

**PLANNING COMMISSION AGENDA**  
**Monday, May 22, 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. REZONE REVIEW – Review a request to rezone the parcel located at USH 41, directly south of 6009 USH 41 from B-4 & A-2 to B-3 & A-2 submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000)
- B. CONDITIONAL USE AMENDMENT REVIEW – Review a request for a conditional use amendment for the parcel located on USH 41, directly south of 6009 USH 41, amending Section 7: Time of Compliance, allowing the applicant an additional twelve months to begin construction of a commercial building to operate a commercial trailer sales and service business with outdoor display and storage of merchandise submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000)
- C. REZONE REVIEW – Review a request to rezone a parcel from B-4, Highway Business District (Legacy) to B-2, Community Business District for the future commercial use of a hair salon located at 3947 USH 41 submitted by Betty Luebke-Solfest, Applicant, Gregory & Betty Solfest, Owners. (Parcel ID No. 104-04-22-30-048-000)

**6. New Business**

- A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±20,671 square-foot commercial building for the operation of a commercial trailer business with outdoor storage and display of merchandise located on the parcel directly south of 6009 USH 41 submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000)
- B. MASTER SIGN PLAN REVIEW – Review a proposed sign plan for Right Trailers allowing for an oversized pole sign and wall sign on the parcel directly south of 6009 USH 41, submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner ((Parcel ID No. 104-04-22-19-037-000)
- C. BUILDING, SITE, & OPERATION PLAN REVIEW - Review a building, site, and operation plan to construct an electric charging station located at 13712 Northwestern Avenue submitted by Douglas Walkup, Applicant, Pilot Travel Centers LLC, Owner. (Parcel ID No. 104-04-22-30-022-001)
- D. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±42,300 square-foot addition to the existing building located at 12725 4 Mile Road for the expanded operation of a cold storage distribution facility submitted by Curtis Schroeder, Applicant, Central Storage & Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)
- E. CONCEPT CERTIFIED SURVEY MAP – Review a concept certified survey map creating two lots for the parcel located at 6929 5 Mile Road submitted by Jason Lawrence, Applicant and Janet Feest, Owner. (Parcel ID No. 104-04-22-23-010-000)

**7. Adjournment**

Dated May 18, 2023

Joslyn Hoeffert  
Village Clerk

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

**1. Meeting called to order**

President Weatherston called the meeting to order at 6:03 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Trustee Pierce, Thomas Knitter, President Weatherston, Joseph Kiriaki, Tim Just.

Absent: Scott Olley

Also Present: Development Director Peter Wagner, Anthony Bunkelman P.E., Public Services Director, and Ryan Schmidt, P.E. Engineer.

**3. Approval of Minutes**

Approval of March 27, 2023, meeting minutes.

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

**Seconded by Just.**

**Motion carried unanimously.**

**4. Citizens' Comments**

None.

**5. Public Hearings 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)

President Weatherston opened the Public Hearing at 6:06.

Wagner read part of his report submitted with the Plan Commission packet, noting the business will not include any outdoor storage of vehicles or equipment.

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

None.

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None.

Weatherston closed the Public Hearing at 6:11.

**5A. Commission Deliberation**

**Motion by Trustee Pierce** that the Plan Commission recommends that the Village Board approves the

Conditional Use for 5141 Douglas Ave., 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.

**Seconded by Knitter.**

**Motion carried unanimously.**

**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)

President Weatherston opened the Public Hearing at 6:15.

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

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

None

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None

Weatherston closed the Public Hearing at 6:19.

**5B. Commission Deliberation**

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

**Motion by Kiriaki** 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.

**Seconded by Just.**

**Motion carried unanimously.**

**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).

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

**6A. Commission Deliberation**

**Motion by Trustee Pierce** 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.

**Seconded by Knitter.**

**Motion carried unanimously.**

**B. CERTIFIED SURVEY MAP** – 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).

Schmidt read from his report submitted with the Plan Commission packet. There is a Waiver Modification request in direct reference to the creation of Lot 2. This lot will be 275 feet wide by 1,291.62 feet 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.

Schmidt provided a list of conditions that a CSM would be subject to if the Plan Commission and Village Board voted to approve the CSM.

**6B. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board approve 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, subject to conditions 1 through 15 listed in the staff Memo. (Parcel ID No. 104-04-22-20-047-000).

**Seconded by Just.**

**Motion carried unanimously.**

**C. CERTIFIED SURVEY MAP** – 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).

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

Schmidt read from his report submitted with the Plan Commission packet. There is a 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.

Schmidt provided a list of conditions that a CSM would be subject to if the Plan Commission and Village Board voted to approve the CSM.

**6C. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners, subject to the 14 conditions listed in the staff Memo. (Parcel ID No. 104-04-22-20-047-000).

**Seconded by Pierce.**

**Motion carried unanimously.**

**D. CERTIFIED SURVEY MAP** – 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).

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

**6D. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board approve a certified survey map for the parcel located at 6427 Hoods Creek Road submitted by Richard Ruffo, Applicant, Richard & Diane Ruffo Revocable Trust, Owner, subject to the 10 conditions listed in the staff Memo. (Parcel ID No. 104-04-22-35-002-000).

**Seconded by Pierce.**

**Motion carried unanimously.**

**E. COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Review a master sign plan for an existing commercial building located at 1339 27th Street, Village of Raymond, submitted by Rosie Olle, Applicant, Mortle Properties LLC, Owner. (Parcel ID No. 168-04-21-12-038-400).

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

**Motion by Kiriaki** 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 27th 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.

**Seconded by Knitter.**

**Motion carried unanimously.**

**7. - Adjournment**

**Motion by Pierce** to adjourn.

**Seconded by Knitter.**

**Motion carried unanimously.**

Meeting adjourned at 6:52 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician



### PLAN COMMISSION REPORT

Proposal: Rezone

Description: Request to rezone the western ±25.0 acres of a ±40.92-acre parcel from B-4, Planned Business District and A-2 Agricultural District to B-3, Highway Business District. The remaining ±15.8 acres are to maintain the current A-2 Zoning District.

Applicant(s): Luke Sebald

Address(es): USH 41

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the western ±25.0 acres of the property located directly south of 6009 USH 4, Parcel ID No. 104-04-22-19-037-000, be rezoned from B-4, Planned Business District and A-2 Agricultural District to B-3, Highway Business District as illustrated in Exhibit A for the following reasons:

1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this area of the property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.
3. The rezoning will reclassify the legacy zoning district, B-4, Planned Business District to the current B-3, Highway Business District.

Owner(s): Caledonia Trailers LLC

Tax Key(s): 104-04-22-19-037-000

Lot Size(s): 40.92 acres

Current Zoning District(s): B-4, Planned Business District and A-2 Agricultural District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial, Isolated Natural Resource Area, Medium Density Residential

**Background:** In 2021, the applicant requested a rezoning of the western portion of the property to B-3, Commercial Service District to accommodate for the future commercial development of a consumer sales and service of a retail trailer business. At that time The Plan Commission and Village Board approved of the area requested to be rezoned business. However, the Village approved expanding the B-4, Planned Business District with a conditional use for the future commercial use of a commercial trailer sales and service business instead of the requested B-3 District.

In October of 2022, the Village approved a revised zoning code that included modifications to the zoning districts and district categories. The Village no longer has a B-4 zoning district. Because of this change, the applicant is back before the Village requesting a rezoning to the B-3 Highway Business District classification.

The parcel is approximately 41 acres in size. The applicant is requesting to rezone the western 25 acres to B-3. The remaining eastern 16 acres would remain Agricultural with the no intent to develop due to wetlands predominating that portion of the property. The proposed zoning district is consistent with the Village Land Use Map which identifies commercial uses in this area.

Staff has concluded that expanding the business zoning district is consistent with the adopted 2035 Village Land Use Plan and the proximity to the highway makes a business zoning classification on the property suitable for this parcel. This reclassification will preserve the property rights of the owner and with the existing conditional use permit limits how the property can be utilized.

If the Plan Commission is comfortable with the proposed rezone, staff has drafted a suggested motion shown on the first page of this report.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director







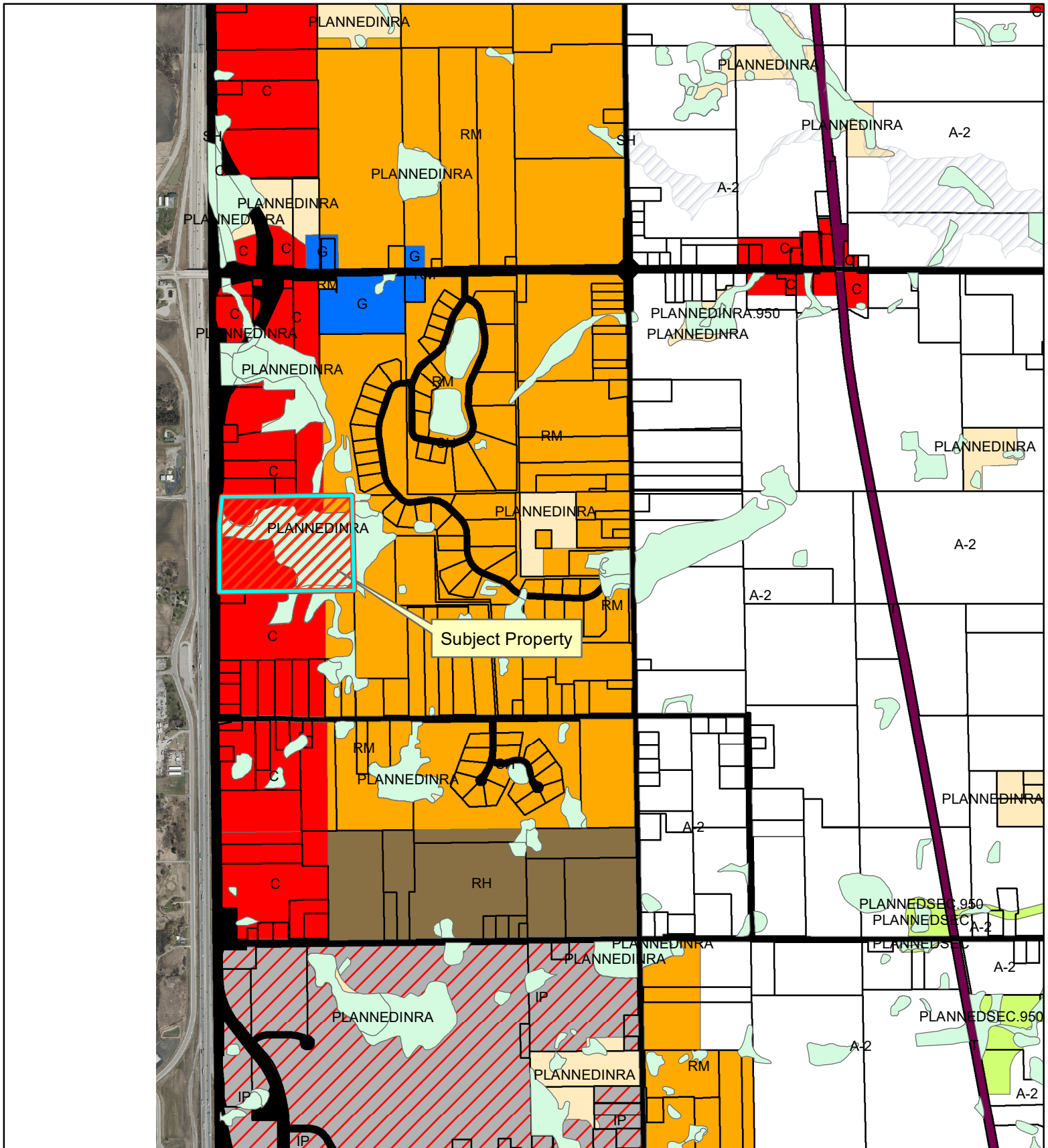
# Location Map: USH 41

0 205 410 820 Feet



# Land Use Map

## USH 41 - Jordan Kopac





Meeting Date: May 22, 2023

Item No. **5b**

## PLAN COMMISSION REPORT

Proposal: Conditional Use Amendment

Description: Review a request to amend the existing conditional use permit extending the time of compliance to begin construction of the previously approved development of a commercial trailer sales and service business with outdoor display of merchandise located on a parcel directly south of 6009 USH 41.

Applicant(s): Luke Sebald

Address(es): USH 41

**Suggested Motion:** That the Plan Commission recommends that the Village Board approves the proposed conditional use amendment extending the time of compliance by twelve months to begin construction of a commercial building to operate a commercial trailer sales and service business with outdoor display of merchandise for the property located directly south of 6009 USH 41, Parcel ID No. 104-04-22-19-037-000, as outlined in Exhibit A.

Owner(s): Caledonia Trailers LLC

Tax Key(s): 104-04-22-19-037-000

Lot Size(s): 40.92 acres

Current Zoning District(s): B-4, Planned Business District and A-2 General Farming and Residential District II

Overlay District(s): N/A

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Commercial, Isolated Natural Resource Area, Medium Density Residential

**Background:** The applicant is requesting a conditional use amendment to the previously approved conditional use permit for the operation of a commercial trailer sales and service business with outdoor display of merchandise located on the parcel directly south of 6009 USH 41. Section 7: Time of Compliance states that the applicant has 18 months from final Village Board approval to begin construction. The applicant has stated that they may not be able to begin building construction within that time frame and therefore is requesting an amendment of Section 7. The applicant is requesting the amendment to stated 28 months.

By amending the conditional use permit, the Village Board will adopt a new resolution resetting the time of compliance. Therefore, in the conditions of approval, Section 7 will state 12 months. If the Village Board adopts the resolution, the applicant will have an additional 12 months to begin construction from the most recent date of adoption.

The applicant's request is understandable with today's construction climate. The applicant has also applied for building, site, and operation plan review and sign plan review demonstrating their commitment to completing the development. Staff recommends approving the requested conditional use amendment to ensure the property owner is able to comply with all sections of the conditional use permit.

If the Plan Commission is comfortable with the proposed amendment, staff has drafted a suggested motion approving the request.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director

# Exhibit A:

## Caledonia Trailers Conditions and Restrictions

Applicant: Caledonia Trailers LLC  
Property Address(es): USH 41  
Parcel ID No.: 104-04-22-19-037-000

Approved by Plan Commission:  
Approved by Village Board:

### 1. LEGAL DESCRIPTION

That part of the Northwest ¼ of the Northwest ¼ of Section 19, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest ¼ of said Section; thence North 89°22'27" East along North line of said ¼ Section 147.22 feet to the point of beginning of the lands hereinafter described; thence North 89°22'27" East continuing along said North line 936.21 feet to a point; thence South 00°16'26" West 1,127.06 feet to a point; thence South 89°20'17" West 971.93 feet to a point in the East line of East Frontage Road; thence North 00°16'26" West along said East line 767.98 feet to a point; thence North 05°23'36" East continuing along said East line 361.68 feet to the point of beginning. Said lands as described contains 1,089,273 square feet of 25.006 acres.

### 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 concept site plans received December 29, 2021 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions. 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
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

#### 2) **Landscape Plan**

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

#### 3) **Building Plan**

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

#### 4) **Lighting Plan**

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

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

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

#### 6) **Fire Protection**

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

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's 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-4, Planned Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Operation of a commercial trailers sales and service business with outdoor display of merchandise is permitted.
  - i. Outdoor storage shall be limited to the parking and display of trailers for sale by the business.
  - ii. Trailers for sale shall be located in designated areas as approved by the Plan Commission on January 31, 2022.
- 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

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer.
- B. The site plan shall include parking stalls with an average of no more than 3.5 parking stalls per 1,000 square feet of commercial building for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 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 3, Section 3 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

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

	Street Setback	Rear Setback	Side Setback
Principal Structure	80 ft	40 ft	10 ft
Accessory Structure	80 ft	30 ft	10 ft
Parking	20 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 twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) 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 re-apply 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 located within the Caledonia Sewer and Water Service Area, but sanitary sewer and watermain are not available at this time. 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 Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

16. ACCESS

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

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 and PUD Planned Unit Development Overlay District approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

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. VIOLETIONS & PENALTIES

Any violations of the terms of this 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. REVOICATION

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, Caledonia Trailers, LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

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



# Location Map: USH 41

0 205 410 820 Feet





**Keller**

Planners | Architects | Builders  
With Offices in the Five Cities, Madison,  
Milwaukee & Wisconsin

**Right Trailers (Caledonia Trailer, LLC) – Conditional Use Amendment Request**  
Section 7. – Time of Compliance

- Keller, Inc. is requesting on the behalf of Right Trailers (Caledonia Trailer, LLC) an Amendment to their Conditional Use Permit that was approved by the Village of Caledonia Plan Commission on January 31, 2022 and adopted on February 7, 2022 in order to remain in compliance with the adopted resolution.
  - It is requested that Section 7. (Time of Compliance) be amended to allow for the Conditional Use Permit expiration to be extended from (18) months after the date of adoption of the resolution to (28) months after the date of the adoption of the resolution if the building permit has not been issued for this use and substantial work has not commenced
- This request is being made to accommodate for the following:
  - Right Trailers, Inc. project financing
  - Procurement of long lead time construction materials
  - Finalization of construction documents
  - Receipt of all necessary project permits
  - Avoid incurring winter weather construction costs

**ADDRESS**

W204 N11509 Goldendale Road  
Germantown, WI 53022

**PHONE**

262.250.9710 1.800.236.2534

**FAX**

262.250.9740

**WEB SITE**

[www.kellerbuilds.com](http://www.kellerbuilds.com)

## Exhibit A Caledonia Trailers Conditions and Restrictions

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	80 ft	40 ft	10 ft
Accessory Structure	80 ft	30 ft	10 ft
Parking	25 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 re-apply 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 located within the Caledonia Sewer and Water Service Area, but sanitary sewer and watermain are not available at this time. 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.



Meeting Date: May 22, 2023

Item No. 5c

### PLAN COMMISSION REPORT

Proposal: Rezone

Description: Request to rezone ±1.25 acres for the property located at 3947 USH 41 from B-4, Planned Business District to B-2, Community Business District to allow for the operation of a beauty salon.

Applicant(s): Betty Luebke-Solfest

Address(es): 3947 USH 41

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the ±1.25 acres, for the property located at 3947 USH 41 be rezoned from B-4, Planned Business District to B-2, Community Business District as illustrated in Exhibit A for the following reasons:

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

Owner(s): Gregory & Betty Solfest

Tax Key(s): 104-04-22-30-048-000

Lot Size(s): 1.25 acres

Current Zoning District(s): B-4, Planned Business District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial


**Background:** The applicant is requesting a rezoning of the property located at 3947 USH 41 from B-4, Planned Highway Business to B-2, Community Business District for the future operation of a hair salon. The B-4 District is a legacy district from the old code. This district does not have any permitted uses by right and requires an owner with a property zoned this district to be rezoned to an existing commercial zoning district.

Staff worked with the applicant when evaluating the proposed commercial district for the area. Although the parcel is located along the interstate, staff recommended that the applicant request a B-2 zoning rather than a B-3 District due to the small size of the lot and to prevent more intense commercial uses that are permitted in the B-3 District.

Staff has determined that the proposed zoning request is consistent with the land use classification as identified in the Village Land Use Plan and that the type of business uses in the B-2 district are appropriate for this sized lot. Staff recommends that the Village approve the request to rezone the property to B-2 for the reasons stated in the suggested motion in this report.

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Respectfully submitted:

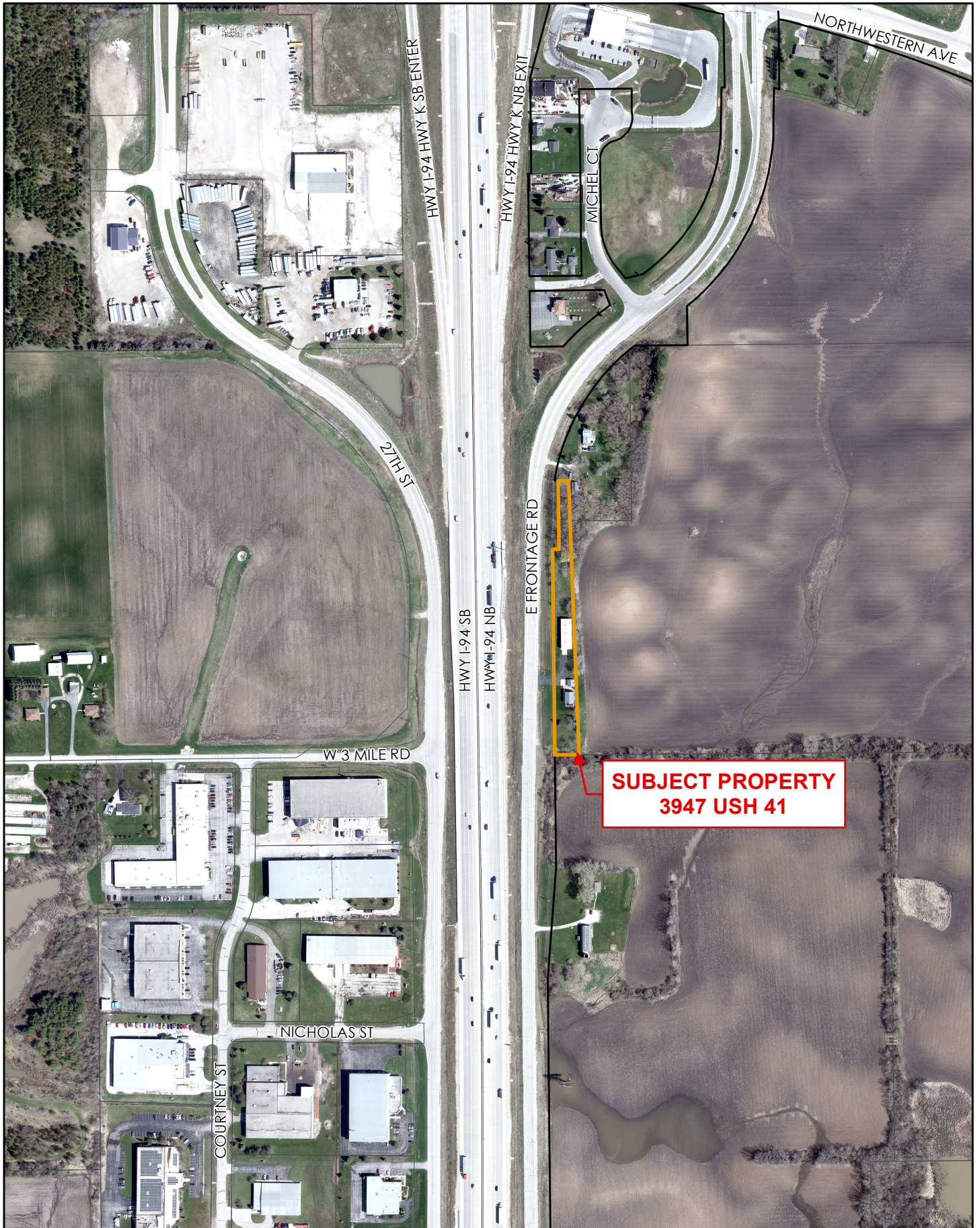


Peter Wagner, AICP  
Development Director



# Location Map: 3947 USH 41

0 200 400 800 Feet







### PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan Review

Description: Review a request to approve the building, site, and operation plan for the construction of a ±20,761 square-foot commercial building for the operation of a commercial trailer sales and service business with outdoor storage and display of merchandise for the parcel located on USH 41, directly south of 6009 USH 41

Applicant(s): Luke Sebald

Address(es): USH 41

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operations plan for the construction of a ±20,671 square-foot commercial building to operate a commercial trailer sales and service business with outdoor display of merchandise for the property located directly south of 6009 USH 41, Parcel ID No. 104-04-22-19-037-000, be approved with conditions as outlined in the conditional use permit.

Owner(s): Caledonia Trailers LLC

Tax Key(s): 104-04-22-19-037-000

Lot Size(s): 40.92 acres

Current Zoning District(s): B-4, Planned Business District and A-2 General Farming and Residential District II

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial, Isolated Natural Resource Area, Medium Density Residential

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**Background:** The applicant is requesting approval of a ±20,761 square-foot commercial building for the future operation of a commercial trailer sales and service business with outdoor display and storage of merchandise.

The proposed building will be constructed of precast concrete wall panels that will be painted to create a sense of top, middle, and bottom as prescribed by the Village building design guidelines. The west elevation will incorporate large sections of glass with a canopy and glass vestibule at the main entrance. A section of the front elevation will be painted blue to accent the proposed wall sign and provide a focal point to the entrance of the building. The north elevation will have similar materials and also include three overhead doors. Once will access the display room and the other two will provide access to the service bays. The south elevation will also consist of three overhead doors. All will provide access to the service bays of the building. On the east elevation there consist only of concrete panel walls with no glass or painted accents. One overhead door is proposed on this elevation providing access to the service bay area. The main reason why there is no design features on this elevation is that the applicant has future plans to expand the building by approximately 39,000 square feet. Because this side of the building faces the interior to the site and the fact the building is setback several hundred from the rear lot line, staff is comfortable with not requiring four-sided architecture. No building mechanicals are shown on the drawings. The applicant is aware that all ground and rooftop mechanicals must be screened from the right-of-way. The applicant will not be required to screen mechanicals from the freeway view due to the change in elevation. The building size, height, and setbacks comply with zoning requirements for the district.

The applicant is proposing to install a dumpster enclosure behind the building on the southeast corner. The enclosure will need to be screened from the public right-of-way. No details were provided regarding this feature.

The proposed parking lot for customers and employees meets the required stall dimensions and amount for the proposed building. The future expansion is proposed warehouse space which requires one stall for every two employees. There is room on the site to expand parking if needed. The area designated for parking will be paved with asphalt. The outdoor display area will be crushed gravel and have designated lanes where gold carts will be used to transport customers to various trailer displays on site. The use of golf carts on the gravel portions of the stie should keep dust at a minimum. Access to the site will be limited to business hours. The applicant is proposing to install a motorized sliding gate at the entrance of the site for security purposes.

The applicant is proposing lighting on the site and has submitted a photometric plan. Staff has reviewed the plan and has determined it complies with the Village lighting code. Light poles will be located within the trailer display areas and customer parking areas. Wall lights will be installed on all sides of the building. These lights will be LED and angled straight down to minimize glare.

The applicant has proposed a landscape plan. The road frontage will have a mix of trees and shrubs creating a vegetative fence. A mix of shrubs and perennial grasses and flowers are proposed by the driveway entrance. The parking lot end cap and middle island will consist of low height shrubs. On the north, west, and south sides of the building foundation will be a mixture of shrubs, perennials. On the southwest corner of the site will be a mixture of evergreens, and deciduous trees which will continue along the south side of the site extending the length of the parking area. East of that is a wetland where the land cannot be disturbed. On the east end of the site extending northward will be a line of trees. Overall, the proposed landscape plan meets the Village landscape requirements.

The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

The applicant will be required to get the necessary approvals from the Engineering Department prior to building permits being issued and is outlined in the conditional use permit.

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the proposed commercial building located along USH 41.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director



Meeting Date: May 22, 2023

Item No. 6b

## PLAN COMMISSION REPORT

Proposal: Sign Plan Review

Description: Review a sign plan for the installation of one oversized wall sign and one oversized pole sign for the proposed commercial building located on the parcel directly south of 6009 USH 41.

Applicant(s): Luke Sebald

Address(es): USH 41

**Suggested Motion:** That the Plan Commission recommends that the Village Board approve the sign plan submitted by Luke Sebald as presented for the property located directly south of 6009 USH 41 for the following reasons:

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

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Owner(s): Caledonia Trailers LLC

Tax Key(s): 104-04-22-19-037-000

Lot Size(s): 40.92 acres

Current Zoning District(s): B-4, Highway Business District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial, Isolated Natural Resources

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**Background:** The applicant is requesting approval of a master sign plan for the commercial site located on the parcel directly south of 6009 USH 41 for the installation of two signs that exceed the maximum size of 64 square feet in area. 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 proposed commercial building will be approximately 20,000 square feet in size with a building height of twenty-four feet. The proposed wall sign will be 6' in height and 23'10" in length or 143 square feet in area. Village Code limits wall signs to 64 square feet in area. As illustrated in your report, the sign will be centered on the building over the front entrance. The sign size does not appear to be out of scale with the size of the building. As the business abuts the Interstate, the intent is for the sign to be seen from the freeway. A 64 square-foot sign would be difficult to read from the freeway. The proposed sign design will be internally illuminated channel letters that are 9" in depth. No other wall signs are proposed as part of this sign plan.

The second proposed sign is a pole sign. The proposed pole sign complies with the maximum height allowed, which is 35 feet. The maximum area of a pole sign is 64 square feet in area. The proposed pole sign has two cabinets. Each cabinet exceeds the 64 square-foot cap. Overall, the size of the pole sign is 252 square feet. Staff doesn't see the need for such a large upper cabinet and suggest that the upper cabinet width be reduced to 18 feet, resulting in the upper cabinet being 108 square feet in area. This sign all includes a 98 square-foot EMC sign that will bring attention to the business.

The proposed wall sign in relation to the size of the building appears to be appropriately scaled. Staff recommends reducing the overall size of the pole sign. The applicant is proposing to install two signs on the property. Due to the building's proximity to the freeway, allowing for larger signs is appropriate. The two signs should not create clutter or confusion along the freeway corridor, and should not be a distraction to drivers, and should provide better readability from the freeway. Staff recommends approval of the proposed sign plan with the modification to the pole sign. 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: USH 41

0 205 410 820 Feet



**BUILDING SIGNAGE**



**RIGHT TRAILERS / BUILDING SIGNAGE**

ONE (1) SET OF INTERNALLY ILLUMINATED FACE LIT CHANNEL LETTERING

“RIGHT TRAILERS INC.”

- ROUTED 3/16” WHITE LEXAN FACES W/ 2” YELLOW TRIM CAP
- 5” DEEP .063 ALUMINUM RETURNS W/ MAP BLACK PAINTED FINISH
- .090 ALUMINUM BACKS W/ YELLOW LEDS
- LETTERING MOUNTED FLUSH TO ALUMINUM BACKER PANEL

“NATIONWIDE”

- ROUTED 3/16” WHITE LEXAN FACES W/ 1” BLACK TRIM CAP
- 5” DEEP .040 ALUMINUM RETURNS W/ MAP BRUSHED ALUMINUM FINISH
- .063 ALUMINUM BACKS W/ WHITE LEDS
- LETTERING MOUNTED FLUSH TO BUILDING FASCIA

**\*FIELD SURVEY REQUIRED**



*"We Project Your Image"*

PH: (262) 554-6066  
TOLL FREE: (800) 554-8110

Client: <b>RIGHT TRAILERS</b>	Date: <b>4-21-23</b>	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE <b>LED</b> <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> <b>3M YELLOW TRANS.</b> <input checked="" type="checkbox"/> <b>3M BLACK PERFORATED</b> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Client Signature: _____ Signature _____ Date _____
	Drawing #: <b>2(0)</b>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: <b>1</b>	Sign Specifications: <b>NOTED ABOVE</b>	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.
Address: <b>W204N11509 GOLDENDALE RD</b>	Sheet: <b>1 of 1</b>	<input type="checkbox"/>	<input type="checkbox"/>				
City, State: <b>GERMANTOWN, WI 53022</b>	Scale: <b>1/2"=1'</b>	<input type="checkbox"/>	<input type="checkbox"/>				
Sales Rep: <b>JUSTIN SILVA</b>	Designer: <b>KD</b>	<input type="checkbox"/>	<input type="checkbox"/>				

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.



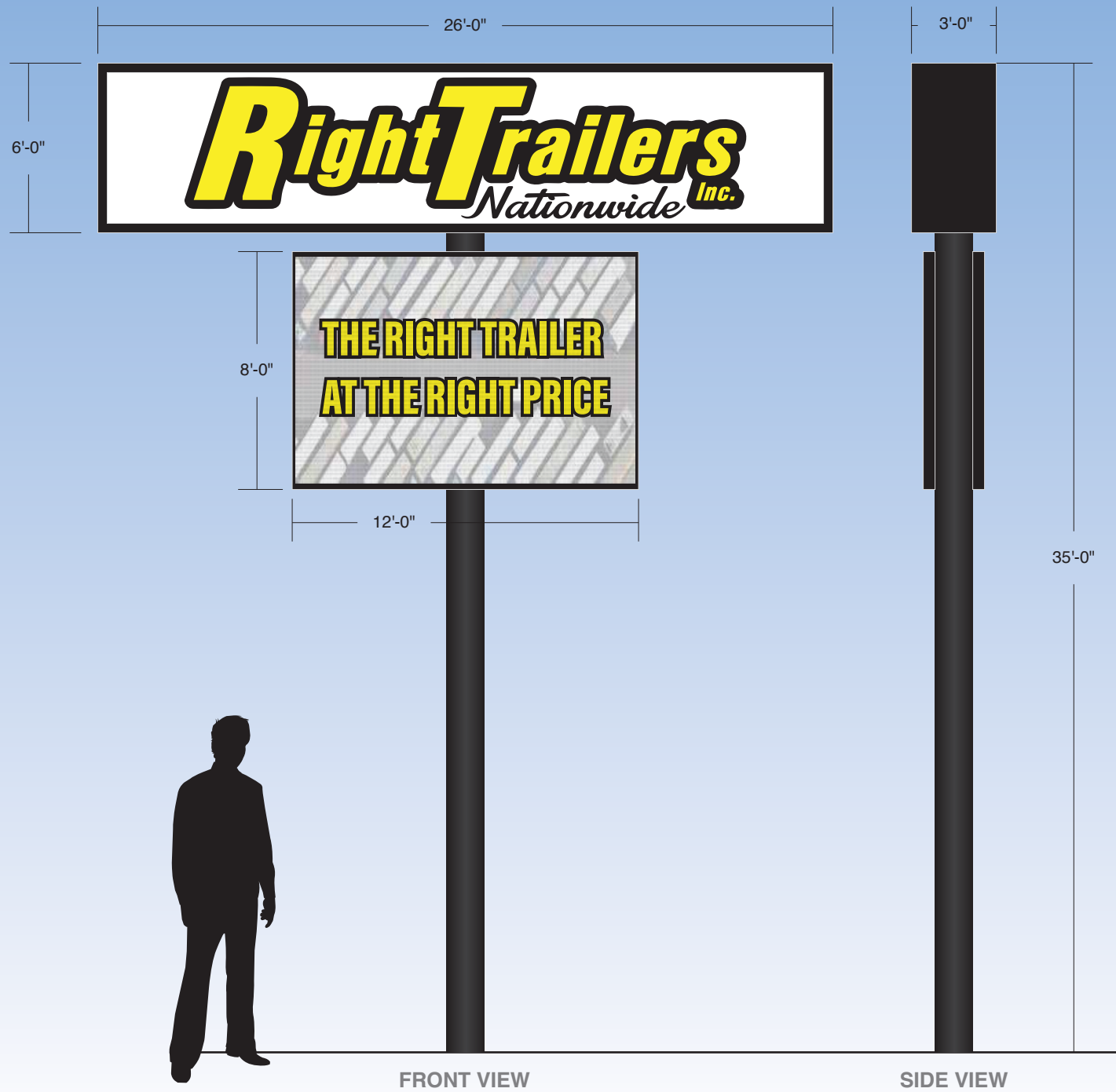
# **RIGHT TRAILERS**

CALEDONIA,

WISCONSIN



**PYLON SIGN**



NIGHT RENDERING

**RIGHT TRAILERS / PYLON SIGN**

ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED PYLON SIGN  
 CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISH  
 WHITE FLEX FACE W/ 3M VINYL GRAPHICS  
 10MM FULL COLOR WATCHFIRE LED DISPLAY (8'X12')

**EMC SQUARE FOOTAGE: 96 SQ. FT.**  
**CABINET SQUARE FOOTAGE: 156 SQ. FT.**  
**TOTAL SQUARE FOOTAGE: 252 SQ. FT.**



"We Project Your Image"

PH: (262) 554-6066  
 TOLL FREE: (800) 554-8110

Client: <b>RIGHT TRAILERS</b> Address: <b>W204N11509 GOLDENDALE RD</b> City, State: <b>GERMANTOWN, WI 53022</b> Sales Rep: <b>JUSTIN SILVA</b>	Date: <b>4-21-23</b>	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE <b>LED</b>	<input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> <b>MAP BLACK</b>	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> <b>3M YELLOW TRANS.</b> <input checked="" type="checkbox"/> <b>3M BLACK</b>	Client Signature: _____ Signature _____ Date _____	
	Drawing #: <b>3B(0)</b>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: <b>1</b>	Sign Specifications: <b>NOTED ABOVE</b>			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - <b>RESPONSIBILITY OF OTHERS</b>
	Sheet: <b>1 of 1</b>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	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.					
	Scale: <b>3/16"=1'</b>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>						
	Designer: <b>KD</b>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>						

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.



### PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan Review

Description: Review a building, site, and operation plan to construct an electric charging station located in the southeastern portion of the existing parking lot located at 13712 Northwestern Avenue.

Applicant(s): Douglas Walkup

Address(es): 13712 Northwestern Avenue

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of an electric charging station located in the southeast portion of the existing parking lot of the Pilot Travel Center located at 13712 Northwestern 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 use is consistent with the existing use of the property.

Owner(s): Pilot Travel Centers

Tax Key(s): 104-04-22-30-022-001

Lot Size(s): 8.63 acres

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

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

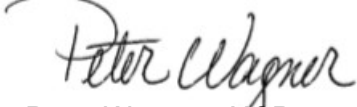
Comprehensive Plan: Industrial/Business Park

**Background:** The applicant is requesting approval of a building, site, and operation plan for the installation of an electric charging station located in the southeastern portion of the site which will provide four parking stalls for the charging of electrical vehicles. The location is currently used as general parking for the business. In addition to the dedication of four stalls for EV vehicles, there will be two electric charging stands. Each stand will have two charging cables. To provide electricity to the site, the applicant will be installing a transformer and

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

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Respectfully submitted by:

A handwritten signature in cursive script that reads "Peter Wagner".

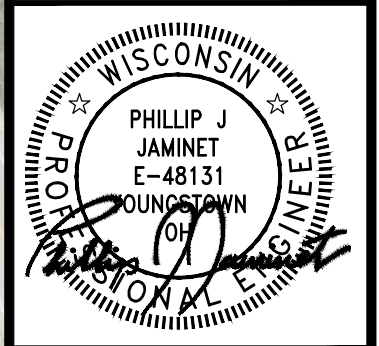
Peter Wagner, AICP  
Development Director



# 13712 NORTHWESTERN AVE

0 200 400 800 Feet



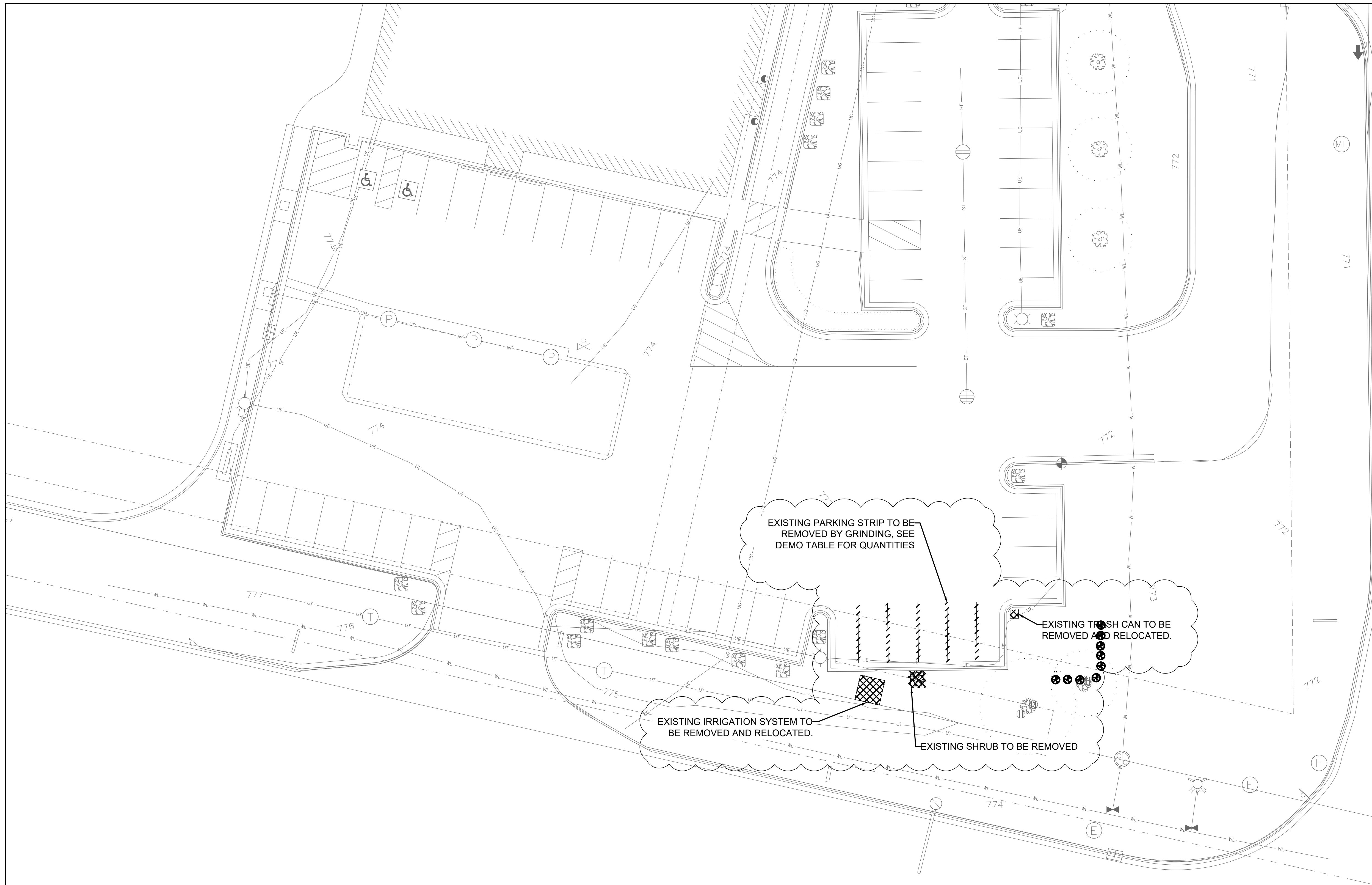


**P78149 - PILOT TRAVEL CENTER 324**  
ELECTRIC VEHICLE CHARGING  
13712 NORTHWESTERN AVE  
FRANKSVILLE, WI 53126

NO.	DATE	REVISION DESCRIPTION
0	2023/02/16	ISSUED FOR REVIEW

DATE: 02/16/2023  
SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **C-1**  
PAGE NUMBER

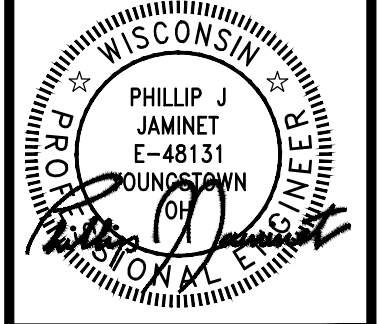


**DEMO QUANTITIES TABLE**

LEGEND	MATERIAL	AMOUNT	UNITS
	ASPHALT	XXXX	SQ FT
	PARKING LINES	92	SQ FT
	CURB	XXXX	SQ FT
	LANDSCAPING	89	SQ FT
	CONCRETE SIDEWALK	XXXX	SQ FT

**NOTES**

1. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
3. ALL QUANTITIES LISTED IN EXCAVATION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
4. ALL EXCAVATED MATERIALS ARE TO BE DISPOSED/STOCKPILED IN A LEGAL MANNER.
5. DUST CONTROL TO BE USED AS NEEDED.



P78149 - PILOT TRAVEL CENTER 324  
 ELECTRIC VEHICLE CHARGING  
 13712 NORTHWESTERN AVE  
 FRANKSVILLE, WI 53126

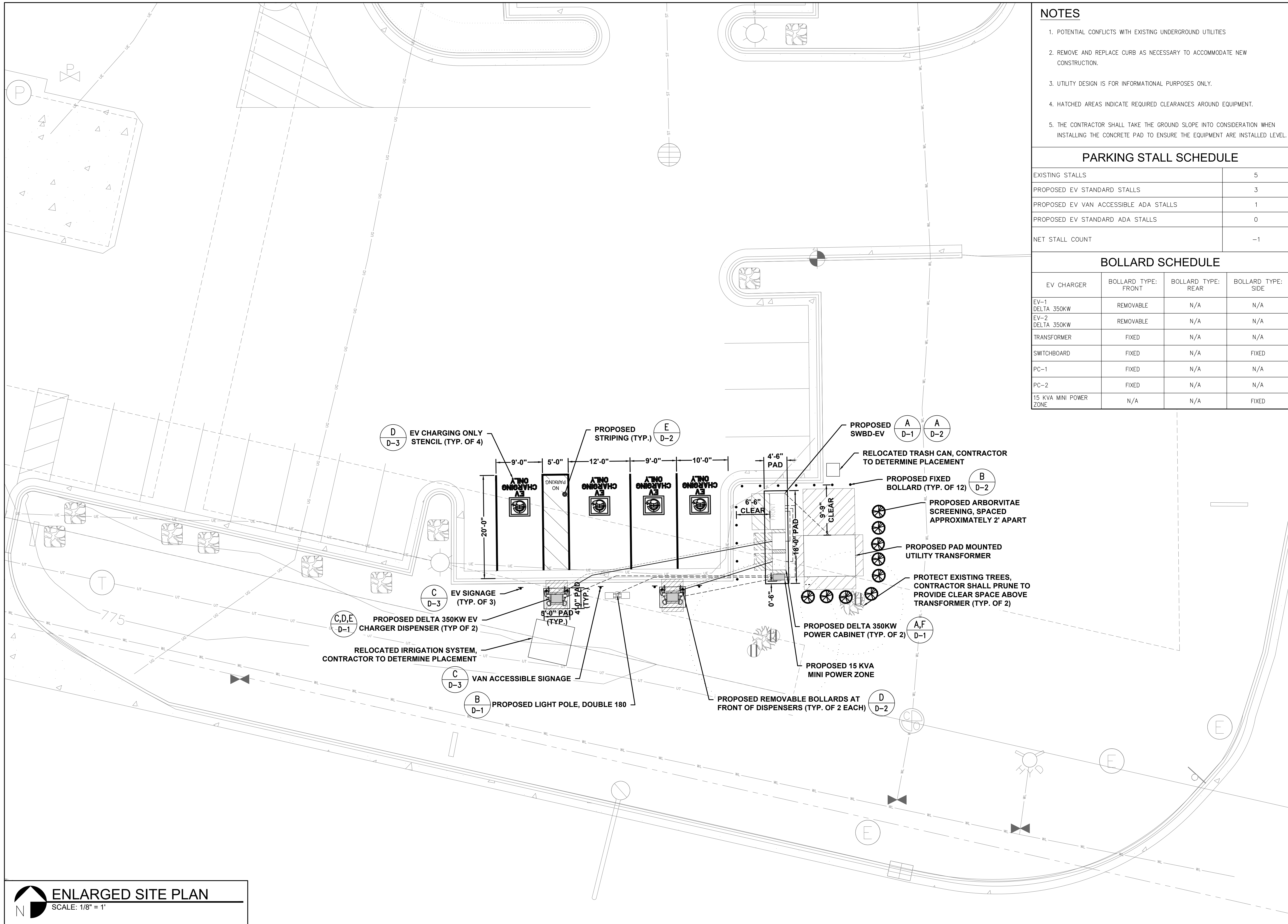
NO.	DATE	REVISION DESCRIPTION
0	2023/02/16	ISSUED FOR REVIEW

DATE 02/16/2023

SHEET TITLE  
 DEMOLITION SITE PLAN

SHEET NUMBER  
 C-2

PAGE NUMBER



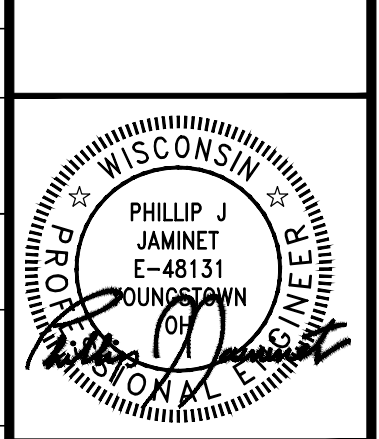
- NOTES**
- POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES
  - REMOVE AND REPLACE CURB AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
  - UTILITY DESIGN IS FOR INFORMATIONAL PURPOSES ONLY.
  - HATCHED AREAS INDICATE REQUIRED CLEARANCES AROUND EQUIPMENT.
  - THE CONTRACTOR SHALL TAKE THE GROUND SLOPE INTO CONSIDERATION WHEN INSTALLING THE CONCRETE PAD TO ENSURE THE EQUIPMENT ARE INSTALLED LEVEL.

**PARKING STALL SCHEDULE**

EXISTING STALLS	5
PROPOSED EV STANDARD STALLS	3
PROPOSED EV VAN ACCESSIBLE ADA STALLS	1
PROPOSED EV STANDARD ADA STALLS	0
NET STALL COUNT	-1

**BOLLARD SCHEDULE**

EV CHARGER	BOLLARD TYPE: FRONT	BOLLARD TYPE: REAR	BOLLARD TYPE: SIDE
EV-1 DELTA 350KW	REMOVABLE	N/A	N/A
EV-2 DELTA 350KW	REMOVABLE	N/A	N/A
TRANSFORMER	FIXED	N/A	N/A
SWITCHBOARD	FIXED	N/A	FIXED
PC-1	FIXED	N/A	N/A
PC-2	FIXED	N/A	N/A
15 KVA MINI POWER ZONE	N/A	N/A	FIXED



P78149 - PILOT TRAVEL CENTER 324  
 ELECTRIC VEHICLE CHARGING  
 13712 NORTHWESTERN AVE  
 FRANKSVILLE, WI 53126

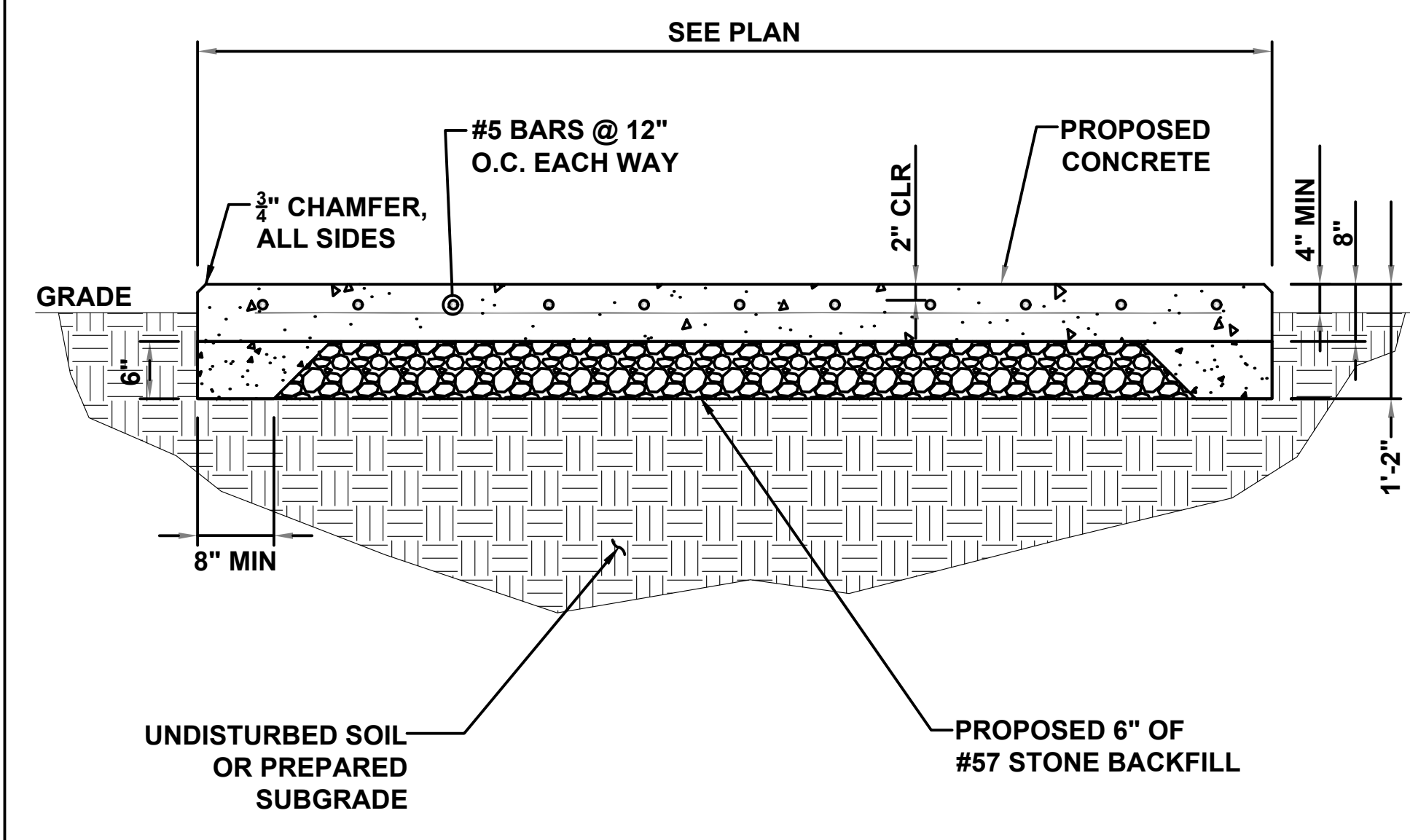
NO.	DATE	REVISION DESCRIPTION
0	2023/02/16	ISSUED FOR REVIEW

DATE: 02/16/2023

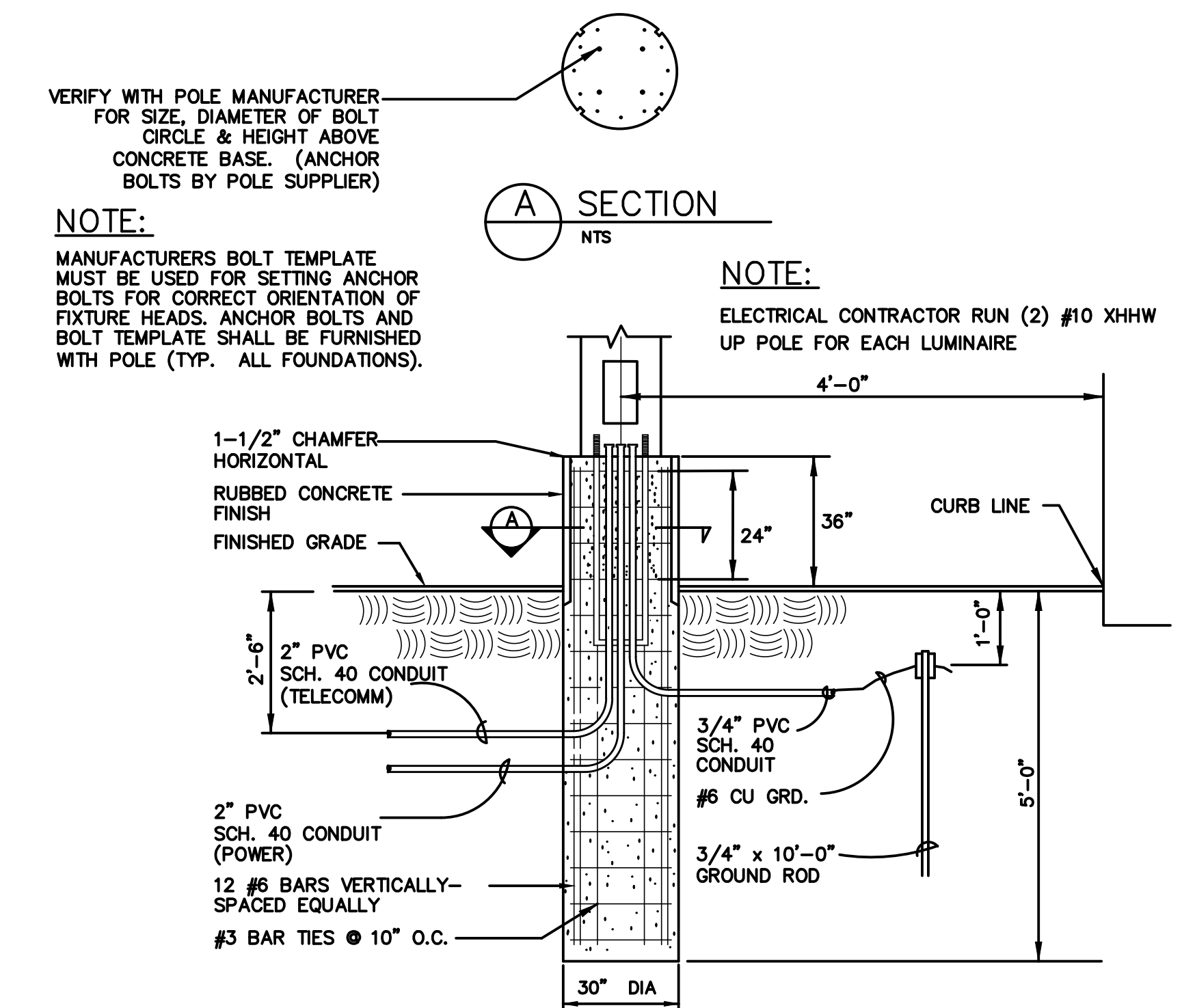
SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: C-3

PAGE NUMBER:

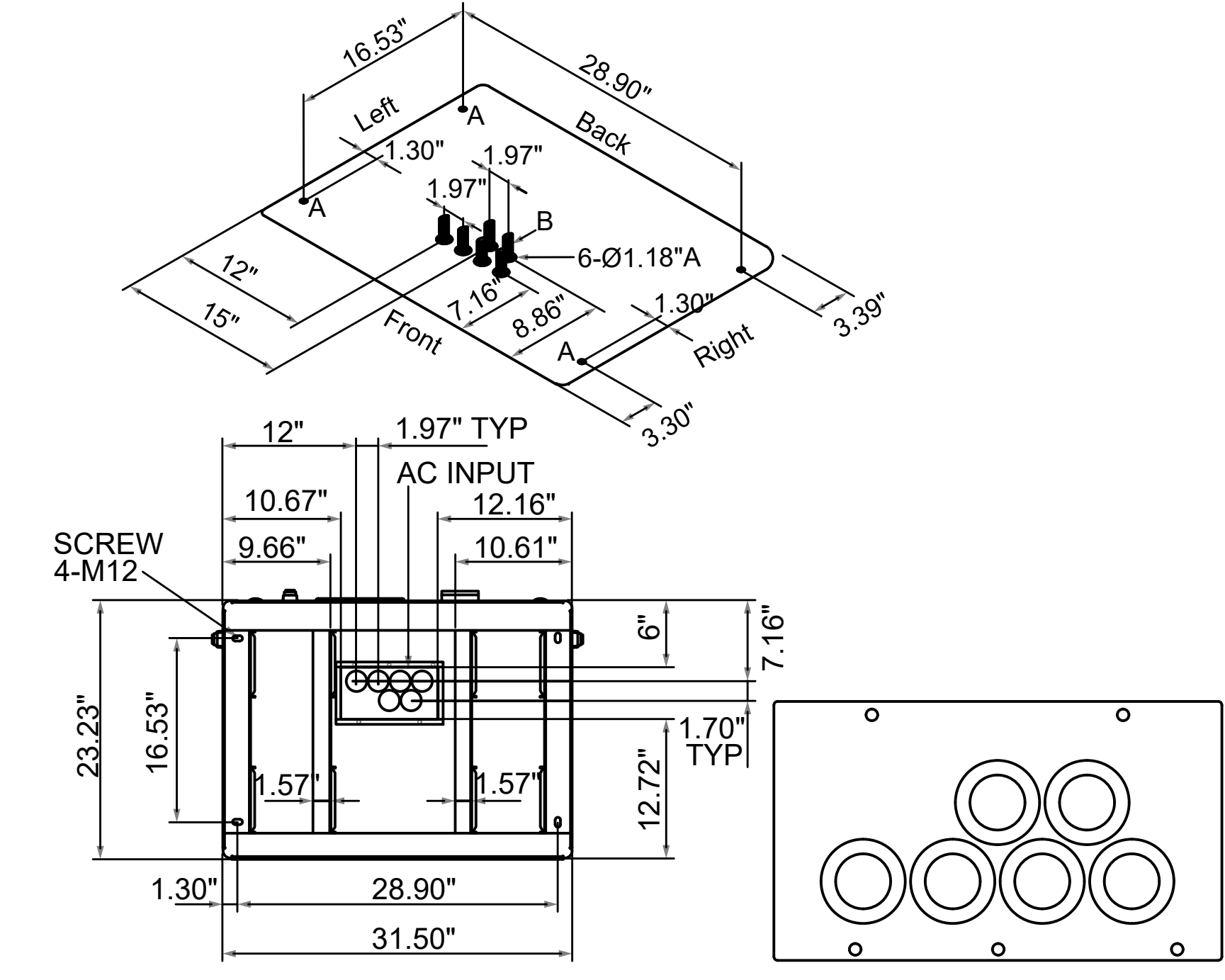


**A CONCRETE PAD DETAIL**  
D-1 SCALE: N.T.S.

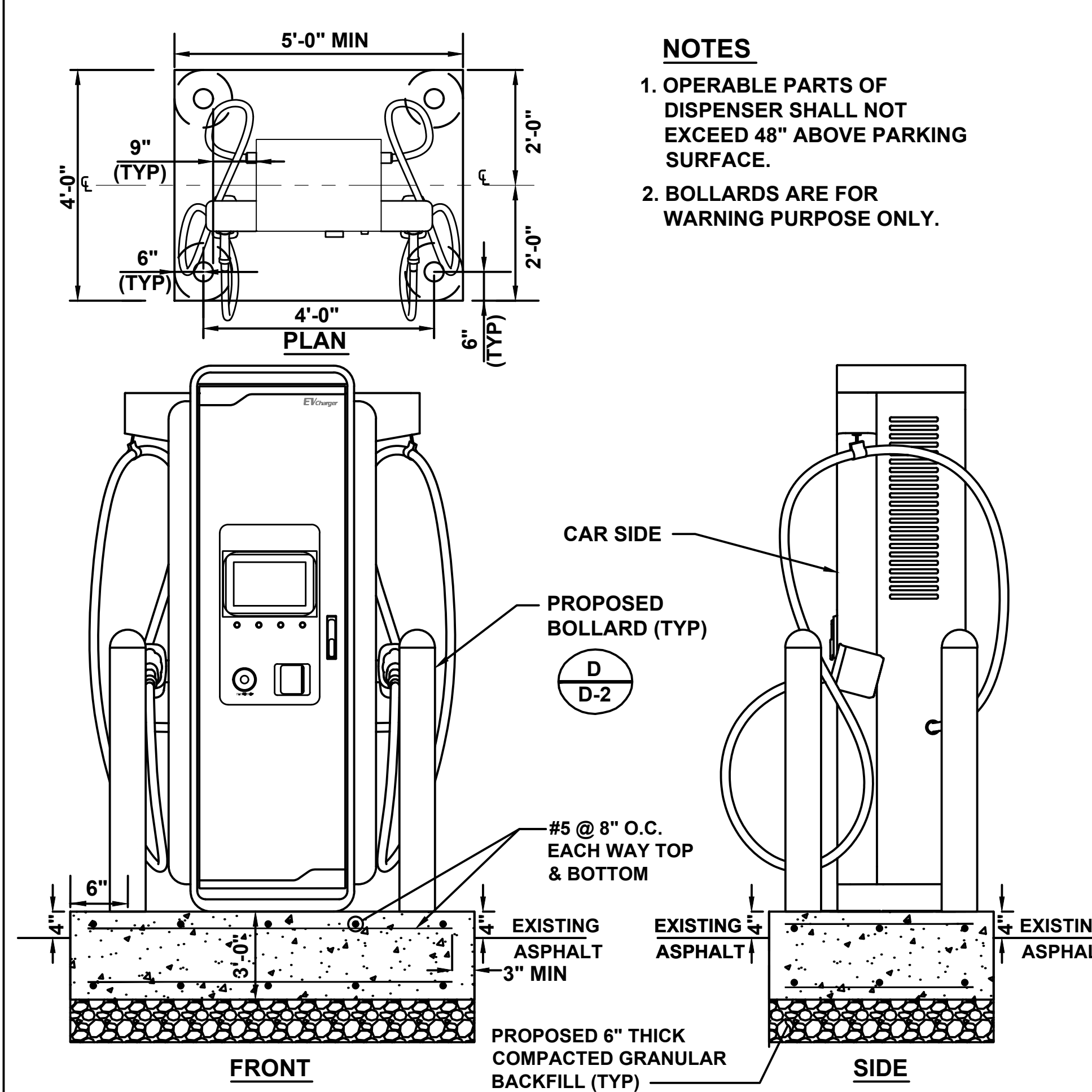


**B LIGHT POLE BASE DETAIL**  
D-1 SCALE: N.T.S.

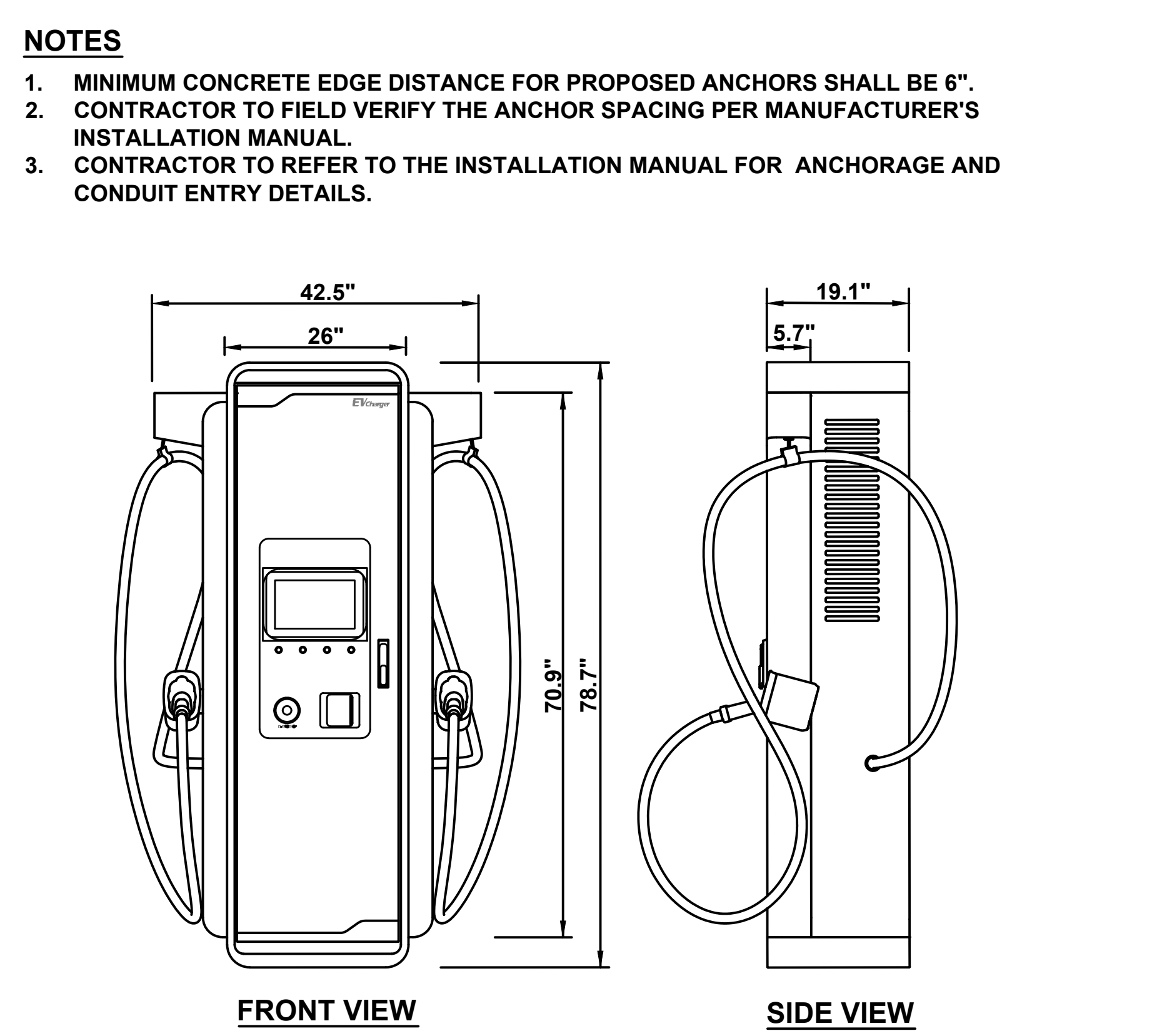
- NOTES**
- CONTRACTOR TO DRILL FOUR M12 HOLES FOR INSTALLING THE CHARGER. DRILL SIX 30 MM (1.18")-DIAMETER HOLES WITH OR A RECTANGLE WITH A WIDTH OF 250 MM (9.84") AND A DEPTH OF 130 MM (5.18") FOR HOLDING THE POWER CABLES AND THE ETHERNET CABLE.
  - CONTRACTOR TO DRILL AND TAP 4 HOLES (M12) INTO THE CEMENT BASE AT THE INDICATED POSITIONS (A).
  - CONTRACTOR TO MAKE SURE THAT THE CABLES EMERGE FROM THE FLOOR THROUGH THE 6 MARKED HOLES (B).
  - CONTRACTOR TO MAKE SURE THAT A CABLE LENGTH OF 0.6M IS AVAILABLE ABOVE THE FLOOR FOR INTERNAL ROUTING IN THE CABINET.



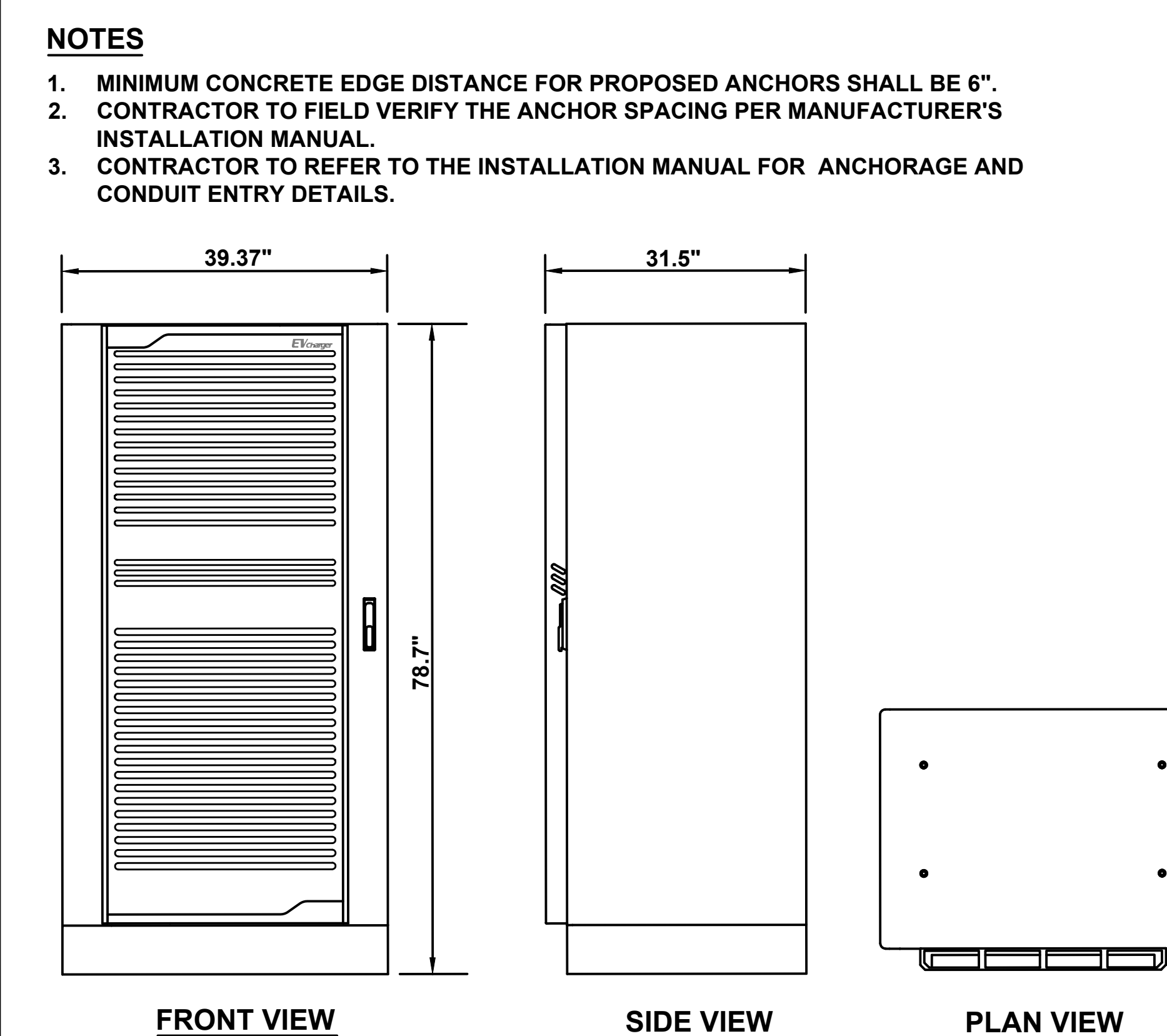
**C DISPENSER ANCHORAGE AND CONDUIT ENTRY DETAIL**  
D-1 SCALE: N.T.S.



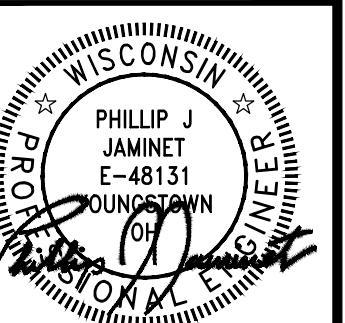
**D DELTA DISPENSER FOOTING DETAIL (350KW)**  
D-1 SCALE: N.T.S.



**E DISPENSER DETAIL (350KW)**  
D-1 SCALE: N.T.S.



**F POWER UNIT DETAIL (350KW)**  
D-1 SCALE: N.T.S.



P78149 - PILOT TRAVEL CENTER 324  
ELECTRIC VEHICLE CHARGING  
13712 NORTHWESTERN AVE  
FRANKSVILLE, WI 53126

NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR REVIEW	2023/02/16
		02/16/2023

SHEET TITLE: DETAILS

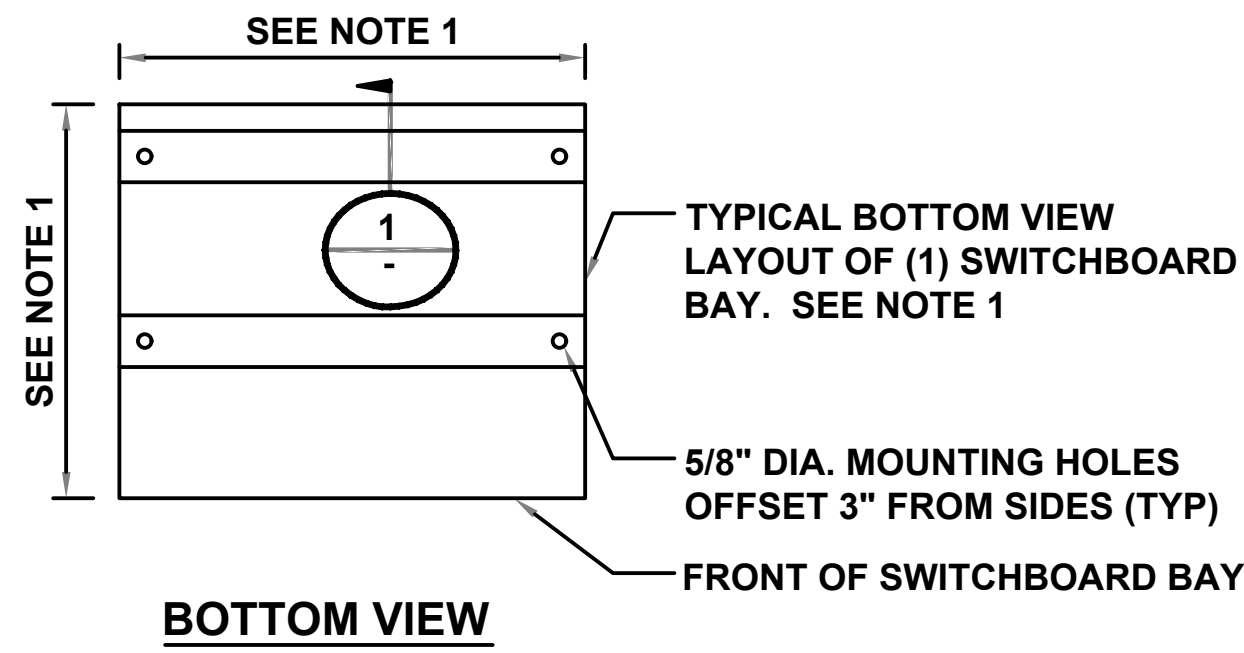
SHEET NUMBER: D-1

PAGE NUMBER: PAGE NUMBER

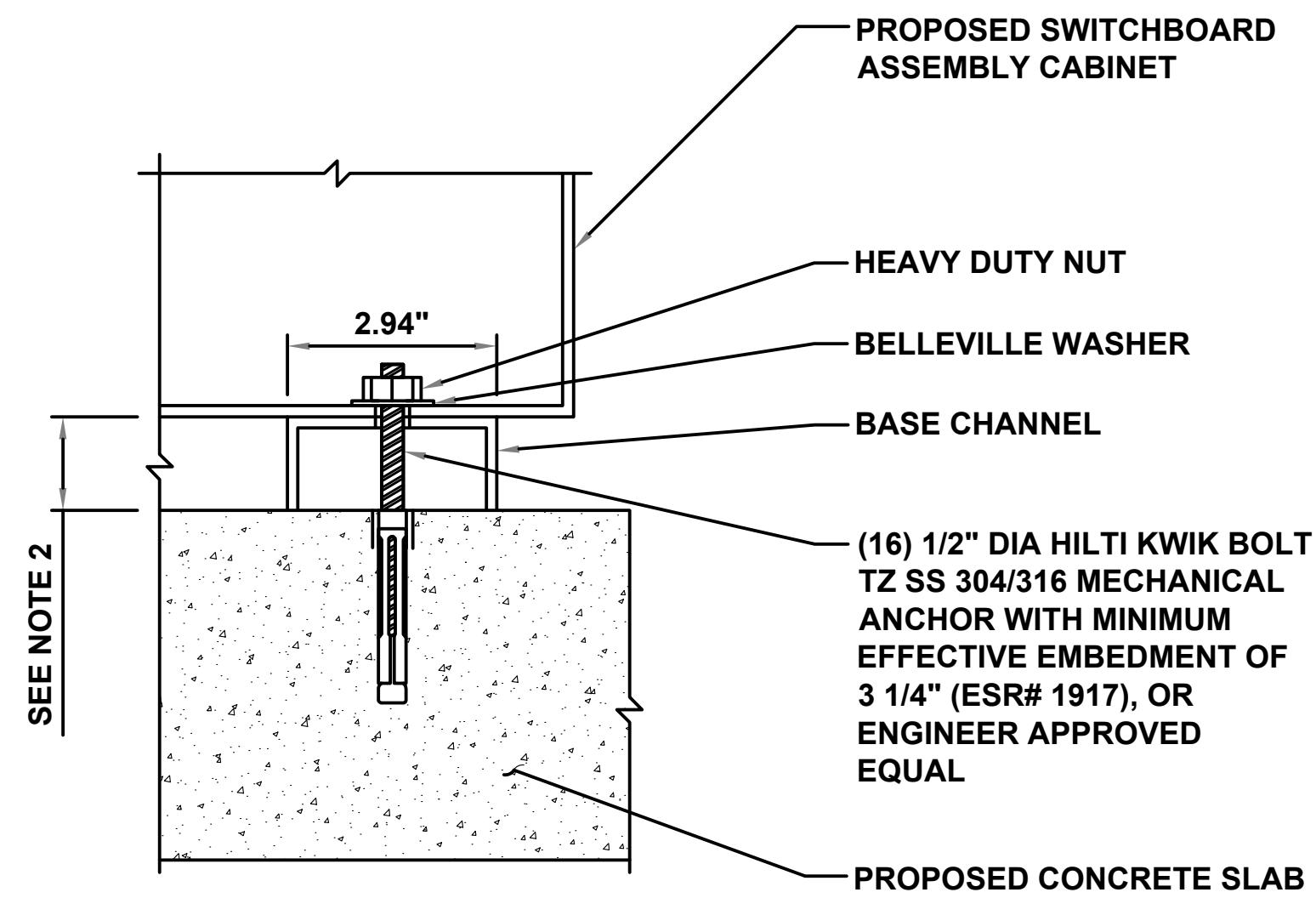


**NOTES**

- SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS.
- SEE ELEVATION IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION. MINIMUM 10 1/2" CONCRETE EDGE DISTANCE REQUIRED FOR PROPOSED ANCHORAGE.



**BOTTOM VIEW**



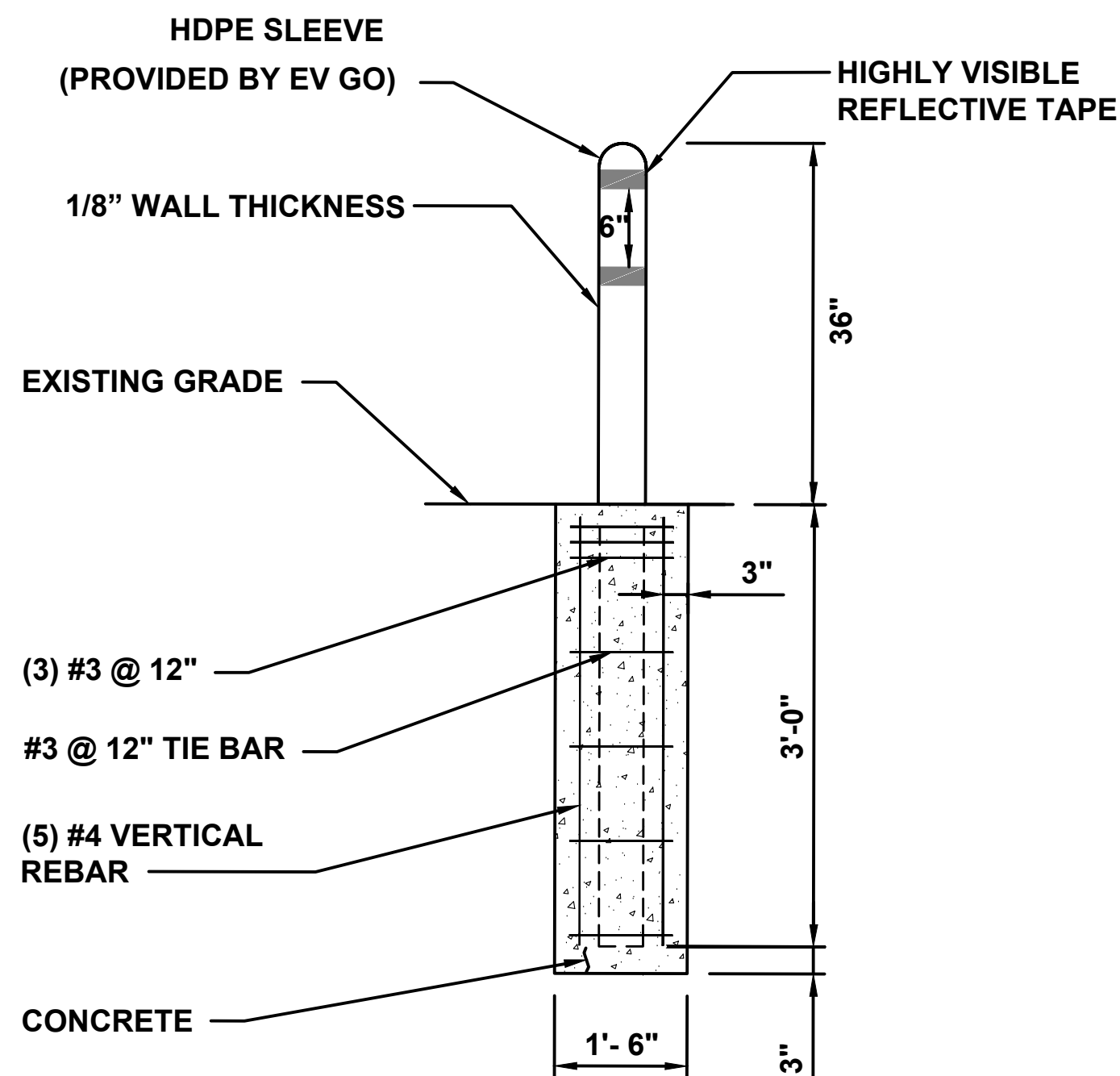
**SECTION 1**

**SWITCHBOARD MOUNTING DETAIL**

A  
D-2 SCALE: N.T.S.

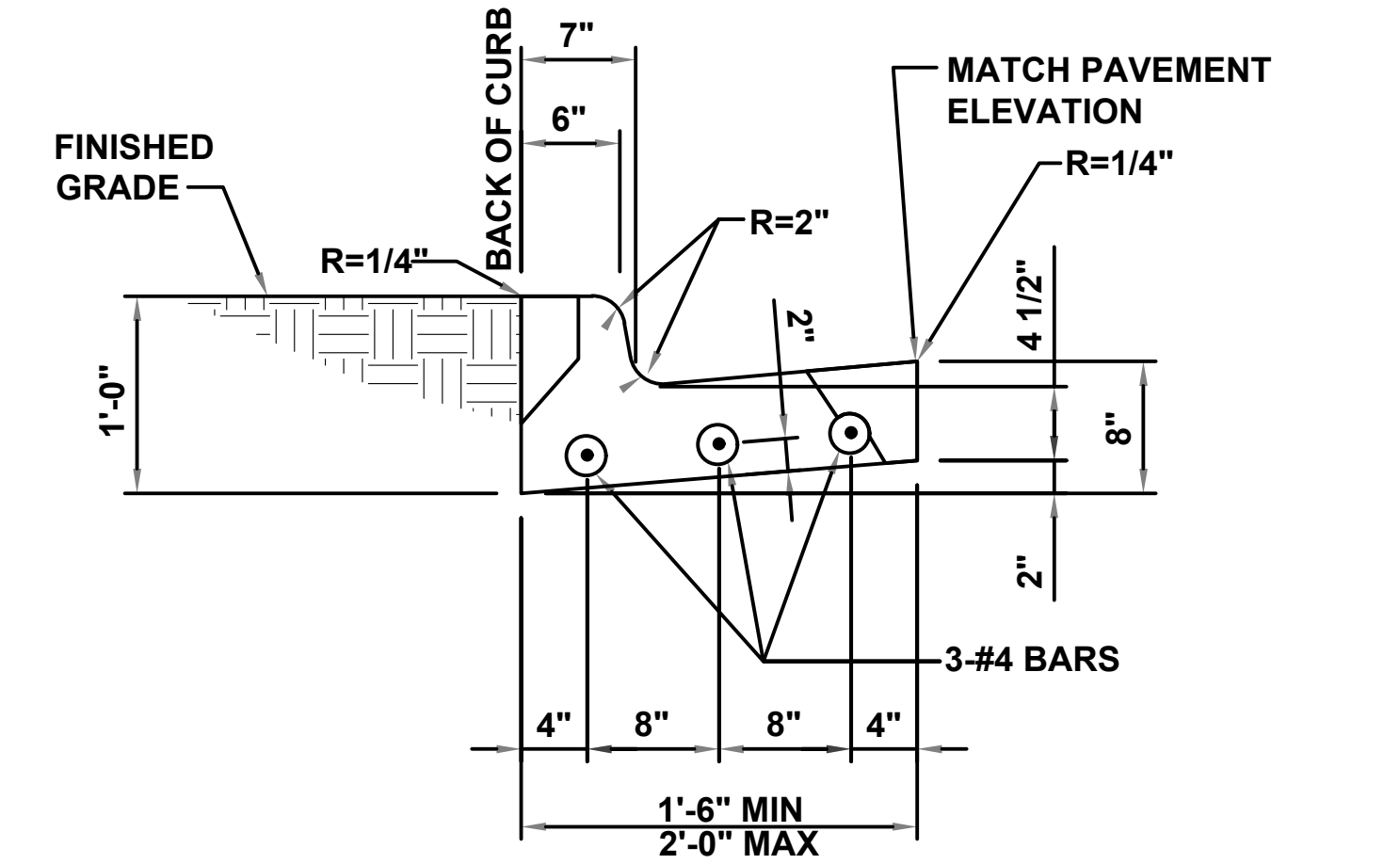
**NOTES**

- BOLLARD IS FOR WARNING PURPOSES ONLY.
- BOLLARD DETAIL FOR BOLLARDS AROUND EV GO EQUIPMENT.

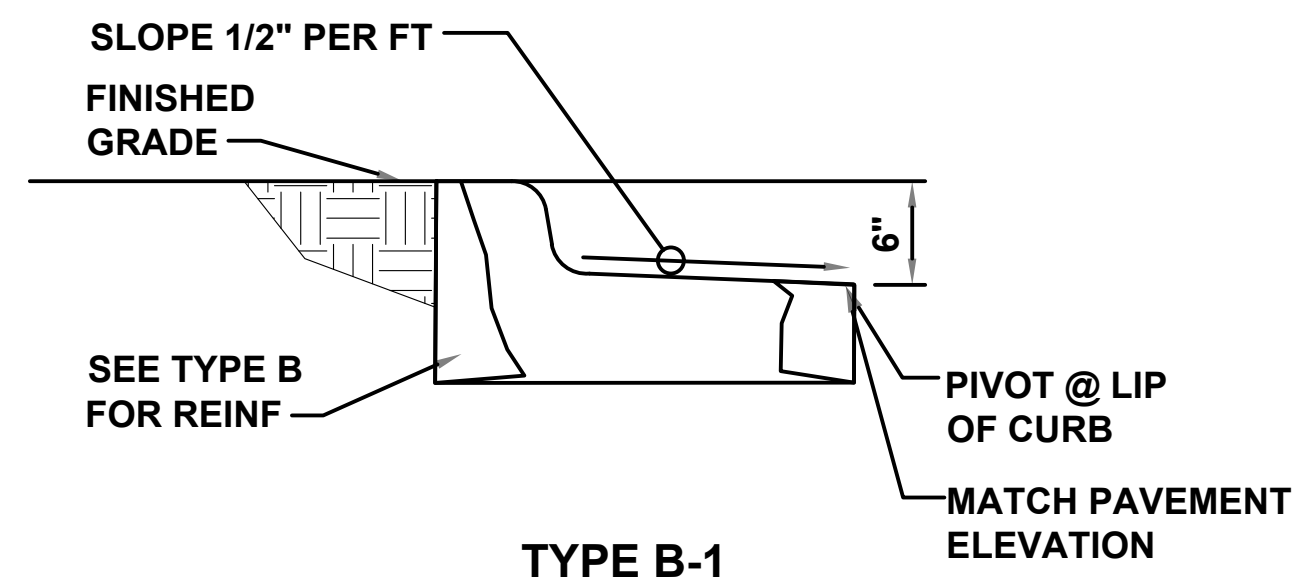


**WARNING BOLLARD DETAIL**

B  
D-2 SCALE: N.T.S.



**TYPE B**



**TYPE B-1**

**NOTE**

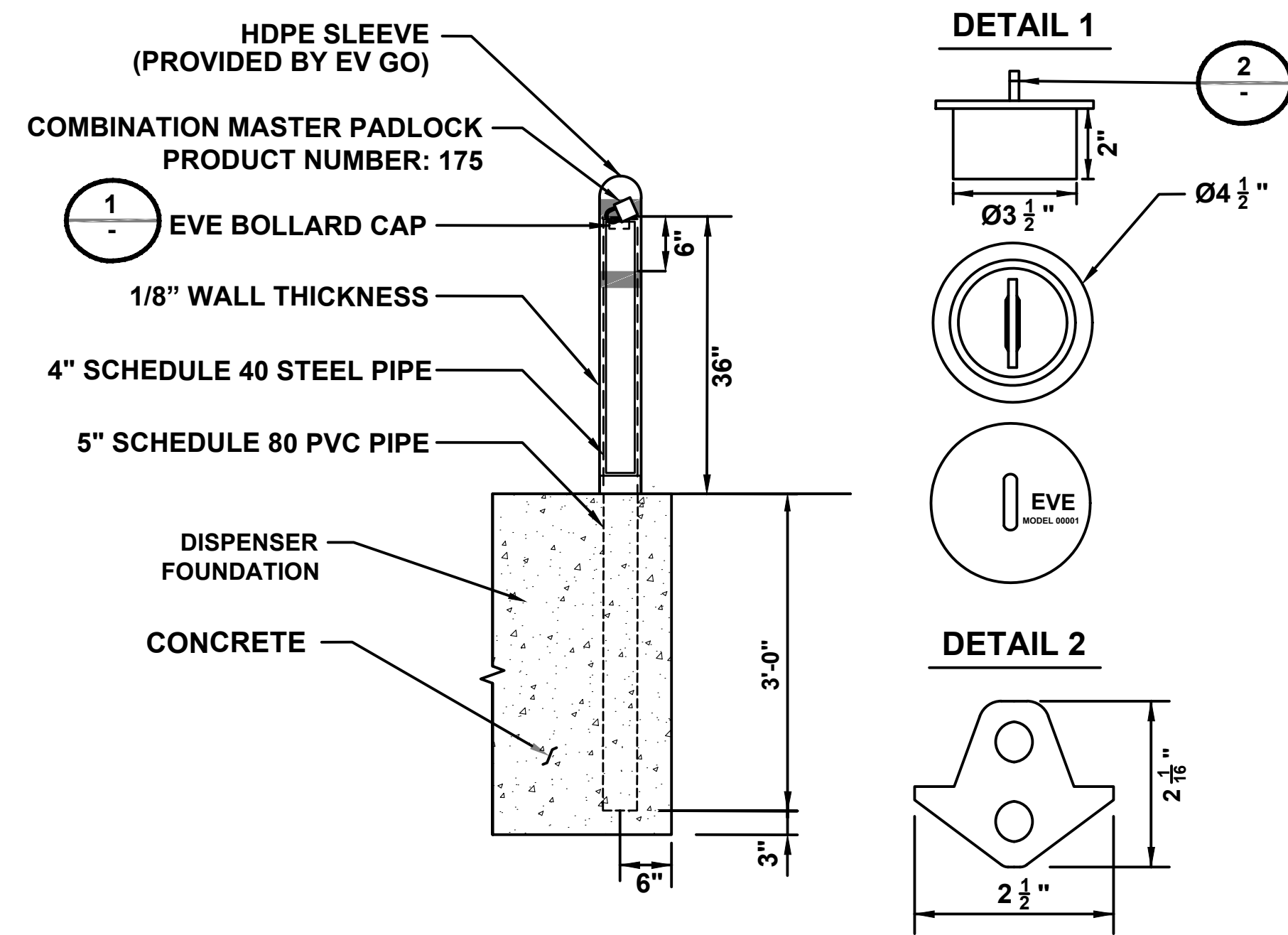
- 1/2" PRE MOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB RETURNS, CURB INLETS, AND AT 250' CENTERS. CONTRACTION JOINTS SHALL BE 2" DEEP, 3/16" WIDE, AND PLACED AT 15' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS.

**CONCRETE CURB DETAIL**

C  
D-2 SCALE: N.T.S.

**NOTES**

- BOLLARD DETAIL FOR BOLLARDS IN FRONT OF EVGO CHARGING DISPENSERS.
- PRODUCT DETAILS: EVE LOCKING BOLLARD CAP, PART NUMBER: 00001

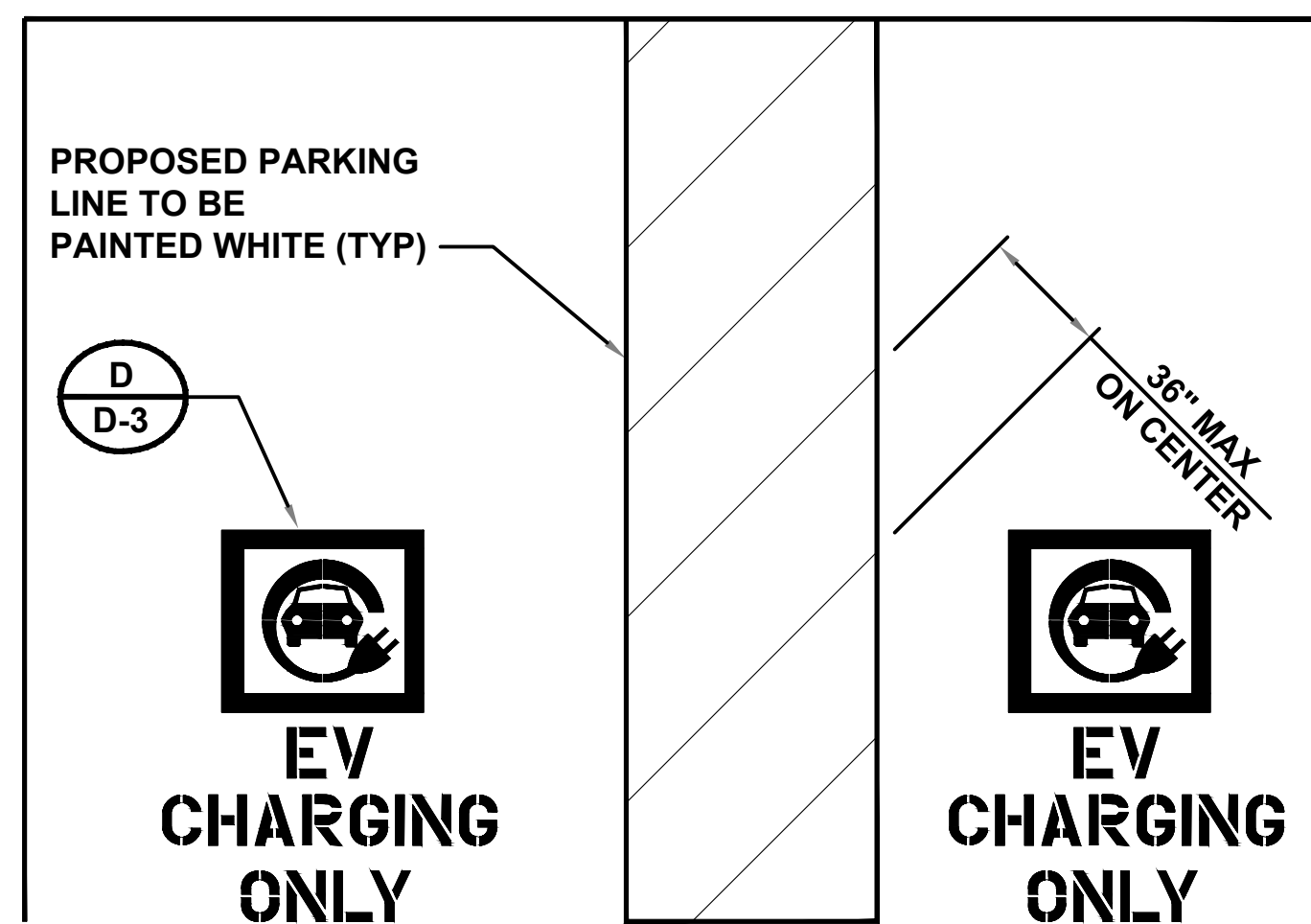


**4\"/>**

D  
D-2 SCALE: N.T.S.

**NOTES**

- PROPOSED ACCESSIBLE STALLS AND ACCESS AISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS.
- REFER TO SHEET C-3 FOR PROPOSED SITE PLAN.
- LOWER SIDE OF MARKING SHOULD BE ALIGNED WITH THE END OF THE PARKING SPACE.
- THE CENTER OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE VEHICLE SPACE.

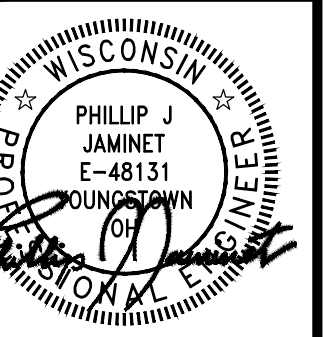


**EVCS ACCESSIBLE STALL MARKING PLAN**

E  
D-2 SCALE: N.T.S.

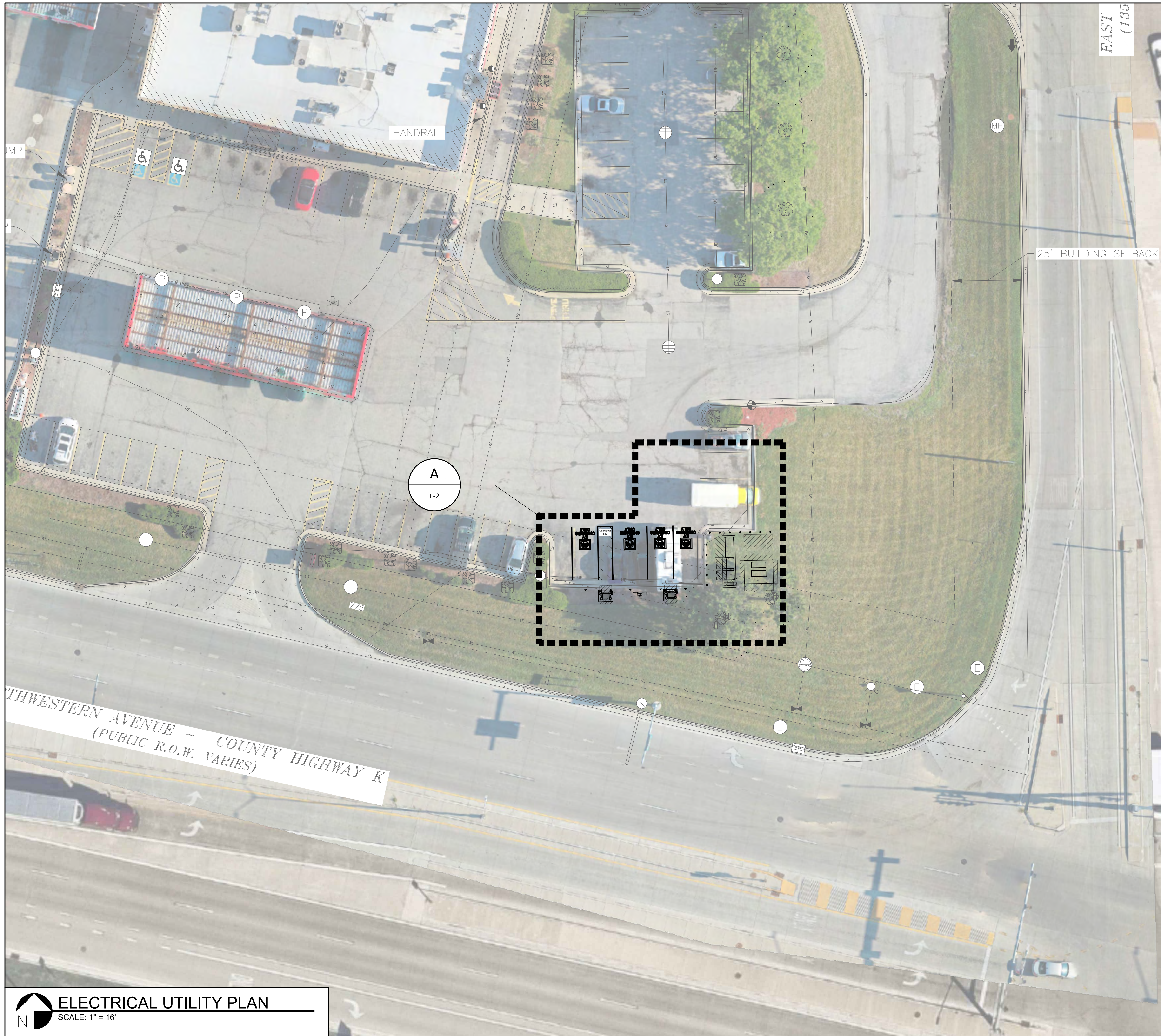
**NOT USED**

F  
D-2 SCALE: N.T.S.



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NO.	REVISION DESCRIPTION
0	ISSUED FOR REVIEW
DATE	2023/02/16
NO.	
DATE	02/16/2023
SHEET TITLE	
DETAILS	
SHEET NUMBER	
D-2	
PAGE NUMBER	

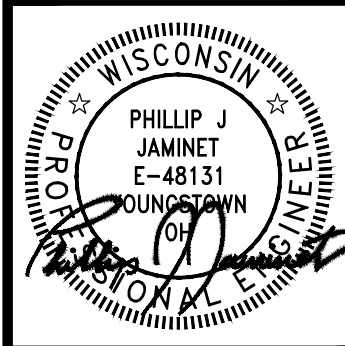


**GENERAL NOTES**

1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE (UDP), PROVIDED WITH THE "ISSUED FOR CONSTRUCTION" DRAWINGS FOR BIDDING. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. FOR GENERAL NOTES AND SYMBOL LIST, SEE E-7.
4. BEFORE BID SUBMISSION AND COMMENCING WORK, CONTRACTOR SHALL FIELD INSPECT SCOPE OF PROJECT, AND SUBMIT A REQUEST FOR INFORMATION TO THE ENGINEER FOR ANY DISCREPANCIES OR INCOMPATIBILITIES FOUND BETWEEN DESIGN AND ACTUAL CONDITIONS.
5. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
6. EQUIPMENT LOCATIONS, WHERE SHOWN, ARE APPROXIMATE. FIELD CONTRACTOR SHALL VERIFY AND COORDINATE WITH OWNER, INCLUDING OTHER CONSTRUCTION RELATED INFORMATION.
7. ALL WORKS SHALL BE PERFORMED AS PER LATEST EDITION OF NEC, AND LATEST LOCAL UTILITY SPECIFICATIONS.

**KEYNOTES #**

1. PROVIDE THREE (3) 4" PVC CONDUIT FROM UTILITY TRANSFORMERS SECONDARY TO SWITCHBOARD. THE CONTRACTOR SHALL COORDINATE WITH UTILITY FOR FINAL LOCATIONS AND ROUTING OF CABLE/CONDUITS ALONG WITH ANY OTHER REQUIREMENTS.



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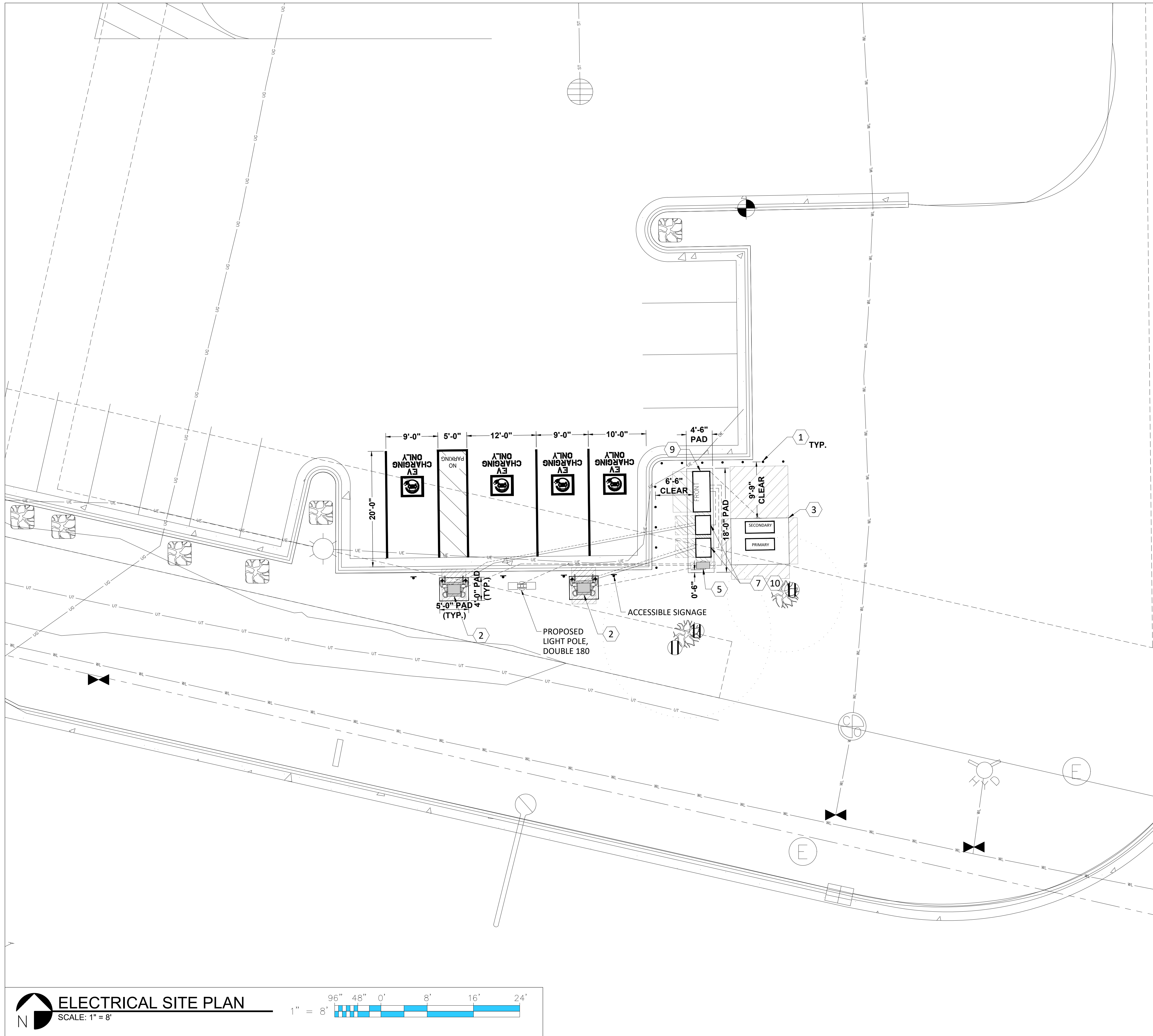
NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR REVIEW	2023/02/15

DATE: 02/15/2023  
 SHEET TITLE

ELECTRICAL  
 UTILITY  
 PLAN

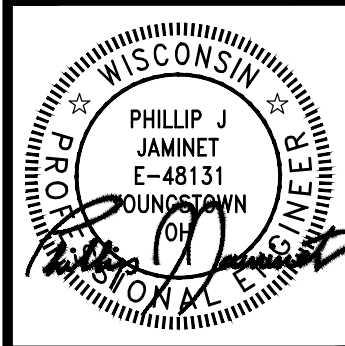
SHEET NUMBER  
**E-1**

PAGE NUMBER



**PROPOSED EQUIPMENT SCHEDULE**

QTY	EQUIPMENT	PART #	DESCRIPTION
2	DELTA 350kW POWER CABINET	TBD	350kW EV CHARGER CABINET
2	DELTA 350kW DISPENSER	TBD	350kW EV CHARGE DISPENSER
1	MINI POWER ZONE	TBD	15kVA TRANSFORMER W/ 480-120V/208V PANEL BOARD
1	SWITCHGEAR	TBD	1200A BUS 480Y/277V, 3Ø, 4W 65KAIC, NEMA 3R
1	UTILITY TRANSFORMER	TBD	TBD



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**NOTES**

- CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS PRIOR TO DIGGING TRENCHING.
- ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) AND APPLICABLE STANDARDS.
- UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.
- HATCHED AREAS INDICATE REQUIRED CLEARANCES AROUND EQUIPMENT.

**KEY NOTES #**

- PROPOSED LOCATION OF BOLLARD.
- PROPOSED DELTA 350kW EV CHARGER DISPENSER.
- PROPOSED LOCATION FOR UTILITY TRANSFORMER.
- NOT USED.
- PROPOSED MINI POWER ZONE. COMES WITH 15kVA TRANSFORMER & 480V-120/208V 3P 4W PANEL.
- NOT USED.
- PROPOSED DELTA 350kW POWER CABINET.
- NOT USED.
- PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED- CONTRACTOR-INSTALLED). COMES WITH BUILT-IN UTILITY METERING COMPARTMENT & INCOMING CABLE PULL SECTION.
- PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-4 FOR ADDITIONAL INFORMATION.
- NOT USED.

**ELECTRICAL SITE PLAN**  
SCALE: 1" = 8'

NO.	REVISION DESCRIPTION	DATE	ISSUED FOR REVIEW
0		2023/02/15	

DATE: 02/15/2023

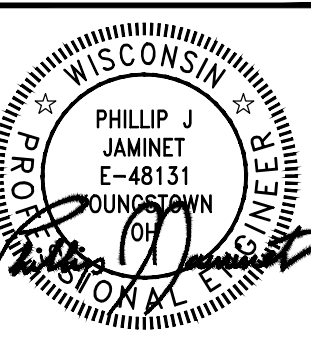
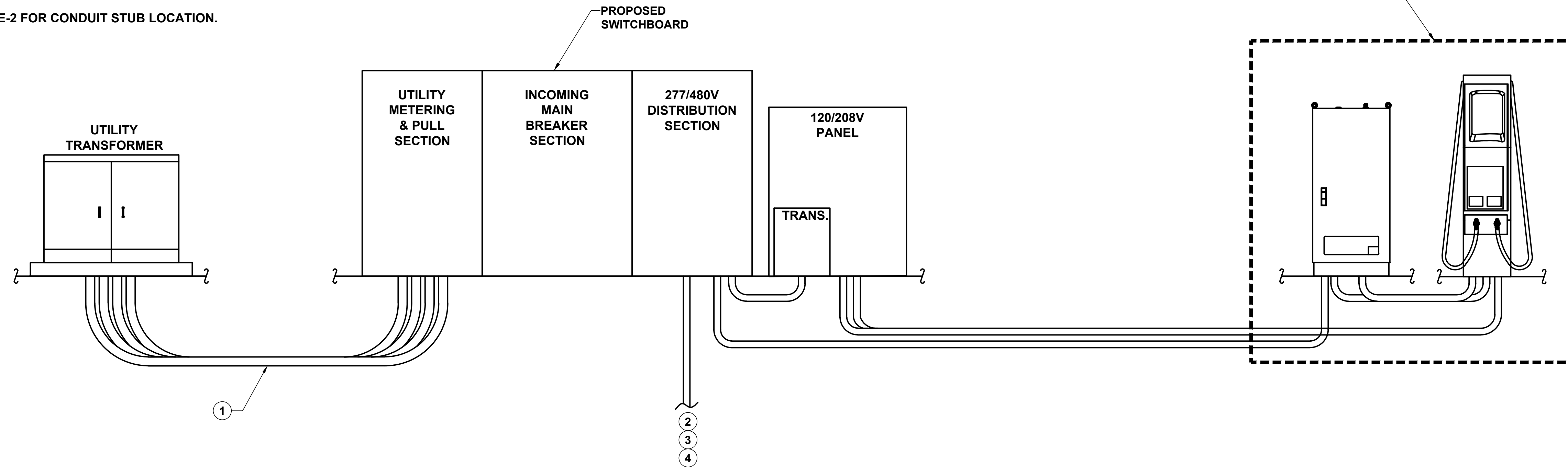
SHEET TITLE: ELECTRICAL ENLARGED SITE PLAN

SHEET NUMBER: E-2

PAGE NUMBER:

**NOTES #**

1. CONDUITS SHALL BE BURIED BELOW FROST LINE AND IN COMPLIANCE WITH LOCAL AND NATIONAL CODE REQUIREMENTS.
2. REFER TO CONDUIT AND WIRE SCHEDULE ON E-3 FOR CONDUIT AND WIRE REQUIREMENTS.
3. INSTALL DOTTIE DUCT SEAL COMPOUND PC 6130 (CAT NO. LHD1) (TYP FOR ALL CONDUITS FOR CHARGER CABINETS AND DISPENSERS).
4. REFER TO SHEET E-2 FOR CONDUIT STUB LOCATION.



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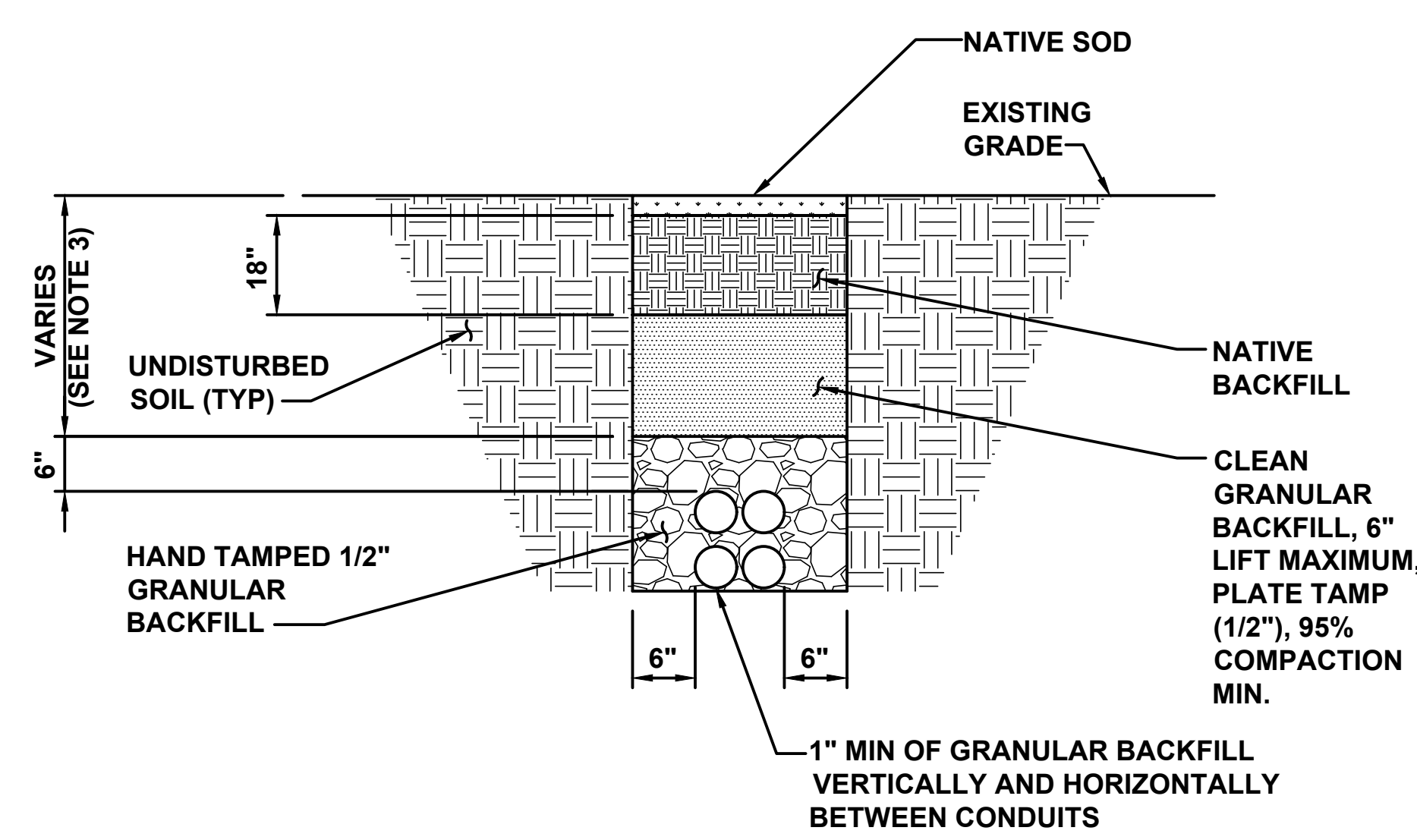
REVISION DESCRIPTION	ISSUED FOR REVIEW			
DATE	2023/02/15			
NO.	0			

DATE: 02/15/2023  
SHEET TITLE: ELECTRICAL CONDUIT DETAILS

SHEET NUMBER: E-4

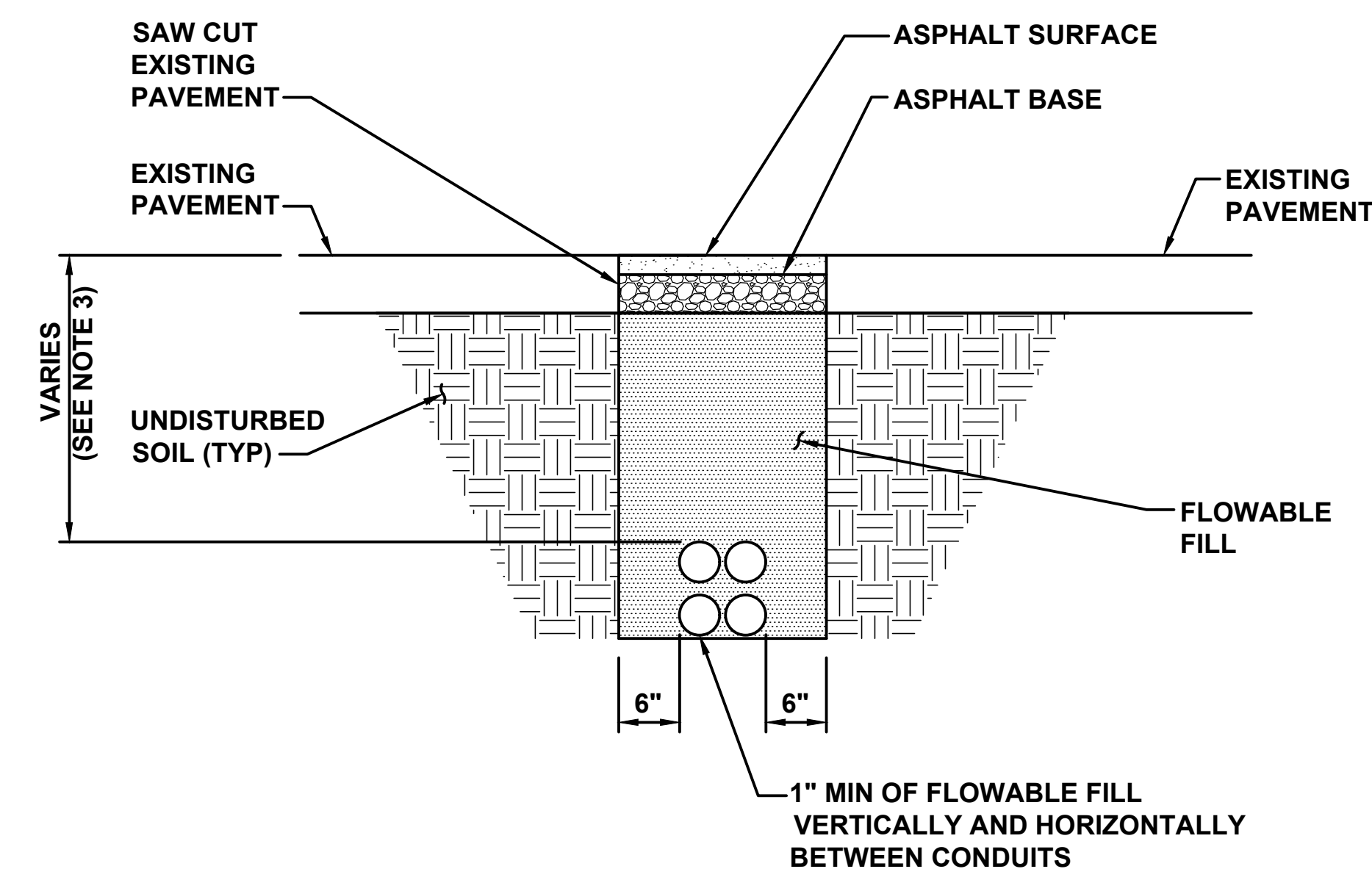
PAGE NUMBER

**A CONDUIT ELEVATION - POWER DISTRIBUTION, POWER UNIT, DISPENSER (FOR REFERENCE ONLY)**  
SCALE: N.T.S



- NOTES**
1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO ENSURE THE SAFETY OF THE GENERAL PUBLIC.
  2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
  3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
  4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-100.00 & E-200.00, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

**B TYPICAL NON-UTILITY CONDUIT UNDER SOIL TRENCH**  
SCALE: N.T.S



- NOTES**
1. ASPHALT SHALL COMPLY WITH STANDARD DOT OR LOCAL JURISDICTION SPEC. FOR HMA SURFACE COURSE.
  2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO ENSURE THE SAFETY OF THE GENERAL PUBLIC.
  3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
  4. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
  5. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-001.00 & E-002.00, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

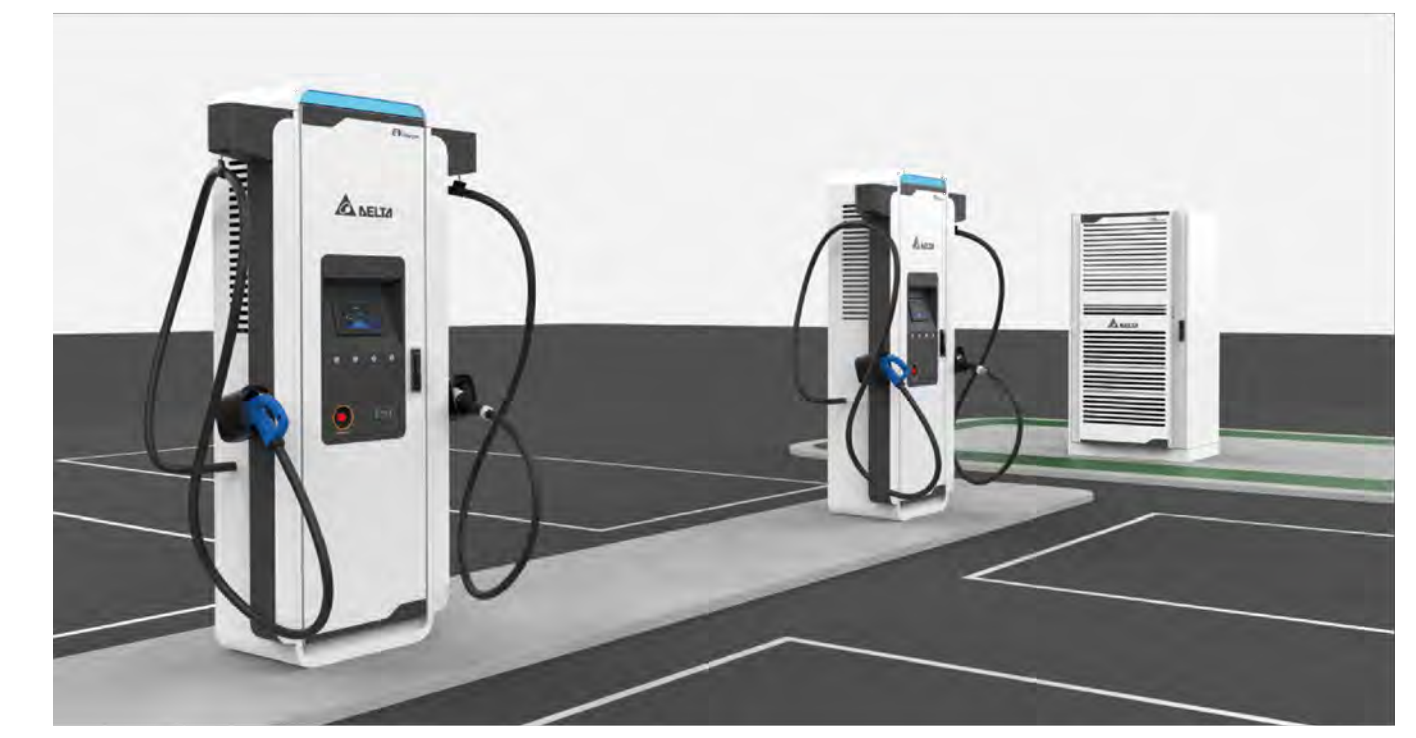
**C TYPICAL NON-UTILITY CONDUIT UNDER ASPHALT TRENCH**  
SCALE: N.T.S

**D DETAIL NOT USED**  
SCALE: N.T.S

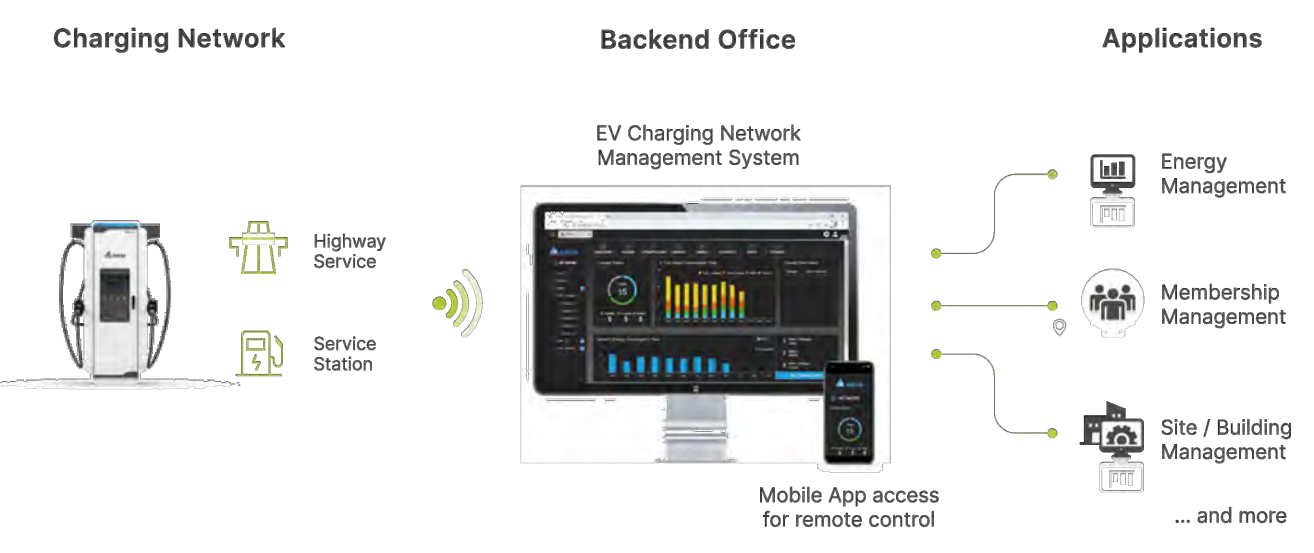
## Shorten the Time Get Back on the Road

Delta High-Power Charger offers the fastest charging time compared to any other charger. It is ideally suited for highway rest stops facilities due to its high power, dynamic load, and simultaneous charging features.

High-power efficiency and the ability to share power from the power cabinet between two dispensers help reduce the cost of ownership.



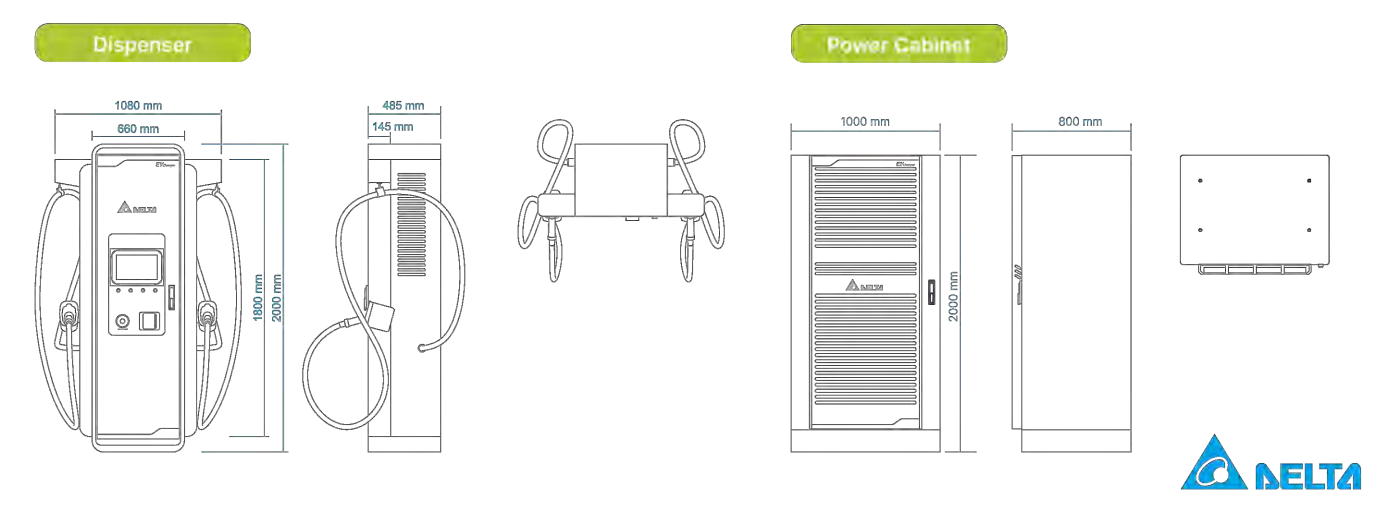
### Application Scenario



### Specifications - Dispenser

Part Number	Delta Dispenser: EIDD-U350SUUAEG
<b>Power Input</b>	
Input Rating	120Vac, 1-Phase, 60Hz
Input Current	8.9A
Input breaker	20A breaker
<b>Power Output</b>	
Max Voltage rating	1000Vdc max
Output Interface	Double CCS1
DC Output Current	540A max. CCS1 (Liquid cooling); 200A max. CHAdeMO
<b>Protection</b>	
Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault
<b>User Interface &amp; Control</b>	
Display	15 Inch LCD Panel
Support Language	English (Other languages available upon request)
Push Buttons	Emergency Stop Button
User Authentication	ISO/IEC 14443A/B, NFC Payment: integrated credit card reader
Charge option	Simultaneous charging with equal distribution charging
<b>Communication</b>	
Network Interface	Ethernet, Cellular
Protocol	OCPP v1.6-J, upgradable to OCPP v2.0
<b>Environmental</b>	
Operating Temperature	Operating at 22°F to +122°F (-30°C to +50°C); Derating > +86°F (30°C)
Storage Temperature	-40°F to +185°F (-40°C to +85°C)
Humidity	< 95% relative humidity, non-condensing
Altitude	13,123 ft. (4,000 m)
<b>Mechanical</b>	
Ingress Protection	IP55/NEMA 3R
Enclosure Protection	IK10
Cooling	Forced air
Charging Cable Length	14.76 ft. (4.5m)
Dimension (W x H x D)	42.5x 78.7x 19.1inch (1080 x 2000x 485 mm)
Weight	706 lb (320 kg)
<b>Regulation</b>	
Certification	UL 2202, UL 2231
<b>Installation</b>	
Cable Management	Weight based retractor, included

Dimension and weight excluding plug and connector. Specifications are subject to change without notice.



### Specifications - Power Cabinet

Part Number	Delta 350kW Power Cabinet: EIDN-U350KT01	Delta 200kW Power Cabinet: EIDN-U200KT01
<b>Power Input</b>		
Input Rating	380-480 Vac Three phase (L1,L2,L3) , 60Hz	
Input Current	443A	254A
Input kW	369	212
Power Factor		<0.99
Current THD		< 5%
SCCR		65kA
<b>Power Output</b>		
Output Voltage		150-950Vdc
DC Output Current		540A max
Max Power	350kW	200kW
Efficiency	≥ 95% @400Vdc, full load; (Peak 95.5%)	
<b>Protection</b>		
Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault	
Circuit Breaker Size	600A	350A
<b>Environmental</b>		
Operating Temperature	22°F to +122°F (-30°C to +50°C) Power derating above +122°F (+50°C)	
Storage Temperature	-40°F to +176°F (-40°C to +80°C)	
Humidity	< 95% relative humidity, non-condensing	
Altitude	6,500 ft. (2,000 m)	
EMC	FCC Part 15-b Class B	
<b>Mechanical</b>		
Ingress Protection	IP55/NEMA Type 3S	
Enclosure Protection	IK 10	
Cooling	Force Air	
Dimension (W x H x D)	39.3 x 78.7 x 31.4 inch ( 1000 x 2000 x 800 mm)	
Equipment Weight	1184 lb (537 kg)	1356 lb (615 kg)
<b>Regulation</b>		
Certification	UL 2202, UL2231	

### Specification - System

	Dispenser and 350kW Power Cabinet	Dispenser and 200kW Power Cabinet
System Configuration	1 Cabinet, 1 Dispenser	
System Description	480V input voltage 200kW DC EVSE unit with dynamic power sharing capability between two liquid cooled CCS1 connectors with maximum 540A. Available for future upgrade to 350kW if site and switchgear is prepared for 350kW.	480V input voltage 350kW DC EVSE unit with dynamic power sharing capability between two liquid cooled CCS1 connectors with maximum 540A.
Standby Power	185W	
Certifying Agency	One (1) Power Cabinet - CSA certified One (1) Dispenser - CSA certified	
Applicable Standards	UL 2202, UL 2231-1, UL 2231-2	
Applicable Standards	SAE J1772, IEC 61851-1, IEC 61851-23, IEC 62196-3, IEC 62196-3-1, IEC 61000-6-3 EMC, Class B, FCC Part 15 Class A, SAE J2884-1 JAN 2019, ISO 15118, DIN 70121, DIN 70122, SAE J1772, SAE J2853/2, CCS-1, CharN compliance (upon availability), EV Cable: UL 2251, UL50E, CSA C22.2 No 182.2	

**Delta Electronics (Americas) Ltd.**  
46101 Fremont Boulevard Fremont, CA94538, U.S.A  
TEL : +1 510 868  
E-mail : evc@deltaww.com  
More information [evcharging.deltaww.com](http://evcharging.deltaww.com)

**Delta Electronics Inc.**  
16 Tungyuan Road, Chungli Industrial Zone, Taoyuan City 32063, Taiwan  
TEL : +886 3 4526107

Preliminary



### EV Charging Solution

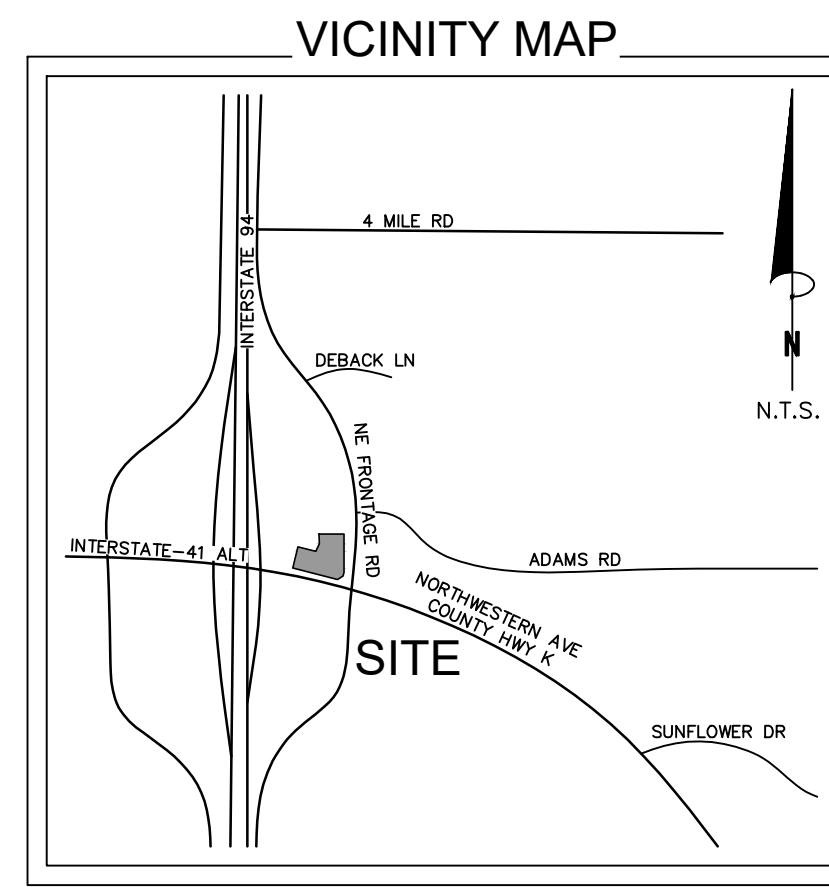
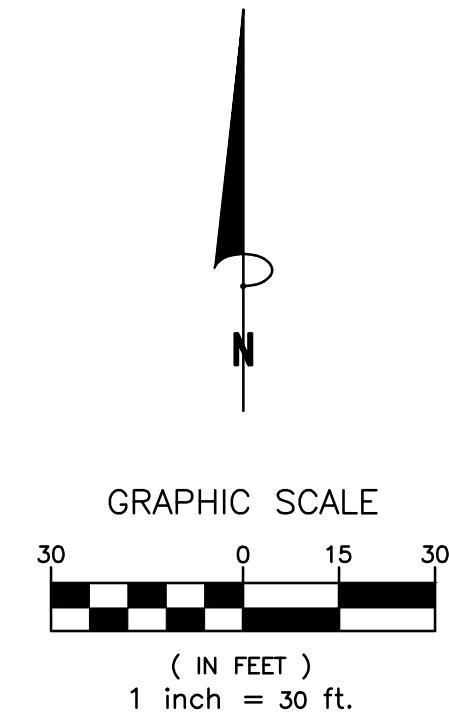
## DC Charger / High Power Charger 350kW

- High-power charging up to 540A
- 95% peak power efficiency for energy saving
- Power sharing available between two dispensers

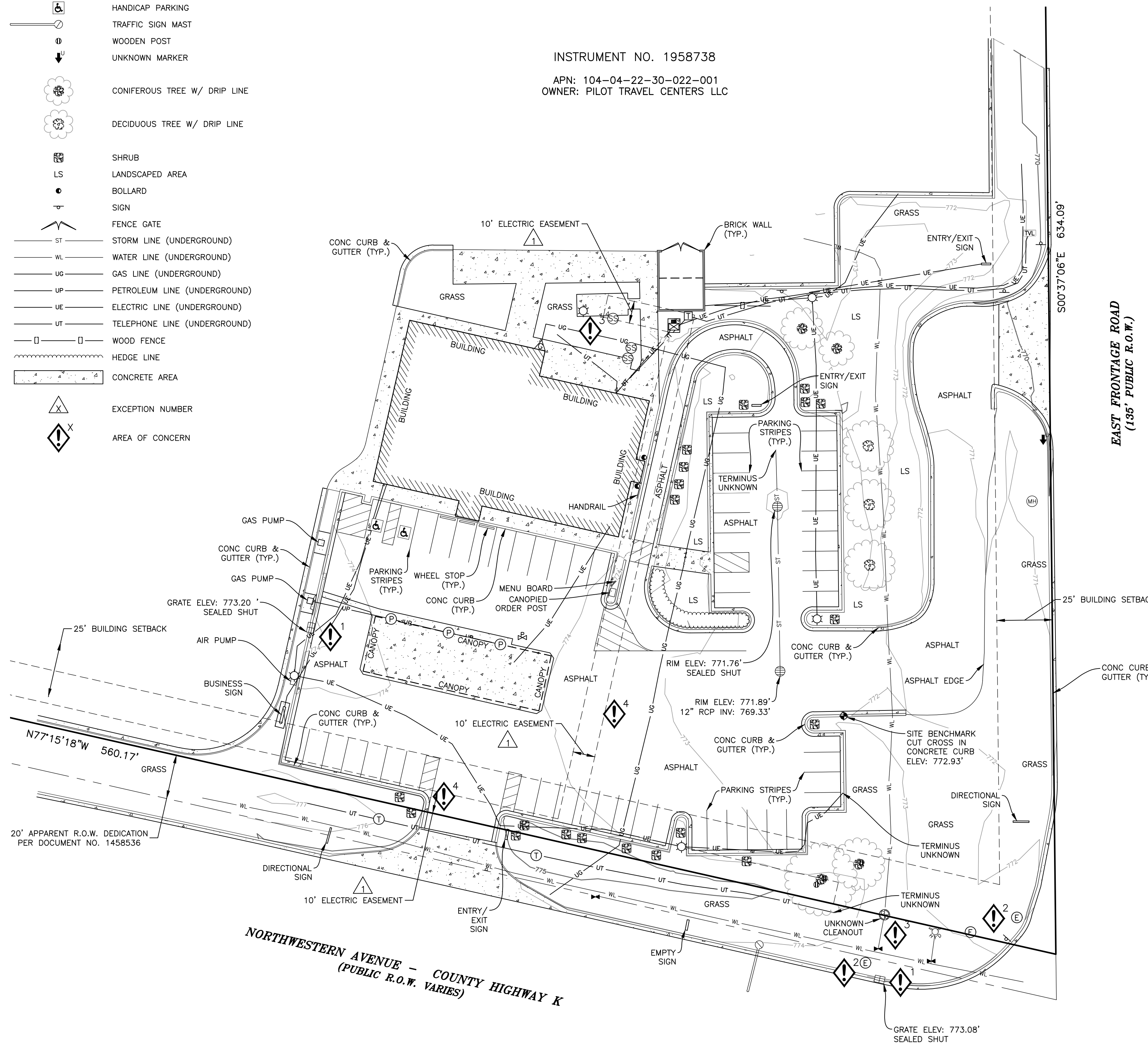


Highway Service Service Station

- LEGEND**
- SITE BENCHMARK
  - SANITARY MANHOLE
  - SANITARY CLEANOUT
  - STORM INLET (ROUND)
  - STORM INLET (RECTANGLE)
  - FIRE HYDRANT
  - WATER VALVE
  - LIGHT POLE
  - ELECTRIC MANHOLE
  - ELECTRIC TRANSFORMER
  - TELEPHONE MANHOLE
  - TELEPHONE VAULT
  - TELEPHONE PEDESTAL
  - GAS METER
  - PETROLEUM VALVE
  - PETROLEUM MANHOLE
  - UNKNOWN MANHOLE
  - HANDICAP PARKING
  - TRAFFIC SIGN MAST
  - WOODEN POST
  - UNKNOWN MARKER
  - CONIFEROUS TREE W/ DRIP LINE
  - DECIDUOUS TREE W/ DRIP LINE
  - SHRUB
  - LANDSCAPED AREA
  - BOLLARD
  - SIGN
  - FENCE GATE
  - STORM LINE (UNDERGROUND)
  - WATER LINE (UNDERGROUND)
  - GAS LINE (UNDERGROUND)
  - PETROLEUM LINE (UNDERGROUND)
  - ELECTRIC LINE (UNDERGROUND)
  - TELEPHONE LINE (UNDERGROUND)
  - WOOD FENCE
  - HEDGE LINE
  - CONCRETE AREA
  - EXCEPTION NUMBER
  - AREA OF CONCERN



INSTRUMENT NO. 1958738  
 APN: 104-04-22-30-022-001  
 OWNER: PILOT TRAVEL CENTERS LLC



**LEGAL DESCRIPTION:**

THE PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED ON MARCH 2, 2004 IN INSTRUMENT NO. 1958738 IN THE OFFICE OF THE COUNTY RECORDER OF THE RACINE COUNTY, WISCONSIN.

**SCHEDULE B2 EXCEPTIONS:**

- Item No.
- 1. Subject to Easement, recorded in Instrument number 1458536 in the official records of the Racine County Recording Office.  
-IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
  - 2. Subject to Revocable Occupancy Permit, recorded in Instrument number 1915453 in the official records of the Racine County Recording Office.  
-IS NOT LOCATED ON THE SURVEY AREA.
  - 3. Subject to Agreement, recorded in Instrument number 1104147 in the official records of the Racine County Recording Office.  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
  - 4. Subject to Agreement, recorded in Instrument number 1105316 in the official records of the Racine County Recording Office.  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
  - 5. Subject to Plat Survey, recorded in Instrument number SM\_13012 in the official records of the Racine County Recording Office.  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
  - 6. Subject to Plat Survey, recorded in Instrument number SM\_14546 in the official records of the Racine County Recording Office.  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
  - 7. Subject to Plat Survey, recorded in Instrument number SM\_28348 in the official records of the Racine County Recording Office.  
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
- Items not listed above are determined non-survey related items and are not plotted hereon.

**NOTES:**

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are for graphical reference only.
  2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 20224404678 dated October 24, 2022. This site was located by standard RF and ground penetrating radar methods.
  3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRmette published September 7, 2022, referencing Flood Insurance Rate Map, Map Number 55101C0089D effective date May 2, 2012, indicates this survey area is located in Zone X (Area of minimal flood hazard).
  4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Nationwide Abstrax, LLC with a file number of 2022-0136596-WI, dated August 16, 2022.
  5. Elevations are based on NAVD 88 datum.
  6. BENCHMARK: Cut cross in concrete curb, as shown. Elevation: 772.93' (NAVD 88).
  7. BASIS OF BEARINGS: Grid north based upon Wisconsin State Plane Coordinate System, South Zone, NAD83.
  8. Field work for this survey was completed on November 4, 2022.
  9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
  10. This site is zoned "B-3" (Commercial Service District) per Village of Caledonia Planning and Zoning Department.  
 Building Setbacks:  
 Shore: 75'  
 Street: 25'  
 Side: 10'  
 Rear: 25'
- No zoning information provided by the client. Any Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the Village of Caledonia Planning and Zoning Department at 262-835-6446.

**AREAS OF CONCERN:**

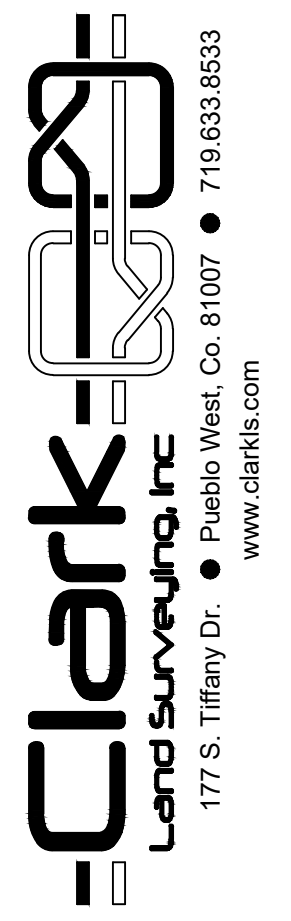
- 1. Unable to locate underground storm lines in these areas.
- 2. Unable to locate underground electric lines in these areas.
- 3. Unable to locate underground sanitary lines in this area.
- 4. Unable to locate underground electric lines within these easements.

Surveyor can revise underground utilities' locations shown hereon, if provided with as-built drawings or utility maps.

**SURVEYOR'S STATEMENT:**

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Wisconsin and that the information shown hereon is true and correct to the best of my knowledge and belief.  
 This statement is neither a warranty nor a guarantee, either expressed or implied.

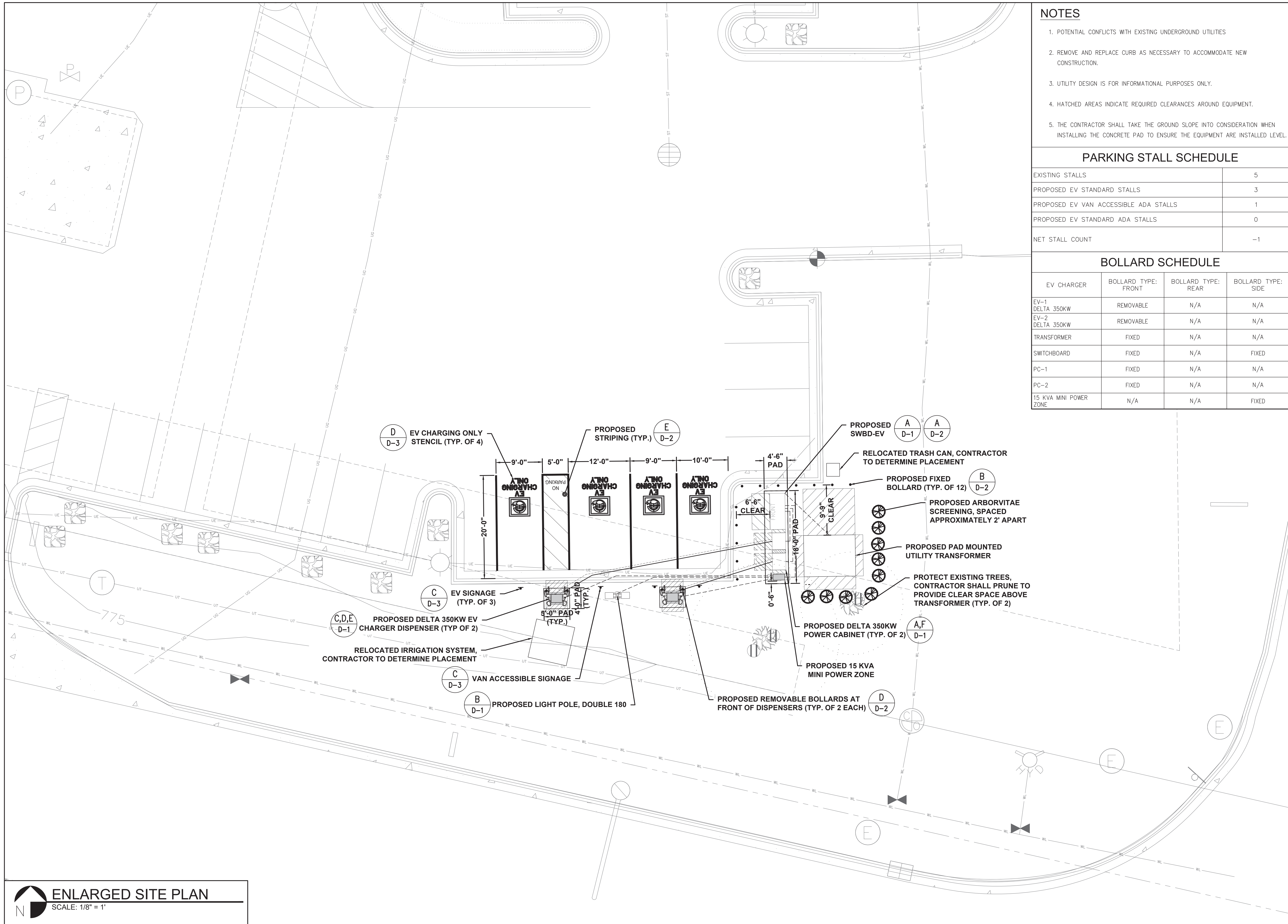
Kevin C. Lewis  
 Wisconsin Professional Land Surveyor No. 2775  
 For and on behalf of Clark Land Surveying, Inc.



No.	Description	By	Date

**SITE NAME:**  
**P78149 - Pilot Travel**  
**Center #324**

**ENGINEERING DESIGN SURVEY**  
 A PORTION OF THE WEST 1/2 OF SECTION 30,  
 TOWNSHIP 4 NORTH, RANGE 22 EAST, FOURTH P.M.,  
 VILLAGE OF CALEDONIA, RACINE COUNTY, STATE OF WISCONSIN.  
 Project No. **222218**  
 Drawn By: FSN  
 Checked By: KCL  
 Date: 11/15/2022  
 Sheet 1 of 1



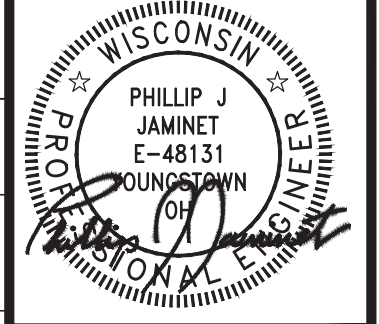
- NOTES**
- POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES
  - REMOVE AND REPLACE CURB AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
  - UTILITY DESIGN IS FOR INFORMATIONAL PURPOSES ONLY.
  - HATCHED AREAS INDICATE REQUIRED CLEARANCES AROUND EQUIPMENT.
  - THE CONTRACTOR SHALL TAKE THE GROUND SLOPE INTO CONSIDERATION WHEN INSTALLING THE CONCRETE PAD TO ENSURE THE EQUIPMENT ARE INSTALLED LEVEL.

**PARKING STALL SCHEDULE**

EXISTING STALLS	5
PROPOSED EV STANDARD STALLS	3
PROPOSED EV VAN ACCESSIBLE ADA STALLS	1
PROPOSED EV STANDARD ADA STALLS	0
NET STALL COUNT	-1

**BOLLARD SCHEDULE**

EV CHARGER	BOLLARD TYPE: FRONT	BOLLARD TYPE: REAR	BOLLARD TYPE: SIDE
EV-1 DELTA 350KW	REMOVABLE	N/A	N/A
EV-2 DELTA 350KW	REMOVABLE	N/A	N/A
TRANSFORMER	FIXED	N/A	N/A
SWITCHBOARD	FIXED	N/A	FIXED
PC-1	FIXED	N/A	N/A
PC-2	FIXED	N/A	N/A
15 KVA MINI POWER ZONE	N/A	N/A	FIXED



P78149 - PILOT TRAVEL CENTER 324  
 ELECTRIC VEHICLE CHARGING  
 13712 NORTHWESTERN AVE  
 FRANKSVILLE, WI 53126

**ENLARGED SITE PLAN**  
 SCALE: 1/8" = 1'

REVISION DESCRIPTION	ISSUED FOR REVIEW
DATE	2023/02/16
NO.	0
DATE	02/16/2023
SHEET TITLE	ENLARGED SITE PLAN
SHEET NUMBER	C-3
PAGE NUMBER	



Meeting Date: May 22, 2023

Item No. 6d

## PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operations plan for a ±42,300 square-foot addition with loading docks on the west side of the existing building located at 12725 4 Mile Road.

Applicant(s): Curtis Schroeder

Address(es): 12725 4 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 ±42,300 square-foot addition with loading docks on the west side of the building located at 12725 4 Mile Road be approved with conditions in Exhibit A for the following reasons:

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

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Owner(s): Central Storage & Warehouse LLC

Tax Key(s): 104-04-22-30-015-201

Lot Size(s): 8.3 acres

Current Zoning District(s): M-3, Heavy Industrial District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Industrial/Business Park



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**Background:** The applicant is requesting approval of a building, site, and operations plan for a ±42,300 square-foot industrial addition with loading docks on the west side of the building of the existing building located at 12725 4 Mile Road. In 2022, the Village approved the construction of a 52,700 refrigerated warehouse building addition with loading docks.

The industrial addition on the south side of the building will be same height as the original building and use the same exterior materials, which are 6" insulated metal panels. These materials will be the same color as the original building. There will be two additional loading docks as part of this addition resulting in nine loading doors on the west elevation of the building. The addition width will be 28.5 feet shorter than the existing building. This accommodates the street yard setback from Smerchek Lane. At the time of this report, the applicant was in the process of combining parcels to comply with setback requirements. Included as part of this review is a condition of approval that the applicant combine the parcels prior to submitting for building permits. Once this condition is met, the proposed addition complies with zoning setbacks, building height, and building design regulations.

The applicant stated that no additional waste materials are expected because of this addition, therefore no outdoor dumpsters are proposed with this addition. All waste collection bins are currently stored inside the building and will continue to be kept indoors once the addition is operational. No mechanicals area shown on the elevation drawings. As was required in the original conditions of approval, all mechanicals shall be screened from public view.

Additional lighting is being proposed on the building and the applicant has submitted a photometric plan illustrating how the site will be illuminated. Nine wall mounted lights will be installed on the perimeter of the building addition. Staff has determined that the plan complies with lighting code requirements. All lighting will be downcast and shielded as not to cause glare to neighboring parcels.

The current parking lot consists of 23 spaces. Per code, the minimum number of parking stalls for warehouse use is one stall for every two employees on a twelve-hour shift. The proposed expansion will not require additional stalls as no additional staff is anticipated with this addition.

As illustrated on submitted plans, concrete and heavy-duty asphalt will be used for the expanded paved areas on the site and will include curb and gutter as required as part of the conditional use permit approved in 2018. The existing service drive to Smerchek Lane will be removed and relocated further south on the site. As stated earlier in this report, the applicant will need to combine parcels prior to the installation of the relocated access road.

As this addition is located behind the building, landscaping requirements are minimal. The applicant is proposing to add six trees along Smerchek Lane. Per the conditions of approval of the first phase of this development, trees must have a minimum height of seven feet. The applicant is proposing a 2.5" caliber trees or approximately eight feet tall which complies with conditions of approval.

The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

If the Plan Commission is comfortable with the proposed addition, staff has drafted a suggested motion recommending approval of the addition to the existing building located at 12725 4 Mile Road.

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**EXHIBIT A - CONDITIONS**  
**Central Storage Refrigerated Warehouse Industrial 42,300 Square-foot Addition**  
**12725 4 Mile Road**

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed addition (To construct and utilize a ±42,300 square-foot refrigerated warehouse building with loading docks) shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on April 24, 2023.
5. Stormwater. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
6. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
7. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
8. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
9. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
10. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

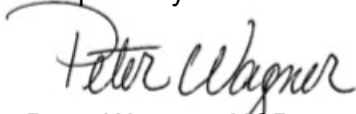
11. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. The Village may require a Master Sign Plan for the entire new business park where this use is locating and signage at the site may, at the Village's option, be required to comply with the Master Sign Plan in accordance with 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. Banners, balloons, flashing, or animated signs are prohibited.
12. 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.
13. 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.
14. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
15. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
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. Combination of Parcels. The applicant is responsible for combining the parcels located at 12725 4 Mile Road and 4 Mile Road (Parcel ID No. 104-04-22-30-015-230) and have combined property recorded at Racine County Register of Deeds prior to submitting building permit applications.
19. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning

---

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

20. Site Plan and Title 16 Review. The final site plan and site design and architectural details required under Title 16 of the Village's Code of Ordinances shall be reviewed and approved for compliance by the Village's Planning Department in consultation with the Zoning Administrator and Village Engineer. More specifically, applicant shall comply with the adopted planning-related conditions set forth below.
  21. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Central Storage and Warehouse, Curtis Schroeder and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
  22. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
- 

Respectfully submitted:



Peter Wagner, AICP  
Development Director



# 12725 4 MILE RD

0 200 400 800 Feet



File: R:\01\118\8537E\DWG\18-8537E SHEET1 Demo.dwg Layout: C1.0 User: jalmom Plotted: Apr 24, 2023 - 10:38am Xrefs:



SHEET INDEX	
C1.0	SITE DEMOLITION PLAN
C2.0	SITE PAVING & UTILITY PLAN
C2.1	ALTERNATE STORM SEWER PLAN
C3.0	SITE GRADING & EROSION CONTROL PLAN
C4.0	NOTES & DETAILS
C4.1	NOTES & DETAILS
C4.2	NOTES & DETAILS

north

SCALE IN FEET

50' 0 50'

**DIGGERS HOTLINE**

Toll Free (800) 242-8511



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:  
4300 N. RICHMOND ST.  
APPLETON, WI 54913

PROJECT:  
**CENTRAL STORAGE  
& WAREHOUSE  
PHASE 2.5**

PROJECT LOCATION:  
12725 4 MILE ROAD  
VILLAGE OF CALEDONIA  
RACINE COUNTY, WI 53126

PLAN MODIFICATIONS:		
#	Date	Description
1	04-24-2023	VILLAGE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: JJS (04-14-2023)  
Reviewed By: TJB (04-14-2023)  
Approved By: TJB (04-14-2023)

**SHEET TITLE:**  
**SITE DEMOLITION  
PLAN**

SHEET NUMBER:

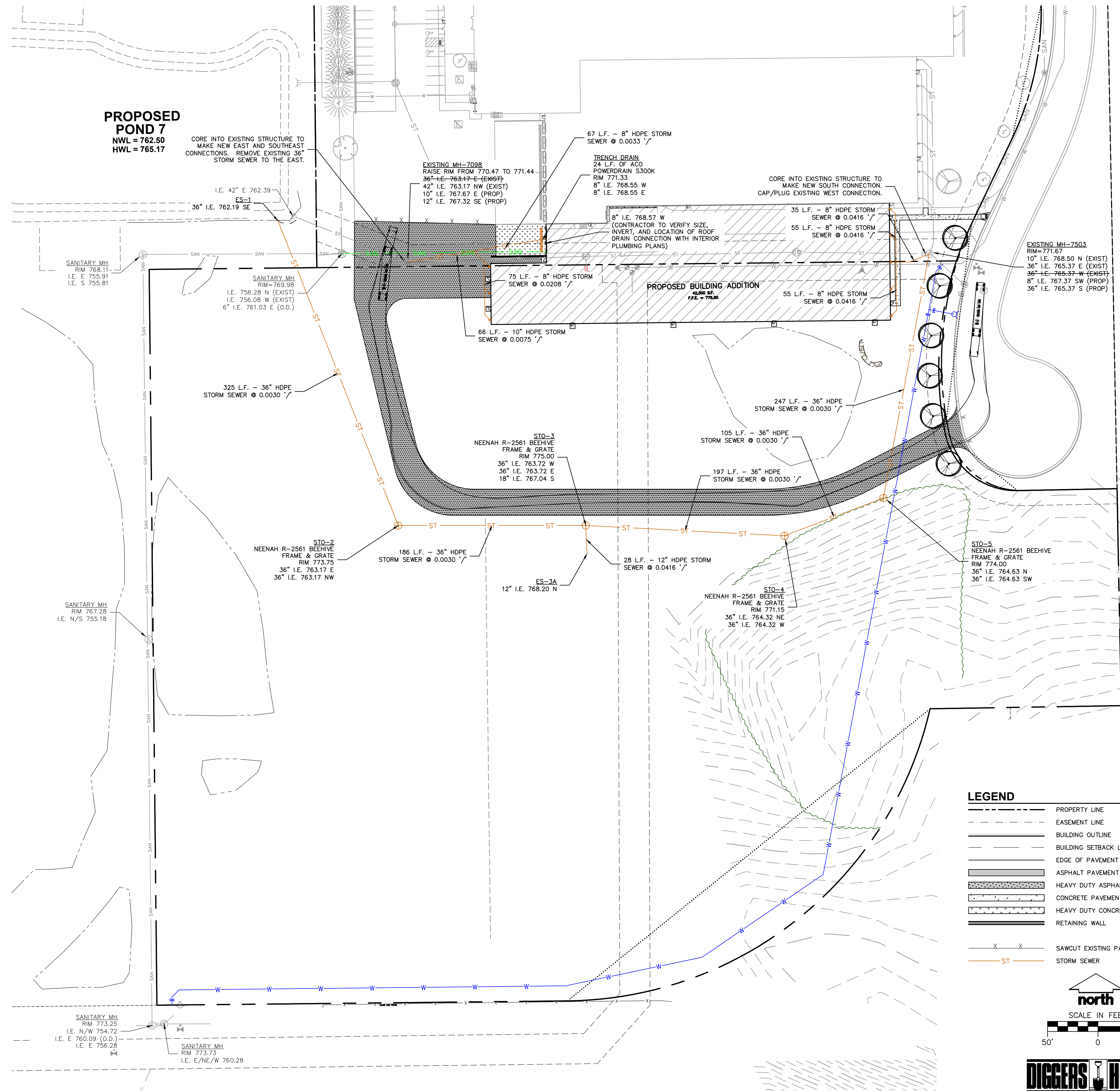
**C1.0**

JSD PROJECT NO: 18-8537D

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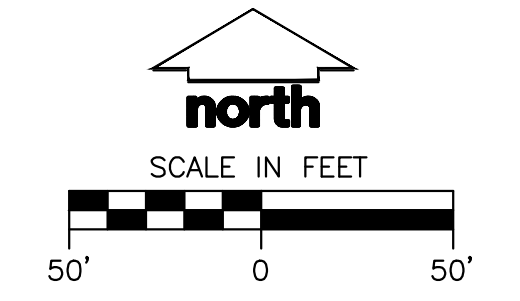


File: R:\01\118\857\DWG\18-857E SHEET2 Pave.dwg Layout: C2.1 User: jhimon Plotted: Apr 24, 2023 - 9:38am Xrefs:



**LEGEND**

---	PROPERTY LINE
- - - -	EASEMENT LINE
▭	BUILDING OUTLINE
▭	BUILDING SETBACK LINE
▭	EDGE OF PAVEMENT
▭	ASPHALT PAVEMENT
▭	HEAVY DUTY ASPHALT PAVEMENT
▭	CONCRETE PAVEMENT
▭	HEAVY DUTY CONCRETE PAVEMENT
▭	RETAINING WALL
X X	SAWCUT EXISTING PAVEMENT
ST	STORM SEWER



**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511



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MILWAUKEE REGIONAL OFFICE  
 W238 N1610 BUSSE ROAD, SUITE 100  
 WAUKESHA, WISCONSIN 53188  
 P. 262.513.0666



CLIENT ADDRESS:  
 4300 N. RICHMOND ST.  
 APPLETON, WI 54913

PROJECT:  
**CENTRAL STORAGE & WAREHOUSE PHASE 2.5**

PROJECT LOCATION:  
 12725 4 MILE ROAD  
 VILLAGE OF CALEDONIA  
 RACINE COUNTY, WI 53126

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	04-24-2023	VILLAGE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: JJS (04-14-2023)  
 Reviewed By: TJB (04-14-2023)  
 Approved By: TJB (04-14-2023)

SHEET TITLE:  
**ALTERNATE STORM SEWER PLAN**

SHEET NUMBER:  
**C2.1**

JSD PROJECT NO: 18-857D

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STAMPS

Proposed Phase 2.5 Addition for:  
**Central Storage and Warehouse Co.**  
Caledonia, Wisconsin

ISSUED FOR REVIEW:  
PRELIMS 04/24/2023

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

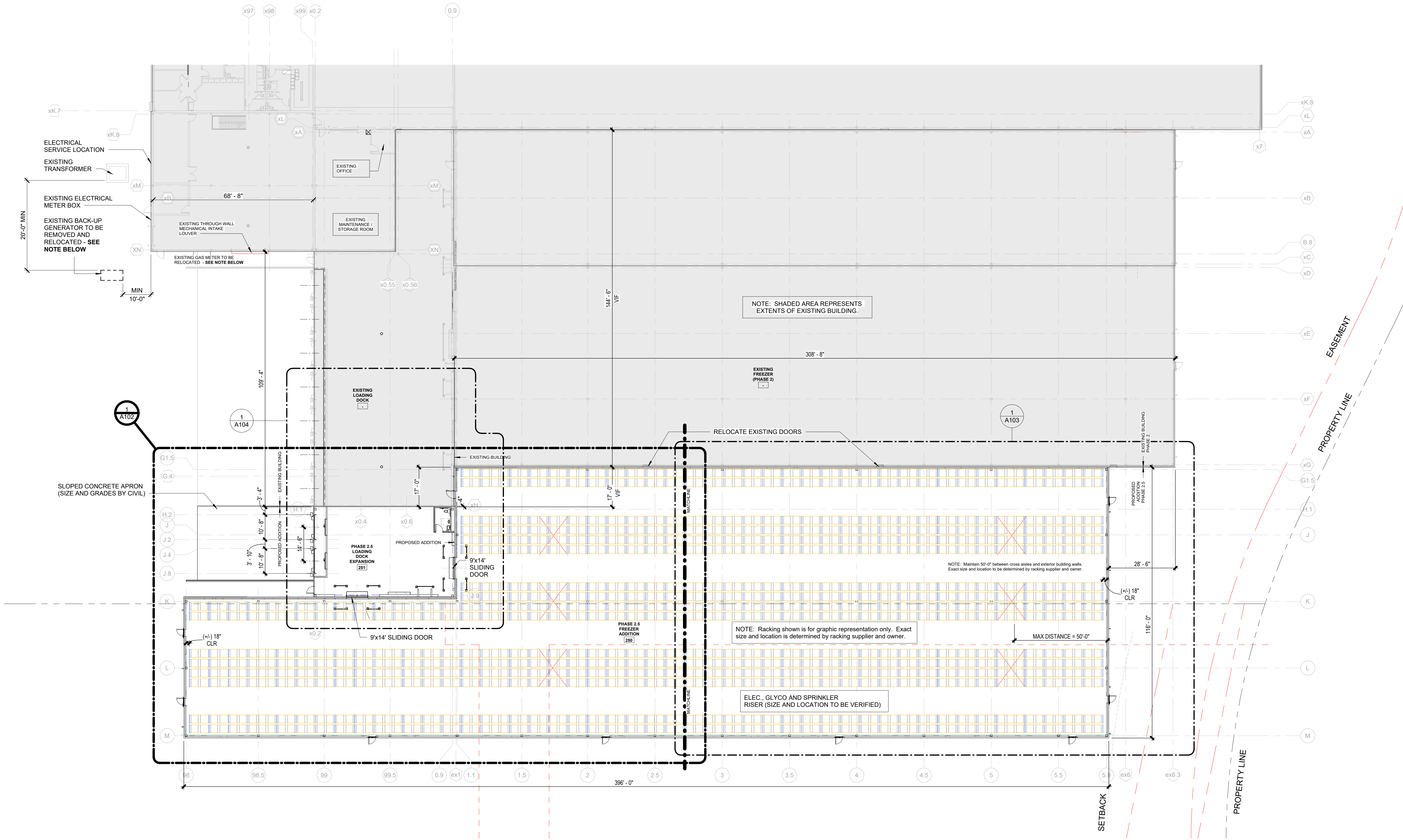
ISSUED REVISIONS

Revision	Date	Rev. Description

DRAWN BY: jet

PROJECT #: 0166015

**A101**  
SHEET TITLE  
FLOOR PLAN



1 PROPOSED ADDITION PLAN  
A101 1" = 20'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION

P:\016 Central Storage & Warehouse\CSW\0166015\A101.dwg, CSW Caledonia, WI  
2:54 AM 11/09/2023 1:58:50 PM REVIT 2021, CSW Caledonia, WI #2.5 000.dwg

STAMPS

Proposed Phase 2.5 Addition for:  
**Central Storage and Warehouse Co.**  
Caledonia, Wisconsin

ISSUED FOR REVIEW:  
PRELIMS 04/24/2023

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description

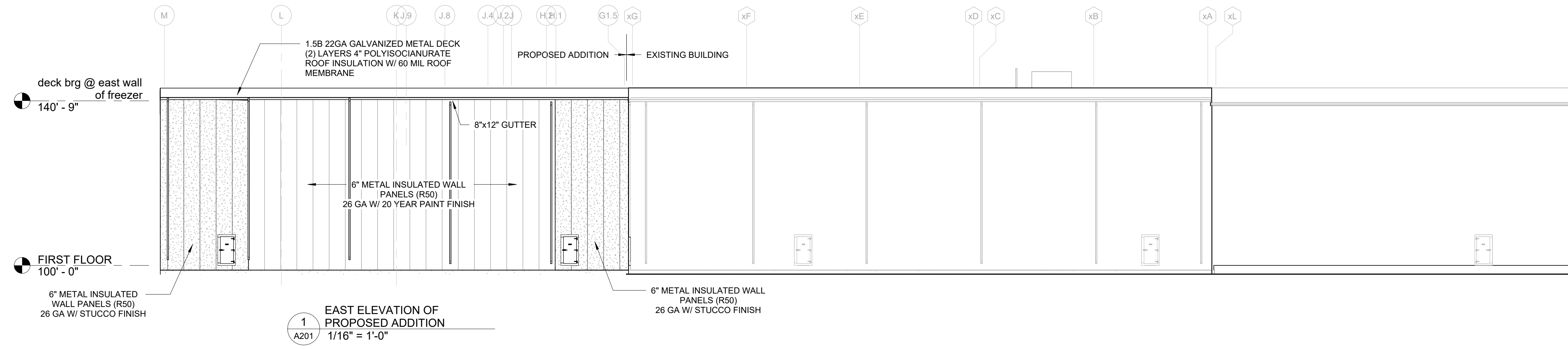
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PROJECT #: 0166015

**A201**

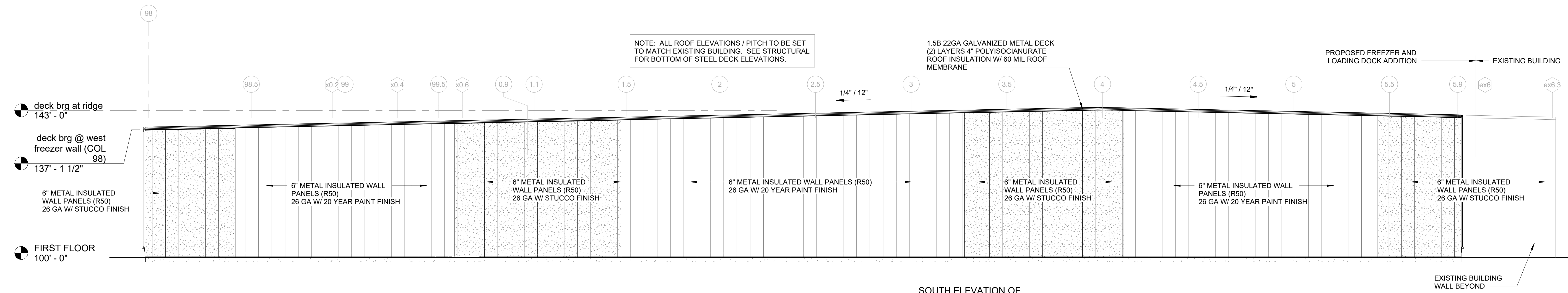
SHEET TITLE  
EXTERIOR ELEVATIONS

NOTE: ALL ROOF ELEVATIONS / PITCH TO BE SET TO MATCH EXISTING BUILDING. SEE STRUCTURAL FOR BOTTOM OF STEEL DECK ELEVATIONS.

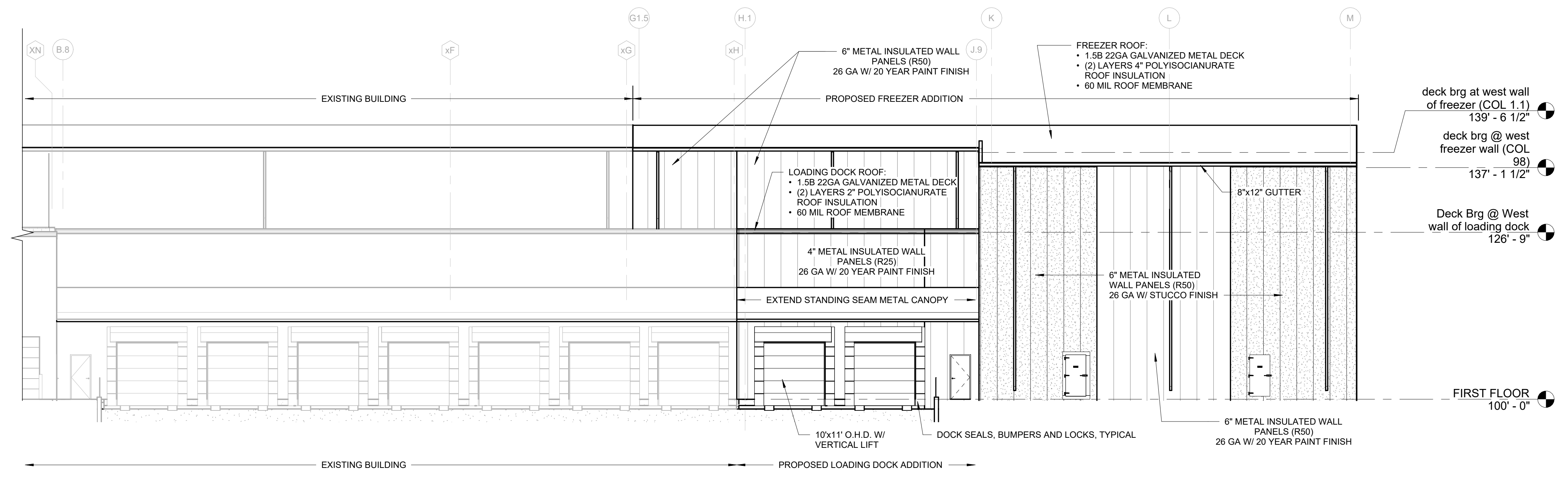


1 EAST ELEVATION OF PROPOSED ADDITION  
A201 1/16" = 1'-0"

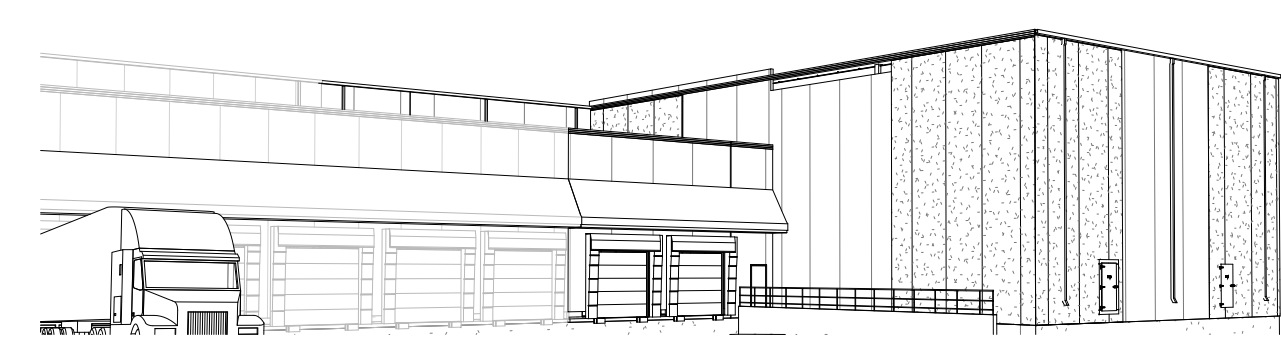
NOTE: ALL ROOF ELEVATIONS / PITCH TO BE SET TO MATCH EXISTING BUILDING. SEE STRUCTURAL FOR BOTTOM OF STEEL DECK ELEVATIONS.



2 SOUTH ELEVATION OF PROPOSED ADDITION  
A201 1/16" = 1'-0"



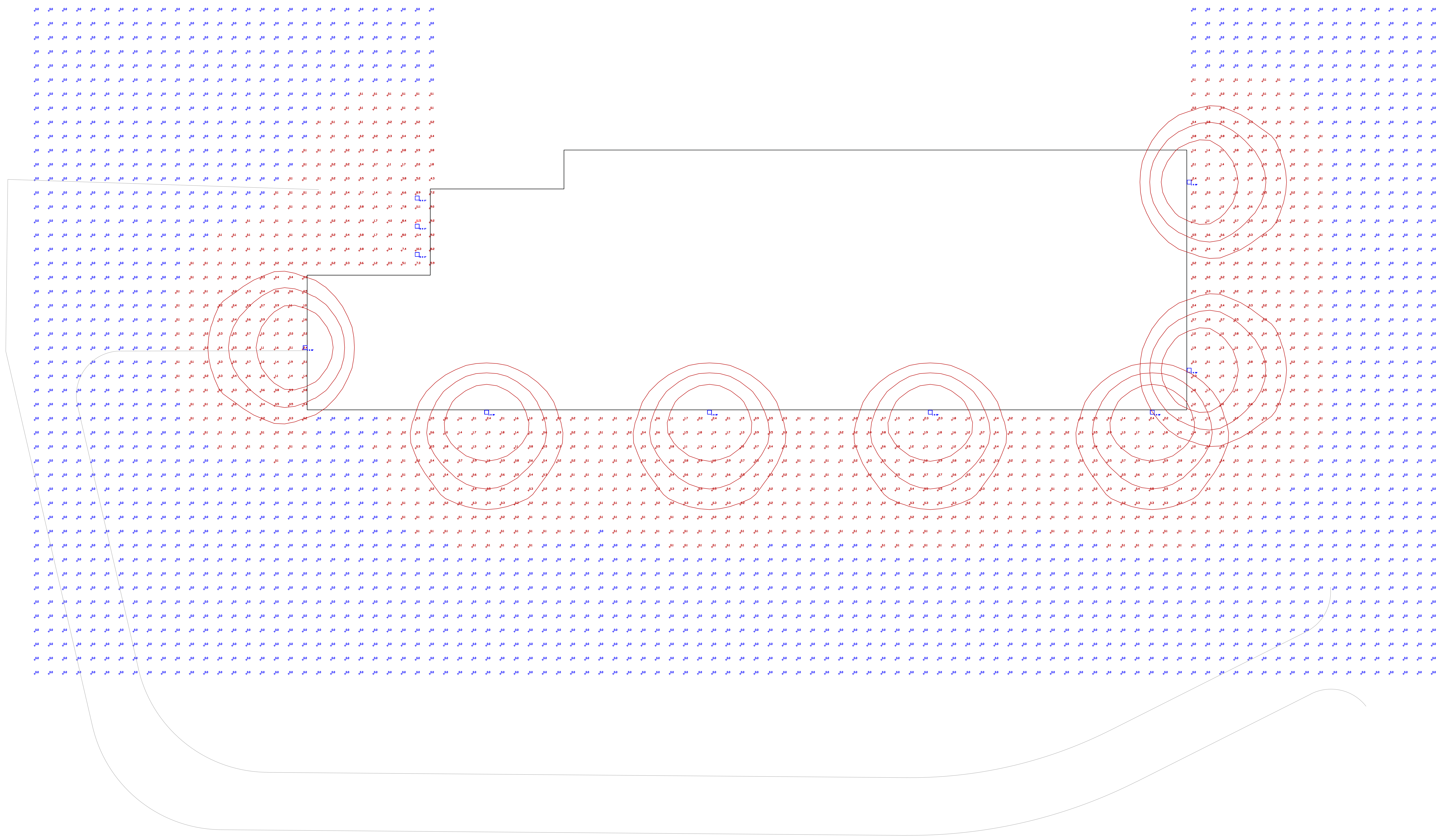
3 WEST ELEVATION - WITH PROPOSED ADDITION  
A201 3/32" = 1'-0"



4 sketch at new addition end  
A201

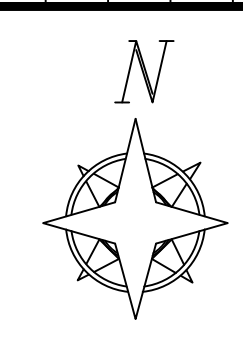
**PRELIMINARY**  
NOT FOR CONSTRUCTION

Label	Catalog Number	Description	Lamp	Lamp Lumens	Lumen M LLF	Watts
J	XTOR4B	CROSSTOUR 38W WALL MOUNT LED	EATON LED 5000K	4266.421	1	1 37.7
FO	CP4500150	ELEMENTS LED CANOPY LIGHT	LED 5000K	5440.203	1	1 46.37

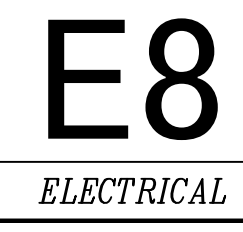


**ADDITION PHOTOMETRICS**  
SCALE: NTS

REV	DATE	DESCRIPTION
1	8-8-2019	AS BUILT
0	7-23-2018	FOR CONSTRUCTION



DATE:  
4/24/23  
DRAWN BY: BGR  
CHECKED BY: RCD



# MEMORANDUM

Item No. 6e

Date: May 22, 2023

To: Plan Commission

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Concept Certified Survey Map – Joseph Scott Homes**  
Parcel ID 51-104-04-22-23-010-000  
NW ¼ of the NE ¼ of Section 23, T4N, R22E,  
6929 5 Mile Road, Village of Caledonia, Racine County, WI  
Applicant - Jason Lawrence; Owner – Janet M Feest

---

The Engineering Department has received a Concept Certified Survey Map (CSM) site layout from Jason Lawrence of Joseph Scott Homes. The Concept CSM is for the property located at 6929 5 Mile Road in the Village of Caledonia. The existing property is approximately 20.21 acres in size. There is 662.41 feet of frontage along 5 Mile Road. The existing parcel contains only farmland with a drainage channel cutting through the property.

This Concept CSM is for the creation of 2 lots on the parcel. It is proposed that lots 1 and 2 will be equally divided on the parcel to create 2 – 10.1 acre parcels. The primary access will be off 5 Mile Road which is a primary thoroughfare (arterial). As a result, only one shared driveway access is allowed and the CSM would require 45' to be dedicated to the public for Right-of-Way purposes. If additional accesses are requested (one per newly created parcel), a modification waiver would need to be approved at the Final CSM. A site distance study will be required in order to ensure safe access to the property and safety of the traveling public along 5 Mile Road.

The property is located outside of the Sanitary Sewer & Water Service Area. Both lots will require 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-98-2) with a channel cutting through the lot as shown. A 35' 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 easement is required to be centered on the channel. This channel shall be located by the surveyor on the Final CSM and included to ensure proper drainage is maintained on each parcel. A separate Drainage Easement exhibit for this will be required to be submitted and recorded.

The property currently has an R-2 Zoning Classification with a C-1 Resource Conservation in the Southwest Corner of the Lot. R-2 Zoning in an unsewered district requires 150 feet of frontage and a 5-acre minimum lot size. The R-2 Zoning contains 50' street and rear yard setbacks along with 15' side yard setbacks. These must be listed and shown graphically on the Final CSM. The Concept CSM meets and/or exceeds these requirements with the proposed 5 acre minimums and > than 300' frontage.

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 parcels. If the thresholds are met or 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.

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 2.5:1 length to width ratio.

Waiver/Modification Request #1 will directly affect both parcels as the existing lot is 662.41 feet long by 1,290.43 feet wide. To properly divide the land, each parcel will be 331' x 1,290' which will require the modification waiver.

If the Plan Commission **is willing** to support the Concept CSM the following motion is recommended.

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

- 1. A Final CSM is brought before the Planning Commission and Village Board.**
- 2. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 3. The Final CSM is subject to the Land Division per Lot fee.**
- 4. The approval of Waiver/Modification Request #1.**
- 5. The Final CSM dedicates 45' for public road purposes. A note shall be provided stating as such on the Final CSM.**
- 6. The Surveyor locates the drainage channels in coordination with the Village provided Master Drainage Plan and shows it on the CSM.**
- 7. The Owner provides exhibits for a 35' storm water drainage easement over the drainage channel. The easement shall also be displayed on the CSM.**
- 8. The Zoning Requirements for R-2 Zoning are written and displayed on the CSM (setbacks, etc.).**
- 9. Accesses is limited to one shared access or a Modification Waiver would be required for individual accesses to each newly created lot.**
- 10. A site distance study is performed by a P.E. and submitted to the Village with the Building Permits for the site based on the location of the proposed access to each lot.**
- 11. Soil boring locations on the sites that will be served with an on-site waste disposal system shall be shown on the Final CSM.**
- 12. The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
- 13. If Storm Water thresholds are met for either lot, 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 Final CSM.**
- 14. A Wetland Delineation is submitted, and all wetlands shall be shown on the CSM.**
- 15. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**





# 6929 5 MILE ROAD

0 200 400 800 Feet

