
PLANNING COMMISSION AGENDA
Monday, June 26, 2023 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting called to order

2. Roll Call

3. Approval of Minutes

4. Citizens' Comments

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

- A. TEXT AMENDMENT – Review a proposed text amendment that will amend Sections 16-11-6(a)(1) and 16-11-6(a)(2) related to temporary sign permitting regulating the number of temporary signs, the number of days temporary signs can be displayed, and the number of temporary sign permits that can be issued in a calendar year. More information at ZoningHub: <https://s.zoninghub.com/8KP5DFTVIW>

6. New Business

- A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a 12'1"x 18'10" open-air shelter for customer use for the existing commercial business located at 2825 4 ½ Mile Road submitted by Sheri Manka, Applicant, JMS Investments LLC, Owner. (Parcel ID No. 104-04-23-20-077-000)
More information at ZoningHub: <https://s.zoninghub.com/N16OE3A2R2>
- B. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±70,131 square-foot institutional facility for the operation of a youth development and care facility for the property located at 2300 3 Mile Road submitted by Michael Landsdorf, Applicant, Racine County, Owner. (Parcel ID No. 104-04-23-32-001-020)
More information at ZoningHub: <https://s.zoninghub.com/5J33OX93FM>
- C. FINAL PLAT REVIEW – Review a final subdivision plat for the proposed Glen at Waters Edge Subdivision creating 30 single-family residential lots submitted by John Whalen, Applicant, Cornerstone Inc., Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-015-010, 104-04-23-21-016-000, & 104-04-23-21-021-000)
More information at ZoningHub: <https://s.zoninghub.com/GFFRWUOSCT>

7. Adjournment

Dated June 22, 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 6:00 p.m. at Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Pierce, Ron Boccardi, President Weatherston, Amy Mai, Joseph Kiriaki, Michael J. Moore.

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

3. Approval of Minutes

Approval of April 29, 2023, meeting minutes.

Motion by Trustee Pierce to approve the minutes as presented.

Seconded by Knitter.

Motion carried unanimously.

4. Citizens' Comments

Real estate agent Jason Lawrence, 2255 43rd St., Caledonia, WI, spoke on behalf of a perspective buyer of 6929 5 Mile Road regarding Item E, Concept Certified Survey Map. He explained the reason for submitting a concept plan is so the buyer would have an idea whether a waiver modification would be considered because the two newly created lots would exceed the 2.5:1 length to width ratio.

5. Public Hearings 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)

President Weatherston opened the Public Hearing at 6:05.

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 6:08.

5A. Commission Deliberation

Motion by Trustee Pierce 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.

Seconded by Knitter.

Motion carried unanimously.

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)

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

President Weatherston opened the Public Hearing at 6:10.

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

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

None

Weatherston closed the Public Hearing at 6:11.

5B. Commission Deliberation

Motion by Bocciardi That the Plan Commission recommends to the Village Board that a conditional use amendment to Section 7 of the conditional use, extending the time of compliance for an additional 12 months, to construct 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.

Seconded by Kiriaki.

Motion carried unanimously.

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)

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

President Weatherston opened the Public Hearing at 6:15.

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

Faylene Solfest, 3947 USH 41, spoke on behalf of the applicant. She described the proposed hair salon business, which would be operated out of the house on the property. The pole barn would not be used for business and no site changes are needed.

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

None

Weatherston closed the Public Hearing at 6:19.

5C. Commission Deliberation

Motion by Kiriaki 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.

Seconded by Knitter.

Motion passed unanimously.

Motion by Pierce to move **Item C** up to the first order of new business.

Seconded by May.

C. BUILDING, SITE, AND 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)

Wagner explained the development proposal and the need for Plan Commission approval to amend the site plan for the proposed project.

6C. Commission Deliberation

Motion by Kiriaki 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.

Seconded by Pierce.

Motion carried unanimously.

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).

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 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..

Seconded by Kiriaki.

Motion carried unanimously.

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)

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

6B. Commission Deliberation

Motion by Kiriaki That the Plan Commission recommends that the Village Board approve the sign plan submitted by Luke Sebald as presented for the property located 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 wall signs will not create sign clutter or confusion along the freeway corridor.

Seconded by Bocciardi.

Discussion ensued about the proposal for a pole sign that exceeds the maximum allowable square footage. Wagner explained the Commission is able to approve variations to the code.

Motion by Kiriaki to amend the motion to include the staff's recommendation to readjust the proposal on the pole sign to accommodate the reduction that the staff is recommending.

Seconded by Knitter

Members further discussed the proposal and asked questions of Wagner about what was being requested. Wagner clarified his recommendation is to reduce the cabinet size of the wall sign, not the size of the letters.

Motion by Kiriaki withdraw the amendment.

Seconded by Knitter.

Motion by Kiriaki to make an amendment to the motion to approve with a reduction of 3 feet on each side of the sign as recommended by staff.

Seconded by Pierce.

Motion carried unanimously.

President Weatherston called for a vote on the original motion by Kiriaki, as amended.

Motion carried unanimously.

D. BUILDING, SITE, AND 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)

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

6D. Commission Deliberation

Motion by Kiriaki 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 of the property.

Seconded by Moore.

Wagner noted that prior to any building permits being issued, the property owner must have a Quit Claim Deed recorded at Racine County to combine the parcel at 12725 4 Mile Road with the parcel directly south of the subject parcel.

Motion carried unanimously.

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)

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

Motion by Kiriaki that the Plan Commission approve the Concept CSM subject to the 15 Conditions of Approval provided by staff.

Schmidt explained the conceptual approval includes the Modification Waiver for the 2.5:1 ratio.

Seconded by Pierce.

Motion carried unanimously.

7. - Adjournment

Motion by Pierce to adjourn.

Seconded by May.

Motion carried unanimously.

Meeting adjourned at 6:55 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician



Meeting Date: June 26, 2023

Item No. **5a**

PLAN COMMISSION REPORT

Proposal: Text Amendment

Description: Review a proposed text amendment that will repeal and recreate Sections 16-11-6(a)(1) and 16-11-6(a)(2) related to temporary sign permitting regulating the number of temporary signs, the number of days temporary signs can be displayed, and the number of temporary sign permits that can be issued in a calendar year.

Applicant(s): Village of Caledonia

Address(es): n/a

Suggested Motion: That the Plan Commission recommends to the Village Board that Section 16-1-6(a)(1) and Section 16-1-6(a)(2) of the Municipal Code be amended related to temporary sign permitted as presented.

Background: Earlier this year, the Village received a letter from the Caledonia Business District (CBA) regarding concerns about the recently adopted temporary sign code. These concerns were discussed at the most recent Legislation and Licensing (L&L) Committee meeting, where the Committee discussed amending the temporary sign code, allowing for more flexibility when regulating the number and length of time temporary signs can be displayed within the Village. Staff was directed to draft the necessary amendments to address these concerns.

Included with this report is a document showing the existing code and proposed code. If adopted, an applicant could receive up to nine temporary sign permits in a calendar year. Each permit would allow up to five temporary signs to be displayed for thirty consecutive days. In addition to these changes, the L&L Committee suggested lowering the temporary sign permit fee from \$50 to \$30 per permit. If the proposed amendments are adopted by the Village, staff will proceed with amending the Village fee schedule to reflect the reduce permit fee to \$30.

If the Plan Commission is comfortable with the proposed changes, a suggested motion can be found at the beginning of this report. If recommended for approval, the proposed amendments will go to the L&L Committee for further review and recommendation with final approval by the Village Board.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner", is written over a faint, light blue circular stamp.

Peter Wagner, AICP
Development Director

EXISTING CODE

16-11-6 TEMPORARY SIGN REGULATIONS

- (a) **Permits and Regulations.** All temporary signs require a permit issued by the Planning & Zoning Department. Fees for this permit are outlined in the approved Review and Zoning Fee Schedule which is updated from time to time.
- (1) A Temporary Sign Permit allows the use of one (1) sign that does not exceed thirty-two (32) square feet in area on one side and sixty-four (64) feet in area on all sides and does not exceed eight (12) feet in height, measured from the ground to the top of the sign.
 - (2) A sign permit allows a temporary sign to be displayed for a maximum of fifteen (15) consecutive days and must be removed within twenty-four (24) hours of the expiration of the permit.
 - (3) Temporary signs, if illuminated, shall not flash, blink, or fluctuate in light intensity and not change copy more than every ten seconds.
 - (4) Temporary signs, if wind borne, can only be of a feather or tear drop flag design.

PROPOSED CODE

16-11-6 TEMPORARY SIGN REGULATIONS

- (a) **Permits and Regulations.** All temporary signs require a permit issued by the Planning & Zoning Department. Fees for this permit are outlined in the approved Review and Zoning Fee Schedule which is updated from time to time.
- (1) A Temporary Sign Permit allows the use of no more than five (5) signs that do not individually exceed thirty-two (32) square feet in area on one side and sixty-four (64) feet in area on all sides and does not exceed twelve (12) feet in height, measured from the ground to the top of the sign.
 - (2) A temporary sign permit allows for multiple temporary signs to be displayed for a maximum of thirty (30) consecutive days and signs must be removed within twenty-four (24) hours of the expiration of the permit. No more than nine (9) temporary sign permits will be issued per business in a calendar year.
 - (3) Temporary signs, if illuminated, shall not flash, blink, or fluctuate in light intensity and not change copy more than every ten seconds.
 - (4) Temporary signs, if wind borne, can only be of a feather or tear drop flag design.

Caledonia Village Board
5043 Chester Lane
Racine, WI 53402

March 18, 2023

Esteemed Board members

The Caledonia Business Association (CBA) has some concerns regarding the recently adopted/approved changes to the village's temporary sign ordinances. While we understand and appreciate that the motive for these changes is to help keep our village attractive and safe, we believe that section 16-11-6 puts an extraordinary burden on businesses, most of whom are already honoring the stated purpose of the ordinance by keeping their signage visibly attractive and in good repair.

The strict requirements of this section, such as the amount of time signs are allowed to be displayed (15 days maximum), the time to purchase and the price of permits creates a burden for already responsible businesses. The CBA has been working to attract more business to Caledonia and believes this may be a strong deterrent. We have enjoyed an excellent relationship with the Village Administrators and board and hope to work together to amend this ordinance to achieve its desired effect without unduly burdening our healthy, attractive businesses.

Section 16-11-16 part H Maintenance requires signs be in good repair and authorizes the zoning Administrator to inspect and order repairs and/or removal as needed for signs violating the provision. This section should allow the village to "deal with" businesses that are in violation of the ordinance.

We suggest that permits be annual and cover all the temporary signs erected by a business within a calendar year. This will ensure that all businesses have read and signed off on the permitted rules. Further, it would still generate income to help cover enforcement.

We appreciate your attention in the matter.

A handwritten signature in black ink, appearing to read "Lori Jensen", followed by a long horizontal flourish line.

Lori Jensen

On behalf of the Caledonia Business Association



Meeting Date: June 26, 2023

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operations plan for the construction and utilization of a ± 240 square-foot open-air shelter in the central part of the property located at 2825 4 $\frac{1}{2}$ Mile Road.

Applicant(s): Sheri Manka

Address(es): 2825 4 $\frac{1}{2}$ 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 ± 240 square-foot open-air shelter in the central part of the property located at 2825 4 $\frac{1}{2}$ Mile Road 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): JMS Investments LLC

Tax Key(s): 104-04-23-20-077-000

Lot Size(s): 0.938 acres

Current Zoning District(s): B-1, Neighborhood Business District

Overlay District(s): N/A

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

Comprehensive Plan: Medium Density Residential

Background: The applicant is requesting approval of a building, site, and operations plan for a ±240 square-foot open-air shelter located in the central part of the property located at 2825 4 ½ Mile Road. The purpose of this structure is to provide business customers with a place to sit outside. Accessory buildings/structures in commercial and industrial districts require Plan Commission and Village Board review.

The proposed structure is a cedar wooden structure with a gabled roof supported by six support columns. There will be no concrete slab underneath the structure, but instead mulch. The support posts will be installed using concrete footings and comply with building code requirements. The location of the structure meets the minimum zoning setback requirements for a commercial accessory building. The height of the structure is 10'2" which complies with height limits for accessory structures. As this is an open-air structure, there are not any design standards that apply to this structure, nor are there any applicable landscaping requirements. The applicant did not indicate if the structure would be lit. If lit, the applicant will need to ensure no lighting shines light greater than 0.5 foot-candles at the lot line. Based on the location of the structure and the existing vegetation on the site, staff believes low-level lighting of the structure should not create a nuisance or require a photometric plan.

The Fire, Engineering, and Utility Departments indicated no concerns regarding the proposed structure and site plan; however, they will work with the applicant to ensure compliance with department related requirements for this building type.

Staff recommends approval of the proposed structure as it complies with Village code requirements and is properly setback from neighboring properties. If the Plan Commission is comfortable with the proposed addition, staff has drafted a suggested motion recommending approval of the open-air structure located at 2825 4 ½ Mile Road.

Respectfully submitted:



Peter Wagner, AICP
Development Director



2825 4 1/2 MILE ROAD

0 125 250 500 Feet



Certificate
The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof.

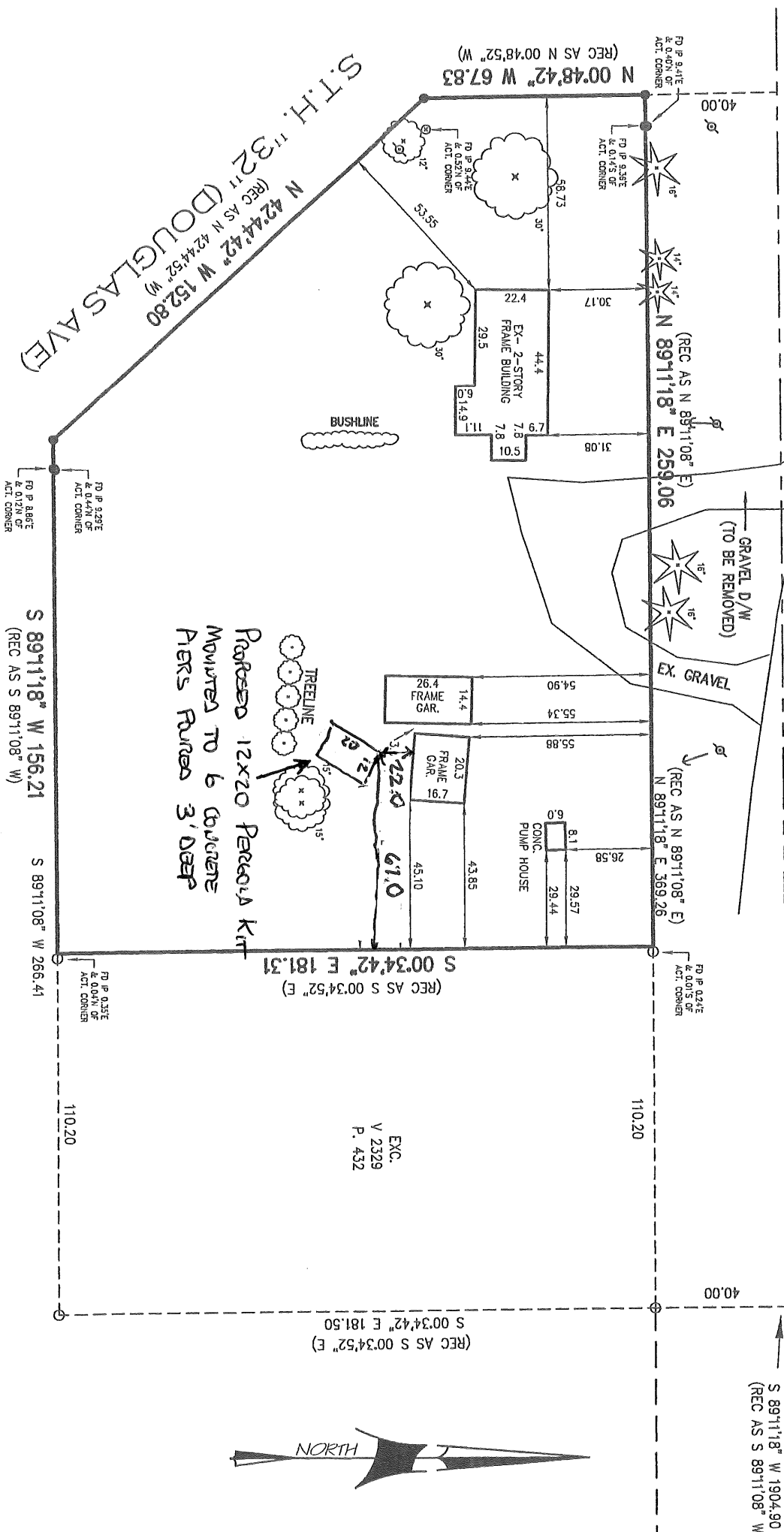
4 1/2 MILE ROAD

(REC AS S 89°1'08" W)
S 89°1'18" W 369.42

E-W 1/4 LINE SEC. 20-4-23

CENTER OF
SEC. 20-4-

(REC AS S 89'1'08" W





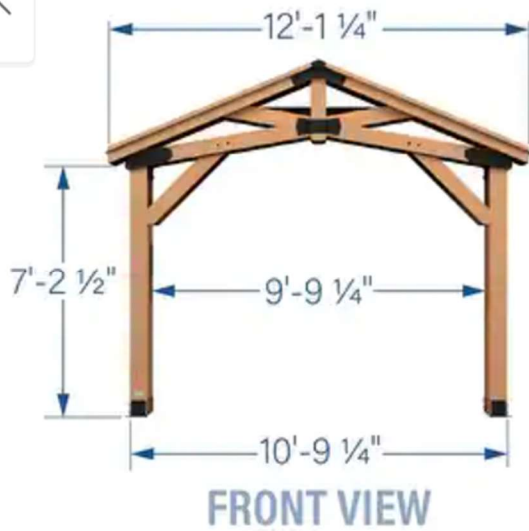
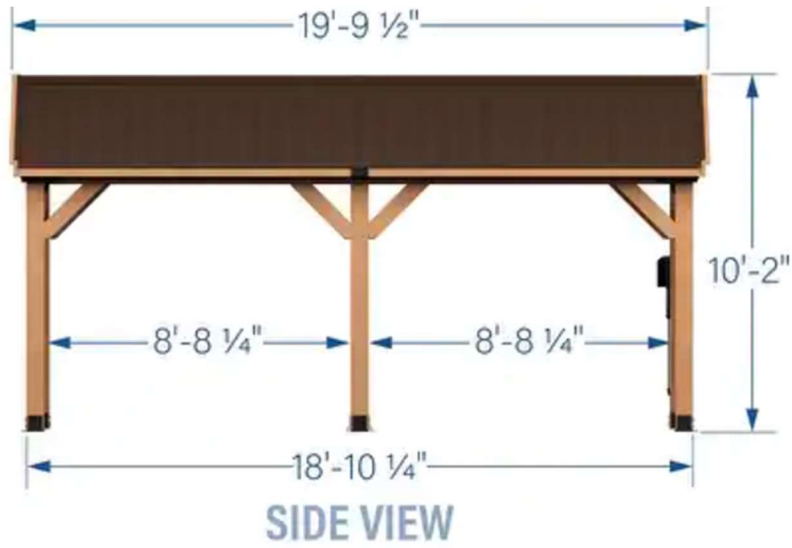
The Backyard Discovery 12' x 20' Norwood Cedar Carport Gazebo is a highly versatile and durable outdoor structure that can be used as a carport, a pavilion, or a gazebo for entertainment and relaxation. This Pro-Tect™ Certified gazebo is constructed from 100% natural cedar wood and boasts a 29-gauge brown steel roof with heat-reducing technology that can reduce heat transfer by up to 20 degrees. With a snow load capacity of 12,600 pounds and the ability to withstand winds up to 100mph, this heavy-duty gazebo is designed to endure harsh weather conditions. The exclusive PowerPort™ with 3 electrical outlets and 3 USB ports makes it easy to power up your outdoor equipment and devices. This cedar carport gazebo comes with a 5-year limited warranty and pre-cut and pre-drilled pieces, along with the step-by-step interactive BILT® app, that make assembly quick and easy.

Features:

- Versatile function as carport, gazebo, or pavilion
- Pro-Tect™ Certified to withstand up to 12,600 pounds of snow load and winds up to 100 mph
- Exclusive PowerPort™ with 3 electrical outlets and 3 USB ports
- Heavy-duty 29-gauge brown steel roof with heat-reducing technology
- Six 6x6 inch cedar posts for superior strength and durability
- Powder coated steel brackets and hardware for longevity
- Timeless peak roof design

Additional Details:

- Externally mounted anchoring brackets prevent movement
- Naturally resistant to decay
- Brilliant light brown stain finish; stain saturation may vary



20X12 NORWOOD CARPORT GAZEBO

Pro-TectTM
CERTIFIED
Pro Grade Performance



5 YEAR LIMITED WARRANTY



Meeting Date: June 26, 2023

Item No. **6b**

PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan

Description: Review a building, site, and operation plan for the construction and utilization of a $\pm 70,131$ square-foot institutional facility for the operation of a youth development and care facility for the property located at 2300 3 Mile Road.

Applicant(s): Michael Landsdorf (Racine County)

Address(es): 2300 3 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction and utilization of a $\pm 70,131$ square-foot institutional facility for the operation of a youth development and care facility for the property located at 2300 3 Mile Road be approved for the following reasons:

1. The proposed development is allowed by underlying zoning through the site, building, and operations plan review process.
2. The proposed development complies with the approved conditional use permit for the property.

Owner(s): Racine County

Tax Key(s): 104-04-23-32-001-020

Lot Size(s): 28.84 acres

Current Zoning District(s): P-1, Institutional Park District (Legacy District)

Overlay District(s): APO, Airport Protection Overlay

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The applicant is proposing to construct and utilize a $\pm 70,131$ square-foot institutional facility for the operation of a youth development and care facility for the property located at 2300 3 Mile Road. The Racine County Youth Development and Care Center will be a new single-story building with 99 parking stalls. It will be the State's first Youth Development and Care Center constructed under the Department of Corrections Rule 347 for Trauma Informed design and operation for youth detention facilities. The primary components of the development include a Detention Center, a gymnasium, a

community room, a courtroom, office area and a sallyport. In January of 2022, the applicant received a conditional use permit approving this type of use.

Approximately 5 acres (17 percent) of the site is wooded and there is an approximate 2.4122-acre (8 percent) pocket of wetlands in the west section of the site identified under wetland class "forested, emergent/wet meadow," that will not be developed or altered, and is not part of a stormwater management system.

Last year, as part of the conditional use and rezone reviews, the applicant got approval for the proposed development by the Federal Aviation Authority (FAA) as the parcel is located within the Airport Protection Overlay District. which restricts uses that may interfere with airport operations.

Development plans propose the construction of a secure residential care center for children with a capacity of up to 48 youths. The facility would feature visitation space for families, including and eating area; additional classrooms, an educational facility with expanded seven-hour school day, and after-school and evening programs; and multi-purpose rooms for use by youth, families, and community partners. The facility would be centrally located on the site and utilize 7 of the 29 acres on the site.

The traffic count at the location is reported to be 6,100 vehicles per day along 3 Mile Road. A traffic impact analysis was submitted as part of this review. Results of the analysis showed that once the development is operational, the resulting traffic will not require any modification to 3 Mile Road and that the resulting traffic will result in a level of service that is a "B" which exceeds the Village's minimum level of service "C" for roadways.

Racine County's staffing estimates for the facility include 25-30 staff during first shift, 15-20 staff during second shift, and 15 during third shift. There will be no large vehicle/semi delivery for supplies or food; such deliveries are made with a delivery van. Deliveries are from two primary sources: (i) sanitary cleaning supplies/equipment (approximately 15-20 total deliveries per year); and (ii) mattresses, linens, and clothing (approximately 12 total deliveries per year). Racine County's proposed use will also produce no notable noise, no unpleasant odors, no vibrations, no banging tailgates on trucks, no intrusive 24-hour horns, lights and/or sirens.

The users of the facility will be contained within the confines of the facility and not allowed to access the remainder of the site. The applicant is proposing to situate the facility more than 300 feet from the western lot line and provide landscaping and enhance the existing wetland, to reduce the visual impact from the facility.

The building will have multiple exterior materials. Materials consist of glass, metal, brick veneer, and translucent wall panels. The varying uses of these materials throughout the exterior of the building meet building design criteria of a top, middle, and bottom. Due to the proposed use of the site, there will be long expanses of walls without windows. The applicant has proposed using different materials to create breaks along the building to minimize the visual impact of expansive walls without windows. Drawings included with this report do not show any screening or rooftop mechanicals from public view. The applicant is aware that these mechanicals will need to be screened from 3 Mile Road as part of this review. The proposed building height and setbacks are compliant with the conditional use permit and zoning district.

There is no waste storage area designated on the building site plan. The architect indicated that waste disposal will occur on the western side of the building but did not have a specific outdoor location. Any outdoor storage of a dumpster or waste pickup container will require an enclosure, screening it from public view.

The proposed parking lot meets the number of stalls for the proposed building. Stall dimensions must have a dimension that creates a minimum of 180 square-feet in area. Therefore, stalls shall be either 10'x8' or 9'x20'. The parking lot will be asphalted with a combination of light and heavy-duty asphalt. Other paved areas on the site such as walkways and courtyards will be concrete.

The proposed site will be illuminated. There are proposed parking lot lights, building wall lights, and ground lighting on and around the building. The lights will be LED lights and comply with the Village lighting ordinance.

The proposed landscape plan complies with Village landscape requirements. The site has an existing wetland and a mature tree line along the western portion of the site that will be preserved and is incorporated into the plan. Along 3 Mile Road, the applicant is proposing to install nine trees that extends the length of the building followed by a secondary row of shrubs along the driveway access. Additional plants and shrubs will be installed in landscaped beds at near the entrance to the site, along the front of the building, and between the two parking lots. Parking lot islands located within and along the parking lot will have a tree. Shrubs and ornamental plants will be installed in specific locations at the building foundation. There are no plans for additional vegetation in the vacant area east of the building, as that area is located within the airport protection area and will be left in its natural state.

No exterior signage is proposed as part of this review. Any future signs will be required to meet the sign code requirements in Title 16 of Village Code. If future signs do not meet sign regulations, the applicant will have the option to submit a master sign plan, as a separate review, requesting variances to the sign code.

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 Engineering Department indicated no concerns regarding the proposed site plan; however, they will continue to work with the applicant to ensure compliance with grading, drainage, and utility regulations prior to issuing building permits.

Staff recommends approval of the proposed building, site, and operation plan as it complies with the conditions and restrictions of the conditional use permit and Village Zoning Ordinance. If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion to approve the proposed development.

Respectfully submitted:



Peter Wagner, AICP
Development Director



2300 3 MILE ROAD

0 200 400 800 Feet



Exhibit A:

Racine County Youth Development and Care Facility

Conditions and Restrictions

Applicant: Julie Anderson (Racine County)

Property Address(es): 3 Mile Road

Parcel ID Nos.: 104-04-23-32-001-020 and 104-04-23-32-001-030

Approved by Plan Commission: 1/31/2022

Approved by Village Board: 2/21/2022

1. LEGAL DESCRIPTION

Lots 2 and 3 of Certified Survey Map No. 1499 in Volume 4 of Certified Survey Maps, page 624, as Document No. 1325671 being part of the NW ¼ and Northeast ¼ and the NW ¼ of the NE ¼ of Section 32, Township 4 North, Range 23 East. Excepting therefrom land conveyed in quit claim deed recorded July 19, 2017, as Document No. 2140377. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 29.07 acres, more or less.

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 13, 2021, are incorporated hereby by reference, and shall be modified to comply with these conditions and restrictions. Racine County, as the applicant, has offered to impose a voluntary use restriction on the Property to address concerns raised as to impacts from the proposed use and which is intended to ensure that County does not convert the facility on the Property into any other public or semipublic use and a copy of the voluntary use restriction is attached hereto as Exhibit 1, which is incorporated herein by reference, and hereby made a part of the application documents. Racine County, as the applicant, has authorized a payment in lieu of taxes ("Pilot") notwithstanding the property tax exempt status of the property in recognition of, and to address, the impacts that the use will have and the valuable government services and benefits that will be provided to the property, which services and benefits directly or indirectly relate to the public health, safety and welfare, and which include, but are not limited to, fire and police protection, paved streets and sidewalks, street lights, and snow removal; these services and benefits come with a cost to the Village of Caledonia as further set forth in Racine County Board of Supervisors Resolution No. 2021-106 and Village Board Resolution No 2022-11 which provides that when the secure youth development and care facility is fully constructed and becomes operational, Racine County will make an annual Pilot payment to the Village of Caledonia on the terms set forth in the Pilot agreement and such agreement is incorporated herein by reference.

C. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- 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

Exhibit A:

Racine County Youth Development and Care Facility

Conditions and Restrictions

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

Exhibit A:

Racine County Youth Development and Care Facility

Conditions and Restrictions

- 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 Caledonia Utility District Board approval. The Utility District Board 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.
- F. There will be a minimum 300-foot unbuildable buffer area designated along the western portion of the property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the P-1 Institutional Park zoning district, and all applicable sections of the Municipal Code.
- B. Operation of a secure youth development and care facility is permitted with conditions as follows and as set forth herein:

The conditional use permit authorizes applicant to establish and operate a Youth Development Center and Care Center – a facility that houses both a secured residential care center for children and youth and a juvenile detention facility, as defined in Wisconsin Statutes sec. 938.02(10r) and (15g), which shall generally consist of an approximately 70,000 square foot building with a capacity of 48-beds for youths and various ancillary and supporting services and amenities. This approval does not authorize use as any other alternate penal or correctional institution, whether for children or adults. The use of the Property as a facility for housing adults, or as a Type 1 Juvenile Correctional Facility, as that term is defined by Sec. 938.02 (19), Wis. Stat., is specifically prohibited under this conditional use permit.

- 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 institutional building for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code.

Exhibit A:

Racine County Youth Development and Care Facility

Conditions and Restrictions

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	100 ft	100 ft	100 ft*
Accessory Structure	100 ft	100 ft	100 ft
Parking	25 ft	10 ft	10 ft

* Side setback from the western lot line will have a minimum setback of 300 feet.

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 Village Engineer before permits are issued.

10. FIRE DEPARTMENT APPROVAL

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

Exhibit A:

Racine County Youth Development and Care Facility

Conditions and Restrictions

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. All buildings shall connect to public sanitary sewer and water prior to occupancy.

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 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. 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, 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 Conditional Use 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.

Exhibit A:
Racine County Youth Development and Care Facility
Conditions and Restrictions

19. AMENDMENTS TO THE CONDITIONAL USE

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

20. BINDING EFFECT

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

21. VIOLATIONS & PENALTIES

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

22. REVOCATION

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, Racine County; 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

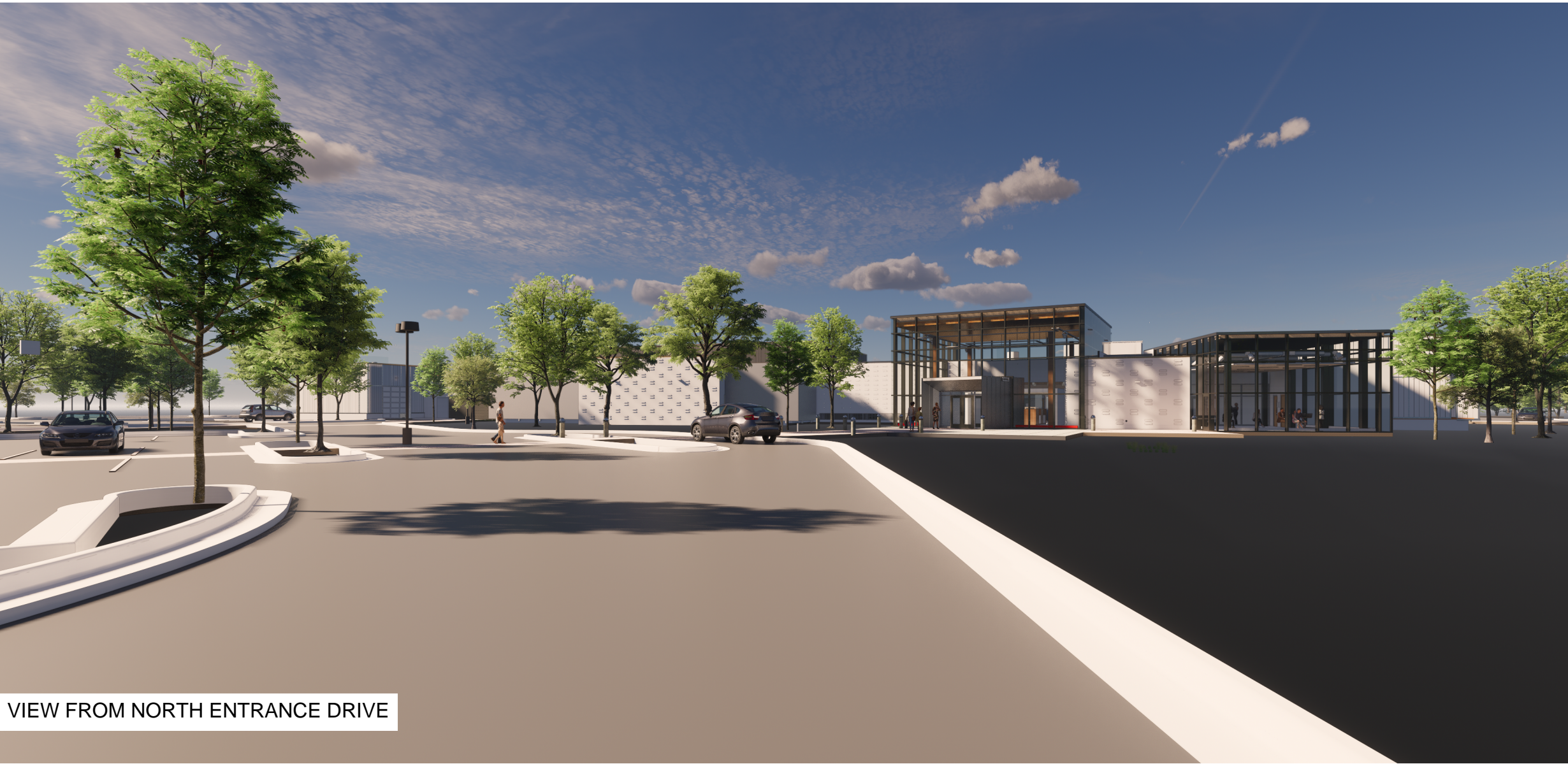
It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



EXISTING CONDITIONS- AERIAL FROM NW



EXISTING CONDITIONS- AERIAL FROM SW



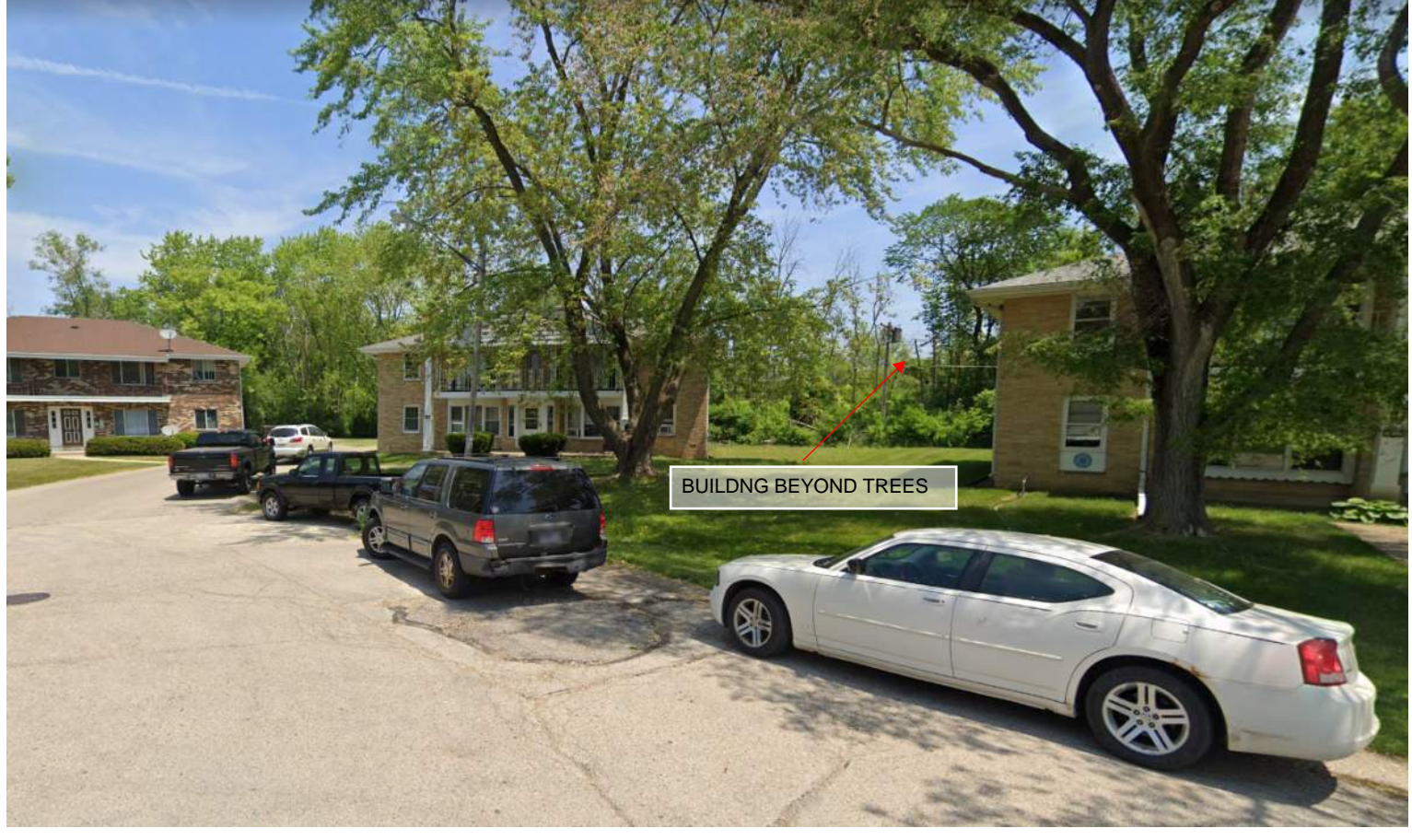
VIEW FROM NORTH ENTRANCE DRIVE



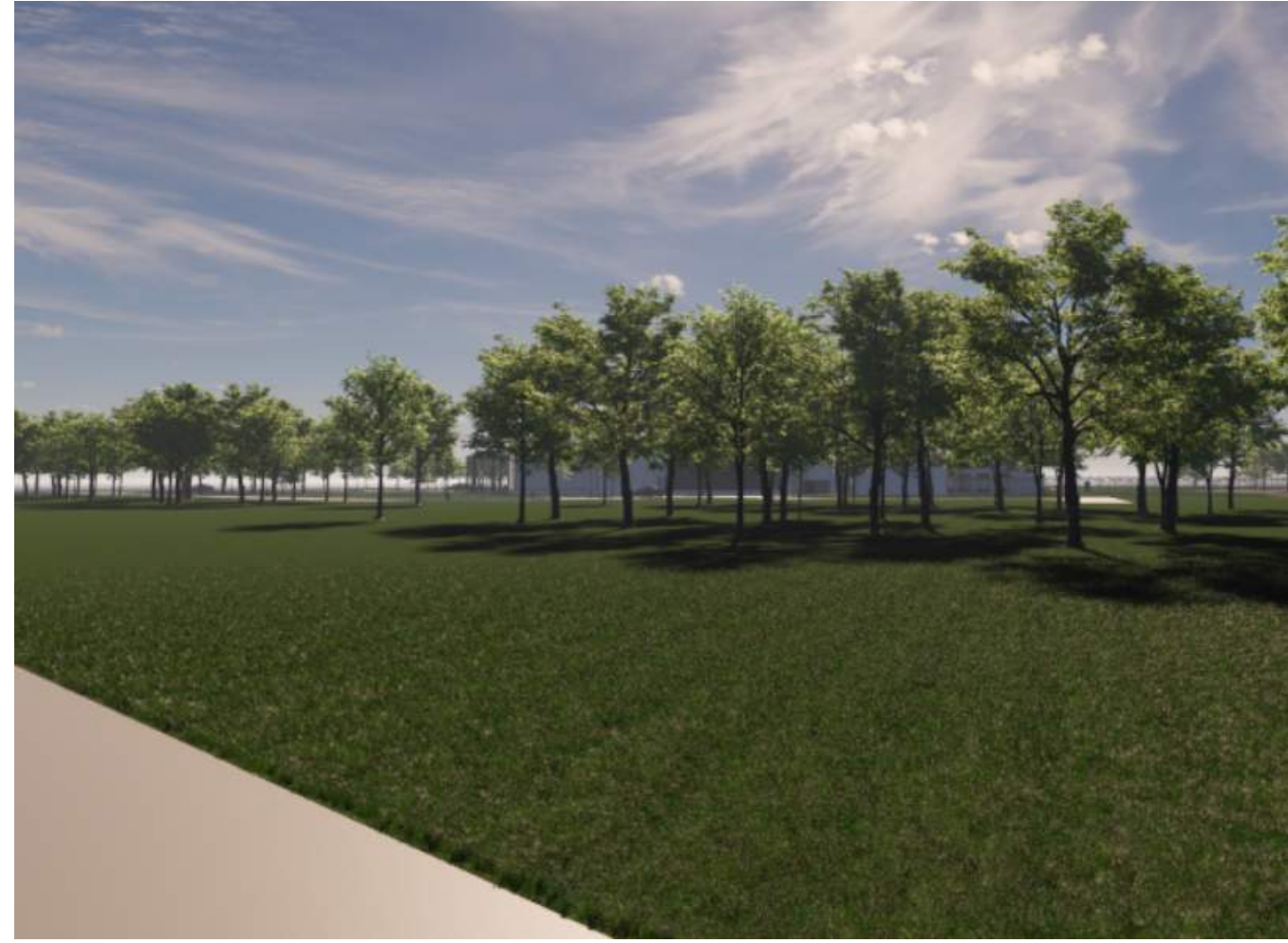
EXISTING CONDITIONS- STREET VIEW FROM NW



EXISTING CONDITIONS- STREET VIEW FROM NORTH AT EXISTING DRIVE- BUILDING ENTRY +/- 320' BACK FROM HERE



EXISTING CONDITIONS- STREET VIEW CORNER OF CHEYENNE CT AND SANTA FE TRAIL FACING NE. BUILDING IS +/-550' FROM THIS VANTAGE POINT BEYOND HILL AND TREE LINE



RENDERED VIEW FROM 3 MILE ROAD, NW CORNER OF SITE



PROPOSED BUILDING OVERLAY ON EXISTING AERIAL FROM NORTH



AERIAL VIEW

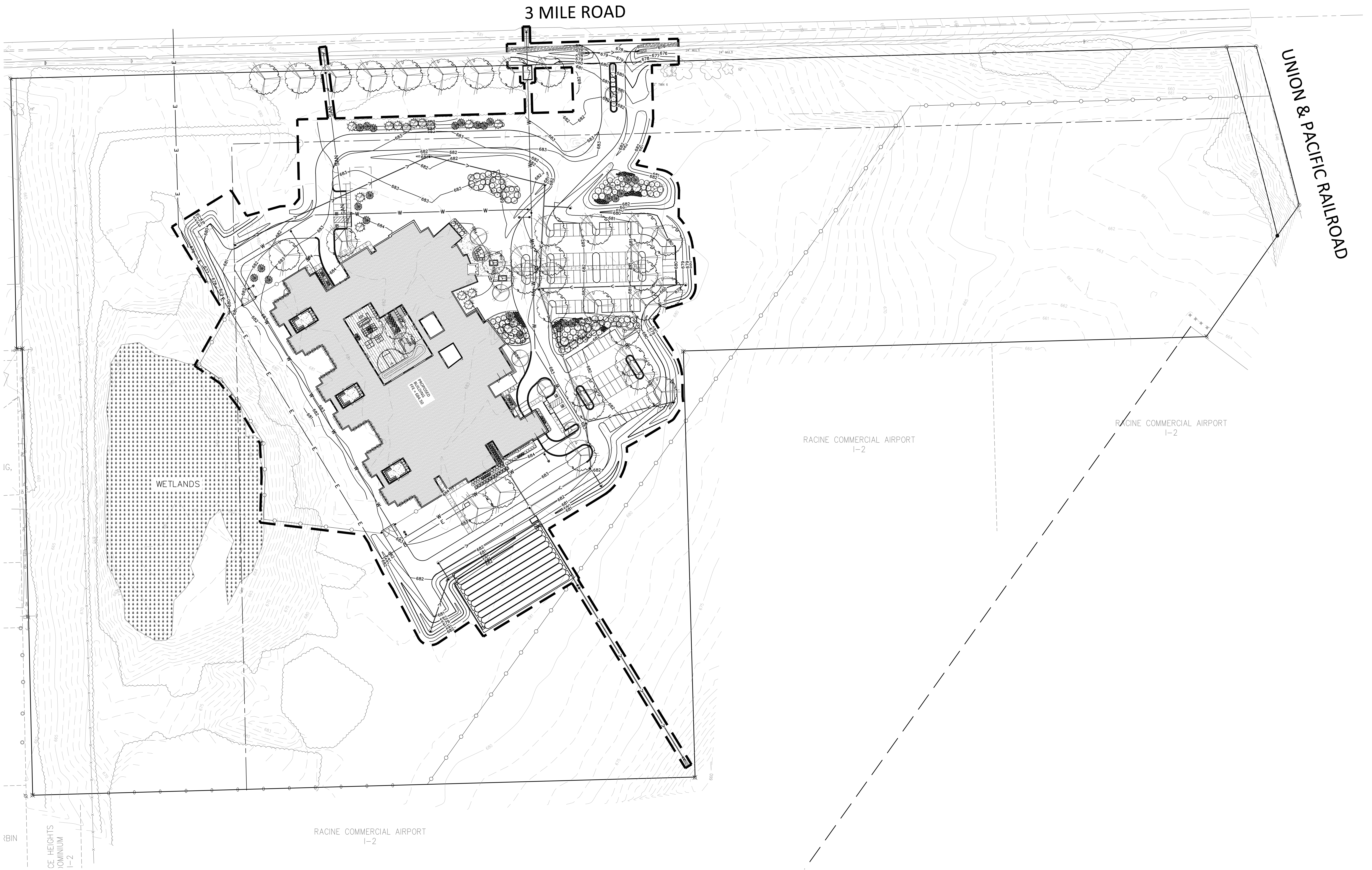


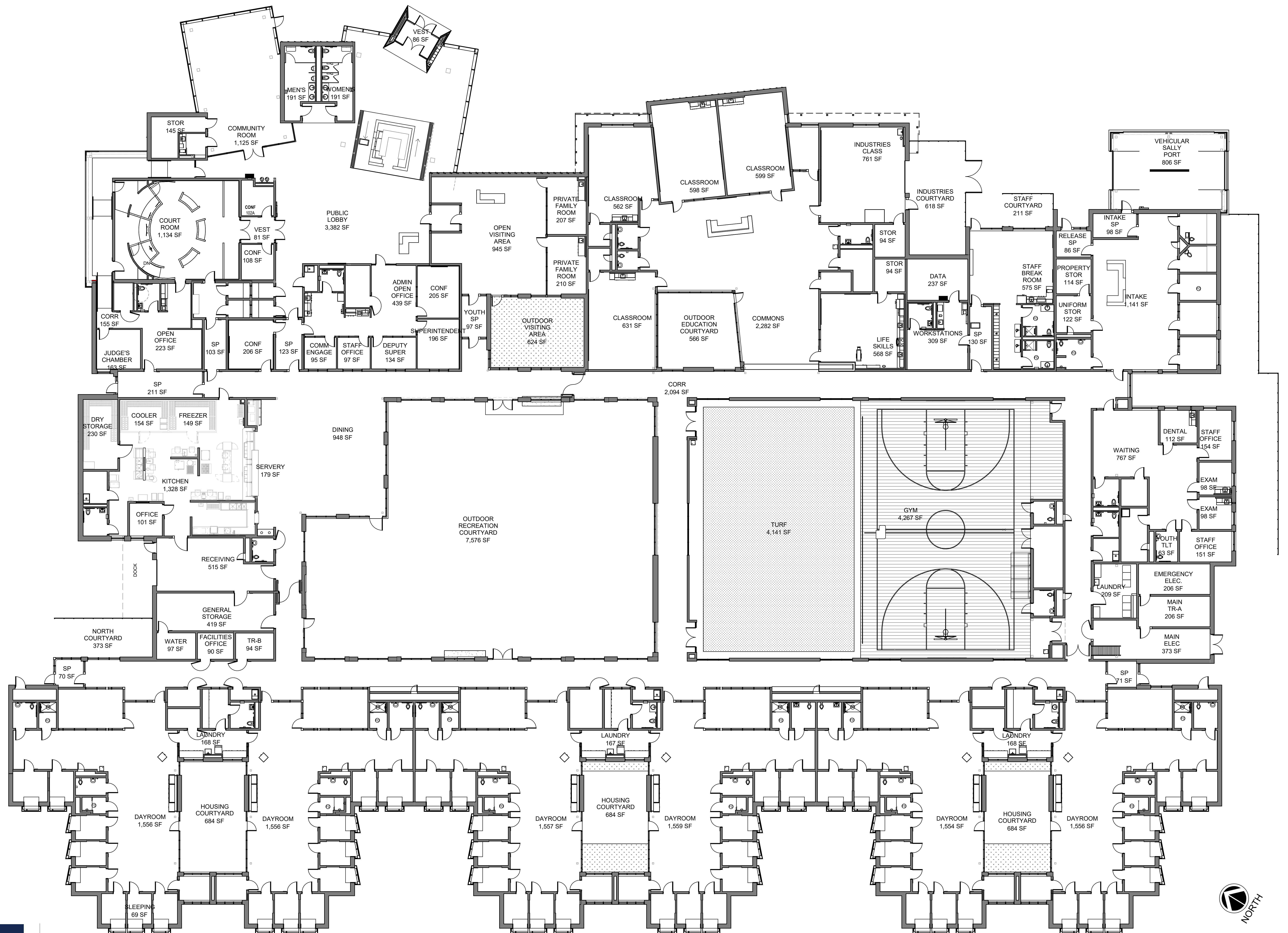
PUBLIC SIDE/ LOBBY FROM DRIVE



MAIN ENTRANCE / LOBBY FROM PARKING







MEMORANDUM

Date: June 22, 2023

To: Plan Commission

From: Ryan Schmidt, P.E.
Village Engineer



Re: **The Glen at Waters Edge Final Plat – SW ¼ Section 16 & NW ¼ Section 21
Range 23 East, Town 4 North; Village of Caledonia, Racine County, WI
Parcel ID's: 51-104-04-23-16-021-000, 51-104-04-23-21-016-000, 51-104-04-
23-21-016-010, & 51-104-04-23-21-021-000**

BACKGROUND INFORMATION

The Planning & Zoning Department and Engineering Department have received a Final Plat for The Glen at Waters Edge Subdivision prepared by Grady L. Gosser, R.L.S. of Trio Engineering, LLC, on behalf of Cornerstone Development of S.E. WI, LLC. The proposed subdivision is located on the west side of Waters Edge (Erie Street) at the future intersection of 5 Mile Road.

This subdivision is for the creation of 30 single family lots, 4 total Outlots, 1 Outlot is to be dedicated to the Village for park purposes, and the construction of 5 Mile Road from the existing termini of 5 Mile Road east of North Point Drive to Waters Edge Drive, and 3 cul-de-sacs. These cul-de-sacs are to be named Maxwell Court, Sean Court, and Lillie Circle.

The Village Board entered into a Development Agreement with Cornerstone Development through Resolution 2022-73 which was approved on July 11, 2022. A meeting was held for the Concept Preliminary Plat on July 25, 2022, which passed both Plan Commission and Village Board. The Preliminary Plat was reviewed on August 29, 2022 which also passed both Plan Commission and Village Board via Resolution 2022-84. The Property was officially purchased and closed on June 15, 2023 by Cornerstone Development.

The Final Plat is consistent with the Village's Comprehensive Land Use Plan (2035) and is consistent with the previously approved R-4 Zoning (changed from R-3). The lots range from 10,649 Sq. Ft. to 22,321 Sq. Ft. A set of Construction Plans has been submitted, reviewed, and approved by the Village which includes the Sewer and Water utility extensions required to serve the new properties. The Developer has acquired all the necessary permits from the DNR, Racine Water/Wastewater, and the Village to begin construction.

Per the Public Service Director's Memo dated July 21, 2022, August 25, 2022, and the approved Plan Commission meetings for both the Concept and Preliminary Plat, a modification waiver was granted for the 40% Open Space Requirement within the Sanitary Sewer & Water Service Area and to allow the subdivision to develop without conservation easements. During the plan review process, it was also requested that a landscape buffer be installed along Lots 1-8 and along the north property line. A 5' dedicated landscape buffer has been incorporated and responsibility fully placed on the subdivision and its HOA for the maintenance of said easement. The easement is separate from any drainage and utility easement.

A Wetland Delineation has been completed on this property and confirmed by the DNR in June 2022. The wetlands have been shown. The Primary Environmental Corridor has also been shown on the Final Plat and will need to be confirmed by SEWRPC.

Village Staff have reviewed the Final Plat for The Glen at Waters Edge as well as the Construction Plans and recommend approval. Minor comments are to be addressed per the listed conditions below.

RECOMMENDATION

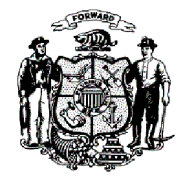
Move to approve the Final Plat for The Glen at Waters Edge subject to the following conditions:

- 1. Add note listing the zoning and setbacks on the Final Plat.**
- 2. Add to notes that Outlot 1 also contains Stormwater Management Facilities and that a separate stormwater easement will be required together with Outlot 3.**
- 3. Confirm there are no conflicts with the existing 7' wide easement for the Milwaukee Elec. Railway and Light Co. and the proposed easements for drainage and landscaping.**
- 4. Provide confirmation from SEWRPC regarding the Primary Environmental Corridor.**
- 5. Add note on Final Plat for "Lots have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill".**
- 6. Add note on the Final Plat that "Driveways shall not have a centerline slope steeper than 6%."**
- 7. Add note on the Final Plat for the restriction of trees, plantings, buildings, fences, berms, retaining, etc in easement areas and right-of-ways with the exception of landscape trees/plantings in the landscape easement.**
- 8. Areas of slope greater than 12% shall be designated and identified on the Final Plat.**
- 9. No Building Permits will be issued until the Final Plat has been recorded.**
- 10. The Final Plat shall be submitted to the appropriate objecting agencies (Wisconsin Department of Administration) for authorization.**
- 11. The subdivision shall be surveyed and monumented per Wisconsin State Statutes 236.15.**
- 12. The Glen at Waters Edge Subdivision must conform to all Ordinances in Titles 9, 14, and 18 as necessary.**
- 13. The Final Plat shall be recorded and filed no later than 2 years after the date of approval of the preliminary plat.**

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



THE GLEN AT WATERS EDGE

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

LOT 1
C.S.M. #3089

EASEMENT LEGEND:

- (A) 20' WIDE PUBLIC STORM SEWER EASEMENT (GRANTED TO THE VILLAGE OF CALEDONIA)
- (B) PUBLIC DRAINAGE AND UTILITY EASEMENT (WIDTH VARIES) (GRANTED TO THE VILLAGE OF CALEDONIA)
- (C) 10' WIDE PRIVATE SUMP DRAIN EASEMENT
- (D) 5' WIDE LANDSCAPE EASEMENT



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

C, SEC. 16-4-23
(MEANDER COR.)
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. DAMAGED CAST IRON MON.
W/ BRASS CAP
N=299,485.02 E=2,594,131.85

WATERS EDGE DRIVE
(DEDICATED TO THE PUBLIC)

EXISTING 8' WIDE EASEMENT TO
WISCONSIN NATURAL GAS COMPANY
(PER DOC #696561)

OL #3
23570 SF

EXISTING 7' WIDE EASEMENT TO
MILWAUKEE ELEC. RAILWAY AND
LIGHT CO. (PER DOC #365843)

S. 1/4 CORNER,
SEC. 16-4-23
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CAST IRON MON. W/
BRASS CAP
N=299,063.92 E=2,594,135.31

OWNER:
CORNERSTONE DEVELOPMENT
OF S.E. WI, LLC.
N63 W 23849 MAIN STREET
SUSSEX, WI 53089
PHONE: (262) 932-4188

- GENERAL NOTES:**
- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
 - - Indicates Found Monumentation (See Plat).
 - ▨ - All lots shall be limited to one access point. No access intersection restrictions shall apply to Lots 8, 9, 14, 24, 25 & 30 within 50' of the intersection. No access restrictions to 5 Mile Road shall apply to Lots 9, 14, 24, 25 & 30. No access restrictions to Water's Edge Drive shall apply to Lots 13 & 14. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Village of Caledonia.

- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, bears North 89°21'20" East.
- Outlots 1 and 2 contain Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- Outlot 3 contains Stormwater Management Facilities and Open Space.
- Outlot 4 shall be dedicated to the Village of Caledonia for Public Park Purposes.
- Outlot 3 contains Stormwater Management Facilities and a separate storm water easement will be recorded to cover liability and maintenance of the facilities. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this Subdivision. Racine County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Wetland boundaries shown hereon were field delineated by Oneida Total Integrated Enterprises (OTIE) in June 2022.
- All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after the recording of this Plat shall be placed underground.
- The Landscape Easements to be granted to each individual Lot Owner within this Subdivision. The Owners of the Single Family residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Single Family Lots within this Subdivision.

S.W. 1/4
Section 16

N.W. 1/4
Section 21

LOCALITY MAP:

S.W. 1/4, SEC. 16, T. 4 N., R. 23 E.
N.W. 1/4, SEC. 21, T. 4 N., R. 23 E.
SCALE: 1"=1000'

SCALE: 1" = 60'

0 60 120

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 15TH DAY OF JUNE, 2023

SHEET 1 OF 3

THE GLEN AT WATERS EDGE

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

CURVE TABLE:								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	800.00	4°32'06"	63.32	63.30	S88°22'37"E	N89°21'20"E	S86°06'34"E
	30	835.00	4°32'06"	66.09	66.07	S88°22'37"E	N89°21'20"E	S86°06'34"E
	SOUTH	765.00	4°32'06"	60.55	60.53	S88°22'37"E	N89°21'20"E	S86°06'34"E
	1	765.00	2°42'26"	36.14	36.14	S89°17'27"E	N89°21'20"E	S87°56'14"E
	2	765.00	1°49'40"	24.41	24.40	S87°01'24"E	S87°56'14"E	S86°06'34"E
2	30	35.00	53°45'01"	32.83	31.64	N22°59'05"W	N03°53'26"E	N49°51'35"W
3	CUL-DE-SAC	80.00	287°30'02"	401.43	94.61	S86°06'34"E	N49°51'35"W	S57°38'27"W
	30	80.00	56°23'52"	78.75	75.61	S21°39'39"E	S06°32'17"W	S49°51'35"E
	29	80.00	42°06'11"	58.79	57.47	S27°35'22.5"W	S48°38'28"W	S06°32'17"W
	28	80.00	44°05'05"	61.55	60.05	S70°41'00.5"W	N87°16'27"W	S48°38'28"W
	27	80.00	44°05'21"	61.56	60.05	N65°13'46.5"W	N43°11'06"W	N87°16'27"W
	26	80.00	45°11'23"	63.10	61.47	N20°35'24.5"W	N02°00'17"E	N43°11'06"W
	25	80.00	55°38'10"	77.68	74.67	N29°49'22"E	N57°38'27"E	N02°00'17"E
4	25	35.00	53°45'01"	32.83	31.64	N30°45'56.5"E	N03°53'26"E	N57°38'27"E
5	C/L	1000.00	4°32'08"	79.16	79.14	S88°22'38"E	S86°06'34"E	N89°21'18"E
	25	965.00	4°16'42"	72.05	72.04	S88°30'21"E	S86°22'00"E	N89°21'18"E
	SOUTH	1035.00	4°32'08"	81.93	81.91	S88°22'38"E	S86°06'34"E	N89°21'18"E
	3	1035.00	2°47'30"	50.43	50.42	S87°30'19"E	S86°06'34"E	S88°54'04"E
	4	1035.00	1°44'38"	31.50	31.50	S89°46'23"E	S88°54'04"E	N89°21'18"E

PRESERVATION RESTRICTIONS:

Those areas identified as Wetland and Primary Environmental Corridor (PEC) as shown on Outlot 4 of this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

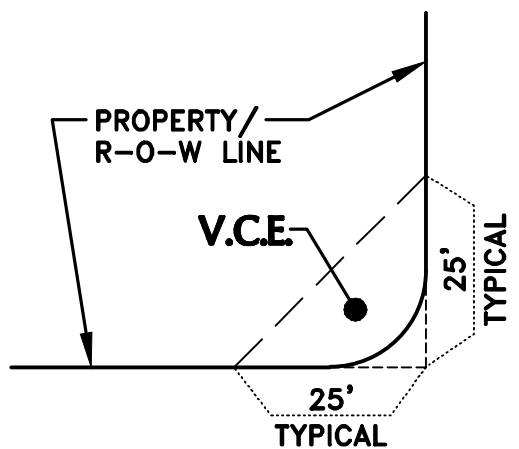
BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

VISION CORNER EASEMENT DETAIL: (V.C.E.)

V.C.E. APPLIES TO:

Lots 9, 14, 14, 25 and 30 and Outlots 1, 2 and 4 are subject to a Vision Corner Easement as shown on this Plat in that the height of all plantings, berms, fences, signs or other structures within the Vision Corner Easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the Vision Corner Easement.

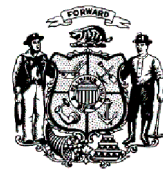


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to
Sees. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



CURVE TABLE:								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
6	C/L	625.00	32°03'37"	349.72	345.18	S74°36'53.5"E	N89°21'18"E	S58°35'05"E
	C/L-WEST	625.00	5°11'19"	56.60	56.58	S88°03'02.5"E	N89°21'18"E	S85°27'23"E
	C/L-CENTER	625.00	26°16'19"	286.58	284.08	S72°19'13.5"E	S82°27'23"E	S59°11'04"E
	C/L-EAST	625.00	0°35'59"	6.54	6.54	S58°53'04.5"E	S59°11'04"E	S58°35'05"E
	24	660.00	2°19'23"	26.76	26.76	S89°29'00.5"E	N89°21'18"E	S88°19'19"E
	NORTH	660.00	24°00'19"	276.52	274.50	S70°35'14.5"E	S82°35'24"E	S58°35'05"E
	O.L. 4	660.00	10°39'39"	122.81	122.63	S77°15'34.5"E	S82°35'24"E	S71°55'45"E
	19	660.00	10°21'28"	119.31	119.15	S66°45'01"E	S71°55'45"E	S61°34'17"E
	18	660.00	2°59'12"	34.40	34.40	S60°04'41"E	S61°34'17"E	S58°35'05"E
	SOUTH	590.00	28°27'01"	292.97	289.97	S76°25'11.5"E	N89°21'18"E	S62°11'41"E
	6	590.00	1°07'53"	11.65	11.65	N89°55'14.5"E	N89°21'18"E	S89°30'49"E
	7	590.00	10°21'47"	106.71	106.57	S84°19'55.5"E	S89°30'49"E	S79°09'02"E
	8	590.00	11°02'56"	113.78	113.60	S73°37'34"E	S79°09'02"E	S68°06'06"E
	O.L. 1	590.00	5°54'25"	60.83	60.80	S65°08'53.5"E	S68°06'06"E	S62°11'41"E
7	C/L	300.00	15°01'16"	78.65	78.43	N12°03'15"E	N04°32'37"E	N19°33'53"E
	24	333.00	5°59'51"	34.86	34.84	N07°50'06.5"E	N04°50'11"E	N10°50'02"E
	O.L. 4	267.00	2°30'17"	11.67	11.67	N06°09'40.5"E	N04°54'32"E	N07°24'49"E
8	24	35.00	47°36'42"	29.08	28.25	N12°58'19"W	N10°50'02"E	N36°46'40"W
9	CUL-DE-SAC	80.00	286°48'40"	400.46	95.38	S73°22'20"E	N36°46'40"W	S70°02'00"W
	24	80.00	33°29'10"	46.76	46.09	N20°02'05"W	N36°46'40"W	N03°17'30"W
	23	80.00	45°04'23"	62.93	61.32	N19°14'41.5"E	N03°17'30"W	N41°46'53"E
	22	80.00	44°20'50"	61.92	60.39	N63°57'18"E	N41°46'53"E	N86°07'43"E
	21	80.00	44°18'30"	61.87	60.34	S71°43'02"E	N86°07'43"E	S49°33'47"E
	20	80.00	62°50'27"	87.74	83.41	S18°08'33.5"E	S49°33'47"E	S13°16'40"W
	O.L. 4	80.00	56°45'20"	79.24	76.05	S41°39'20"W	S13°16'40"W	S70°02'00"W
10	O.L. 4	35.00	62°37'11"	38.25	36.38	N38°43'24.5"E	N07°24'49"E	N70°02'00"E
11	C/L	236.24	2°14'37"	9.25	9.25	N31°14'59.5"E	N30°07'41"E	N32°22'18"E
	O.L. 1	266.24	6°01'00"	27.96	27.95	N29°21'48"E	N26°21'18"E	N32°22'18"E
12	C/L	300.00	32°03'35"	167.86	165.68	S74°36'52.5"E	S58°35'05"E	N89°21'20"E
	NORTH	265.00	32°03'35"	148.28	146.35	S74°36'52.5"E	S58°35'05"E	N89°21'20"E
	17	265.00	19°33'20"	90.45	90.01	S68°21'45"E	S58°35'05"E	S78°08'25"E
	16	265.00	12°30'15"	57.83	57.72	S84°23'32.5"E	S78°08'25"E	N89°21'20"E
	O.L. 2	335.00	5°38'07"	32.95	32.93	S61°24'08.5"E	S58°35'05"E	S64°13'12"E
	9	335.00	22°33'27"	131.89	131.04	S79°21'56.5"E	S68°05'13"E	N89°21'20"E
13	9	25.00	115°00'00"	50.18	42.17	S33°08'40"E	N89°21'20"E	S24°21'20"W
14	CUL-DE-SAC	80.00	230°00'00"	321.14	145.01	N89°21'20"E	S24°21'20"W	N25°38'40"W
	9	80.00	33°14'40"	46.42	45.77	S07°44'00"W	S24°21'20"W	S08°53'20"E
	10	80.00	39°31'26"	55.18	54.10	S28°39'03"E	S08°53'20"E	S48°24'46"E
	11	80.00	42°13'54"	58.97	57.64	S69°31'43"E	S48°24'46"E	N89°21'20"E
	12	80.00	41°58'20"	58.60	57.30	N68°22'10"E	N89°21'20"E	N47°23'00"E
	13	80.00	39°46'59"	55.55	54.44	N27°29'30.5"E	N47°23'00"E	N07°36'01"E
	14	80.00	33°14'41"	46.42	45.77	N09°01'19.5"W	N07°36'01"E	N25°38'40"W
15	14	25.00	115°00'00"	50.18	42.17	N31°51'20"E	N25°38'40"W	N89°21'20"E

THE GLEN AT WATERS EDGE

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

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a subdivision of a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16 and the Northeast 1/4 of the Northwest 1/4 of Section 21, all in Town 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described as follows:

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

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

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

That I have made such survey, land division, and map by the direction of CORNERSTONE DEVELOPMENT OF S.E. WI, LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Caledonia, Racine County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

CORNERSTONE DEVELOPMENT OF S.E. WI, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T WISCONSIN, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

CORNERSTONE DEVELOPMENT OF S.E. WI, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

- Village of Caledonia

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- Racine County Planning and Development

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

CORNERSTONE DEVELOPMENT OF S.E. WI, LLC

John Wahlen, Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named John Wahlen, Member of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

SPRING BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of CORNERSTONE DEVELOPMENT OF S.E. WI, LLC, owner, this ____ day of _____, 20 ____.

SPRING BANK

Glenn Michaelsen, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

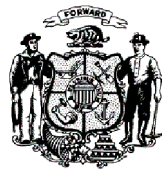
Personally came before me this ____ day of _____, 20____, the above named Glenn Michaelsen, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jeff Latus, being duly elected, qualified and acting Treasurer of the County of Racine, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "THE GLEN AT WATERS EDGE".

Jeff Latus, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Wayne Krueger, being duly appointed, qualified and acting Finance Director of the Village of Caledonia, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "THE GLEN AT WATERS EDGE".

Wayne Krueger, Village Finance Director

VILLAGE BOARD APPROVAL:

Resolved that this Plat known as "THE GLEN AT WATERS EDGE", in the Village of Caledonia, Racine County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of Trustees of the Village of Caledonia on the ____ Day of _____, 20 ____.

Tom Weatherston, Village President

Joslyn M. Hoeffert, Village Clerk