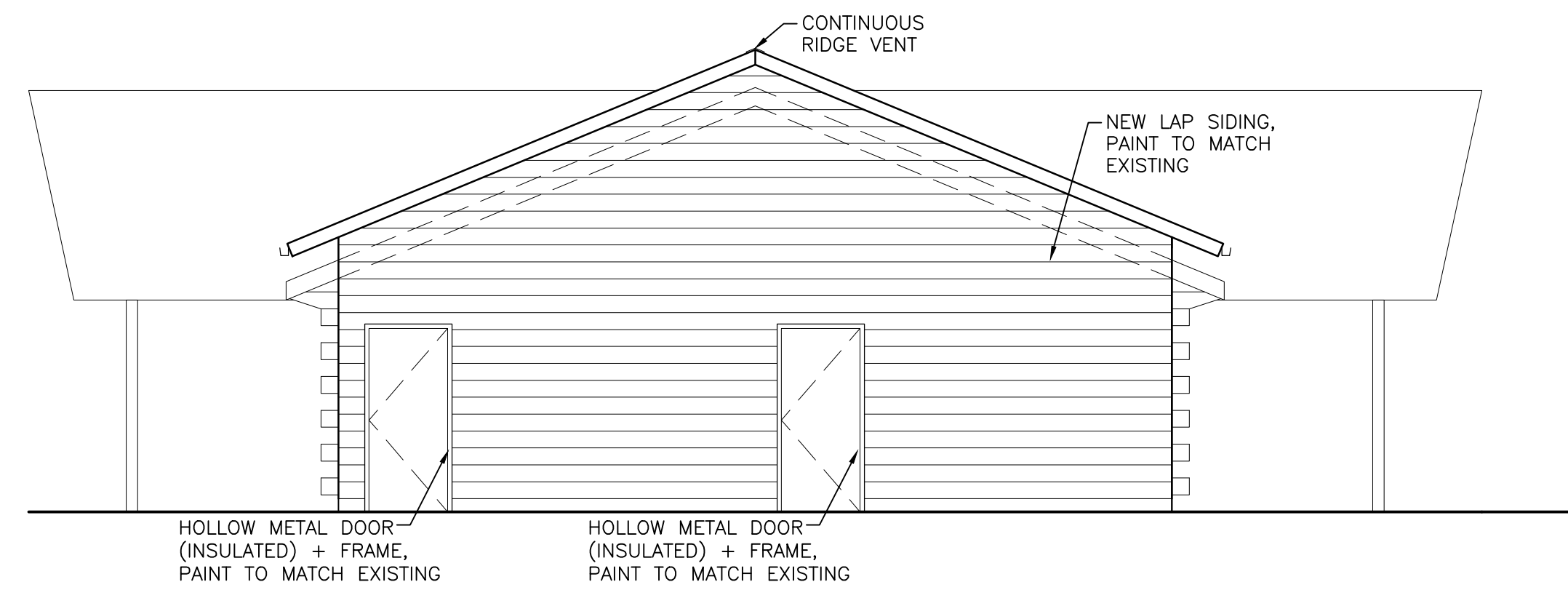
Drawn by	Checked by
ACG	DMR

Revisions		
No.	Date	Description
	02.14.2023	Review

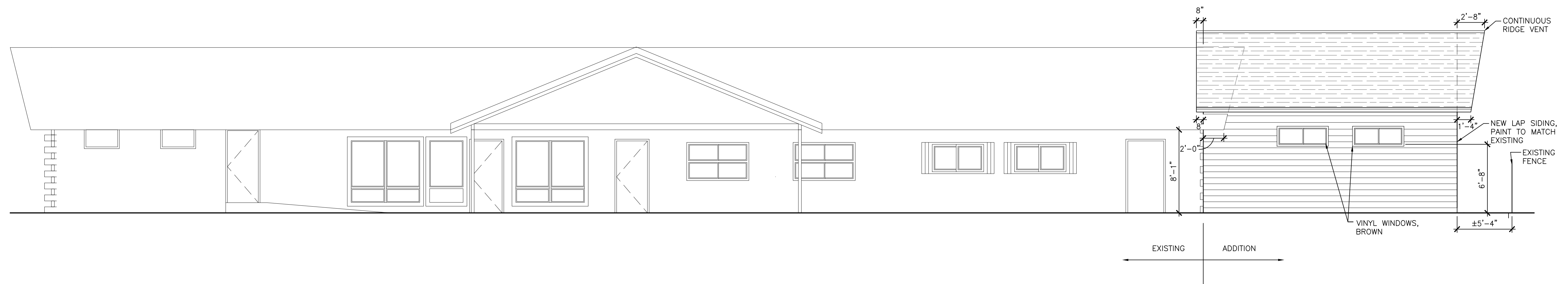


Drawn by	Checked by
ACG	DMR

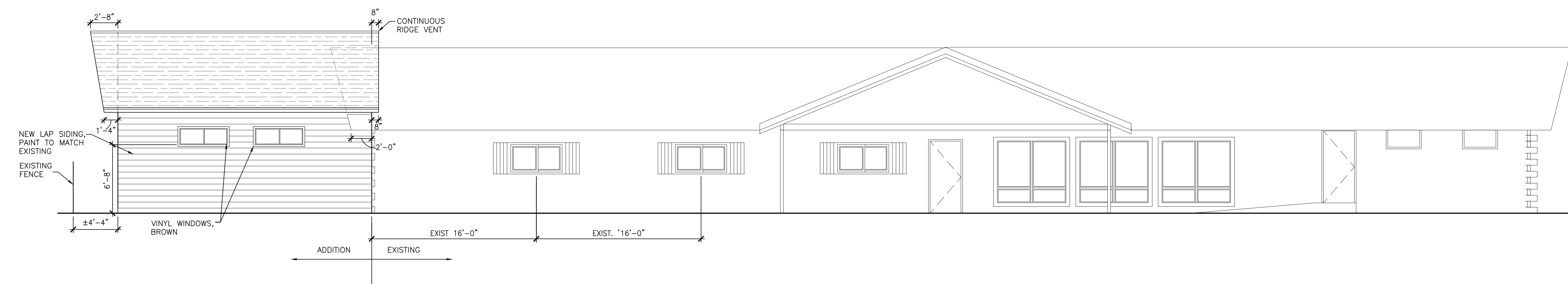
Revisions		
No.	Date	Description
	02.14.2023	Review



**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0" (22x34) 3



**WEST ELEVATION**  
SCALE: 3/16"=1'-0" (22x34) 2



**EAST ELEVATION**  
SCALE: 3/16"=1'-0" (22x34) 1

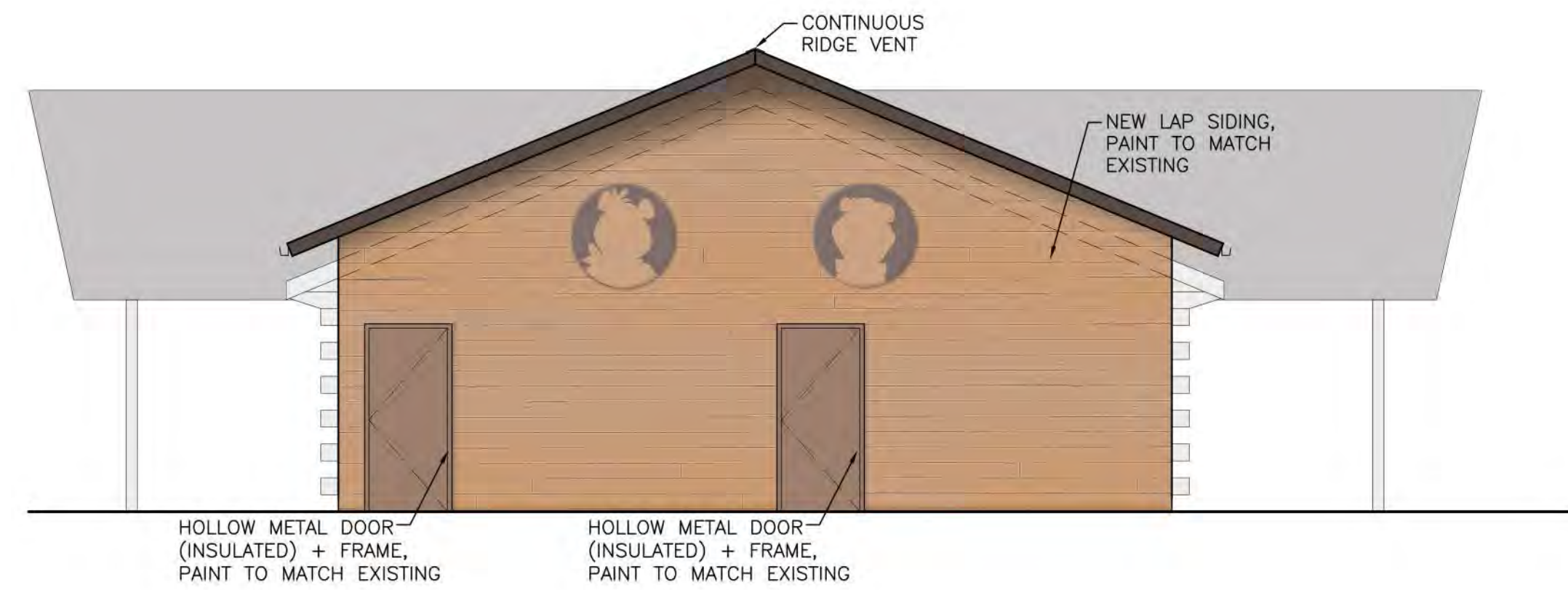
NOT FOR CONSTRUCTION



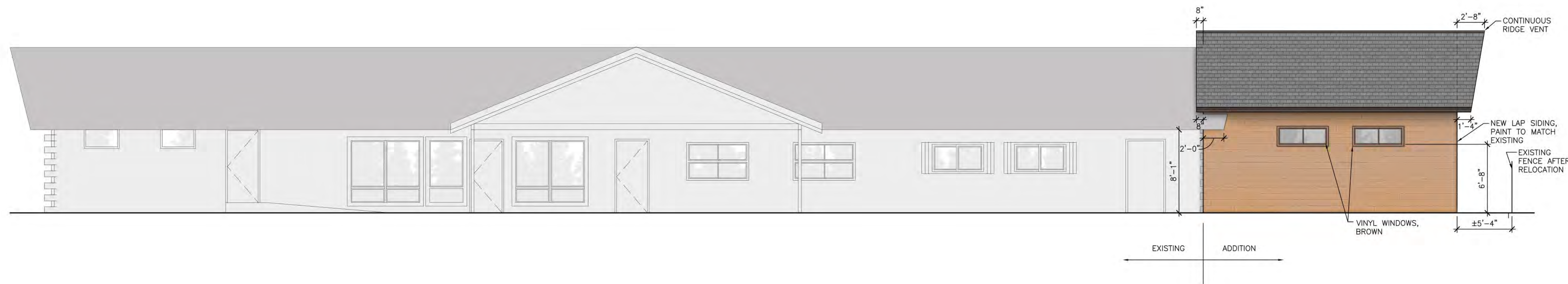
Drawn by	Checked by
ACG	DMR

Revisions

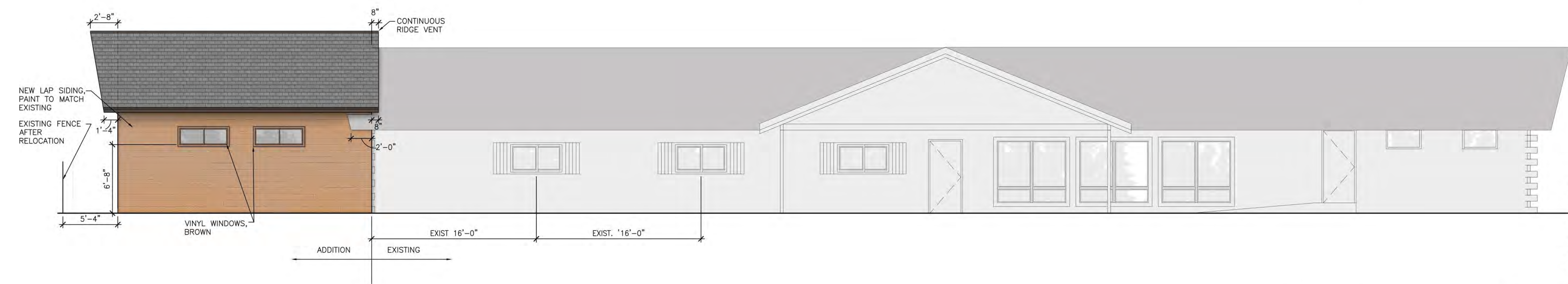
No.	Date	Description
	03.06.2023	Review



**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0" (22x34) 3



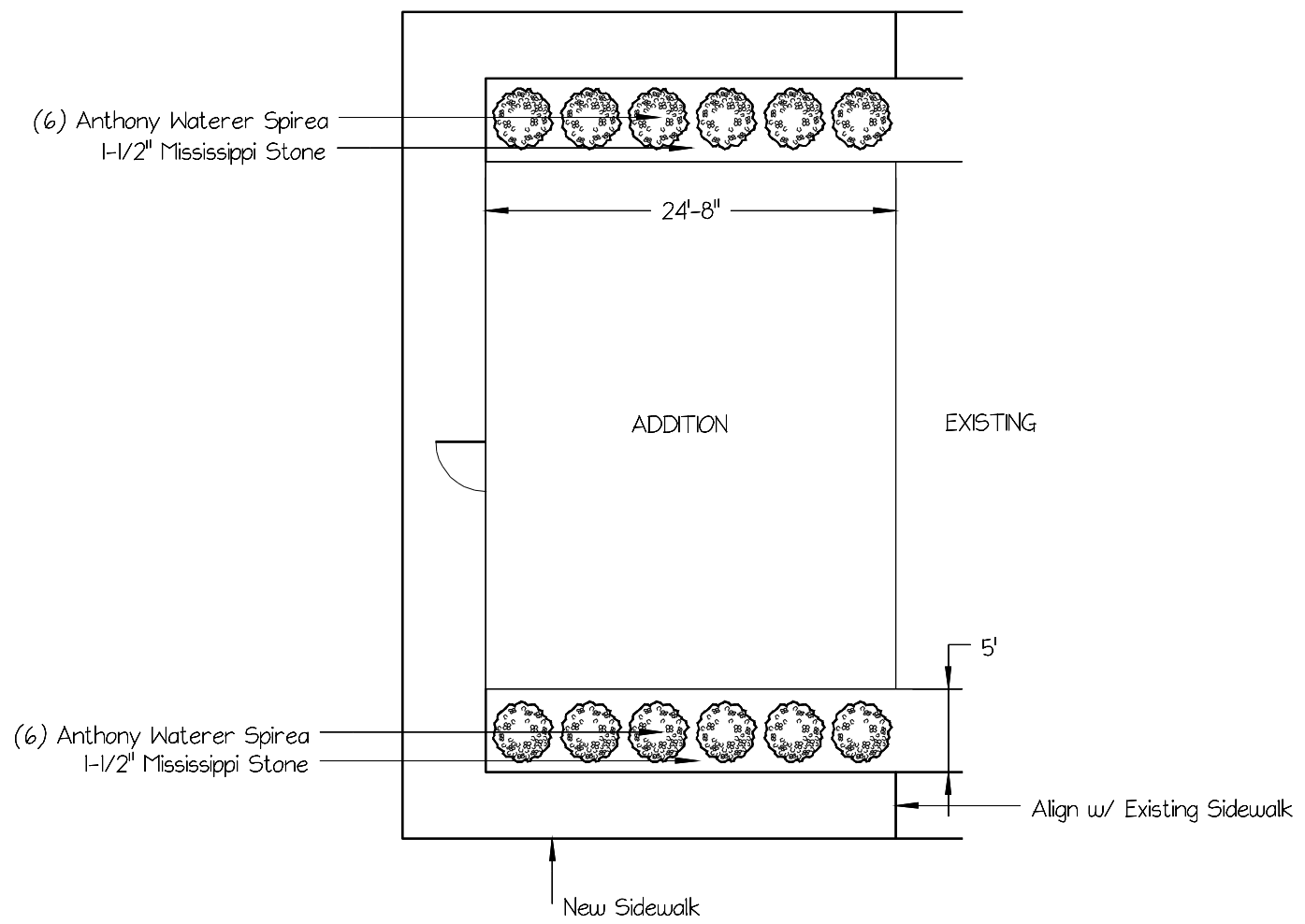
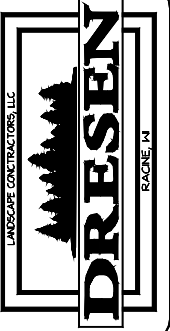
**WEST ELEVATION**  
SCALE: 3/16"=1'-0" (22x34) 2



**EAST ELEVATION**  
SCALE: 3/16"=1'-0" (22x34) 1

NOT FOR CONSTRUCTION





JELLYSTONE  
8425 WI-58 Caledonia, WI

Ranger Station Addition Landscape Plan

SCALE

23-0320

03/20/2023

SHEET NUMBER  
L-01

# MEMORANDUM

Date: April 17, 2023

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Proeber Certified Survey Map**  
Parcel ID 51-104-04-22-20-047-000  
SW ¼ and SE ¼ of the NE ¼ of Section 20, T4N, R22E,  
5628 CTH H, Village of Caledonia, Racine County, WI  
Elizabeth D. Proeber Agent for Owner and Applicant

---

The Engineering Department has received a Certified Survey Map (CSM) from Elizabeth D. Proeber on behalf of the owners, Harold M. & Susan M. Proeber, prepared by Phillip J. Landry of C3E Geomatics. The CSM is for a property located at 5628 CTH H, which is located between 4 Mile Road and 5 Mile Road, along the west side of CTH H, in the Village of Caledonia. The existing property is approximately 28.62 acres in size. There is 983.23 feet of frontage along County Highway H. There are two different frontages listed which will need to be clarified on the Final CSM.

The existing parcel currently contains a single-family residence, farming and agricultural outbuildings, pastures, and farmland.

This CSM is for the creation of 2 lots on the parcel. Lot 1 will be the remnant “parent” parcel containing 20.61 acres and Lot 2 will be the newly created parcel located south of Lot 1 and contain 8.00 acres and 275’ of frontage along CTH H.

The property is located outside of the Sanitary Sewer & Water Service Area. Lot 2 will need a Private Onsite Wastewater Treatment System and Well for services. Soil tests will be required to verify the location and feasibility of said system. The drainage of the CSM according to the Master Drainage Plan shows two primary watersheds (H-36-11 and H-36-13) with a channel cutting through the lots. Drainage Easements will be required on both lots over the primary drainage channels as laid out on the Master Drainage Plan included in Exhibit A. The channel requires a 30’ wide easement. These channels shall be located by the surveyor on the CSM and included to ensure proper drainage is maintained on each parcel.

The property currently has an A-2 Zoning Classification. A-2 Zoning requires 150 feet of frontage and a 5-acre minimum lot size. The CSM meets and/or exceeds these requirements. The Village’s 2035 Land Use Plan shows that the recommend use for the land as Agricultural, Rural Residential and Open Land. All Lots on the CSM will meet the Zoning and Comprehensive Land Use Plan requirements.



Storm Water Management thresholds are not expected to be met for the newly created parcel. If the thresholds are exceeded during the planning process, the owner will be required to submit an individual site grading plan and SWMP.

Access to the site will be controlled by Racine County. There is only one access to the existing parcel on the north end. Only one access will be allowed to the newly created lot, and the applicant will need to coordinate with Racine County on the location of the proposed access. With this submittal there is 1 Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a lot that exceeds the 2.5 to 1 length to width ratio.

Waiver/Modification Request #1 is in direct reference to the creation of Lot 2. This lot will be 275 wide by 1,291.62' long. This is the length of the existing property along the south lot line and makes the 2.5 to 1 requirement difficult to meet. Creating the lot in this manner avoids the creation of a flag lot and the proposed layout of the lot also fits the existing nature of lots along this stretch of CTH H.

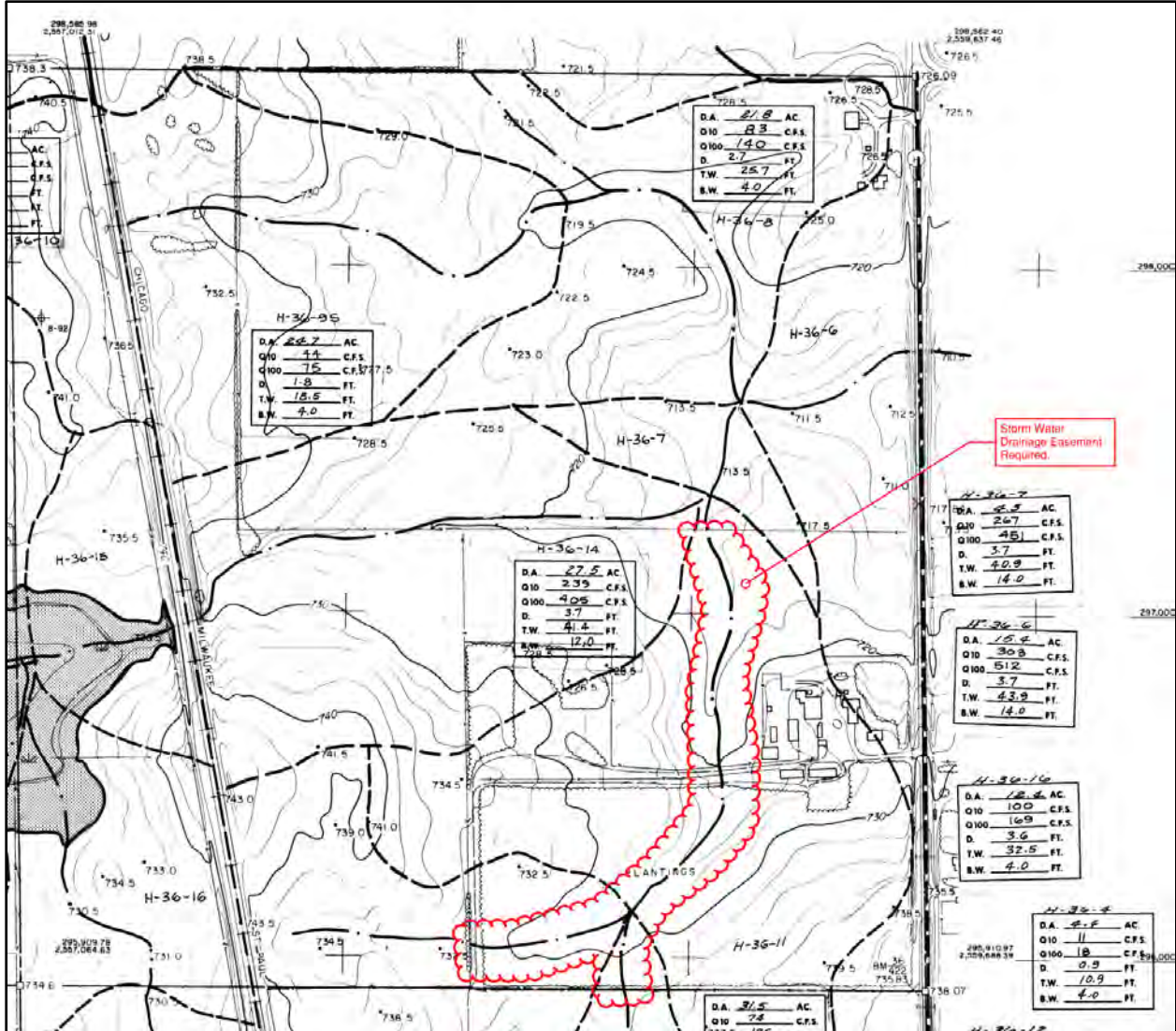
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

**Move to approve the CSM subject to the following:**

1. **The CSM is subject to the Land Division per Lot fee.**
2. **The approval of Wavier/Modification Request #1.**
3. **The Surveyor locates the drainage channels in coordination with the Village provided master drainage plan and shows them on the CSM.**
4. **The Owner provides exhibits for a 30' storm water drainage easement over the drainage channels. The easement shall also be displayed on the CSM.**
5. **The Zoning Requirements for A-2 Zoning are listed and displayed on the CSM (setbacks, frontage, acreage, etc.).**
6. **The Final CSM frontage is corrected to be either 983.19' or 983.23' total feet and properly displayed on both the map and written in the description.**
7. **Display all significant natural resources on the site, specifically the wooded areas along the lot line and in wetland.**
8. **Soil boring locations on the sites that will be served with an on-site waste disposal system shall be shown on the Final CSM.**
9. **The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
10. **If Storm Water thresholds are met for Lot 2, an individual Site Grading and Drainage Plan and Storm Water Management Plan will need to be reviewed and approved by the Village. A note shall be placed on the CSM.**
11. **Driveway Access Permits shall be applied for with Racine County.**
12. **A wetland delineation is submitted, and all wetlands shall be shown on the CSM.**
13. **The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
14. **The Surveyor combines any documents and ensure the page numbering reflects the Final CSM. In addition, the Surveyor corrects all "Town" references to "Village" and corrects the signature page to include the Village Clerk only (Joslyn Hoeffert). The Planning Commission approval does not need to be shown.**

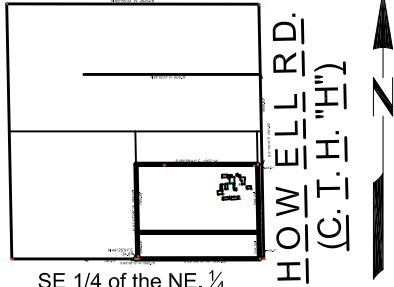
15. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.

# Exhibit A



# Certified Survey Map

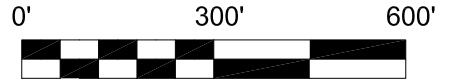
Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin



SE 1/4 of the NE 1/4  
SEC. 20, T4N, R22 E

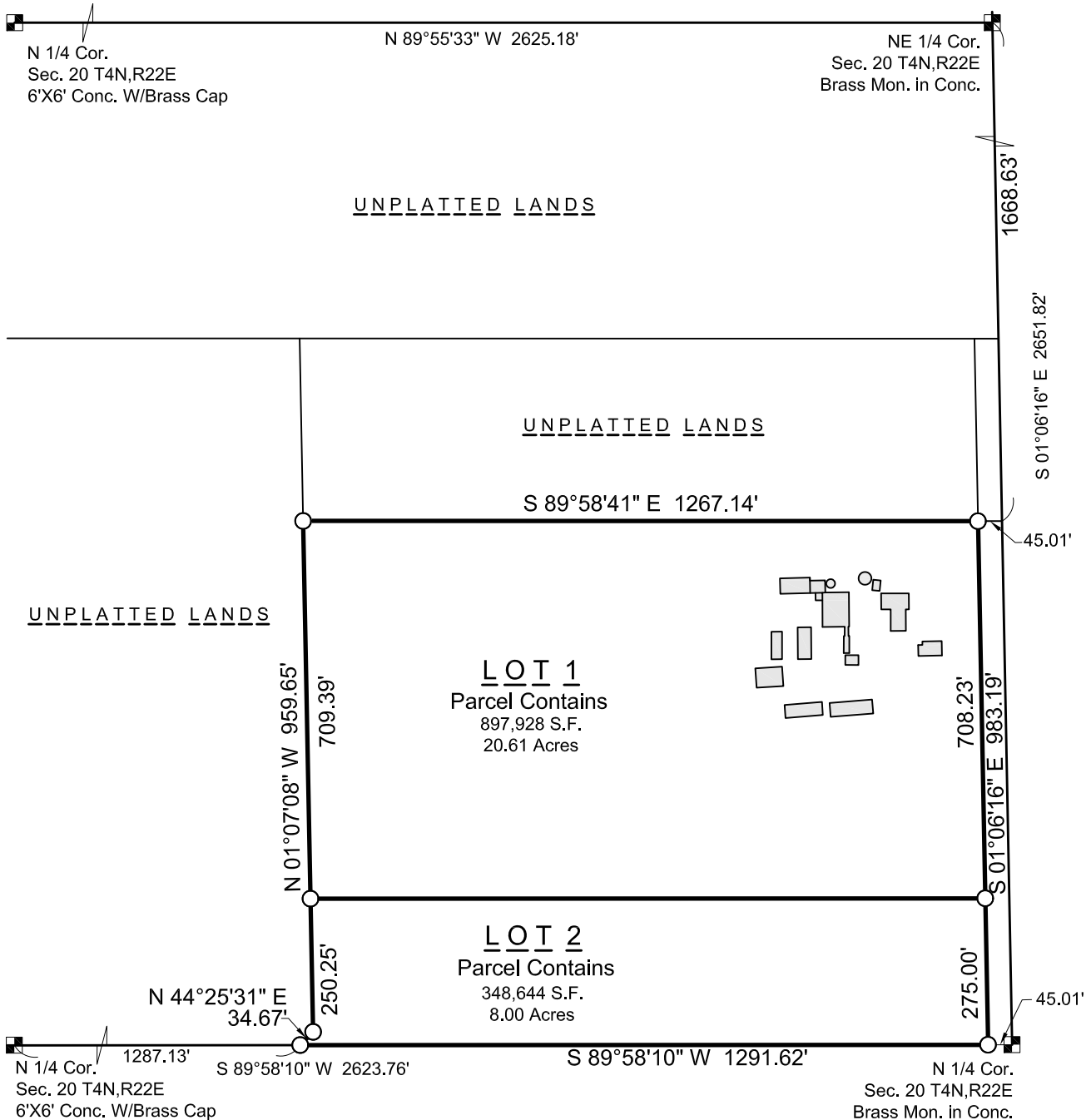
### LEGEND

- Brass Disc in Conc.
- 3/4"X18" IRON ROD SET  
1.50Lbs./LINEAL FOOT
- ⊙ MONUMENT FOUND AS NOTED  
(Measured Outside Diam.)
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT



### OWNER'S

Harold M. and Susan M. Proeber  
5628 C.T.H. "H"  
Frankville, Wi 53126



HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-83), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH. THE EAST LINE OF THE NE 1/4 OF SEC. 20, T4N, R22E, BEARS AS S 01°06'16 E



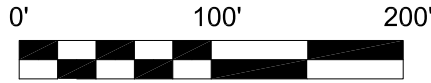
260 Regency Court • Suite L100  
Brookfield, WI 53045 • (262) 312-1034  
c3geomatics.com

# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin

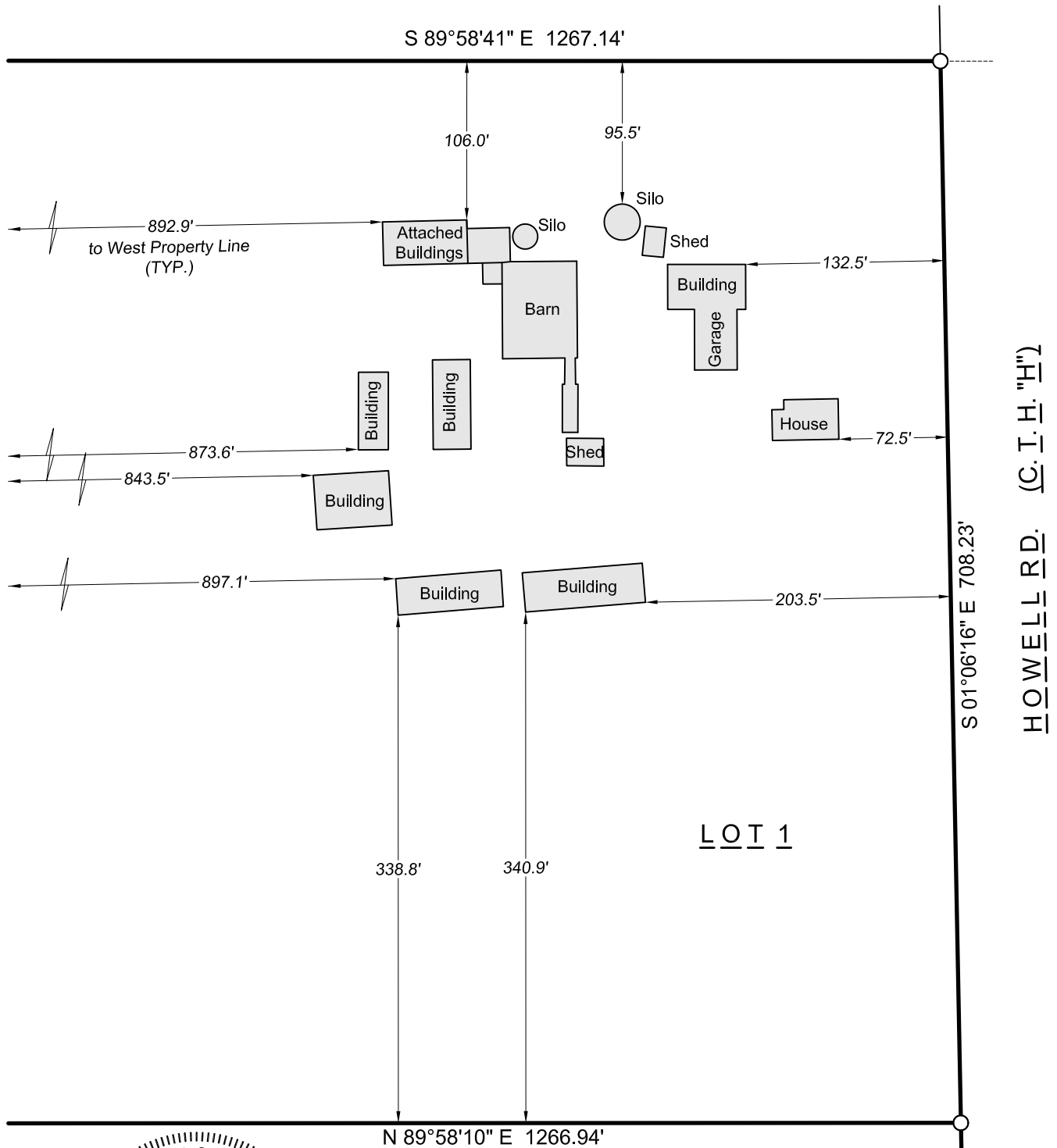
## LEGEND

○ 3/4"X18" IRON ROD SET  
1.50Lbs./LINEAL FOOT

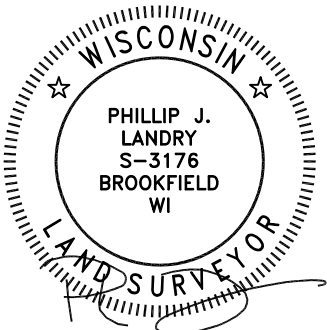


## Building Tie Sheet

### UNPLATTED LANDS



HOWELL RD. (C.I.H. "H")



260 Regency Court • Suite L100  
Brookfield, WI 53045 • (262) 312-1034  
c3geomatics.com

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176 on this 17th day of January, 2023 Sheet 2 of 6

Job# 22376

# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Town of Caledonia, Racine County, Wisconsin

## SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in a part of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the City, Town, Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described and follows:

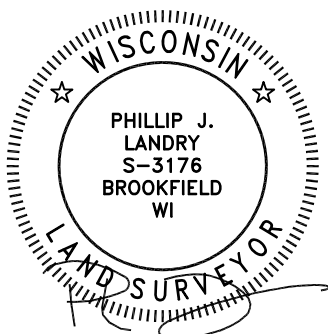
Commencing at the Southeast Corner of the aforementioned Northeast 1/4; thence S 89°58'10" W along the South line of said Northeast 1/4, 45.01 feet to the West line of County Trunk Highway "H" and being the Point of Beginning; thence S 89°58'10" W along the South Line of said Northeast 1/4, 1291.62 feet to a point 24.75 feet West of the West line of the East 1/2 of said Northeast 1/4; thence N 44°25'31" E, 34.67 feet to a point on the West line of the East 1/2 of said Northeast 1/4, said point being 24.75 feet North of the South line of said Northeast 1/4; thence N01°07'08"W along said West line of the East 1/2 of the said Northeast 1/4, 959.65 feet to the South line of lands described in Document Number 1576943, recorded in Volume 2630, Pages 352-352A, thence along South line of aforementioned land, S89°58'41"E, 1267.14 feet to the West line of County Trunk Highway "H"; thence S01°06'16"E along the West line of County Trunk Highway "H", said line runs parallel and 45 feet West of the East line of said Northeast  $\frac{1}{4}$ , 983.23 feet to the place of beginning of this description.

The gross area of said parcel contains 1,246,572 Square feet or 28.617 Acres of land more or less.

That I have made such survey, land division and map by the direction of Harold M. and Susan M. Proeber, owner's of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Caledonia in surveying, dividing and mapping same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Phillip J. Landry PLS  
Professional Land Surveyor S-3176



260 Regency Court • Suite L100  
Brookfield, WI 53045 • (262) 312-1034  
c3geomatics.com



# Certified Survey Map \_\_\_\_\_

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Town of Caledonia, Racine County, Wisconsin

## TOWN OF CALEDONIA PLANNING COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

\_\_\_\_\_  
Steven Sickles Chairman

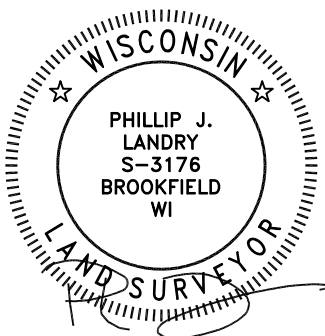
\_\_\_\_\_  
Katie Hillman, Planning Board Clerk

## TOWN OF CALEDONIA BOARD APPROVAL:

Approved and accepted by the Town Board of the Town of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

\_\_\_\_\_  
Bill Abba, Town Chairperson

\_\_\_\_\_  
Natalie Snyder, Town Clerk



260 Regency Court • Suite L100  
Brookfield, WI 53045 • (262) 312-1034  
c3egeomatics.com

# Certified Survey Map \_\_\_\_\_

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Town of Caledonia, Racine County, Wisconsin

## MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, (Bank Name) \_\_\_\_\_, does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of (Bank Name) \_\_\_\_\_, has caused this instrument to be executed by (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, and (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, in the (Select One (1) City, Village or Town) of (City Name) \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

\_\_\_\_\_  
(Bank Name)

\_\_\_\_\_  
(Print - First Name, Last Name and Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print - First Name, Last Name and Title)

\_\_\_\_\_  
(Signature)

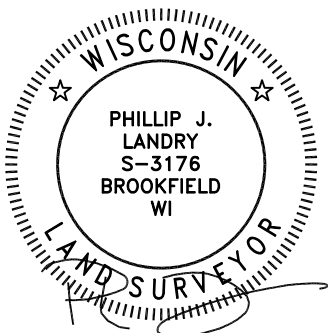
STATE OF WISCONSIN )  
)ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, and (First Name) \_\_\_\_\_ (Last Name) \_\_\_\_\_, its (Title) \_\_\_\_\_, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the (Title) \_\_\_\_\_ and (Title) \_\_\_\_\_ respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_

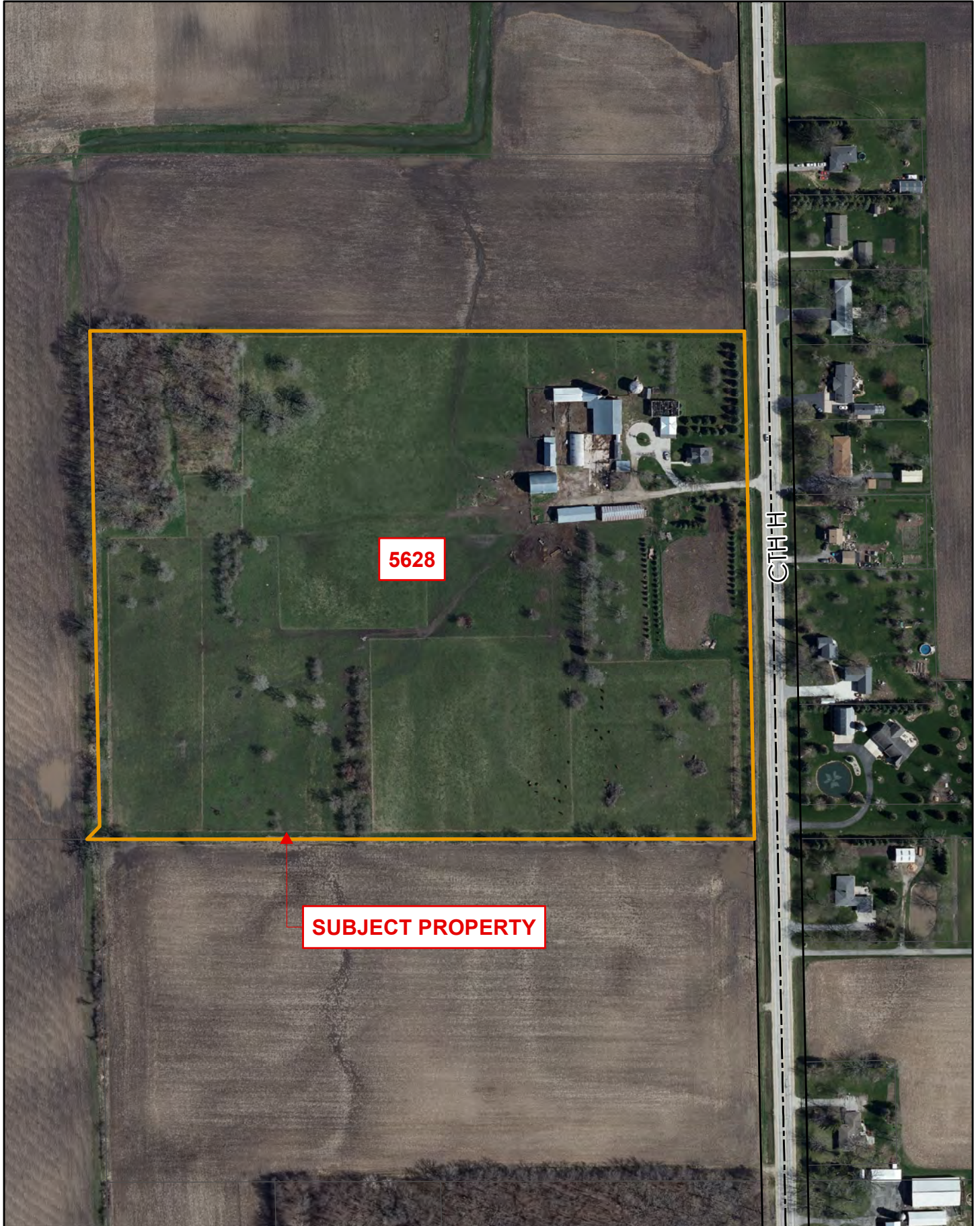






# Location Map: 5628 County Highway H

0 75 150 300 Feet



# MEMORANDUM

Date: April 17, 2023

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Reyes Certified Survey Map**  
Parcel ID 51-104-04-22-10-011-000  
NE ¼ and SE ¼ of Section 10, T4N, R22E,  
7528 West River Road, Village of Caledonia, Racine County, WI  
Reynaldo D. Reyes; Owner and Applicant

---

The Engineering Department has received a Certified Survey Map (CSM) from Reynaldo D. Reyes prepared by Dennis C. Sauer, P.L.S. of Metropolitan Survey Service, Inc. The CSM is for a property located at 7528 West River Road in the Village of Caledonia. The existing property is approximately 28.07 acres in size. There is 778.66 feet of frontage along West River Road.

The existing parcel contains a single-family residence, farming and agricultural outbuildings, and farmland with a drainage channel going through the property.

This CSM is for the creation of 2 lots on the parcel. Lot 2 will be the remnant “parent” parcel containing 23.03 acres and Lot 1 will be the newly created parcel located north of Lot 1 and contain 5.04 acres and 362.79’ of frontage along West River Road. An additional 8.25’ is to be dedicated to the public along West River Road to achieve the standard 33’ Road Right-of-Way (1/2 of 66’).

The property is located outside of the Sanitary Sewer & Water Service Area. Lot 1 will need a Private Onsite Wastewater Treatment System and Well for services. Soil tests will be required to verify the location and feasibility of said system. The drainage of the CSM, according to the Master Drainage Plan, shows the primary watershed (R-117-5) with a channel cutting through the lot. A 60’ wide Drainage Easement will be required on the lots over the primary drainage channel as laid out on the Master Drainage Plan included in Exhibit A. The channel requires the easement to be centered on the channel and may not achieve the full 60’ along the north edge of the lot. This channel shall be located by the surveyor on the CSM and included to ensure proper drainage is maintained on each parcel. A separate easement exhibit for this will be required to be submitted and recorded.

The property currently has an A-2 Zoning Classification. A-2 Zoning requires 150 feet of frontage and a 5-acre minimum lot size. The CSM meets and/or exceeds these requirements. The Village’s 2035 Land Use Plan shows that the recommend use for the land as Agricultural, Rural Residential and Open Land. All Lots on the CSM will meet the Zoning and Comprehensive Land Use Plan requirements.



Storm Water Management thresholds are not expected to be met for the newly created parcel. If the thresholds are exceeded during the planning process for the building of a home, the owner will be required to submit an individual site grading plan and SWMP.

A wetland delineation is required, and all wetlands shall be shown on the CSM. This will require the display of the channel as a navigable waterway on the CSM per the DNR Surface Water Data Viewer (WBIC 3370). Shoreland setbacks and standards will apply to the development of the parcel in addition to the A-2 zoning. Shoreland Zoning jurisdiction is 300' from the Ordinary High Water Mark and requires a 75' building setback from the OHWM, as established by the DNR. The shoreland setbacks shall be shown on the CSM.

With this submittal there is 1 Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot for Lot 2.

Waiver/Modification Request #1 is in direct reference to the remnant parcel of Lot 2. This lot is currently flag shaped and is proposed to remain flag shaped with the proposed CSM layout. This allows the lot to maximize the farming capabilities of the land while allowing a portion to be divided that does not require a 2.5:1 waiver.

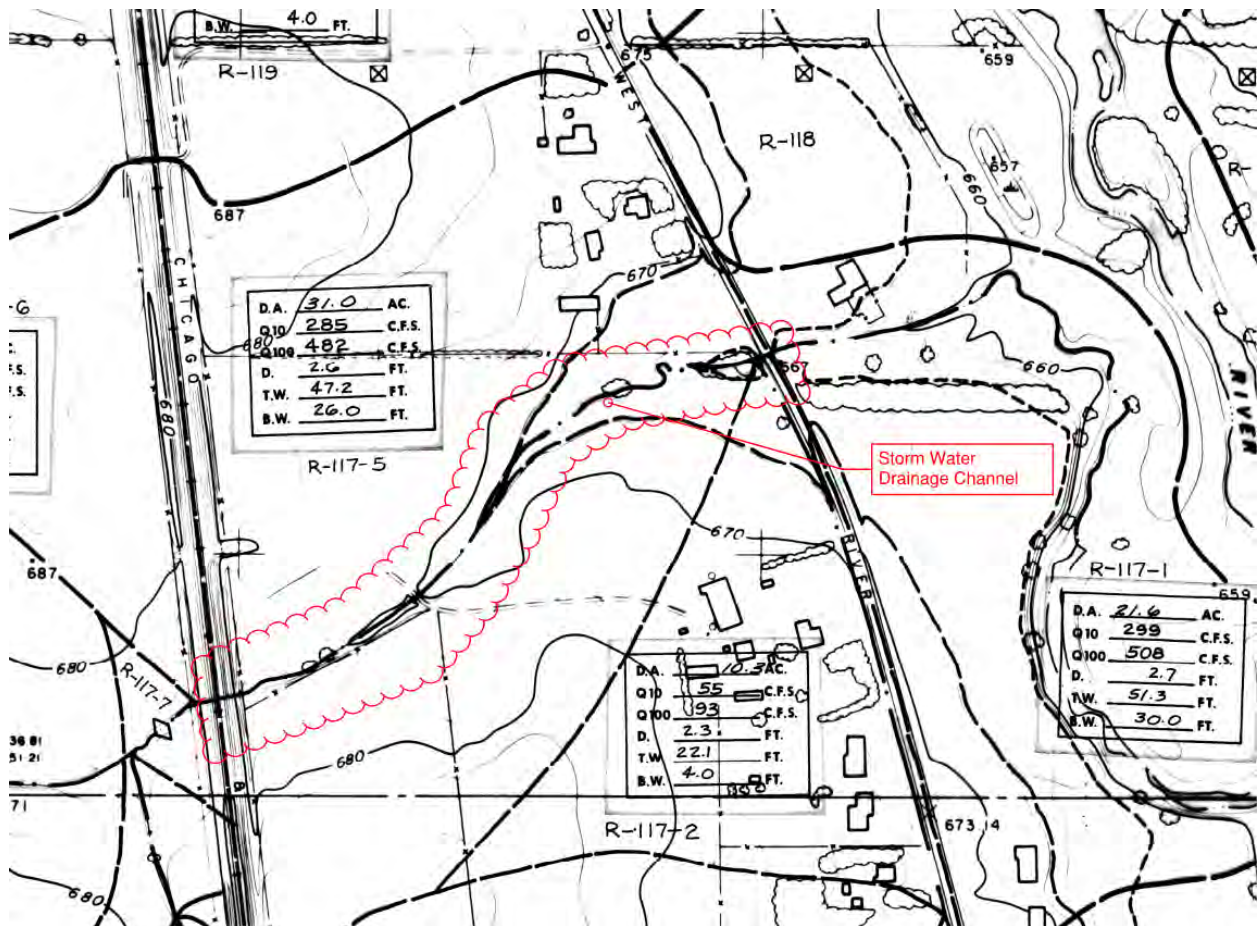
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

**Move to approve the CSM subject to the following:**

- 1. The CSM is subject to the Land Division per Lot fee.**
- 2. The approval of Wavier/Modification Request #1.**
- 3. The Final CSM dedicates the additional 8.25' of Right-of-Way to the Public for a total of 33'. A note shall be provided stating as such on the CSM.**
- 4. The Surveyor locates the drainage channels in coordination with the Village provided Master Drainage Plan and shows it on the CSM.**
- 5. The Owner provides exhibits for a 60' storm water drainage easement over the drainage channel. The easement shall also be displayed on the CSM.**
- 6. The Zoning Requirements for A-2 Zoning are displayed on the CSM for Lot 1 (setbacks, etc.).**
- 7. Shoreland Setback Requirements and Jurisdictional Zoning Line are listed and displayed on the CSM for the channel since it is determined to be a navigable water way.**
- 8. The Final CSM makes corrections to the following:**
  - o Spelling errors on the owners (prepared for).**
  - o The Coordinate System referenced is NAD 83.**
  - o The arc lengths in the description and table are corrected to match.**
  - o The word "reservation" in the legal description is changed to "dedication".**
- 9. Soil boring locations on the sites that will be served with an on-site waste disposal system shall be shown on the Final CSM.**
- 10. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 11. If Storm Water thresholds are met for Lot 1, an individual Site Grading and Drainage Plan and Storm Water Management Plan will need to be reviewed and approved by the Village. A note shall be placed on the CSM.**

12. A wetland delineation is submitted, and all wetlands shall be shown on the CSM.
13. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.
14. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.

## Exhibit A

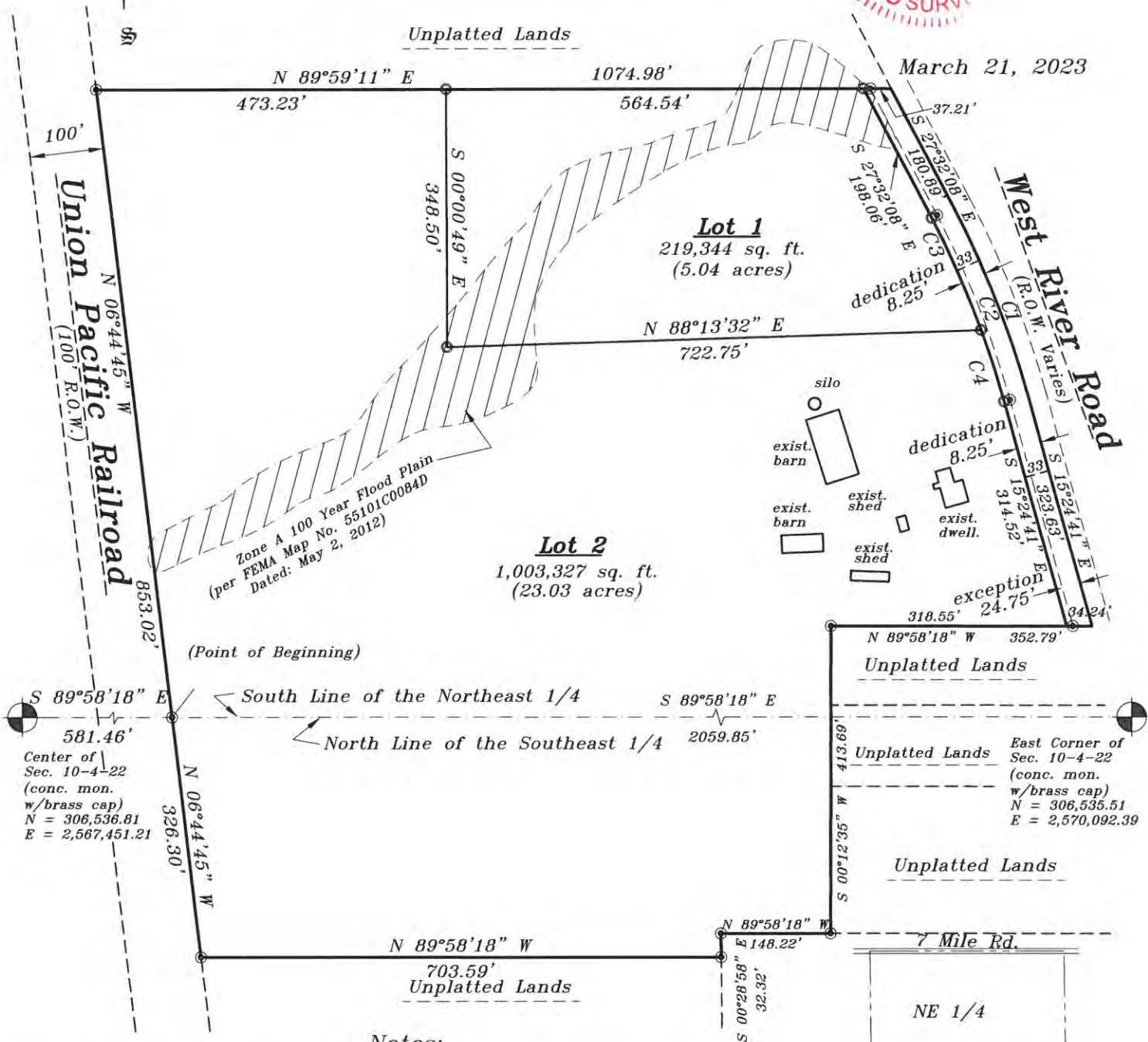
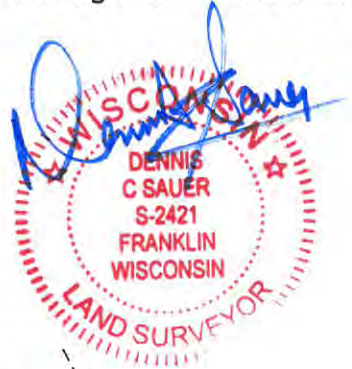


**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being a redivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.



CURVE DATA				
CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
C1	1290.37'	273.03'	272.52'	S 21°28'23.7" E
C2	1257.37'	266.08'	265.58'	S 21°28'25.9" E
C3	1257.37'	164.73'	164.61'	S 23°46'58.8" E
C4	1257.37'	101.35'	101.32'	S 17°43'14.4" E



**Notes:**

Prepared for:  
Reynaldol and Kathleen Reyes  
7528 W. River Rd.  
Caledonia, WI 53108

- ⊙ Denotes iron rod found and accepted.
- Denotes 1"x 24" iron pipe set.

Prepared by:  
Dennis C. Sauer, P.L.S. 2421  
Metropolitan Survey Service, Inc.  
8482 South 76th Street  
Franklin, WI 53132

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27)(April, 2017), with the South line of the NE 1/4 of Sec. 10, T4N, R 22 E having an assumed bearing of S 89°58'18" E.

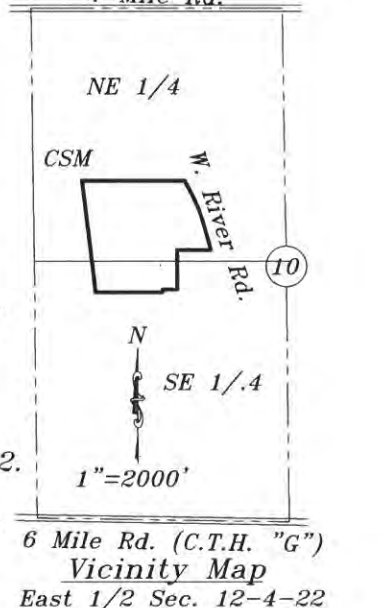


**Graphic Scale**

Scale: 1"=200'

Existing zoning for lands included in the map is A-2.

- Minimum front setback : 75 feet
- Minimum side setback : 25 feet
- Minimum rear setback : 25 feet





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify that:

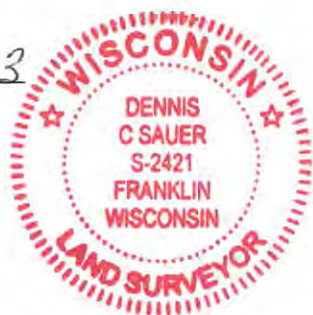
I have surveyed, divided and mapped a redivision of a tract of land being a part of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commence at the center 1/4 corner of said Section; thence S 89°58'18" E for a distance of 581.46 feet, along the South line of the Northeast 1/4 to a point on the East line of existing railroad right of way and the point of beginning; thence N 06°44'45" W for a distance of 853.02 feet along said East line to a point; thence N 89°59'11" E for a distance of 1074.98 feet along a line 1793.88 feet South of and parallel to the North line of the Northeast 1/4 to a point; thence S 27°32'08" E for a distance of 180.89 feet along the centerline of West River Road to a point; thence along a curve to the right with a radius of 1290.37 feet and an arc length of 273.05 feet, begin subtended by a chord bearing of S 21°28'25" E for a distance of 272.94 feet along said centerline to a point; thence S 15°24'41" E for a distance of 323.63 feet along said centerline to a point; thence N 89°58'18" W for a distance of 352.79 feet, parallel to the South line of the Northeast 1/4 to a point; thence S 00°12'35" W for a distance of 413.69 feet to a point; thence N 89°58'18" W for a distance of 148.22 feet to a point on the East line of the West 1/2 of the Southeast 1/4; thence S 00°28'58" E for a distance of 32.32 feet along said East line to a point; thence N 89°58'18" W for a distance of 703.59 feet parallel to the North line of the Southeast 1/4 to a point on the East line of the existing railroad right of way; thence N 06°44'45" W for a distance of 326.30 feet along said East line to the point of beginning. Reserving the Easterly 24.75 feet for public road purposes. Contains 28.65834 acres including road reservation.

That I have made such survey, land division and map by the direction of Reynaldo Reyes and Kathleen Ann Reyes, husband and wife, owners of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia in surveying, dividing and mapping the same.

MARCH 21, 2023  
Date



*Dennis C. Sauer*

Dennis C. Sauer  
Professional Land Surveyor P.L.S. 2421

PREPARED FOR:  
Reynaldo Reyes  
5336 STH 31  
Racine, WI 53402

PREPARED BY: Dennis C. Sauer  
Metropolitan Survey Service, Inc.  
8482 South 76<sup>th</sup> Street  
Franklin, WI 53132



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of a part of the Northeast 1/4 and the Southeast 1/4 of Section 10, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

Reynaldo Reyes and Kathleen Ann Reyes, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the Village of Caledonia.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Reynaldo Reyes, Owner

\_\_\_\_\_  
Kathleen Ann Reyes, Owner

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

PERSONALLY came before me this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_, Reynaldo Reyes and Kathleen Ann Reyes, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public-State of Wisconsin  
My Commission Expires \_\_\_\_\_

VILLAGE BOARD OF CALEDONIA APPROVAL

This land division is hereby approved by the Village Board of Caledonia, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Joslyn M. Hoeffert, Clerk  
Village of Caledonia



THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. 2421





# Location Map: 7528 W. River Road

0 75 150 300 Feet



**7528**

**SUBJECT PROPERTY**

**W RIVER RD**



# MEMORANDUM

Date: April 17, 2023

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Ruffo Certified Survey Map**  
Parcel ID 51-104-04-22-35-002-000  
SW ¼ of the NE ¼ of Section 35, T4N, R22E,  
6427 Hoods Creek Road, Village of Caledonia, Racine County, WI  
Richard and Diane Ruffo; Owner and Applicant

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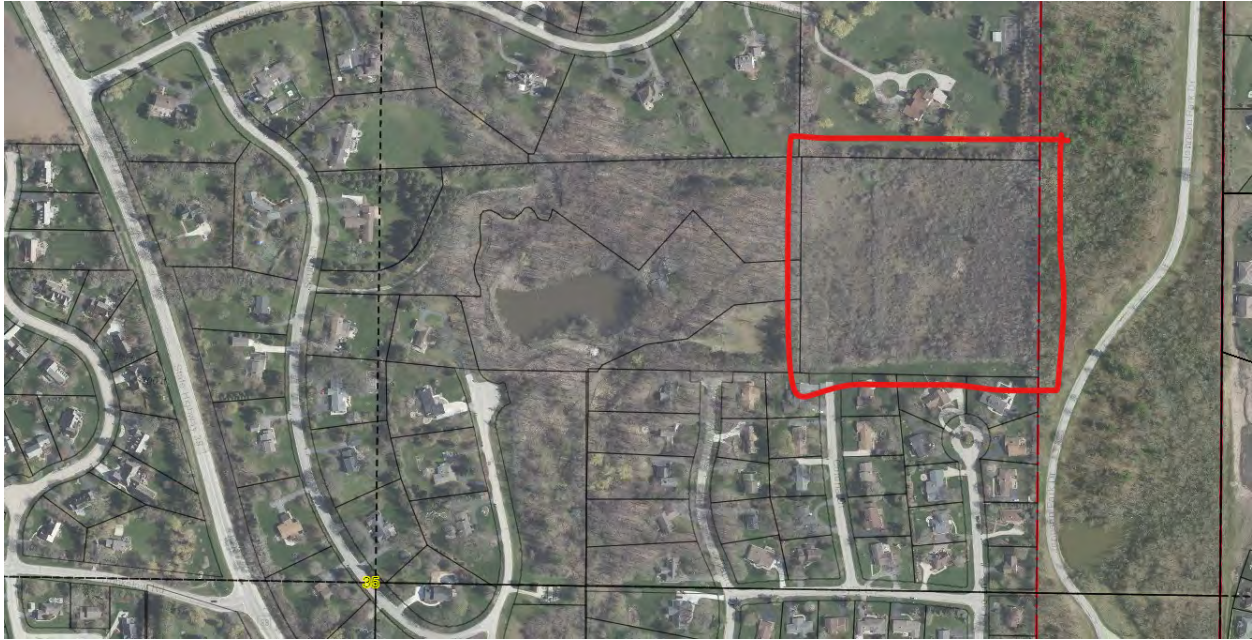
The Engineering Department has received a Certified Survey Map (CSM) from Richard and Diane Ruffo (Owners) prepared by John Konopacki, PLS of the Pinnacle Engineering Group. The CSM is for a property located at the north end of Corona Drive in the Village of Caledonia but currently listed as 6427 Hoods Creek Road. The existing property is approximately 11.14 acres in size and is landlocked. The existing parcel is primarily wooded with a 10' grinder pump sewage system easement cutting through the property from the abutting properties on Hoods Creek Road.

This CSM is for the creation of 1 lot on the parcel and the dedication of a public road extension. The dedicated public roadway is a cul-de-sac at the north end of Corona Drive to accommodate the building of a single-family home on the parcel and the turnaround of vehicles. Plans have been submitted for the extension of the road and the utilities. The property is located within the Sewer and Water Service Area and therefore has been required to extend these utilities as part of the project. A 20' storm sewer easement is also to be dedicated to the Village to accommodate the end section of the storm sewer system. The Village is working to vacate the existing turnaround-tees in the near future.

The property currently has an R-2S Zoning Classification. R-2S Zoning requires 150 feet of frontage and 40,000 sq. ft. minimum lot size. The CSM meets and/or exceeds these requirements. The Village's 2035 Land Use Plan shows that the recommend use for the land as low density residential (19,000 Sq. Ft. to 1.49 Acres per dwelling unit). The proposed Lot exceeds this requirement.

Storm Water Management thresholds are not expected to be met for the newly created parcel. If the thresholds are exceeded during the planning process for the building of a home, the owner will be required to submit an individual site grading plan and SWMP. A wetland delineation was performed and shows no wetlands on the proposed Lot.

A small site map has been included to provide clarity on the location of the parcel in relation to abutting properties and Village Rights-of-Way.



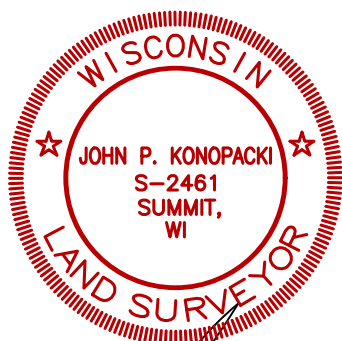
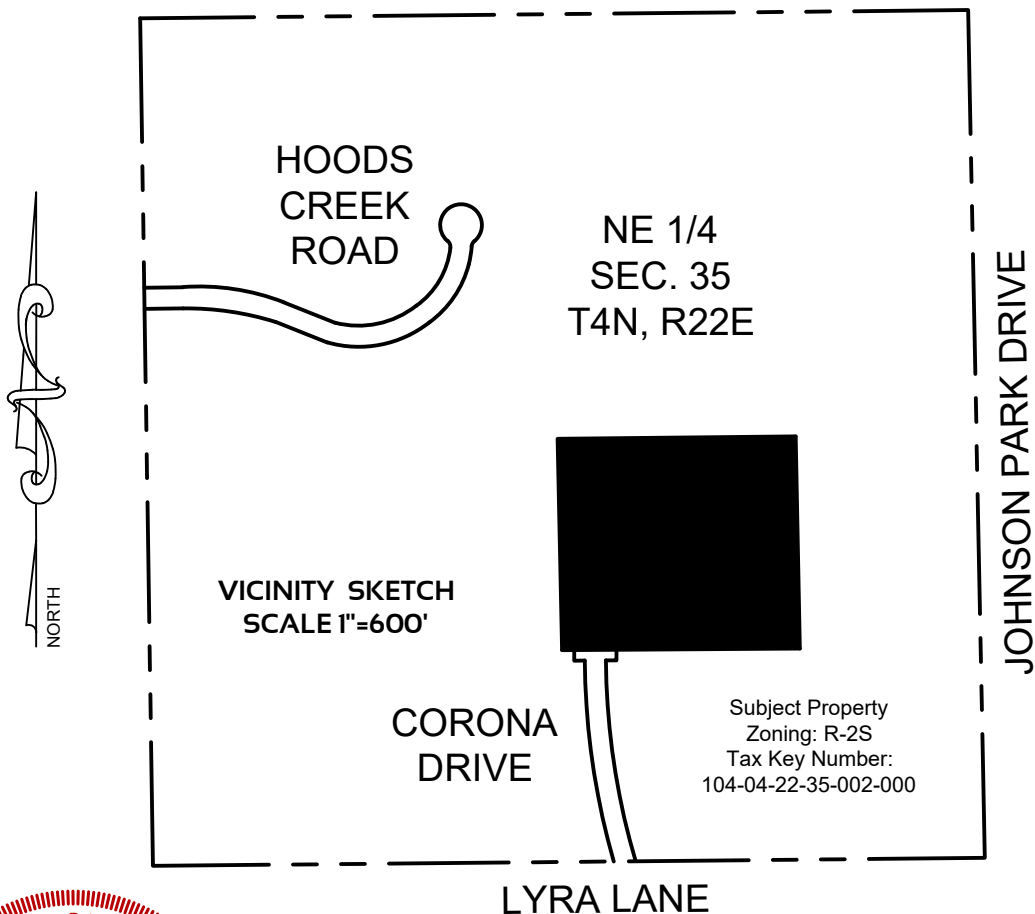
If the Plan Commission and Village Board **are willing** to support the CSM the following motion is recommended.

**Move to approve the CSM subject to the following:**

- 1. The CSM is subject to the Land Division per Lot fee.**
- 2. The Owner/Engineer provides the exhibits for the storm sewer easement.**
- 3. The Corona Drive Extension plans are approved, stamped, and submitted to the Village via hardcopy and digital.**
- 4. The Final CSM shows the setbacks and lists them on the CSM.**
- 5. The Surveyor corrects the bearing along the west lot line to match the legal description.**
- 6. The Surveyor corrects the bearing direction of the south lot line east of the limits of the newly created lot to match the proposed bearing direction. (NE to SW)**
- 7. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 8. If Storm Water thresholds are met for Lot 1, an individual Site Grading and Drainage Plan and Storm Water Management Plan will need to be reviewed and approved by the Village. A note shall be placed on the CSM.**
- 9. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM and extension of Corona Drive**
- 10. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southeast 1/4 of the Northeast 1/4 of  
Section 35, Township 4 North, Range 22 East, Village of  
Caledonia, Racine County, Wisconsin



APRIL 4, 2023

Prepared for:  
Richard Ruffo  
9 Iron Wood Court  
Racine, WI 53402

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

#### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Northeast 1/4 of Section 35, Township 4 North, Range 22 East which has a bearing of  $501^{\circ}07'55''E$ .
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0113E with an effective date of FEBRUARY 1, 2019. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST  
PEGJOB#2893.00  
SHEET 1 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin



APRIL 4, 2023

**LEGEND:**

- ⊙ - Denotes Found 2" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Found Square Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

NW CORNER, NE 1/4 SEC. 35, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)  
N=288,052.14; E=2,541,542.58

NE CORNER, NE 1/4 SEC. 35, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)  
N=288,077.91; E=2,544,129.69

SOUTH LINE OF HOOD'S CREEK SUBDIVISION (REMNANT) LOT 15 - BLOCK 2 HOOD'S CREEK SUBDIVISION

SOUTH LINE OF HOOD'S CREEK OUTLOT C SOUTH HOOD'S CREEK SUBDIVISION

UNPLATTED LANDS TAX KEY # 104-04-22-35-019-000 OWNER: KAYDO

UNPLATTED LANDS TAX KEY # 104-04-22-35-020-000

UNPLATTED LANDS TAX KEY # 104-04-22-35-109-000 OWNER: KRAUS

UNPLATTED LANDS TAX KEY # 104-04-22-35-110-000

TAX KEY #104-04-22-35-003-000 UNPLATTED LANDS OWNER: MACVICAR

N89°25'45"E 733.05'

VILLAGE OF CALEDONIA CITY OF RACINE

**LOT 1**  
464,330 SQ. FT.  
10.6596 ACRES

MONUMENTED WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 35

10' GRINDER PUMP SEWAGE SYSTEM PIPE LINE EASEMENT PER DOC. 1001616

PROPOSED 20' WIDE STORM SEWER EASEMENT GRANTED TO THE VILLAGE OF CALEDONIA SEE DETAIL ON SHEET 5

DEDICATED FOR PUBLIC ROAD **CORONA DRIVE** 20,940 SQ. FT. 0.4807 ACRES

**CORONA DRIVE**  
(VARIABLE PUBLIC R.O.W.)

**LEO LANE**

OWNER: CITY OF RACINE "HERBERT F JOHNSON MEMORIAL PARK"

UNPLATTED LANDS TAX KEY #276-00-00-21-258-000

EAST LINE OF THE NE 1/4 SEC. 35, T4N, R22E S01°07'55"E 2649.50'

1991.67'

657.83'

MONUMENTED NORTH LINE OF ALDEBARAN ((R) N88°56'24"W)

S89°37'11"W 733.60'

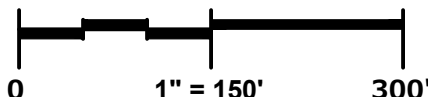
N89°37'11"E 565.22'

TAX KEY #104-04-22-35-119-000 LOT 10 - BLOCK 3 ALDEBARAN OWNER: TAJNAI

TAX KEY #104-04-22-35-120-000 LOT 11 - BLOCK 3 ALDEBARAN OWNER: TAJNAI

SE CORNER, NE 1/4 SEC. 35, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)  
N=258,428.93; E=2,544,182.03 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

**GRAPHICAL SCALE (FEET)**



Prepared By:

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2893.00  
SHEET 2 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North,  
Range 22 East, Village of Caledonia, Racine County, Wisconsin

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 35; thence North 01°07'55" West along the east line of said Northeast 1/4, 657.83 feet; thence South 89°37'11" West, 565.22 feet to a found square iron pipe marking the northeast corner of Block 3 of Aldebaran, a recorded subdivision, and the Point of Beginning;

Thence continuing South 89°37'11" West along the monumented north line of said Block 3 of Aldebaran, 733.60 feet;  
Thence North 01°12'15" West along the monumented West line of the Southeast 1/4 of the Northeast 1/4 of said Section 35, as described in Quit Claim Deed Document No. 2264571, 660.56 feet;  
Thence North 89°25'45" East parallel to the north line of the said Northeast 1/4, 733.05 feet;  
Thence South 01°07'55" East parallel to the aforesaid east line of the Northeast 1/4, 663.00 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 485,270 square feet (11.1403 acres) of land Gross and 464,330 square feet (10.6596 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: APRIL 4, 2023



  
 \_\_\_\_\_  
 John P. Konopacki  
 Professional Land Surveyor S-2461

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°22'49"W	89.12'

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	27.18'	28.00'	055°36'38"	N27°25'30"E	26.12'	N00°22'49"W	N55°13'49"E
C2	406.62'	80.00'	291°13'16"	S89°37'11"W	90.37'	N55°13'49"E	S55°59'27"E
C3	27.18'	28.00'	055°36'38"	S28°11'08"E	26.12'	S55°59'27"E	S00°22'49"E

 Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2893.00  
SHEET 3 OF 5



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North,  
Range 22 East, Village of Caledonia, Racine County, Wisconsin

## OWNER'S CERTIFICATE OF DEDICATION

RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, as owner, hereby certifies that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Caledonia.

RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia

IN WITNESS WHEREOF, the said RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009, has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_ and (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

In the presence of: RICHARD AND DIANE RUFFO REVOCABLE TRUST DATED APRIL 22, 2009

\_\_\_\_\_  
Name - Title

\_\_\_\_\_  
Name - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

-  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ and \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Name - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



APRIL 4, 2023

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2893.00  
SHEET 4 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

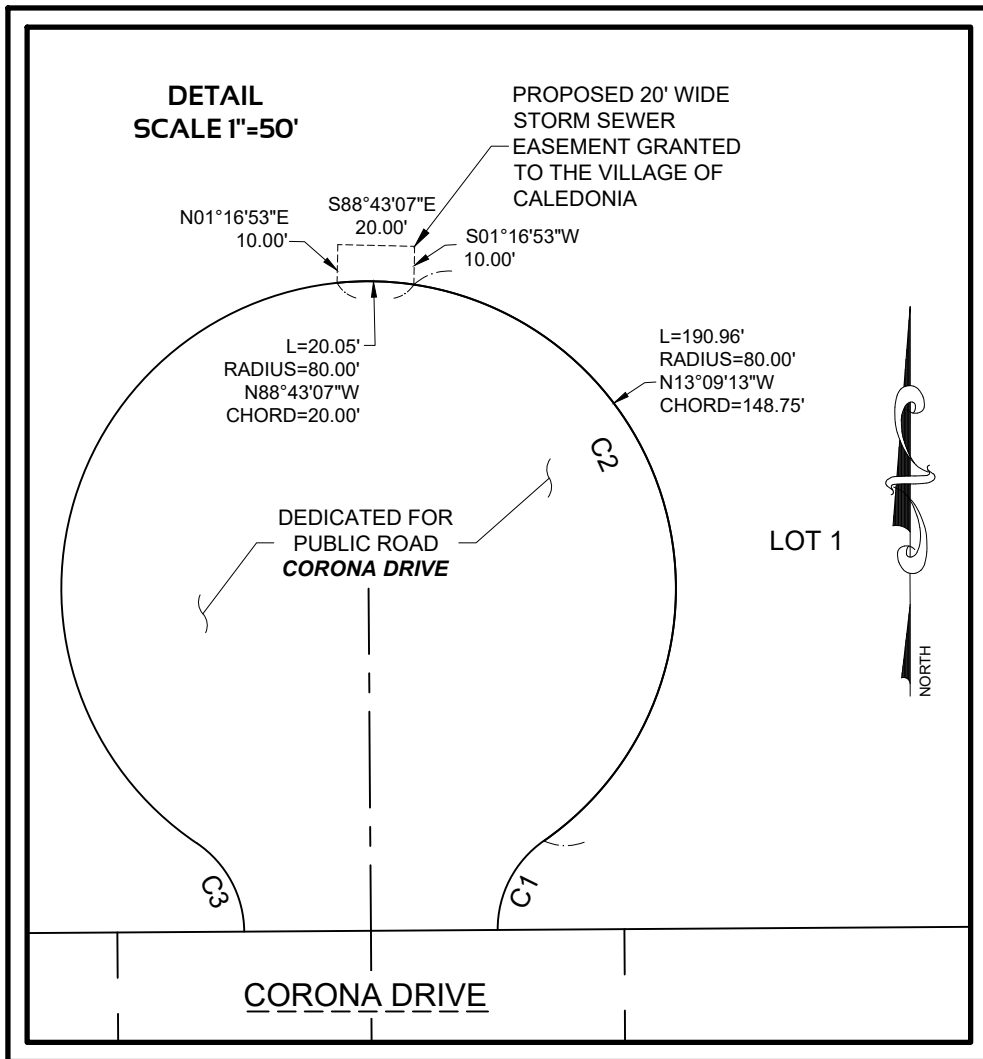
Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 4 North,  
Range 22 East, Village of Caledonia, Racine County, Wisconsin

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Date \_\_\_\_\_

\_\_\_\_\_  
Joslyn M. Hoeffert, Village Clerk



APRIL 4, 2023

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2893.00  
SHEET 5 OF 5



### PLAN COMMISSION REPORT

Proposal: Boundary Agreement Review - Sign Plan Review

Description: Review a sign plan for installation of two oversized wall signs for an existing commercial building located at 1339 27<sup>th</sup> Street in the Village of Raymond.

Applicant(s): Rosie Olle

Address(es): 1339 27<sup>th</sup> Street

**Suggested Motion:** That the Plan Commission recommends that the Village Board approve the sign plan submitted by Rosie Olle as presented for the property located at 1339 27<sup>th</sup> Street for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall signs will not create sign clutter or confusion along the freeway corridor.

Owner(s): Mortle Properties LLC

Tax Key(s): 168-04-21-12-038-400

Lot Size(s): 3.656 acres

Current Zoning District(s): B-3, Commercial Service District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Industrial/Business Park

**Background:** The applicant is requesting approval of a master sign plan for the commercial site located at 1339 27<sup>th</sup> Street to allow for the installation of two wall signs that exceed the maximum size of 64 square feet in area in the Village of Caledonia. Village Code allows for the modification to sign regulations as it pertains to number, size, and height on a case-by-case basis if an overall master sign plan is reviewed and approved by the Village.

The existing commercial building does not have any permanent wall signs. The Village of Raymond sign code allows an unlimited number of wall signs if the sum area total of all signs does not exceed 500 square



feet. The two proposed wall signs will have a total square-foot area of 397 square feet and complies with all other sign regulations for the Village of Raymond. The applicant is asking the Village to provide relief from the Caledonia Sign Code as part of the oversight granted the Village as part of the Cooperative Boundary Agreement.

The proposed wall sign in relation to the size of the building appears to be appropriately scaled. Due to the building's proximity to the freeway and installed on the building, the proposed signs will not create a clutter or confusion along the freeway corridor, should not be a distraction to drivers, and provides better readability from the freeway. Staff recommends approval of the proposed sign plan. If the applicant wishes to add or install additional signs, the applicant will need to amend their sign plan to reflect those changes.

If the Plan Commission is comfortable with the proposed sign plan, a suggested motion has been prepared at the beginning of this report.

---

Respectfully submitted by:



Peter Wagner, AICP  
Development Director



# Location Map: 1339 27th Street

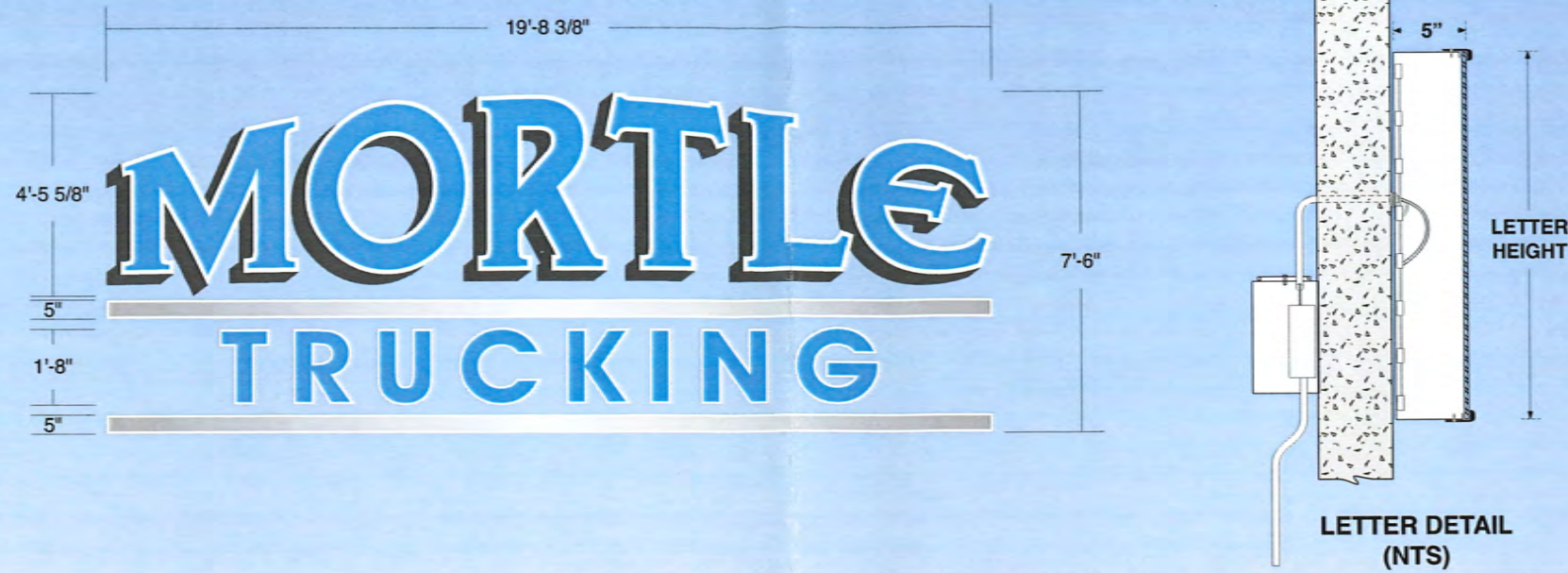
0 125 250 500 Feet

N





**CHANNEL LETTERS**

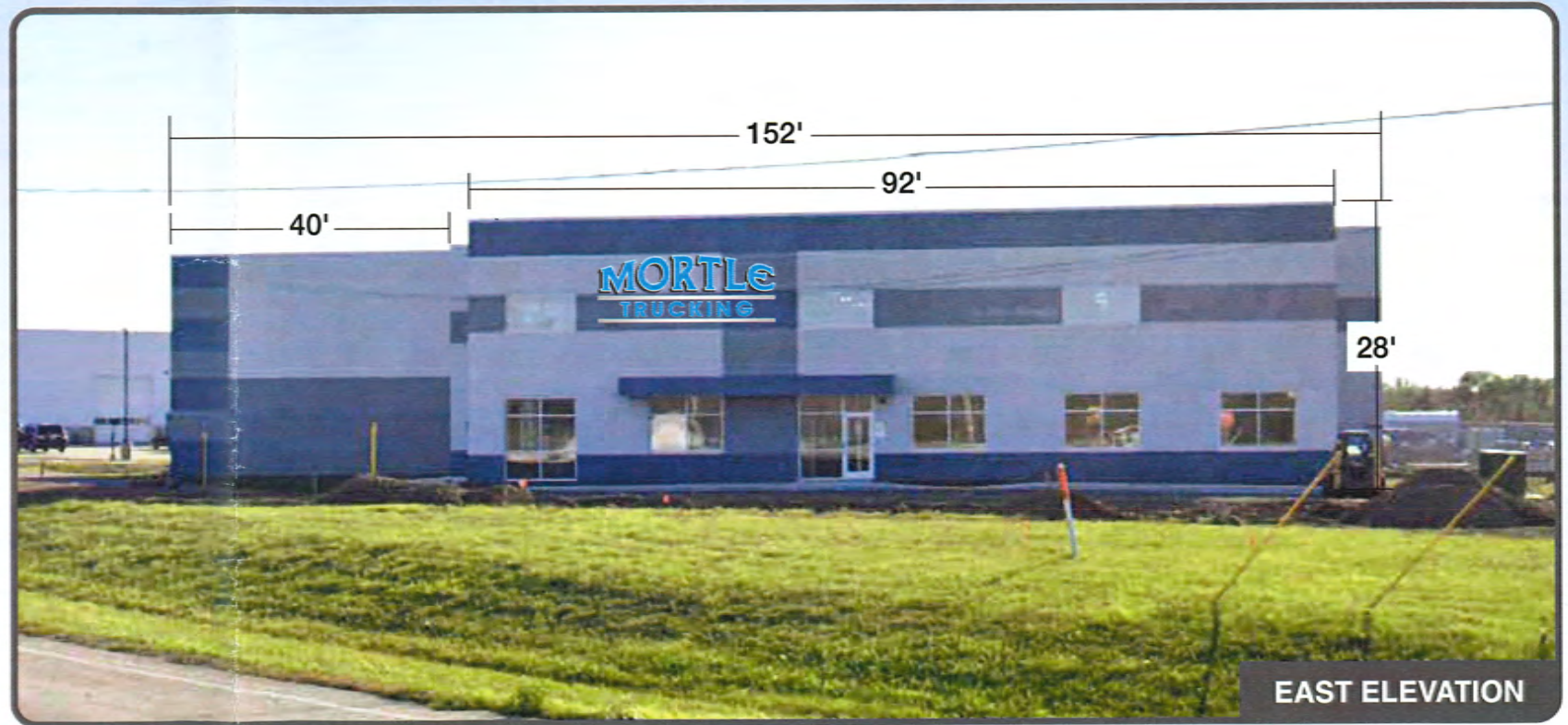


**MORTLE TRUCKING / FACE LIT CHANNEL LETTERING**

ONE (1) SET OF FACE LIT CHANNEL LETTERING  
 .063 ALUMINUM BACKS, 5" DEEP .040 ALUMINUM RETURNS W/ MAP SILVER FINISH  
 3/16" WHITE LEXAN FACES W/ 1" SILVER TRIM CAP  
 SLOAN WHITE LED ILLUMINATION  
 LETTERING MOUNTED FLUSH TO BUILDING FASCIA

SIGN SQUARE FOOTAGE: 147.75 SQ. FT.

**\*FIELD SURVEY REQUIRED**  
**LIGHT MOVED BY CLIENT BEFORE SIGN INSTALLATION**

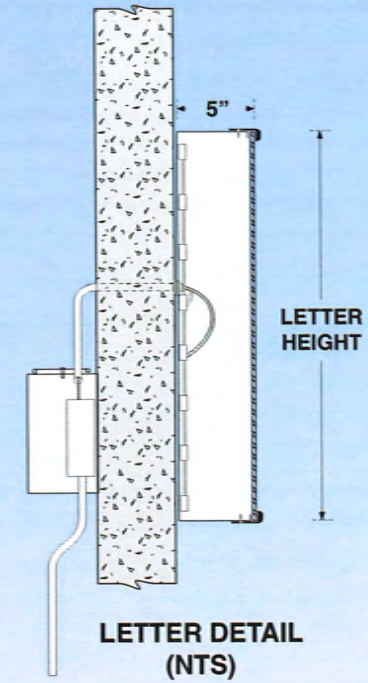
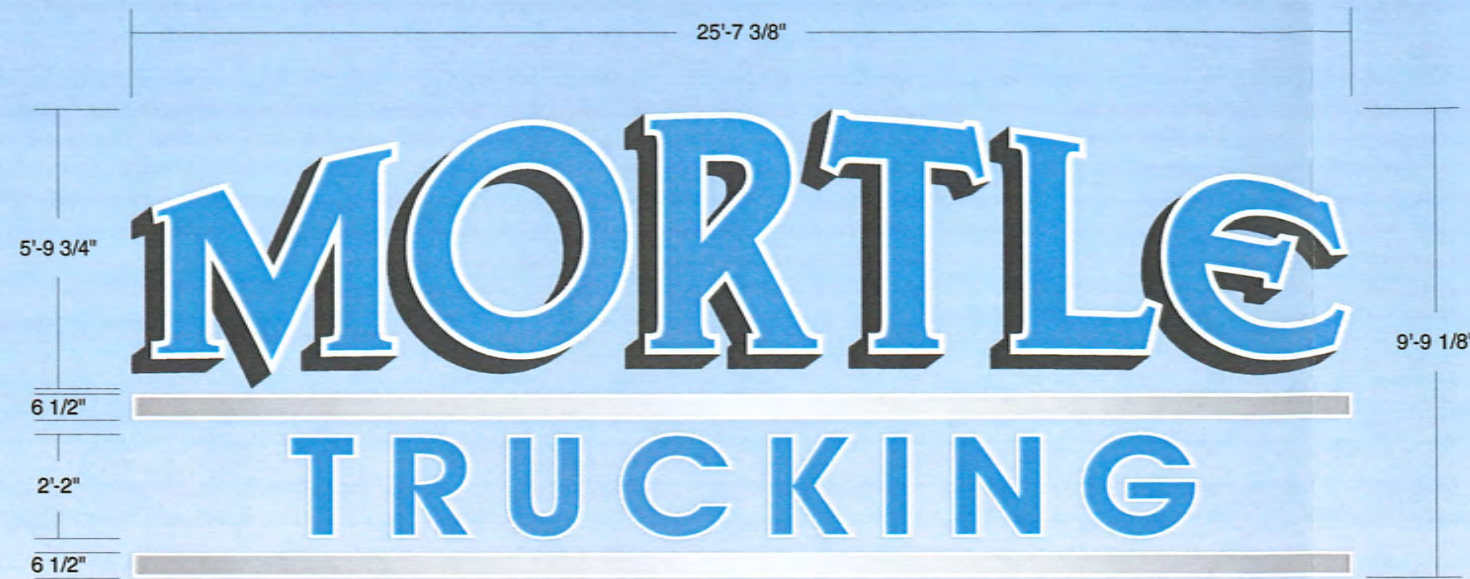


<p>PH: (262) 554-6066 TOLL FREE: (800) 554-8110</p>	Client: MORTLE TRUCKING	Date: 10-21-20	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE <b>LED</b> <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input type="checkbox"/> MAP BRUSHED ALUMINUM	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> 3M SILVER TRANS. <input type="checkbox"/> 3M DARK GREY <input type="checkbox"/> 3M PROCESS BLUE TRANS.	Client Signature: _____
	Drawing #: 2(2)	Sheet: 1 of 1	△ 2-7-23	△	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 1		Signature _____ Date _____
	Address: 1331 S 27TH ST	Scale: 1/4"=1'	△ 2-9-23	△	Sign Specifications: NOTED ABOVE			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - <b>RESPONSIBILITY OF OTHERS</b>
	City, State: CALEDONIA, WI 53108	Designer: KD	△	△				The Ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	Sales Rep: DAN RADKE		△	△				

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.



**CHANNEL LETTERS**



**MORTLE TRUCKING / FACE LIT CHANNEL LETTERING**

ONE (1) SET OF FACE LIT CHANNEL LETTERING  
 .063 ALUMINUM BACKS, 5" DEEP .040 ALUMINUM RETURNS W/ MAP SILVER FINISH  
 3/16" WHITE LEXAN FACES W/ 1" SILVER TRIM CAP  
 SLOAN WHITE LED ILLUMINATION  
 LETTERING MOUNTED FLUSH TO BUILDING FASCIA

SIGN SQUARE FOOTAGE: 250 SQ. FT.

**\*FIELD SURVEY REQUIRED**



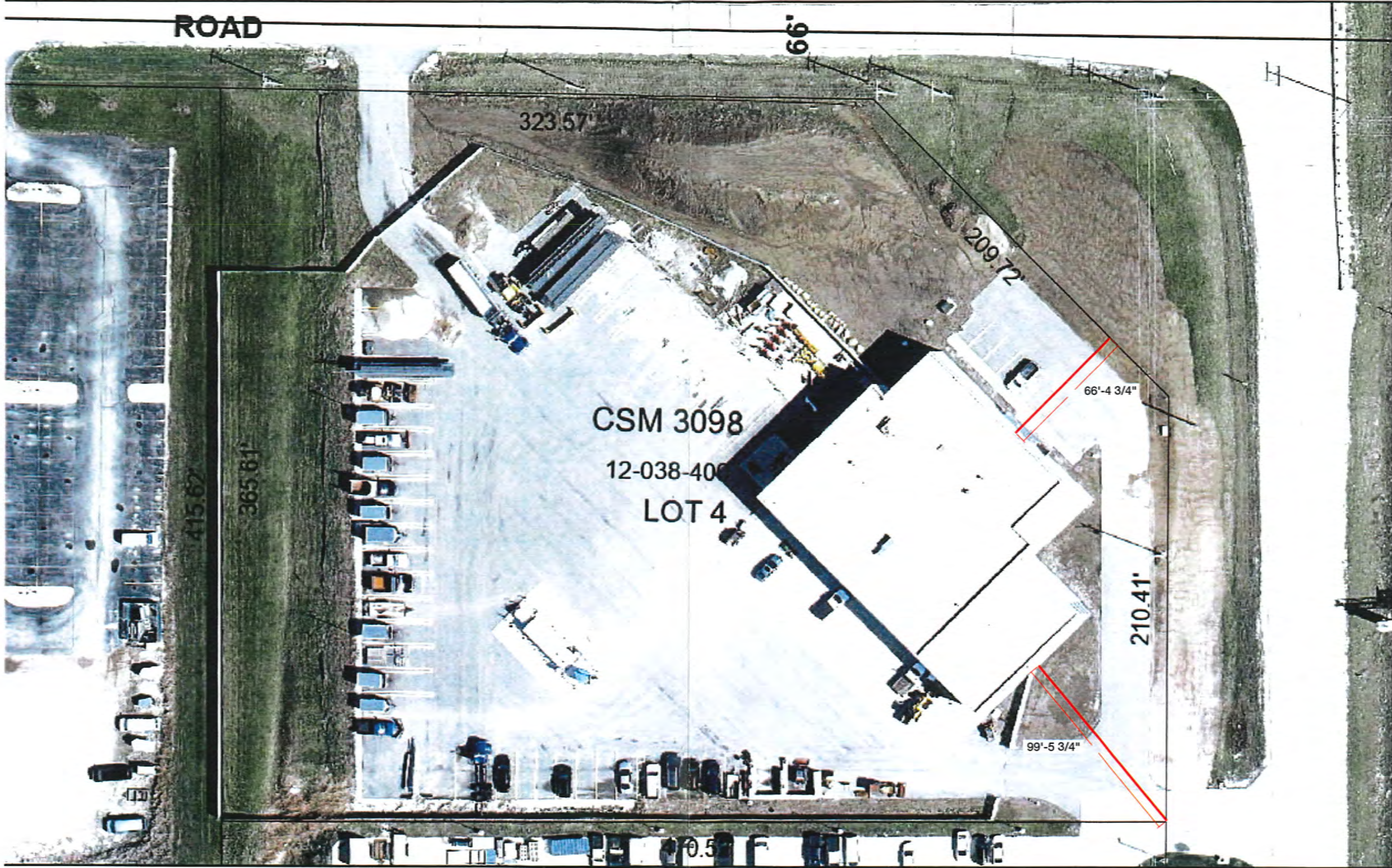
**SOUTH EAST ELEVATION**

<p><i>"We Project Your Image"</i></p> <p>PH: (262) 554-6066 TOLL FREE: (800) 554-8110</p>	Client: MORTLE TRUCKING	Date: 10-21-20	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE <b>LED</b> Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED Quantity: 1	Paint Colors (AkzoNobel): <input type="checkbox"/> MAP BRUSHED ALUMINUM	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> 3M SILVER TRANS. <input type="checkbox"/> 3M DARK GREY <input type="checkbox"/> 3M PROCESS BLUE TRANS.	Client Signature: _____ Signature _____ Date _____
	Address: 1331 S 27TH ST	Sheet: 1 of 1	△ 2-7-23	△	Sign Specifications: NOTED ABOVE				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - <b>RESPONSIBILITY OF OTHERS</b>  The Ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	City, State: CALEDONIA, WI 53108	Scale: 1/4"=1'	△	△					
	Sales Rep: DAN RADKE	Designer: KD	△	△					

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# ArcGIS Web Map



22, 2023

Quarter Quarter Section  
 Quarter Section  
 Sections

2022 Spring Aerial

Municipal Boundaries

2022 Spring Aerial

Red: Band\_1

Tax Parcels

Green: Band\_2

Blue: Band\_3

