

PLANNING COMMISSION AGENDA
Monday, October 30, 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. Public Hearing and Possible Action on Items set for Public Hearing

- A. REZONE REVIEW – Review a request to rezone ±0.535-acre parcel located at 4913 7 Mile Road from B-3, Highway Business District and A-2, Agricultural District to R-3, Single-Family Residential district for the future development of a residential home submitted by Nellie & Franscico Rodriguez, Applicants and Owners. (Parcel ID No. 104-04-22-12-004-000)
More information at Caledonia ZoningHub: <https://s.zoninghub.com/R7MUQNKI2E>
- B. LAND USE MAP AMENDMENT REVIEW – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located at 12800 Adams Road changing the land use category from Industrial/Business Park to Transportation, Communications, & Utilities submitted by Andy Schultz, Applicant, Village of Caledonia, Owner. (Parcel ID No. 104-04-22-30-015-224)
More information at Caledonia ZoningHub: <https://s.zoninghub.com/NAPXHFA5DQ>
- C. REZONE REVIEW – Review a request to rezone a ±1.89-acre parcel located at 12800 Adams Road from M-3, Heavy Manufacturing District to I-1, Institutional District for the future construction of a municipal water tower submitted by Andy Shultz, Applicant, Village of Caledonia, Owner. (Parcel ID No. 104-04-22-30-015-224) More information at Caledonia ZoningHub: <https://s.zoninghub.com/7BY5DJYU0Y>

5. New Business

- A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a municipal water tower at 12800 Adams Road submitted by Andy Schultz, Applicant, Village of Caledonia, Owner. (Parcel ID No. 104-04-22-30-015-224).
More information at Caledonia ZoningHub: <https://s.zoninghub.com/0CKT3KEKOE>
- B. CONCEPT CERTIFIED SURVEY MAP REVIEW – Review a proposed certified survey map creating two lots for the parcel located at 7 Mile Road submitted by Ken Rusch, Applicant, SAM & TOM, Owners. (Parcel ID No. 104-04-22-08-002-010)
More information at Caledonia ZoningHub: <https://s.zoninghub.com/C8UHKJKWXJ>
- C. CONCEPT SUBDIVISION PLAT REVIEW – Review a concept subdivision plat creating 14 lots for the parcel located at 5908 4 Mile Road submitted by Nancy Washburn, Applicant, TNG 23 LLC, Owner. (Parcel ID No. 104-0422-24-036-020) More information at Caledonia ZoningHub: <https://s.zoninghub.com/Z0V3I70HUZ>
- D. FINAL CONDOMINIUM PLAT REVIEW – Review a final condominium plat creating five buildings and ten condominium units for Briarwood Condominium Addendum No. 2 Subdivision submitted by Nancy Washburn, Applicant, Briarwood of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-23-21-061-000)
More information at Caledonia ZoningHub: <https://s.zoninghub.com/T7W0MQXZ2I>

E. BUILDING, SITE, AND OPERATION PLAN – Review a site plan for the expansion of a telecommunication tower and ground equipment with fencing for the property located at 8451 USH 41 submitted by Bailly McGrew, Applicant, American Transmission Company, Owner. (Parcel ID No. 104-04-22-06-041-000) More information at Caledonia ZoningHub: <https://s.zoninghub.com/G362PWPNSX>

6. Adjournment

Dated October 26, 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, Ron Boccardi, Trustee Pierce, President Weatherston, Joseph Kiriaki, Amy May, and Michael J. Moore

Also Present: Village Administrator Kathy Kasper, Development Director Peter Wagner, and Village Engineer Ryan Schmidt.

3. Approval of Minutes

Approval of July 31, 2023, meeting minutes.

Motion by Pierce to approve the minutes as presented.

Seconded by May

Motioned carried unanimously.

4. Citizen's Comments

None

5. Public Hearings and Possible Action on Items Set for Public Hearing

A. CONDITIONAL USE AND BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a request for a conditional use to operate a car wash business with outdoor vacuum cleaning stations and review a building, site, and operation plan for a car wash business located at 5133 Douglas Avenue

Wagner read from his report regarding the request for a conditional use to operate a car wash with outdoor vacuum stations submitted with the Plan Commission packet.

President Weatherston opened the Public Hearing at 6:05 p.m.

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

None.

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

None.

President Weatherston closed the Public Hearing at 6:07 p.m.

5A. Commission Deliberation

Motion by Boccardi that the Plan Commission recommends to the Village Board that a conditional use allowing the operation of a car wash with outdoor vacuum stations with conditions outlined in Exhibit A, located at 5133 Douglas Avenue, be approved 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 Kiriaki

Motion carried unanimously.

President Weatherston asked if there is a motion for the building, site, and operation plan review for the proposed car wash at 5133 Douglas Avenue.

Motion by Pierce that the Plan Commission recommends to the Village Board that the building, site, and operation plan for the redevelopment of the existing commercial building as a car wash with outdoor vacuum stations located at 5133 Douglas Avenue be approved for the following reason:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
2. The proposed use complies with the approved conditional use conditions and restrictions for a car wash.

Seconded Kiriaki

Motion carried unanimously.

6. New Business

A. CERTIFIED SURVEY MAP REVIEW – Review a certified survey map creating two lots for the parcel located at 6929 5 Mile Road submitted by Jason Lawrence.

Schmidt read from his report for the proposed certified survey map creating two lots from the parcel located at 6929 5 Mile Road.

6A. Commission Deliberation

Motion by Kiriaki that the Plan Commission recommends to the Village Board that the proposed CSM creating two lots for the property at 6929 5 Mile Road be approved subject to the conditions 1-18 as stated in staff's memo dated 8.23.2023.

Seconded by Moore

Motioned carried unanimously.

7. Adjournment: President Weatherston adjourned the meeting at 6:15 p.m.

Respectfully submitted,
Zarrie A. Stratman-Dirkintis- Village Deputy Clerk

PLAN COMMISSION REPORT

Proposal: Rezone

Description: Request to rezone a ±0.53-acre property located at 4913 7 Mile Road from B-3, Highway Business District, and A-2, Agricultural District to R-3, Single-Family District for the future development of a residential home.

Applicant(s): Nelly Rodriguez

Address(es): 4913 7 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the ±0.53-acre parcel located at 4913 7 Mile Road be rezoned from B-3, Highway Business District and A-2, Agricultural District to R-3, Single-Family Residential District as illustrated in Exhibit A for the following reason:

1. The proposed zoning district is consistent with the 2035 Land Use Plan designating this property as Low-Density Residential.

Owner(s): Francisco Rodriguez Rubio & Nelly Rodriguez

Tax Key(s): 104-04-22-12-004-000

Lot Size(s): 0.5348 ac

Current Zoning District(s): B-3, Commercial Service District, & A-2, Agricultural District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential

Background: The applicant is requesting a rezoning of the property located at 4913 7 Mile Road from B-3, Highway Business District, and A-2, Agricultural District to R-3, Single-Family District for the future development of a residential home. The surrounding properties on 7 Mile Road are being used as single-family residential homes. Currently, this lot is vacant, but it previously had a home on the property which was considered legal non-conforming. The owners would like to sell the property for the future use as a home, however,

the existing zoning prohibits the owner from rebuilding a home on the property. The Village Land Use Plan illustrates that low-density residential housing in the area. The rezone to the R-3 District is consistent with this land use category. Staff has determined that the proposed zoning request is consistent with the land use classification as

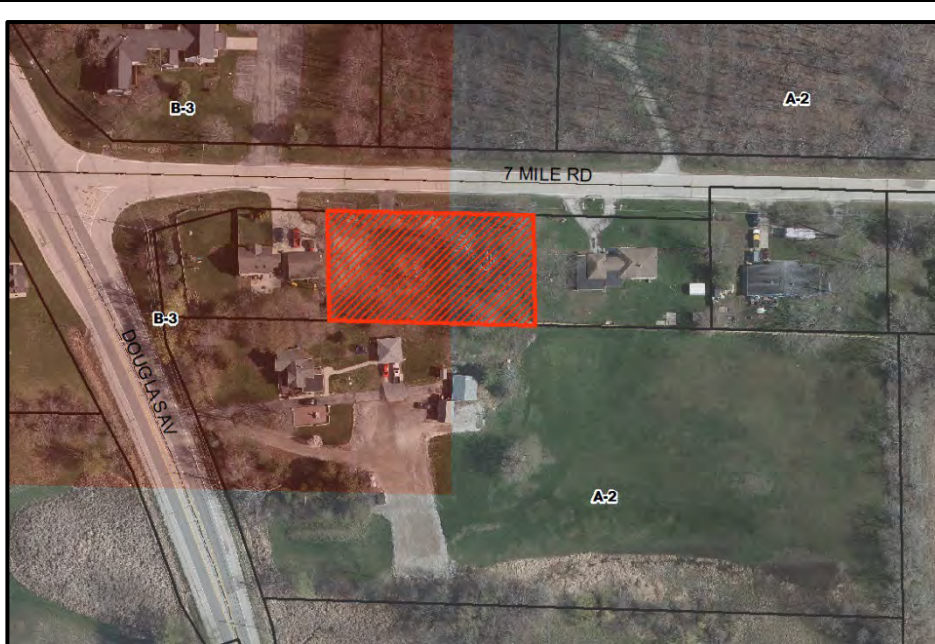


Figure 1: Zoning Map

identified in the Village Land Use Plan and that the proposed residential zoning district is appropriate for this sized lot.

If the Plan Commission is comfortable with the proposed use, staff provided a suggested motion for consideration.

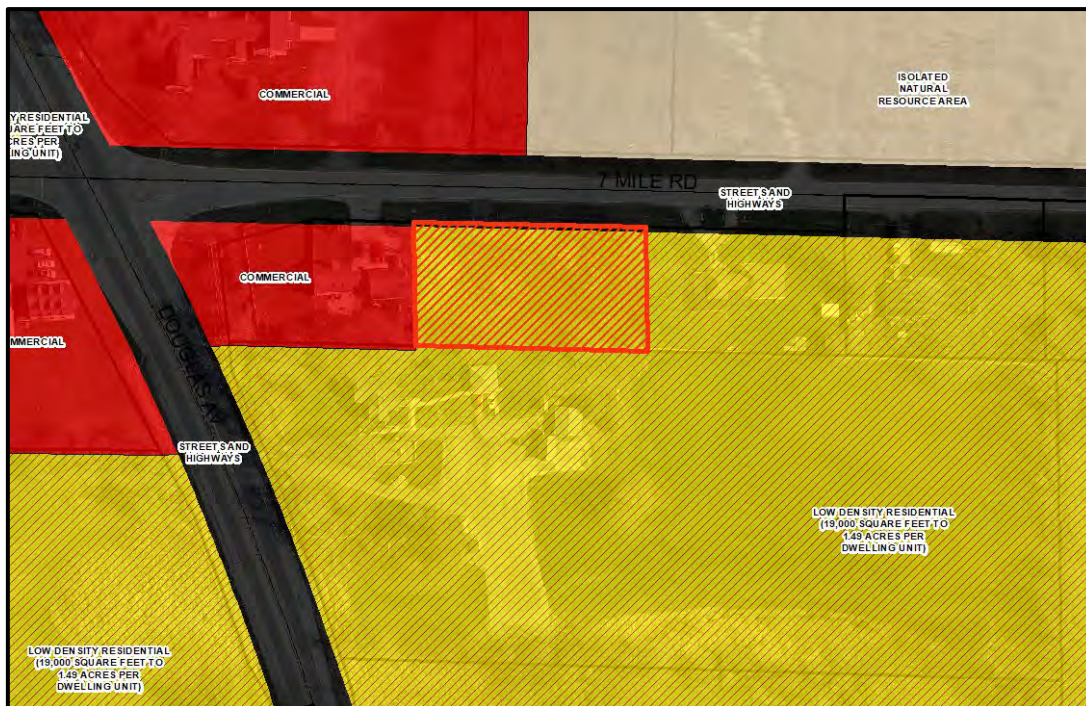


Figure 2: Land Use Map

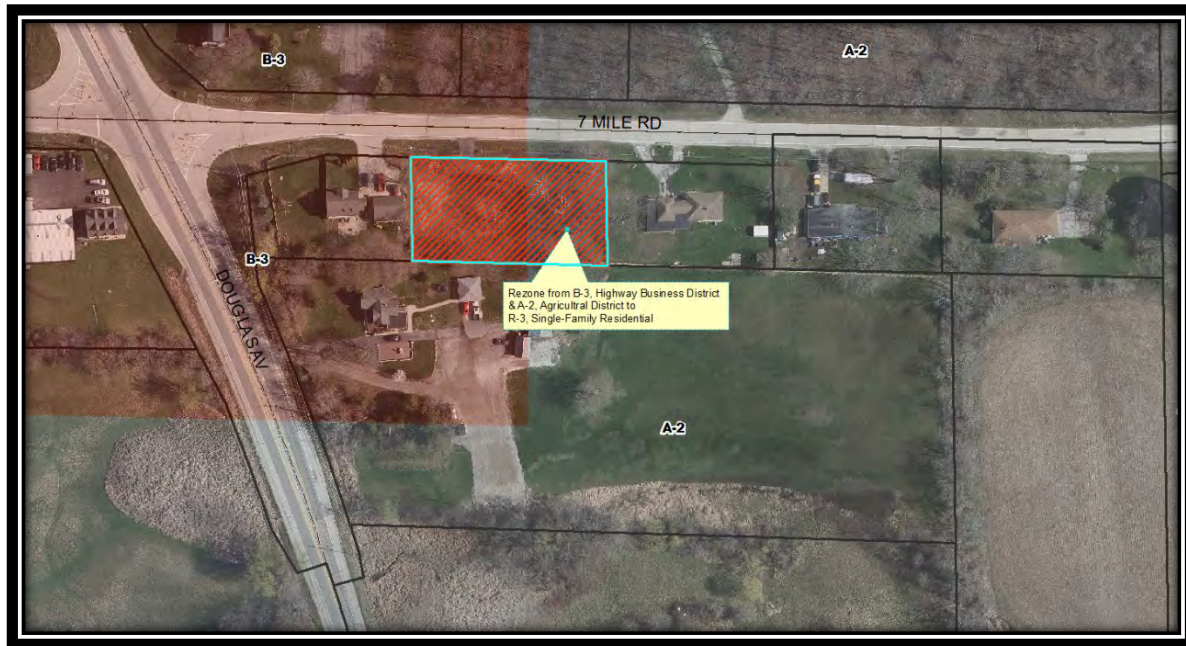
**Exhibit A:
4913 7 Mile Road
Parcel ID No. 104-04-22-12-004-000**

LEGAL DESCRIPTION

That part of the Northeast 1/4 of Section 12, Township 4 North, Range 22 East, described as follows: Begin on the North line of said Section, 595.7 feet West of the Northeast corner of said Section; run thence West along the North line of said Section, 141 feet; thence South 144.6 feet, thence East 141 meet, more or less, to a point due South of the place of beginning, thence due North 144.6 feet to the place of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

AND

That part of the Northeast 1/4 of Section 12, Township 4 North, Range 22 East, described as follows: Begin at a point in the North line of said Section, which is 736.7 feet West of the Northeast corner of said Section, run thence West along the North line of said Section, 68 feet; thence Southerly 144.69 feet, more or less, to a point that is 809.7 feet due West of the East line of said Section, thence East parallel to and 144.6 feet due South of the North line of said Section, 68 feet, more or less, to a point that is 741.7 feet due West of the East line of said Section, thence Northerly 144.69 feet, more or less, to the place of beginning. EXCEPTING THEREFROM land conveyed for highway purposes in Volume 1145 of Records, Page 99, as Document No. 906139. Said land being in the Village of Caledonia, Racine County, Wisconsin.



Respectfully submitted:

Peter Wagner, AICP
Development Director



4913 7 MILE RD

0 125 250 500 Feet





PLAN COMMISSION REPORT

Proposal: Land Use Amendment & Rezone

Description: Review a request to amend the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located at 12800 Adams Road from Industrial/Business Park to Transportation, Communication, & Utilities land use category for the construction of a municipal water tower.

Applicant(s): Andy Schultz

Address(es): 12800 Adams Road

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2023-002 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Industrial/Business Park to Transportation, Communications, & Utilities for the property located at 12800 Adams Road, for the following reasons:

1. This land use category is compatible with the land use classifications of surrounding properties.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the I-1, Institutional District for the future development of a municipal water tower.

REZONE

That the Plan Commission recommends to the Village Board that the ±1.89-acre property, located at 12800 Adams Road, be rezoned from M-3, Heavy Manufacturing District, to I-1, Institutional District for the following reasons:

1. The proposed rezoning is in accord with the 2035 Land Use Plan designation of Transportation, Communications, and Utilities for the subject property.
2. The proposed use will improve water service to the surrounding area by constructing a municipal water tower.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-22-30-015-224

Lot Size(s): 1.89 acres

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

Overlay District(s): n/a

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Industrial/Business Park
Plan:

Background:

LAND USE AMENDMENT

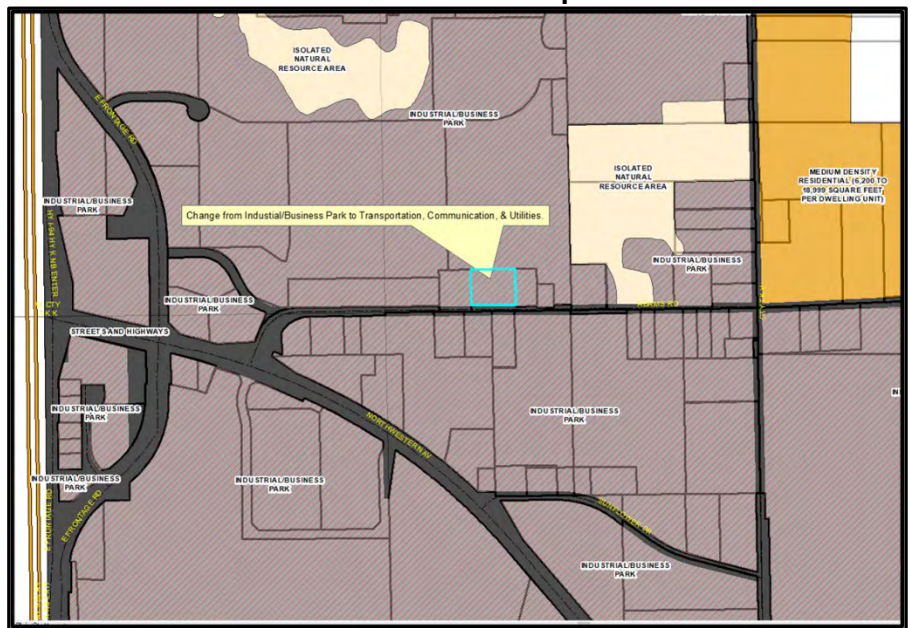
The applicant is requesting a Land Use Amendment and subsequently a rezone for the parcel located at 12800 Adams Road for the future construction of a municipal water tower. The parcel is currently vacant and owned by the Village of Caledonia.

The proposed land use category, Transportation, Communication, & Utilities, is compatible with the existing industrial zoning in the area and existing residential uses as this designation limits the types of development to government type uses. As illustrated in Exhibit A, the surrounding parcels are designated for future Industrial/Business Park uses. This reclassification will provide an accurate land use designation for the parcel for its intended use.

Should the Land Use Amendment be approved, additional reviews will be required to mitigate the impacts resulting from the change in use. This will be done by creating buffer areas, installing landscaping, and regulating lighting to reduce impacts that the institutional development may cause to existing residential areas through the building, site, and operations plan review.

A development plan proposed for the site includes the construction of a 137-foot-tall water tower that would be similar in style/use to the existing water tower located on Storage Drive in the Caledonia Business Park. Details of the site plan will be discussed at tonight’s meeting as part of agenda item 5a.

Exhibit A: Land Use Map of Area



The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010, must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcel for the construction of a water tower that will improve water service to surrounding areas.

If the Plan Commission is comfortable with the proposed land use amendment from Industrial/Business Park to Transportation, Communications, & Utilities, there is a suggested motion to adopt Resolution 2023-002 approving the land use amendment.

REZONE

The applicant is requesting a change in zoning for the parcel located at 12800 Adams Road from M-3, Heavy Manufacturing District to, I-1, Institutional District for the purpose of constructing a municipal water tower to improve water service in the area.

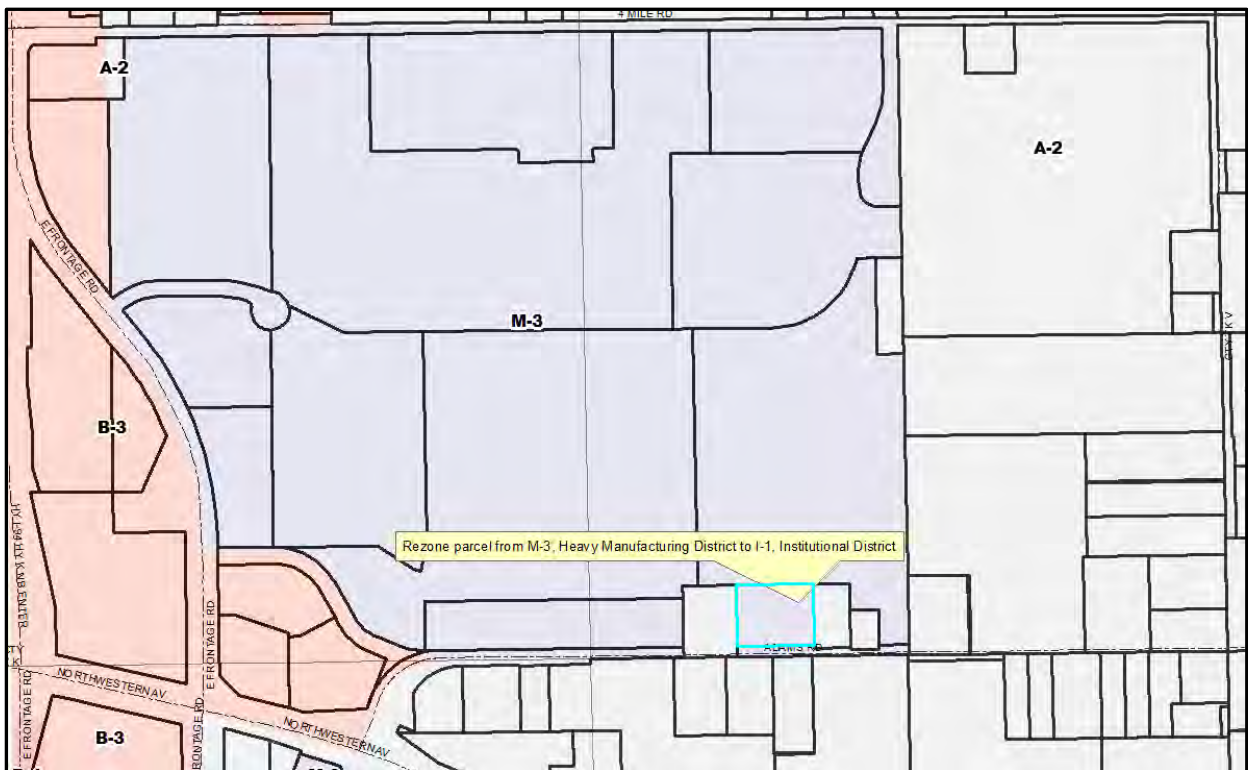
As illustrated in Exhibit B, abutting parcels to the west and east are zoned A-2, Agricultural and have existing residential homes. To the north, parcels are zoned M-3, Heavy Manufacturing District and contain various industrial uses. By changing the zoning to I-1, it will limit future development of the parcel to municipal related uses. In this case, a water tower. This use is a passive use which creates minimal traffic and noise.

The land use amendment and rezone requests are steps in fulfilling the goal of the Village to improve water service to the business park and surrounding areas. Staff recommends approval of the proposed rezone.

For the Plan Commission to consider this Rezone request, the Plan Commission will need to have recommended approval of the Land Use Amendment for the parcel from Industrial/Business Park to Transportation, Communications, & Utilities land use category. If the land use amendment is not approved, the proposed rezone request would not be consistent with the Village's land use map and be in violation of Wisconsin's Smart Growth Law.

If the Plan Commission feels the proposed rezoning from M-3 to I-1 is appropriate, staff drafted a suggested motion to recommend approval of the rezone request for the parcel located at 12800 Adams Road.

Exhibit B: Zoning Map of Area



Respectfully submitted:



Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2023-002

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATIONS FROM “INDUSTRIAL/BUSINESS PARK” TO “TRANSPORTTION, COMMUNICATIONS, & UTILITIES” AS IT PERTAINS TO THE PARCEL LOCATED AT 12800 ADAMS ROAD IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

WHEREAS, Andy Schultz has proposed an amendment to the Comprehensive Plan to change the land use designation of the parcel located at 12800 Adams Road (Parcel No. 104-04-22-30-015-224) from industrial/business park to transportation, communications, & utilities on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on October 30, 2023, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin

Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public's best interest.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains to the Village of Caledonia land use plan map.

Adopted this _____ day of October, 2023.

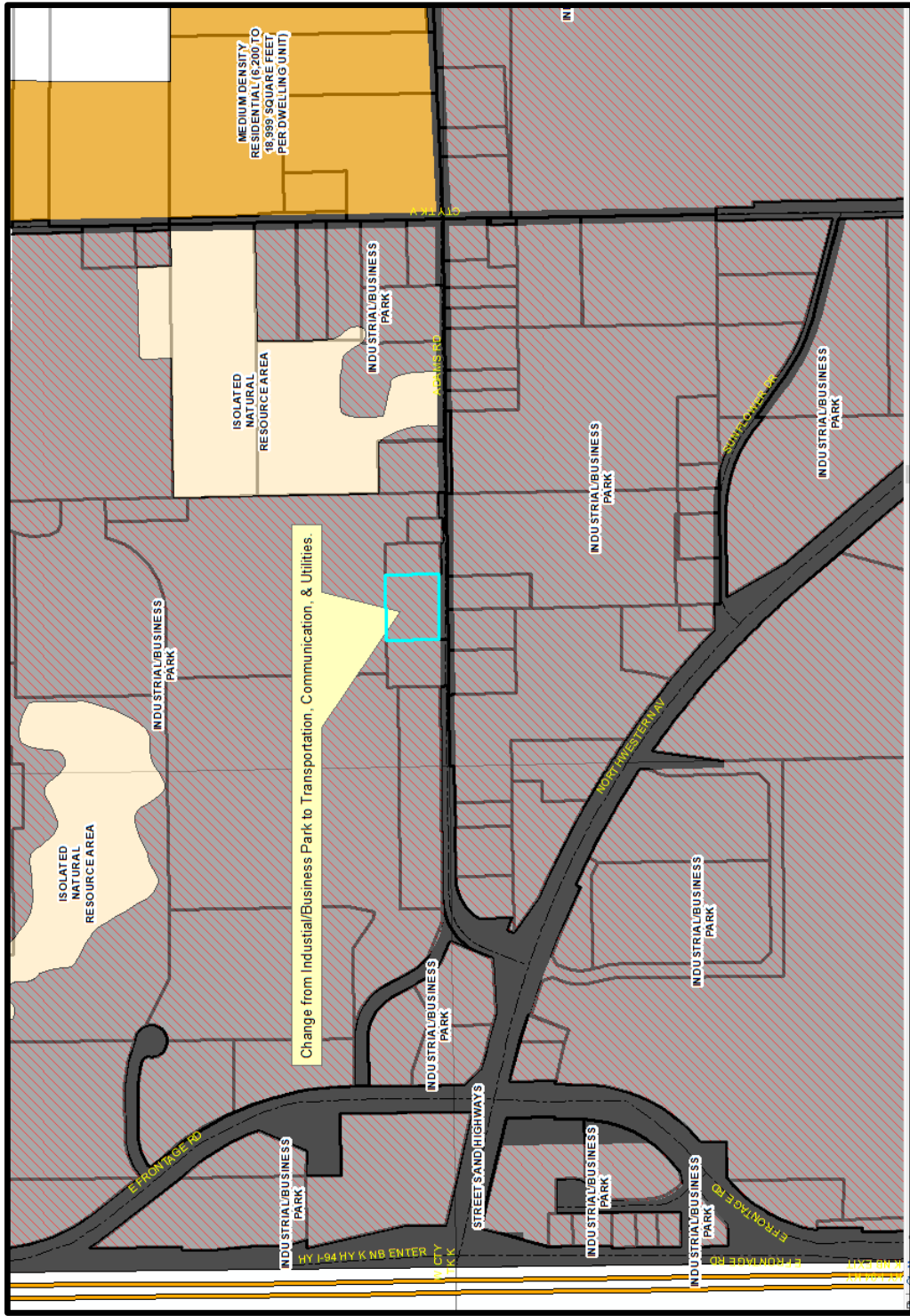
Ayes _____ Noes _____ Absent _____

VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Nancy Pierce
Acting Plan Commission Vice-President

EXHIBIT A





12800 ADAMS RD

0 200 400 800 Feet



4 MILE RD

DEBACK LN

E FRONTAGE RD

ADAMS RD

W COUNTY HWY

SUBJECT PROPERTY

12800



Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
www.foth.com

September 11, 2023

To:
Mr. Pete Wagner, Development Director
Caledonia Village Hall
5043 Chester Lane
Racine, WI 53402
pwagner@Caledonia-wi.gov

SENT VIA EMAIL

Re: Land Use Amendment, Rezoning, and Site Plan Review Request
Adams Road Elevated Storage Tank and Water Main Extension
Tax Key No. 104-04-22-30-015-224

Dear Pete:

On behalf of the Caledonia Utility District, we are submitting the attached documents with the following requests:

1. Rezone the parcel to I-1, Institutional.
2. Change the 2035 land use category to Transportation, Communications, and Utilities.

The parcel is Outlot 4 of CSM 3438 and is owned by the Village of Caledonia. A copy of the CSM is included in this submittal. The property is currently zoned M-3 Heavy Manufacturing, and the current 2035 land use category designation is Industrial/Business Park.

The Caledonia Utility District plans to construct a 750,000 gallon elevated water storage tank to improve the public water system. The location and elevation of this property are a good fit and well suited for the District's needs. The purpose for the zoning and land use category changes requested are to bring the property in line with the proposed future use of this property.

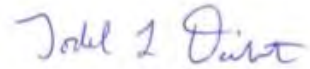
The proposed development includes a 137-foot tall, elevated water storage tank with a paved access driveway from Adams Road and a small parking area near the elevated storage tank for operator and maintenance access. Four gravel pads will be provided for potential future use by communications companies to construct equipment storage sheds. The tank and gravel pads will be surrounded by a 6-foot-tall security fence with a gate to restrict unauthorized access. Two rows of arborvitae trees (or similar) will be planted on the east and west sides of the property to provide a screen. Storm drainage will be routed to the northwest corner of the property to an existing storm ditch. This ditch is tributary to an existing stormwater treatment pond which was designed for the adjacent industrial park, including this outlot. A set of drawings showing the proposed elevated tank and site development is included with this submittal.

Mr. Pete Wagner
Village of Caledonia
September 11, 2023
Page 2

If you have questions regarding this request, please contact Andy Schultz at 414-336-7912 or andy.schultz@foth.com.

Sincerely,

Foth Infrastructure & Environment, LLC

A handwritten signature in blue ink that reads "Todd Deibert".

Todd Deibert, P.E.
Project Manager/Engineer

cc: File

CURRENT ZONING AND 2035 LAND USE AMMENDMENT MAP

PARCEL KEY

OWNER ADDRESS

EXISTING ZONING

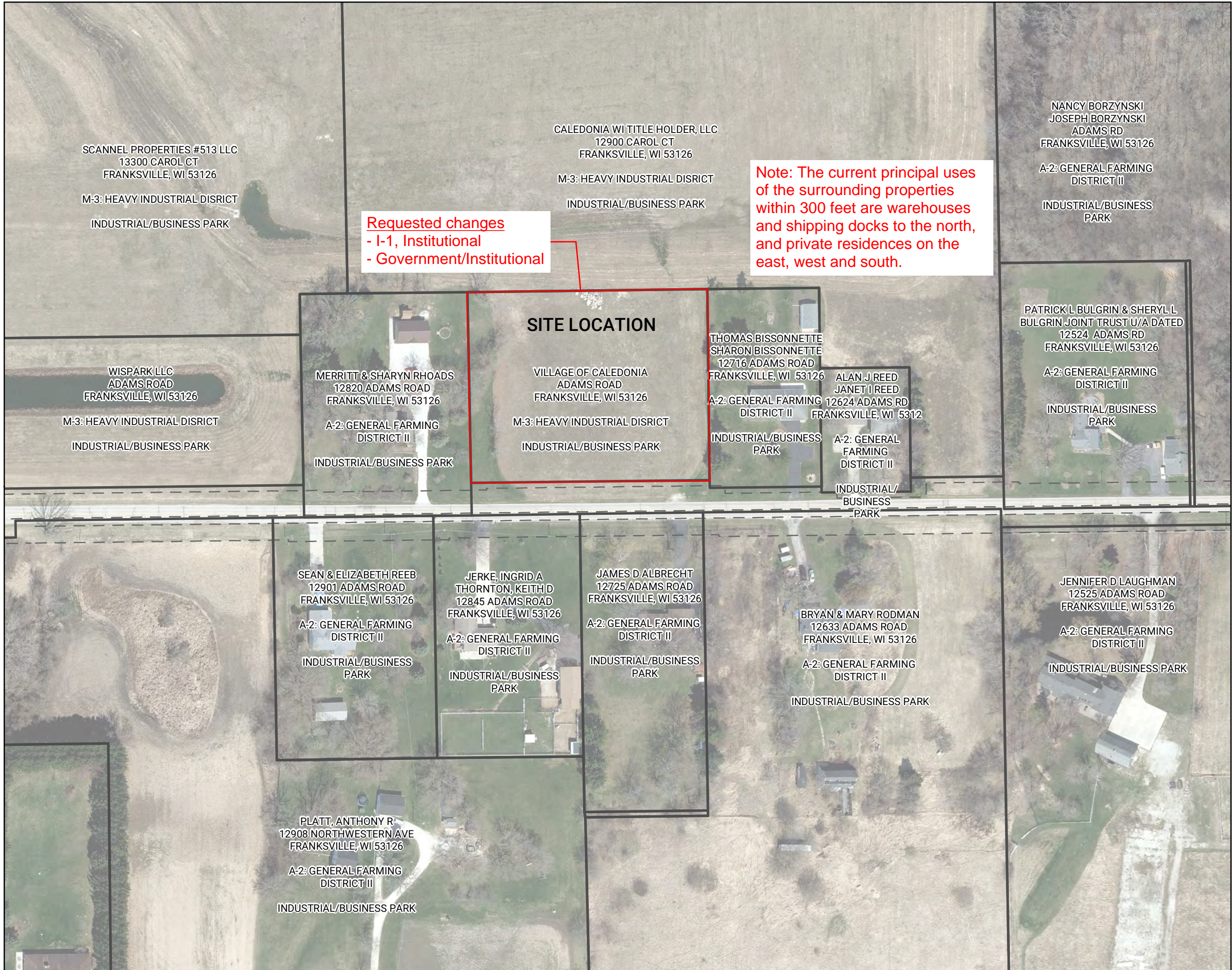
2035 LAND USE

—— PARCEL

- - - RIGHT OF WAY

Requested changes
 - I-1, Institutional
 - Government/Institutional

Note: The current principal uses of the surrounding properties within 300 feet are warehouses and shipping docks to the north, and private residences on the east, west and south.



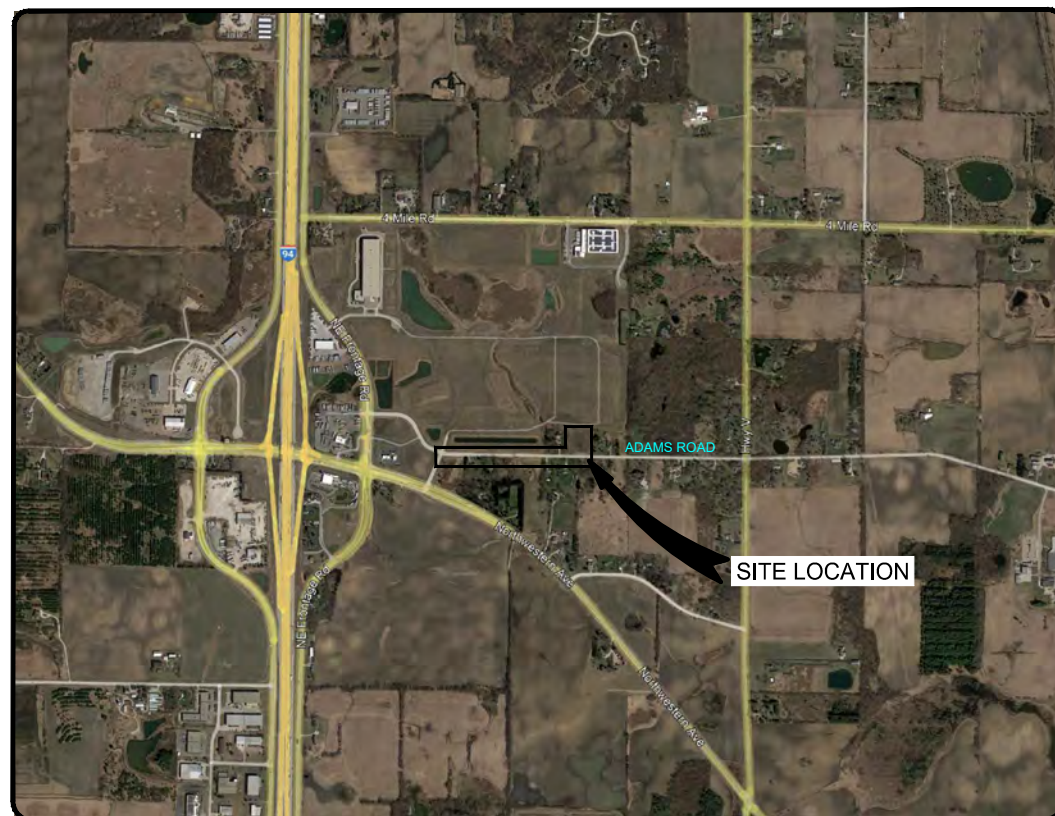
ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION

CALEDONIA UTILITY DISTRICT
VILLAGE OF CALEDONIA, WISCONSIN
SEPTEMBER 2023

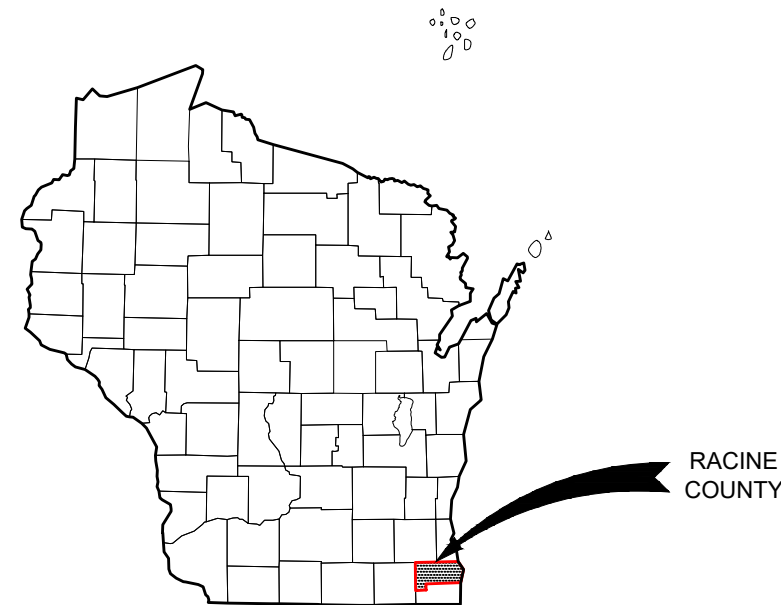
Prepared By



PROJECT I.D. 0022C030.05



SITE LOCATION MAP



COUNTY LOCATION MAP



INDEX	
SHEET	DESCRIPTION
G0.01	TITLE SHEET
G0.02	STANDARD ABBREVIATIONS AND SYMBOLS
C1.01	SITE PLAN
C1.02	GRADING & EROSION CONTROL PLAN
C1.03	SITE PIPING PLAN & PROFILE
G2.01	WATER MAIN EXTENSION PLAN & PROFILE
G2.02	WATER MAIN EXTENSION PLAN & PROFILE
G2.03	WATER MAIN EXTENSION PLAN & PROFILE
G2.04	WATER MAIN EXTENSION PLAN & PROFILE
C5.01	EROSION CONTROL DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
S5.01	STRUCTURE ELEVATION, FOUNDATION PLAN & DETAILS
S5.02	STRUCTURE ELEVATION, FOUNDATION PLAN & DETAILS
S5.03	SITE ELEVATION VIEW
M5.01	MECHANICAL DETAILS
M5.02	MECHANICAL DETAILS
E1.01	ELECTRICAL SHEETS
E1.02	ELECTRICAL SHEETS

CALEDONIA WI TITLE HOLDER, LLC
12900 CAROL CT
FRANKSVILLE, WI 53126

MERRITT RHOADS
SHARYN RHOADS
12820 ADAMS RD
FRANKSVILLE, WI 53126

CSM 3438
LOT 4
1.88 ACRES

SEAN M REEB
ELIZABETH S REEB
12901 ADAMS DRIVE
FRANKSVILLE, WI 53126

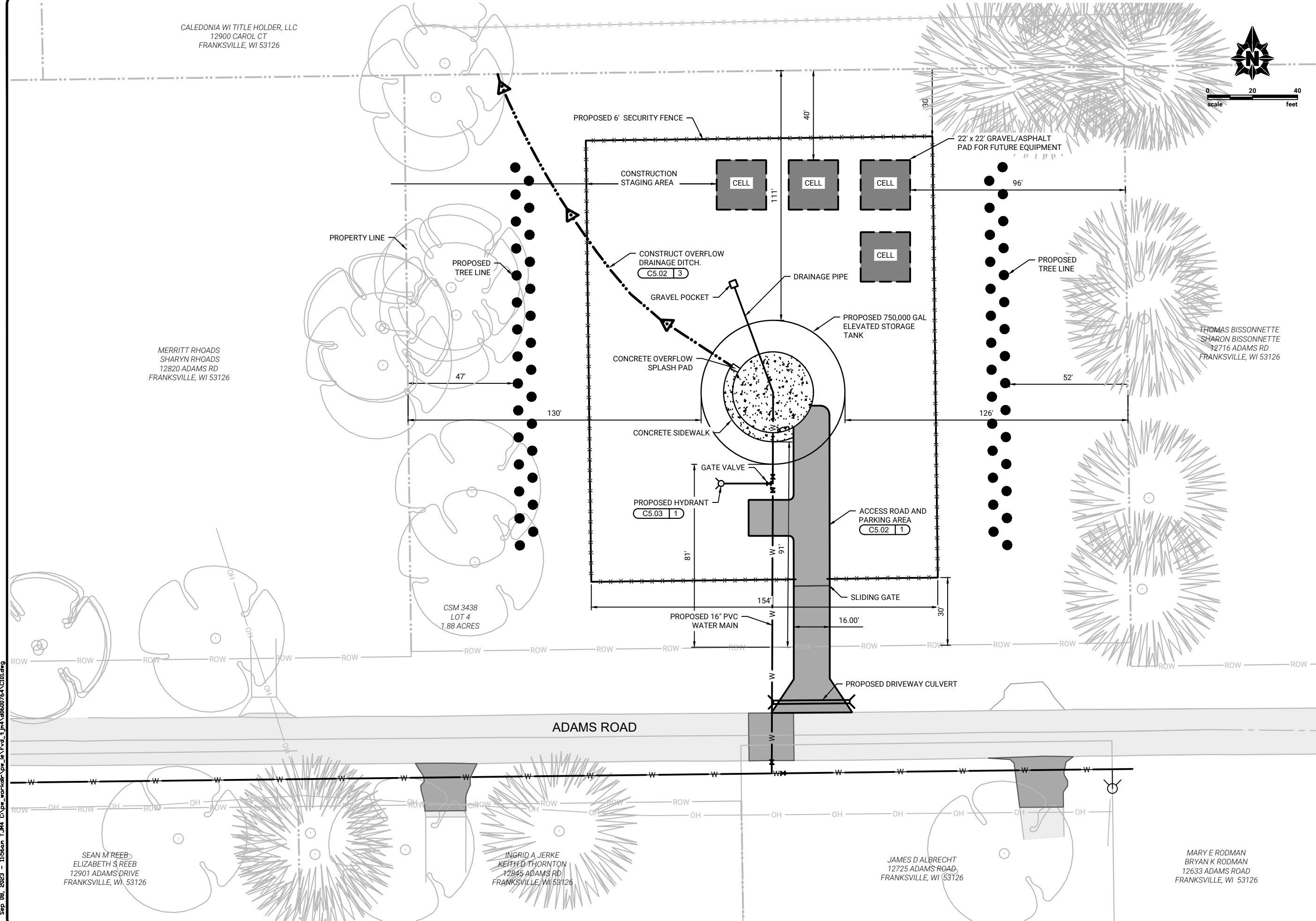
INGRID A JERKE
KEITH D THORNTON
12845 ADAMS RD
FRANKSVILLE, WI 53126

JAMES D ALBRECHT
12725 ADAMS ROAD,
FRANKSVILLE, WI 53126

MARY E RODMAN
BRYAN K RODMAN
12633 ADAMS ROAD
FRANKSVILLE, WI 53126



0 20 40
scale feet



Foth
Foth Infrastructure & Environment, LLC
7044 S. Ballpark Drive, Suite 200
Franklin, WI 53132
Phone: 414-336-7900 Fax: 414-336-7901

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN REPRODUCED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. HEREIN, THE USER ASSUMES ALL LIABILITY FOR THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION
CALEDONIA UTILITY DISTRICT

RACINE COUNTY VILLAGE OF CALEDONIA, WISCONSIN

NO.	BY	DATE	DESCRIPTION

RECORD DRAWING OF COMPLETED CONSTRUCTION BY
RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS.
BY _____ DATE _____

Date of Preparation:

BY	DATE

SURVEYED	-	-
DRAWN	TJM	X/XX/2022
DESIGNED	AMS	X/XX/2022
CHECKED	AMS	X/XX/2022

SITE PLAN

PROJECT ID 22C030.05

C1.01

Sep 08, 2023 - 11:56am T:\M4_CAD\p_wor\kdr\p_w_in\Fvd_t\p4\06600764\C101.dwg

EROSION CONTROL NOTES:

- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING EROSION CONTROL PRACTICES UNTIL SITE IS STABILIZED.
- CONTRACTOR TO ENSURE EXISTING DRAINAGE PATTERNS ARE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD TRACKOUT CONTROL PRACTICES #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
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- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
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- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
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- COMPLETE FINAL RESTORATION; INCLUDING, BUT NOT LIMITED TO: TOPSOIL, FERTILIZER, SEED, MULCH, AND EROSION MATTING.
- REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF THE RESTORATION AREAS. RESTORE DISTURBED AROUND AREAS AND CLEAN OUT STORM WATER STRUCTURES.

MATERIALS MANAGEMENT:

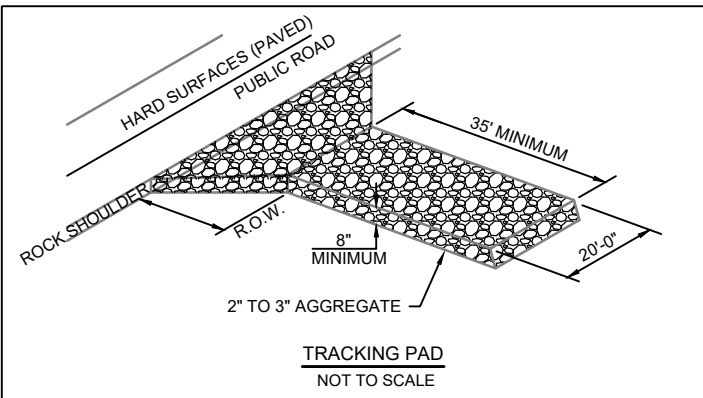
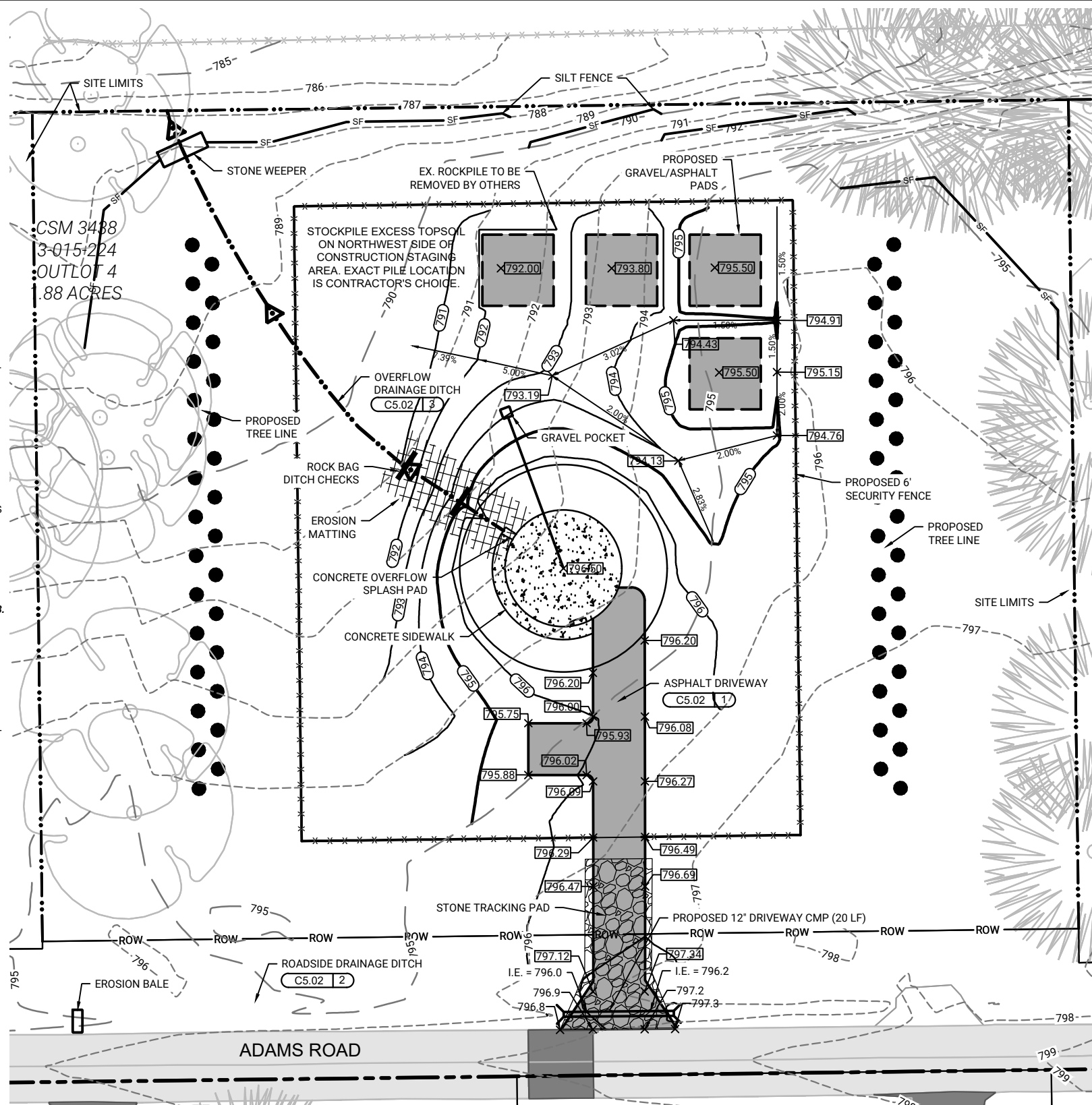
- DISPOSAL OF NON-TOPSOIL EXCAVATED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER AND DOCUMENT WHERE ALL EXCESS MATERIALS ARE DISPOSED OF OFFSITE.
- ALL MATERIALS HAULED IN/OUT OF THE SITE SHALL BE ON GATEWAY CROSSING. NO HAULING IS ALLOWED ON WEST ROCKFIELD ROAD.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLM EG-FG	1.000	1.000	22518.72 Sq. Ft.	30.75 Cu. Yd.	781.51 Cu. Yd.	750.76 Cu. Yd.<Fill>
Totals			22518.72 Sq. Ft.	30.75 Cu. Yd.	781.51 Cu. Yd.	750.76 Cu. Yd.<Fill>

CONSTRUCTION SEQUENCE:

- INSTALL STONE TRACKING PAD, ROCK FILLED FILTER BAGS, AND SILT FENCE AS NEEDED TO MAINTAIN STORM WATER DRAINAGE.
- STRIP TOPSOIL AS NECESSARY TO BEGIN CONSTRUCTION OPERATIONS.
- INSPECT, MAINTAIN, AND REPAIR EROSION CONTROL DEVICES.
- REMOVE TEMPORARY ACCESS ROADS AND FINISH GRAVEL SITE ACCESS ROAD AND PARKING AREA AS SHOWN ON THE PLANS.
- TOPSOIL, SEED, MULCH AND STABILIZE AREAS WHERE GROUND HAS BEEN CLEARED, TRAFFICKED, DISTURBED AND REGRADED.
- AFTER SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL DEVICES.



Sep 08, 2023 - 11:54am T:\M4 C:\pwworking\foth\isr\p\14\140600764\C1.02.dwg

Foth
Foth Infrastructure & Environment, LLC
 7044 S. Ballpark Drive, Suite 200
 Franklin, WI 53132
 Phone: 414-336-7900 Fax: 414-336-7901

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ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION
 CALEDONIA UTILITY DISTRICT
 VILLAGE OF CALEDONIA, WISCONSIN
 RACINE COUNTY

NO.	DATE	DESCRIPTION

RECORD DRAWING OF COMPLETED CONSTRUCTION BY _____ DATE _____
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS. BY _____ DATE _____

Date of Preparation:

BY	DATE

SURVEYED	-	
DRAWN	TJM	X/XX/2022
DESIGNED	AMS	X/XX/2022
CHECKED	AMS	X/XX/2022

GRADING & EROSION CONTROL PLAN

PROJECT ID: 22C030.05

C1.02



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 7044 S. Ballpark Drive, Suite 200
 Franklin, WI 53132
 Phone: 414-336-7900 Fax: 414-336-7901

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ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION
 CALEDONIA UTILITY DISTRICT

RACINE COUNTY VILLAGE OF CALEDONIA, WISCONSIN

NO.	BY	DATE	DESCRIPTION

Date of Preparation:

BY	DATE

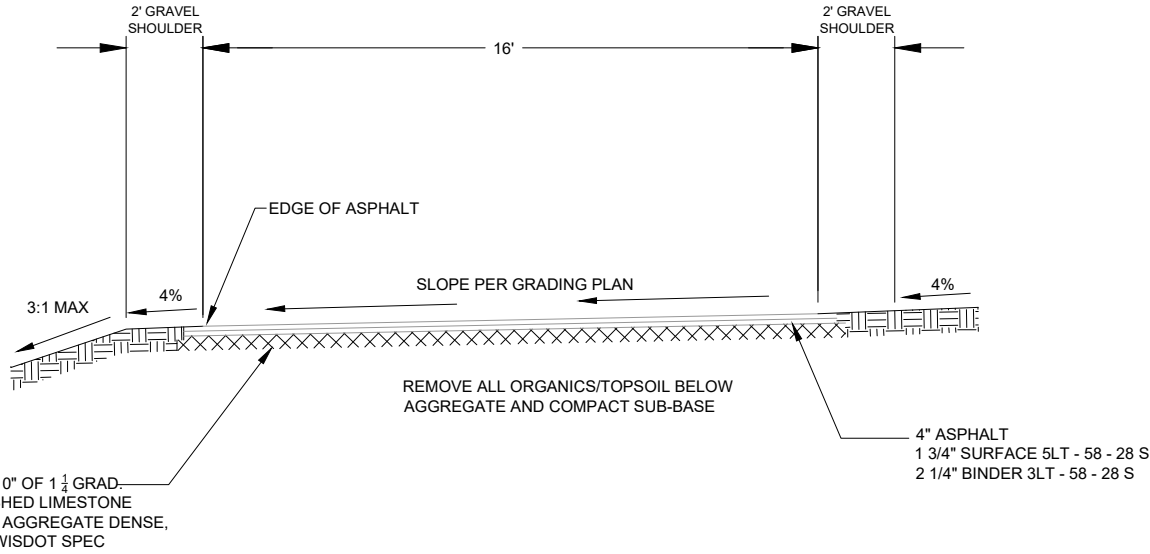
RECORD DRAWING OF COMPLETED CONSTRUCTION BY _____
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS. BY _____

SITE DETAILS

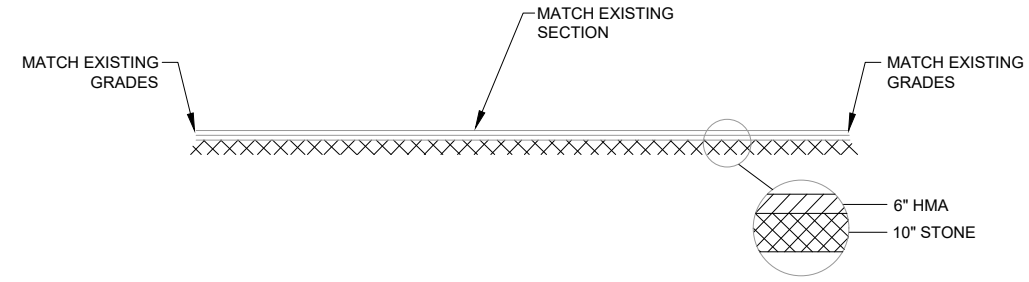
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C5.02

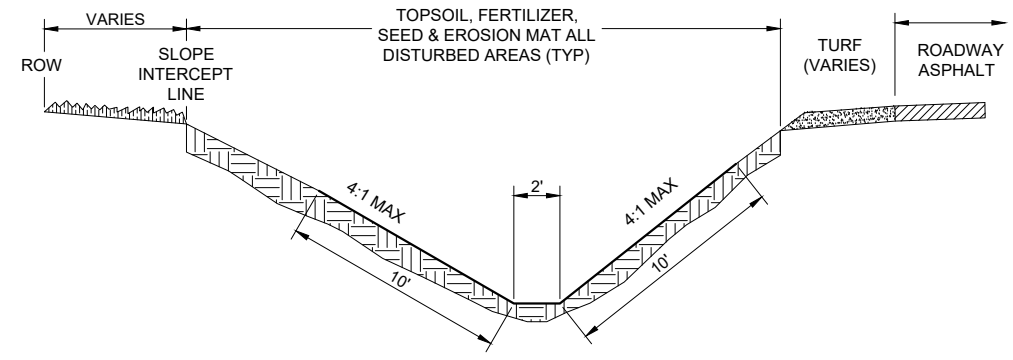
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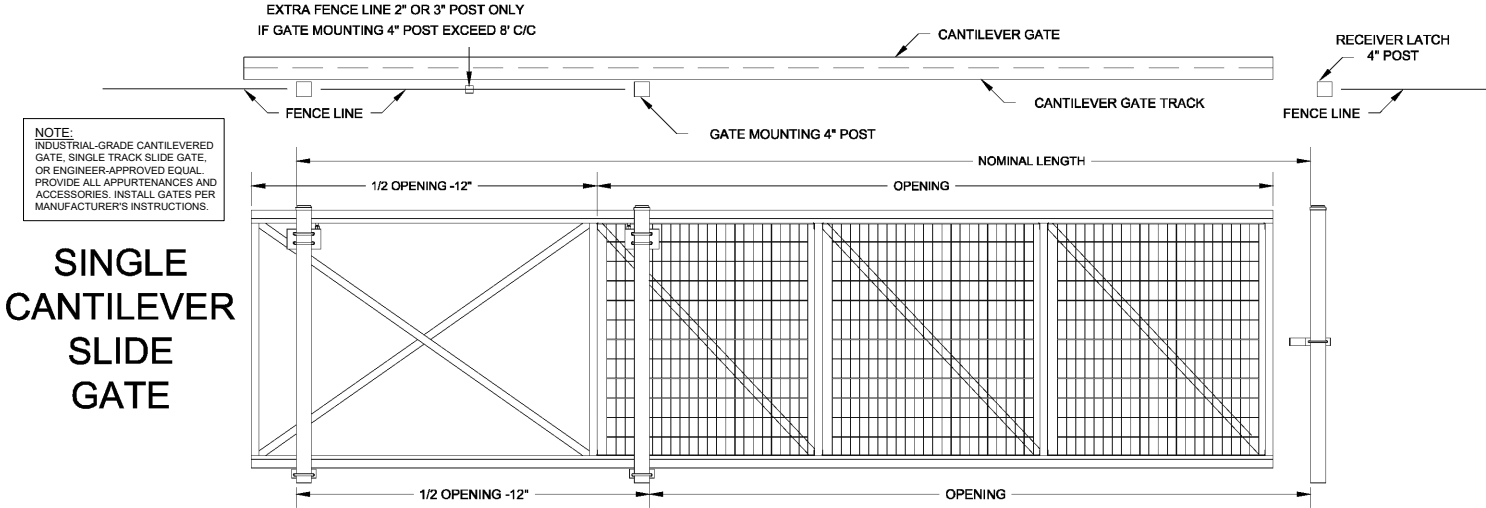
1 TYPICAL SECTION - ACCESS ROAD
 SCALE: NONE



2 ADAMS ROAD PAVEMENT RESTORATION DETAIL
 SCALE: NONE



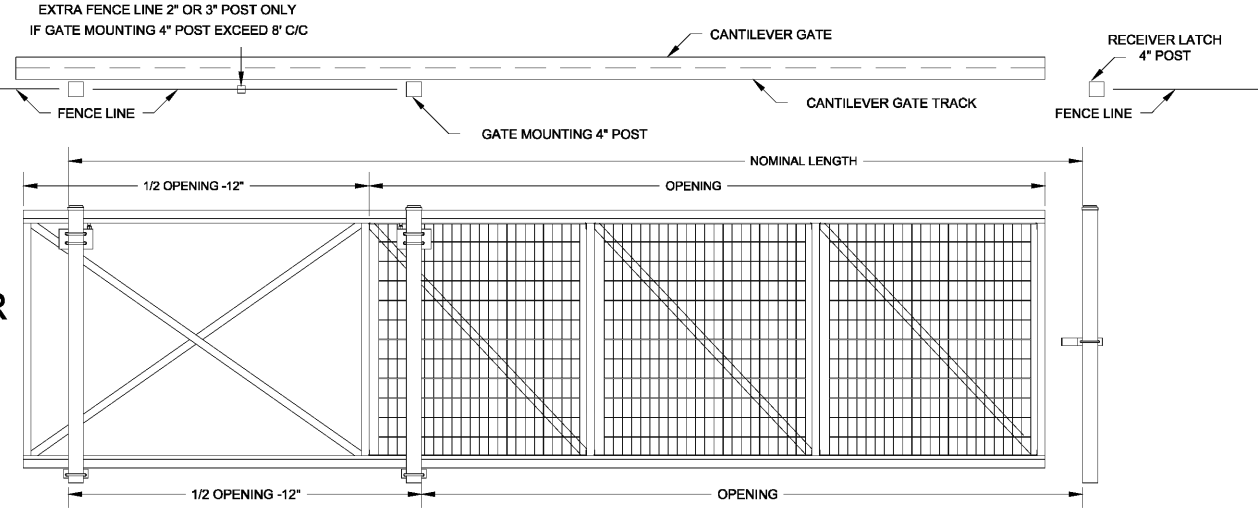
3 ADAMS ROADSIDE DITCH RESTORATION DETAIL
 SCALE: NONE



4 DRAINAGE SWALE RESTORATION DETAIL
 SCALE: NONE

NOTE:
 INDUSTRIAL-GRADE CANTILEVERED GATE, SINGLE TRACK SLIDE GATE, OR ENGINEER-APPROVED EQUAL PROVIDE ALL APPURTENANCES AND ACCESSORIES. INSTALL GATES PER MANUFACTURER'S INSTRUCTIONS.

SINGLE CANTILEVER SLIDE GATE





PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan Review

Description: Review a request to approve a site plan for the construction and utilization of a 137-foot municipal water tower for property located at 12800 Adams Road.

Applicant(s): Andy Schultz

Address(es): 12800 Adams Road

Suggested Motions: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction of a 137-foot-tall municipal water tower located at 12800 Adams Road be approved for the following reason:

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

Owner(s): Village of Caledonia

Tax Key(s): 104-04-22-30-015-224

Lot Size(s): 1.89 acres

Current Zoning District(s): M-3, Heavy Manufacturing District Board
(I-1, Institutional District if approved by Village Board)

Overlay District(s): n/a

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval for the construction of a 137-foot-tall municipal water tower with the capacity to hold 750,000 gallons of water located at 12800 Adams Road.

There are no design standards that are applicable to this type of structure. The proposed structure complies with all zoning requirements for the district. The site plan includes future areas to accommodate telecommunication ground equipment in the northeastern portion of the site. If in the future a telecommunications company wishes to locate on the site, a conditional use permit will be required. The tower will be enclosed by a 6-foot security fencing with a gate to restrict access to the tower. There will be a paved drive along Adams Road to access the water tower.

There are no landscape requirements for this type of development. However, to reduce the visibility of the fencing and potential ground telecommunications equipment to abutting residential homes, two rows of arborvitaes are proposed on the east and west lot lines.

The applicant has worked with the Engineering Department to comply with stormwater and drainage regulations. The Fire Department has no concerns regarding the proposed development. Staff recommends approval of the proposed building, site, and operation plan as presented.

If the Plan Commission is comfortable with the proposed plan, staff drafted a suggested motion to recommend approval of the building, site, and operation plan for the parcel located at 12800 Adams Road.

Respectfully submitted:



Peter Wagner, AICP
Development Director



12800 ADAMS RD

0 200 400 800 Feet



4 MILE RD

DEBACK LN

E FRONTAGE RD

ADAMS RD

W COUNTY HWY

SUBJECT PROPERTY

12800



Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
www.foth.com

September 11, 2023

To:
Mr. Pete Wagner, Development Director
Caledonia Village Hall
5043 Chester Lane
Racine, WI 53402
pwagner@Caledonia-wi.gov

SENT VIA EMAIL

Re: Land Use Amendment, Rezoning, and Site Plan Review Request
Adams Road Elevated Storage Tank and Water Main Extension
Tax Key No. 104-04-22-30-015-224

Dear Pete:

On behalf of the Caledonia Utility District, we are submitting the attached documents with the following requests:

1. Rezone the parcel to I-1, Institutional.
2. Change the 2035 land use category to Transportation, Communications, and Utilities.

The parcel is Outlot 4 of CSM 3438 and is owned by the Village of Caledonia. A copy of the CSM is included in this submittal. The property is currently zoned M-3 Heavy Manufacturing, and the current 2035 land use category designation is Industrial/Business Park.

The Caledonia Utility District plans to construct a 750,000 gallon elevated water storage tank to improve the public water system. The location and elevation of this property are a good fit and well suited for the District's needs. The purpose for the zoning and land use category changes requested are to bring the property in line with the proposed future use of this property.

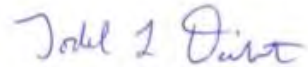
The proposed development includes a 137-foot tall, elevated water storage tank with a paved access driveway from Adams Road and a small parking area near the elevated storage tank for operator and maintenance access. Four gravel pads will be provided for potential future use by communications companies to construct equipment storage sheds. The tank and gravel pads will be surrounded by a 6-foot-tall security fence with a gate to restrict unauthorized access. Two rows of arborvitae trees (or similar) will be planted on the east and west sides of the property to provide a screen. Storm drainage will be routed to the northwest corner of the property to an existing storm ditch. This ditch is tributary to an existing stormwater treatment pond which was designed for the adjacent industrial park, including this outlot. A set of drawings showing the proposed elevated tank and site development is included with this submittal.

Mr. Pete Wagner
Village of Caledonia
September 11, 2023
Page 2

If you have questions regarding this request, please contact Andy Schultz at 414-336-7912 or andy.schultz@foth.com.

Sincerely,

Foth Infrastructure & Environment, LLC

A handwritten signature in blue ink that reads "Todd Deibert".

Todd Deibert, P.E.
Project Manager/Engineer

cc: File

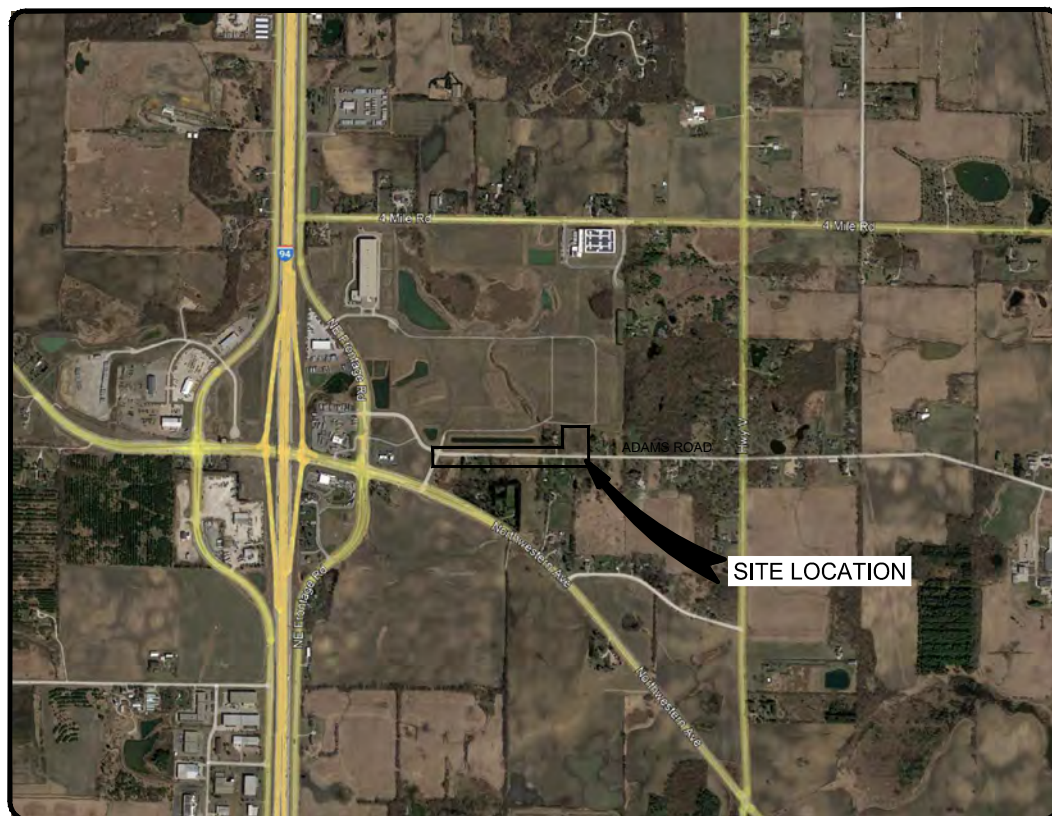
ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION

CALEDONIA UTILITY DISTRICT
VILLAGE OF CALEDONIA, WISCONSIN
OCTOBER 2023

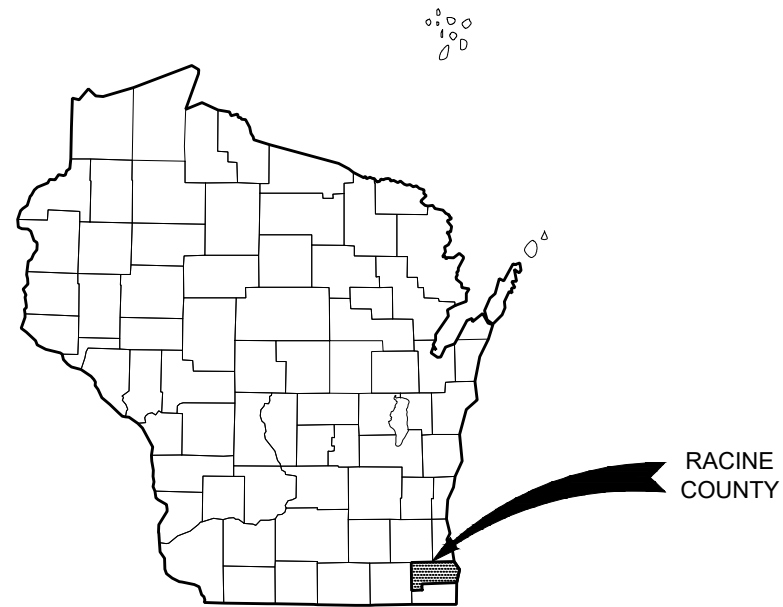
Prepared By



PROJECT I.D. 0022C030.05



SITE LOCATION MAP



RACINE COUNTY

COUNTY LOCATION MAP



INDEX	
SHEET	DESCRIPTION
G0.01	TITLE SHEET
G0.02	STANDARD ABBREVIATIONS AND SYMBOLS
C1.01	SITE PLAN
C1.02	GRADING & EROSION CONTROL PLAN
C1.03	SITE PIPING PLAN & PROFILE
C2.01	WATER MAIN EXTENSION PLAN & PROFILE
C2.02	WATER MAIN EXTENSION PLAN & PROFILE
C2.03	WATER MAIN EXTENSION PLAN & PROFILE
C2.04	WATER MAIN EXTENSION PLAN & PROFILE
C5.01	EROSION CONTROL DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
S5.03	SITE ELEVATION VIEW

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CALEDONIA WI TITLE HOLDER, LLC
12900 CAROL CT
FRANKSVILLE, WI 53126

MERRITT RHOADS
SHARYN RHOADS
12820 ADAMS RD
FRANKSVILLE, WI 53126

CSM 3438
LOT 4
1.88 ACRES

SEAN M REEB
ELIZABETH S REEB
12901 ADAMS DRIVE
FRANKSVILLE, WI 53126

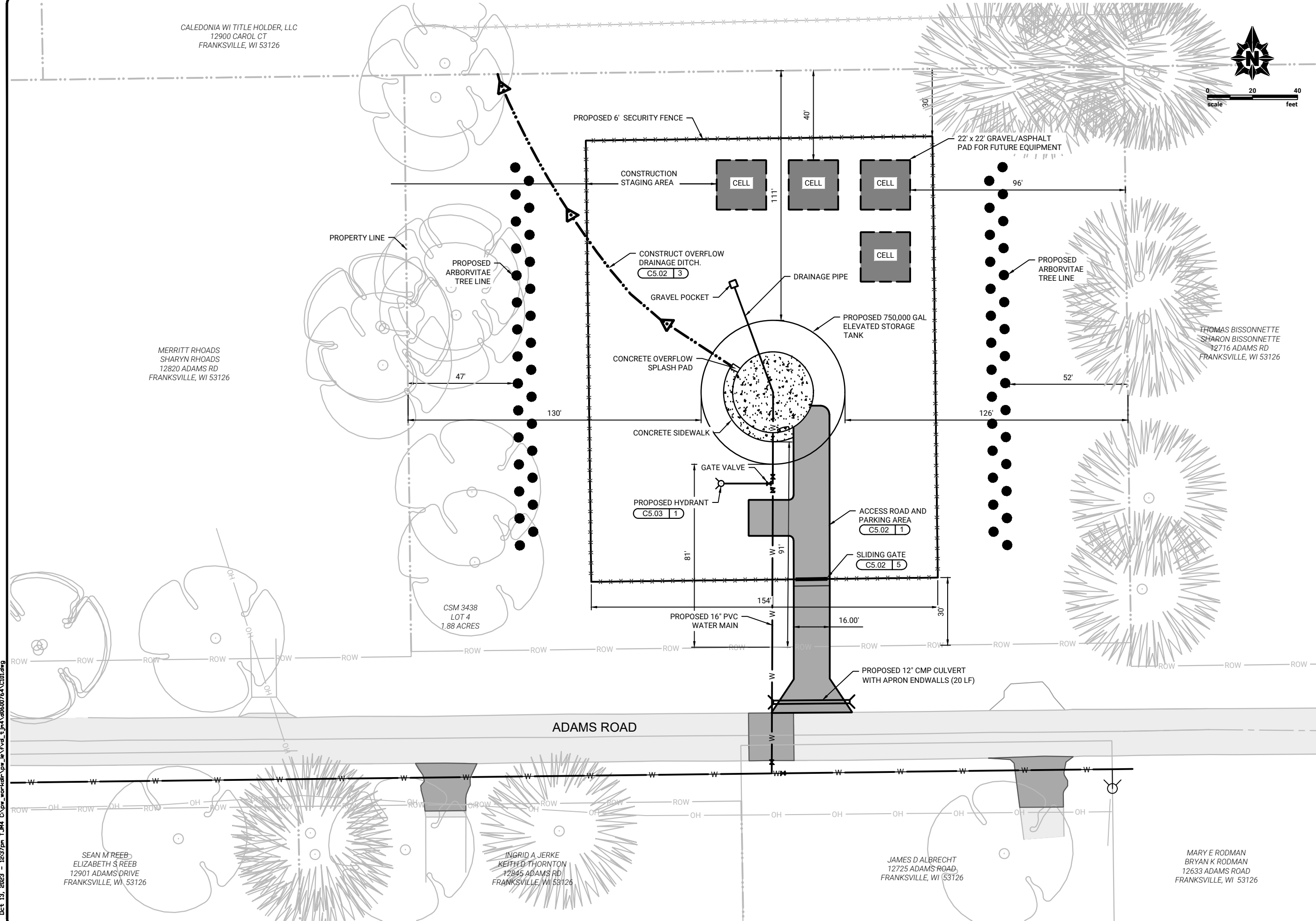
INGRID A JERKE
KEITH D THORNTON
12845 ADAMS RD
FRANKSVILLE, WI 53126

JAMES D ALBRECHT
12725 ADAMS ROAD,
FRANKSVILLE, WI 53126

MARY E RODMAN
BRYAN K RODMAN
12633 ADAMS ROAD
FRANKSVILLE, WI 53126



0 20 40
scale feet



Foth
Foth Infrastructure & Environment, LLC
7044 S. Ballpark Drive, Suite 200
Franklin, WI 53132
Phone: 414-336-7900 Fax: 414-336-7901

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ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION
CALEDONIA UTILITY DISTRICT
RACINE COUNTY
VILLAGE OF CALEDONIA, WISCONSIN

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	BY	DATE
SURVEYED	-	-
DRAWN	TJM	10/13/2023
DESIGNED	AMS	10/13/2023
CHECKED	AMS	10/13/2023

SITE PLAN

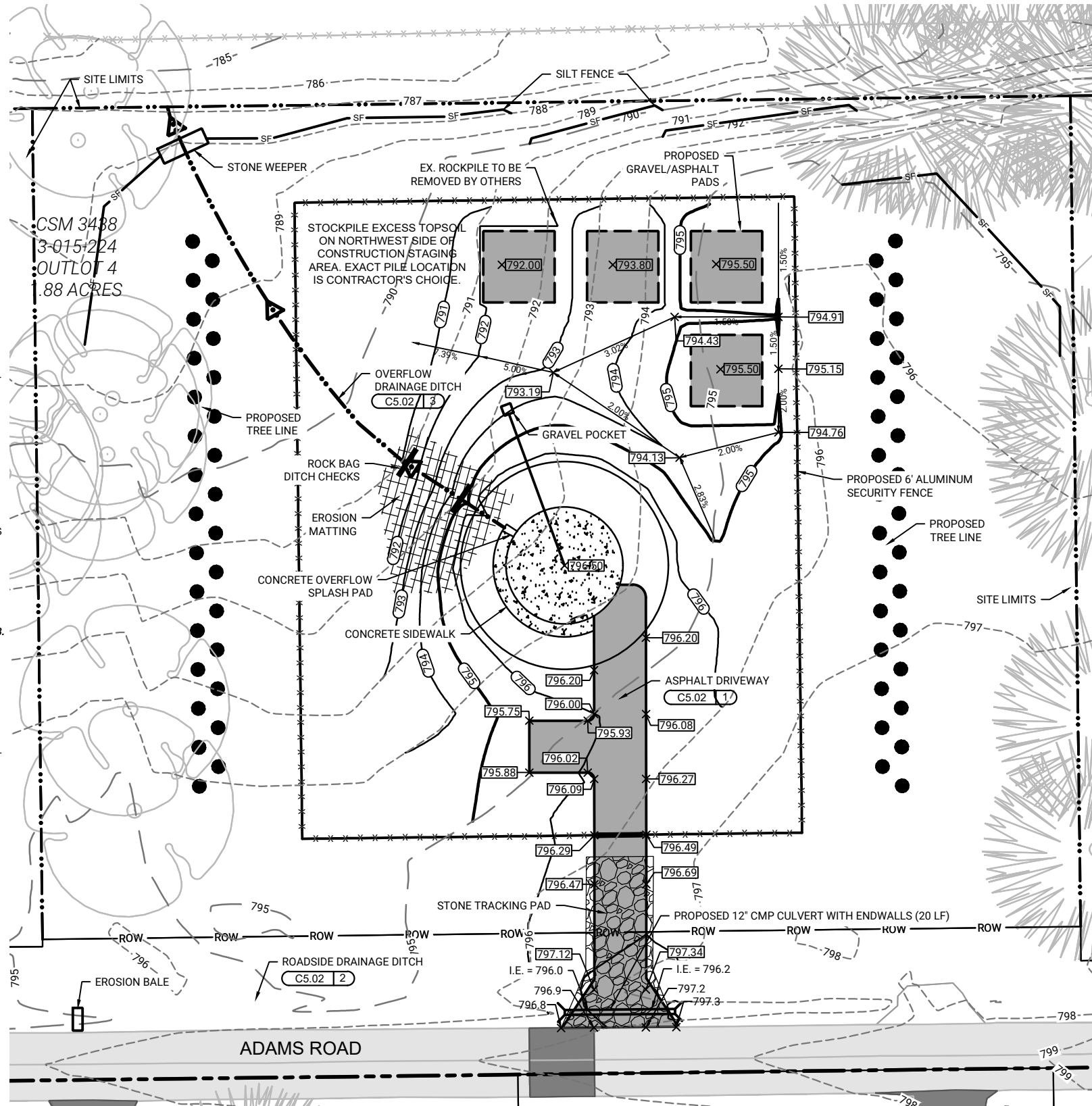
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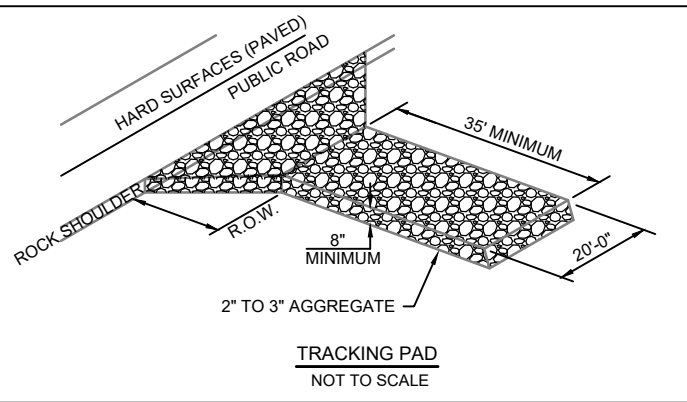
EROSION CONTROL NOTES:

- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING EROSION CONTROL PRACTICES UNTIL SITE IS STABILIZED.
- CONTRACTOR TO ENSURE EXISTING DRAINAGE PATTERNS ARE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT https://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD TRACKOUT CONTROL PRACTICES #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
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- COMPLETE FINAL RESTORATION; INCLUDING, BUT NOT LIMITED TO: TOPSOIL, FERTILIZER, SEED, MULCH, AND EROSION MATTING.
- REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF THE RESTORATION AREAS. RESTORE DISTURBED AREAS AND CLEAN OUT STORM WATER STRUCTURES.



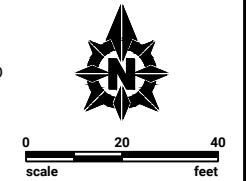
- CONSTRUCTION SEQUENCE:**
- INSTALL STONE TRACKING PAD, ROCK FILLED FILTER BAGS, AND SILT FENCE AS NEEDED TO MAINTAIN STORM WATER DRAINAGE.
 - STRIP TOPSOIL AS NECESSARY TO BEGIN CONSTRUCTION OPERATIONS.
 - INSPECT, MAINTAIN, AND REPAIR EROSION CONTROL DEVICES.
 - REMOVE TEMPORARY ACCESS ROADS AND FINISH GRAVEL SITE ACCESS ROAD AND PARKING AREA AS SHOWN ON THE PLANS.
 - TOPSOIL, SEED, MULCH AND STABILIZE AREAS WHERE GROUND HAS BEEN CLEARED, TRAFFICKED, DISTURBED AND REGRADED.
 - AFTER SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL DEVICES.

- MATERIALS MANAGEMENT:**
- DISPOSAL OF NON-TOPSOIL EXCAVATED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER AND DOCUMENT WHERE ALL EXCESS MATERIALS ARE DISPOSED OF OFFSITE.



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLM EG-FG	1.000	1.000	23951.64 Sq. Ft.	30.81 Cu. Yd.	794.32 Cu. Yd.	763.51 Cu. Yd.<Fill>
Totals			23951.64 Sq. Ft.	30.81 Cu. Yd.	794.32 Cu. Yd.	763.51 Cu. Yd.<Fill>



Dct 13, 2023 - 12:08pm T:44 C:\p\p\work\adv\pr\14\F\vd_t\p\4\0660764\C1.02.dwg

Foth
 Foth Infrastructure & Environment, LLC
 7044 S. Ballpark Drive, Suite 200
 Franklin, WI 53132
 Phone: 414-336-7900 Fax: 414-336-7901

REUSE OF DOCUMENTS FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

ADAMS ROAD ELEVATED STORAGE TANK AND WATER MAIN EXTENSION
 CALEDONIA UTILITY DISTRICT
 RACINE COUNTY
 VILLAGE OF CALEDONIA, WISCONSIN

NO.	BY	DATE	DESCRIPTION

RECORD DRAWING OF COMPLETED CONSTRUCTION BY _____ DATE _____
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS. BY _____ DATE _____

Date of Preparation:

	BY	DATE
SURVEYED	-	-
DRAWN	TJM	10/13/2023
DESIGNED	AMS	10/13/2023
CHECKED	AMS	10/13/2023

GRADING & EROSION CONTROL PLAN

PROJECT ID: 22C030.05

C1.02

MEMORANDUM

Date: October 19, 2023

To: Plan Commission

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Concept Certified Survey Map – 7 Mile Road**
Parcel ID 51-104-04-22-08-005-000
Part of the NE ¼ of Section 8, Township 4 North, Range 22 East
Village of Caledonia, Racine County, WI
Applicant – Ken Rusch | Owner – Paul K. Thomas & Hasan S Salem

The Engineering Department has received a Concept Certified Survey Map (CSM) site layout from Ken Rusch, the agent and attorney for Hasan Salem. The Concept CSM is for the property located at approximately 1500 feet west of STH 38 on the south side of 7 Mile Road in the Village of Caledonia. The existing property is approximately 20.11 acres in size. There is also 496.89 feet of frontage along 7 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 divided nearly equally on the parcel to create a 9.9-acre parcel and a 10.1-acre parcel. Only one shared driveway access is allowed and the CSM would require 45' to be dedicated to the public for Right-of-Way purposes. The current driveway located on the far west side of the property would need to be abandoned if new access was desired. If additional accesses are requested (one per newly created parcel), a modification waiver would need to be approved at the Final CSM.

There are overhead transmission lines cutting through the property as shown on the concept CSM. This easement will need to be shown on the Final CSM

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 even if it is not anticipated to be used for residential development at this time.

The drainage of the CSM, according to the Master Drainage Plan, shows the primary watershed (H-8-2) with a channel cutting through the lot. A 40' 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 CSM due east of this parcel included a 100' wide easement for the downstream portion but will only need to be 40' wide on this proposed land split. In addition, watershed H-8-6 includes a small portion of a drainage swale at the south side of the property. This drainage way will require a 30' easement which runs north by northeast through the two parcels before tying into the primary channel from H-8-2. The easements are required to be centered on the

channel. These channels 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 may be required to include the appropriate details.

There is a low spot in the Northwest corner of the parcel that shall be accounted for in the survey of the property to determine if the drainage channel needs to extend north to collect this area. This low spot may overlap with the wetland delineation. The surveyor shall provide enough information on the CSM to represent this area and determine if the Village will require an extension of the easement to accommodate the low point or provide a solution to drain it properly.

The property currently has an A-2 Agricultural Zoning Classification. A-2 Zoning in an unsewered district requires 150 feet of frontage and a 5-acre minimum lot size. The A-2 Zoning contains a 75' street yard setback along with 25' side and rear 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 200' frontage. The Village's 2035 Land Use Plan shows that the recommended 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 and the report submitted to the Village.

With this submittal there is 1 Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Waiver/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 approximately 1764.95 feet long by 496.89 feet wide (which already exceeds the ratio). To properly divide the land, each parcel will be approximately 250' x 1,765' 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:

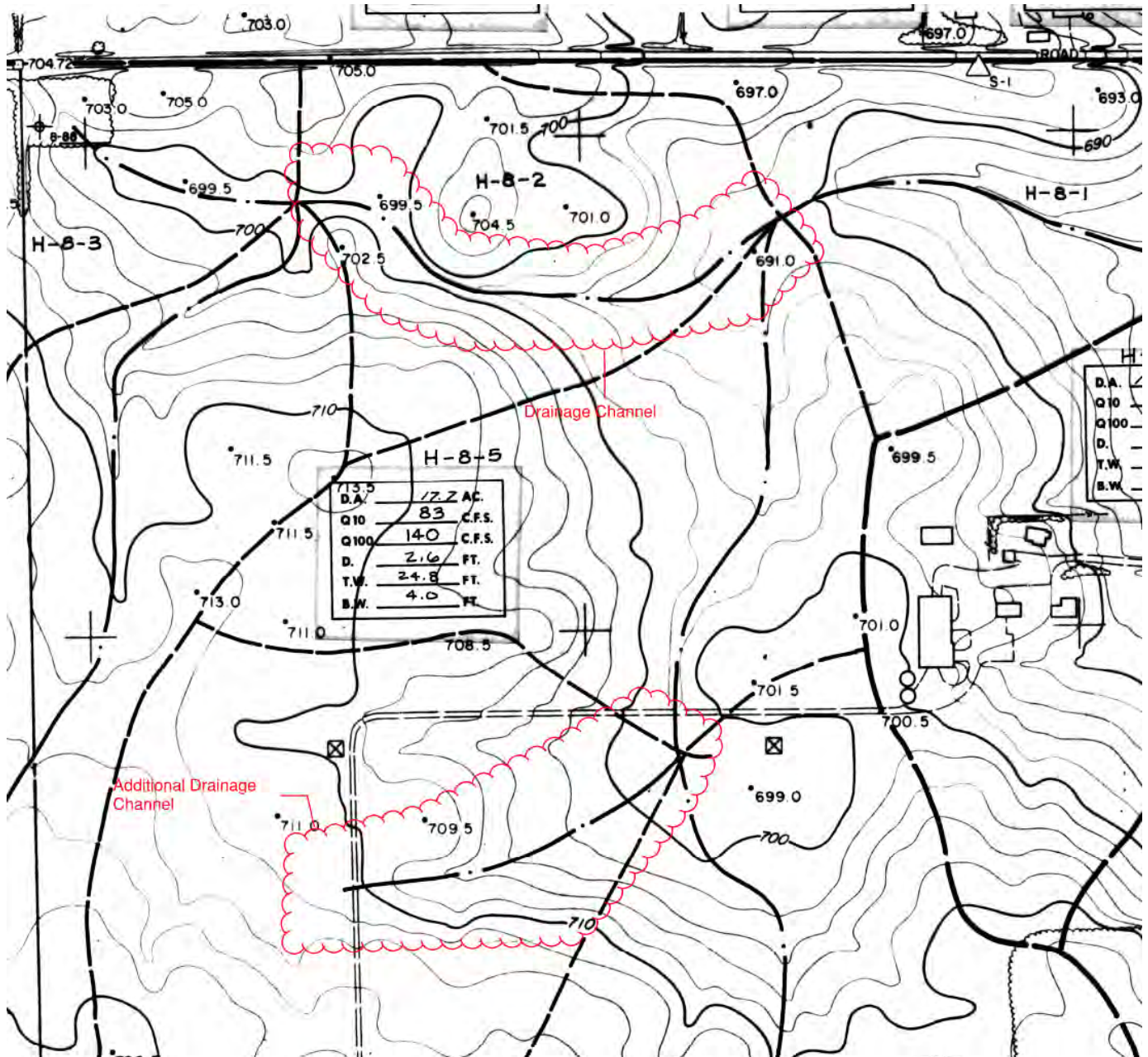
- 1. A Final CSM is brought before the Planning Commission and Village Board.**
- 2. The Owners agree to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 3. The Owners mutually agree to the development deposit and sign the CSM as required by state statutes.**
- 4. The Final CSM is subject to the Land Division per Lot fee.**
- 5. The approval of Waiver/Modification Request #1.**

6. **The Final CSM dedicates 45' for public road purposes. A note shall be provided stating as such on the Final CSM.**
7. **The Surveyor locates the drainage channels in coordination with the Village provided Master Drainage Plan and shows it on the CSM.**
8. **The Owner provides a 40' storm water drainage easement over the drainage channel on the north section of the property and a 30' drainage easement on the south end of the property. These shall be shown on the CSM. A separate exhibit may be required to provide detail and clarity.**
9. **The Surveyor shall locate the low point on the Northwest corner of the property, if not determined to be a wetland, and modify the drainage easement as determined by the Village Engineer.**
10. **The Zoning Requirements for A-2 Zoning are written and displayed on the CSM (setbacks, etc.).**
11. **Locate and display a cross access and maintenance agreement on the Final CSM for both properties. The original parcel is limited to one shared access or a Modification Waiver will be required to create individual access to each newly created lot.**
12. **Soil boring locations on the sites that will be served with an on-site waste disposal system shall be shown on the Final CSM.**
13. **The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**
14. **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.**
15. **A Wetland Delineation is submitted, and all wetlands shall be shown on the Final CSM.**
16. **The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**

If the Plan Commission is **not willing** to support the Concept CSM, the following motion is recommended:

Move to deny the Concept CSM because it does not meet 14-1-5 (g) (3) (b) requiring the lot not to be greater than 2.5:1 length to width ratio.

Exhibit A



MEMORANDUM

Date: October 23, 2023

To: Plan Commission
Utility District
Village Board

From: Ryan Schmidt, PE
Village Engineer



Re: Concept Plat – Crawford Subdivision

The Planning and Engineering Department have received a Concept Subdivision Site Plan from TNG 23, LLC for Parcel ID 104-04-22-24-036-020 located on the north side of 4 Mile Road, approximately 600' east of Short Road. The Concept Plan is for a 14 Lot Residential development with 1 Outlot for a stormwater pond and a dedicated 66' Village Right-of-Way for a local rural subdivision road.

This subdivision was brought before the Plan Commission in February of 2019. The Concept Plan was reviewed and approved at that time with a similar layout and slightly modified zoning. The Plan Commission approved the Concept Plan but no further action was taken. Due to the timing between applications and modification of the zoning code since 2019, it was advised that developer resubmit the proposal and begin with the Concept Plan.

The existing parcel is primarily farm field and wooded area. The only dwelling on the site is proposed to be razed and access removed from 4 Mile Road. The existing site is 8.82 acres in size and is currently zoned R-2. The Developer is proposing to utilize the R-5 Zoning Classification which will require a public hearing alongside the Preliminary Plat review at the next Plan Commission meeting. The R-5 Zoning District requires a 10,890 square foot minimum lot size, 75' frontage requirement (taken at the setback line), 25' rear/front setbacks, and 10' side yard setbacks. The proposed lots will need to conform to these requirements if the Plan Commission approves the zoning change. Per the existing zoning, the parcel could only develop 8 lots for a total of 0.91 units per acre. The proposed Concept Plan with zoning change would allow 1.58 units per acre. The Concept Plan appears to be consistent with the R-5 Zoning but will need to be certain the 10' setback lines are accurately represented.

The Villages 2035 Land Use Plan shows that the property shall be Low Density Residential (19,000 sq. ft. to 1.49 acres). The proposed development average lot size is 20,468 square feet with the smallest lot being 15,255 square feet and the largest being 33, 819 square feet. The average lot size for the Concept Plan is consistent with the Land Use Plan requirements.

The Open Space requirement as established by ordinance is 40%. Based on the above information, the proposed open space is 9.71%. This does not meet the required 40% Open Space per Ordinance 14-3-4(c)(4)(b)(ii), but the proposed subdivision is in the Sewer and Water Service Area which has been approved for less than 40% Open Space in previous applications.

Village Staff intend to modify or eliminate the 40% Open Space Requirement in the Sewer and Water Service Area at a later date in coordination with the Legislative and Licensing Committee. They were also working on modifying the Subdivision Ordinance so that Conservation Easements are not required within these subdivisions. This will also require a Modification Waiver from Ordinance 14-3-5(b). The Engineering Department supports the granting of these Modification Waivers as listed below:

1. Approving a subdivision with less than 40% Open Space.
2. Approving a subdivision without Conservation Easements.

The Concept Plat for the Crawford Subdivision is in the Sanitary Sewer and Water Service Areas. Sewer and Water extension plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary set of construction plans has been submitted for review. A preliminary Stormwater Management Plan has also been submitted and will be required for the subdivision. This will also need to be reviewed and approved by the Utility District. These preliminary plans will be reviewed, and comments provided to the Developer when completed by Staff and when the Concept Plan has been approved.

The proposed Concept Plan has access onto 4 Mile Road which is considered a principal thoroughfare in the Village of Caledonia. Principal thoroughfares are required to have 45' of right-of-way (90' in total) from the centerline. Currently, there is only 33' from the centerline. It is recommended that a 45' ROW is provided for the Final Plat. In addition, No Access must be shown along the entire frontage of Lot 14 and Outlot 1 along 4 Mile Road.

The proposed access onto 4 Mile Road will require a sight distance study be performed due to the large elevation change to the east to ensure the proposed access location is safe to the traveling public. This shall be provided as a separate exhibit. The combination of speed, volume, sight distance, and proposed Right-of-Way will require a dedicated right turn lane into the subdivision for westbound traffic. Left turn traffic movements into the subdivision appear to have significantly more sight distance for eastbound traffic and a bypass lane would encroach into multiple residential driveways in an unsafe manner. The turn lane shall be designed and incorporated into the site plans as well as the Preliminary Plat. The Village will require curb and gutter to be placed at the radii for the access and turn lane into the development which can terminate via flume or tapered curb section as required.

Access for each parcel in the proposed development shall be limited to 1 access per single family lot. All corner lots shall have a 50'x50' no access restriction at the intersections and along the entire stretch of 4 Mile Road. There shall also be a 25'x25' vision triangle easements placed on each corner lot at the intersection.

Per the Wisconsin DNR Surface Water Data Viewer, there does not appear to be any wetlands on site. The Developer shall provide evidence that there are no wetlands on site. There are no Primary or Secondary Environmental Corridors shown on the property per SEWRPC.

There are three separate motions that need to be addressed for the Concept Subdivision Plat: 2 for modification waivers and 1 for the Concept Plan as a whole. The following recommendations are proposed after the Engineering Department review of the Concept Subdivision Plat:

Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) for the Concept Subdivision Plat – Crawford Subdivision to allow the subdivision to develop with less than 40% Open Space within the Sanitary Sewer and Water Service Area subject to the following:

- 1. The Village is in the process of reviewing and may revise the Ordinance Title 14 Chapter 3 regarding Subdivisions for Open Space and Conservation Easements.**
- 2. The 40% Open Space requirement has been restrictive and prohibitive for the development of land within the Sanitary Sewer and Water Service Area.**

Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-5(b) for the Concept Subdivision Plat – Crawford Subdivision to allow the subdivision to develop without Conservation Easements within the Sanitary Sewer and Water Service Area subject to the following:

- 1. The Village is in the process of reviewing and may revise the Ordinance Title 14 Chapter 3 regarding Subdivisions for Open Space and Conservation Easements.**

Move to approve the Concept Plat for the Crawford Subdivision subject to the following:

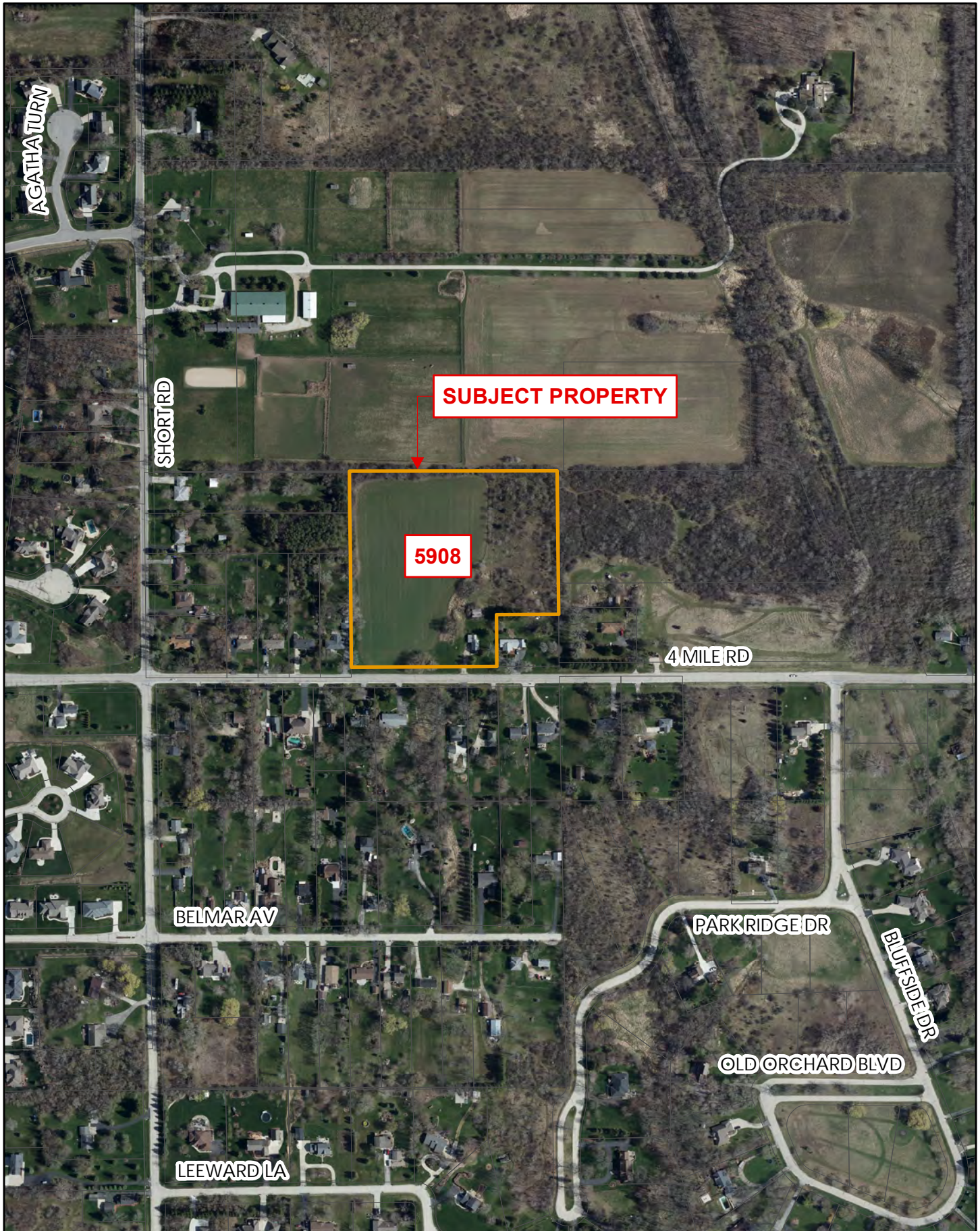
- Approval of Modification Waivers from Ordinance 14-3-4(c)(4)(b)(ii) and 14-3-5(b)**
- Approval of a rezoning from R-2 to R-5.**
- The Crawford Subdivision must conform to all Ordinances in Title 9, 14, and 18.**
- The Crawford Subdivision Preliminary and Final Plat is updated to include all features as listed in Title 14-3-3(f) and 14-3-3(i).**
- Right-of-Way is provided to be 45' wide along 4 Mile Road for the length of the property.**
- Add a name for the new Road.**
- Addition of all platted Right-of-Ways within 300' of the Plat.**
- Addition of all public and private easements within 300' of the Plat.**
- Provide Ownership information for lots within 100' of the Plat.**
- Provide a wetland delineation or proof that no wetlands exist on the property.**
- Provide a right turn lane into the development from 4 Mile Road.**
- Provide a sight distance study and exhibit for the proposed access.**
- Modify plans to include curb and gutter at the radii for the development.**
- Granting of a minimum 12' Drainage and Utility Easement along the exterior boundary of the subdivision. This is not required along Outlot 1. Easement may need to be large in the rear portion of lots with a large drainage swale.**
- Provide utility easements as required when Utility layouts have been completed.**
- Provide a note on the plat restricting trees, plantings, buildings, berms, fences, patios, etc in easement areas and Right-of-Ways.**
- Provide a note on the Plat that driveways shall not have a centerline slope greater than 6%.**

- **Review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.**
- **Review and approval of the Site Grading, Drainage and Road Construction Plans by the Engineering Department, Utility District, and Village Board.**
- **Execute a Development Agreement with appropriate securities for the infrastructure required for the site at time of the Final Plat.**
- **Prior to construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia.**
- **Obtain any and all State or County Permits as required (DNR NOI, etc)**
- **Final as-builts for all infrastructure shall be prepared, submitted, reviewed and approved prior to the release of any building permits.**
- **All comments from Village Department Heads, Committees, and Commissions addressed as necessary.**




5908 4 MILE RD

0 200 400 800 Feet



MEMORANDUM

Date: January 21, 2019
To: Plan Commission
Village Board
From: Tom Lazcano P.E. 
Public Works Director
Re: Crawford Parcel Concept Plan
Parcel ID's: 104-04-22-24-036-020

The Engineering Department has received a Concept Plan for an Unnamed Subdivision, known as the Crawford Parcel, from TNG 23, LLC.

The Crawford Parcel Subdivision is located on the north side of 4 Mile Road, approximately 640 feet east of Short Road, in the Village of Caledonia. This subdivision is located within the sanitary sewer service area and this Concept Plan is for the creation of a 14 Lot subdivision.

The property currently has an R-2 Zoning Classification on it. The Developer would change the Zoning to R-4. The R-4 Zoning requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, 19,000 square feet to 1.49 acres in size. The average area of the 14 Lots in the subdivision would be 21,391 square feet, which meet the land use plan.

The layout for the Crawford Parcel Subdivision is for 14 Lots at approximately 1.58 dwelling units per acre. This overall subdivision plan does have approximately 0.75 acres of open space for an overall open space percentage of 8.5%. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer will need to submit for rezoning.

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

1. Approving a subdivision with less than 40% Open Space.

In regards to Waiver/Modification request #1, the Concept Plan is proposing 8.5% open space. This does not meet the 40% requirement, but it is in the sanitary sewer service area and the Village is in the process of eliminating the open space requirement in the sanitary sewer service area.

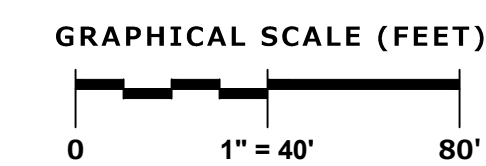
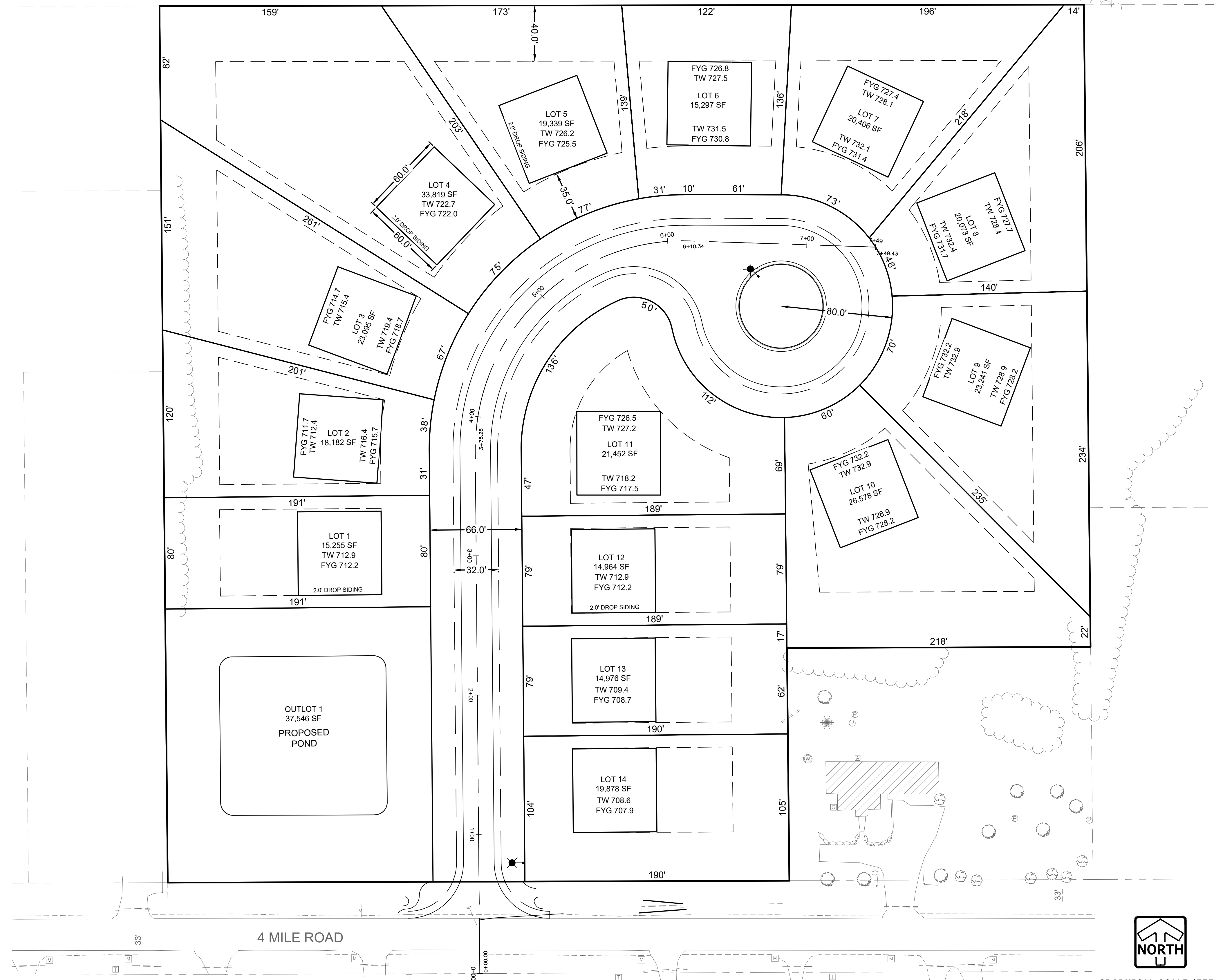
If the Plan Commission and Village Board **are willing** to support the Concept Plan changes the following motion is recommended.

Move to approve the Crawford Parcel Subdivision Concept Plan subject to the following:

- **The approval of Wavier/Modification Request #1.**

- **All comments from Racine County in regards to the Crawford Parcel Subdivision Concept Plan are addressed as necessary.**
- **The Crawford Parcel Subdivision must meet the R-4 zoning requirements.**
- **The Crawford Parcel Subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

THE DEVELOPER INTENDS TO REZONE THE PROPERTY TO R-5. THE LOTS MEET THE R-5 ZONING REQUIREMENTS WHICH ARE 10,890 SF FT MINIMUM, 75' FRONT (ON THE CURVE/CUL DU SAC, WE TAKE IT AT THE SETBACK LINE) AND 25.0' FRONT/REAR SETBACK AND 10.0' SIDE YARD SETBACK.



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CRAWFORD- CONCEPT SITE PLAN

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 1542.00

09/14/2023

January 16, 2019

Ms. Karie Torkilsen
Village Clerk
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

Re: Crawford Parcel – Concept Plan

Dear Ms. Torkilsen:

Raymond Leffler is the proposed developer of an 8.8 acre parcel currently owned by the Crawford Family. In December of 2018 we met with Tony Bunkelman to discuss the potential for development of this site.

Our intention is to develop it into a small residential subdivision as shown on the attached concept consisting of 14 lots with their own contained stormwater management served by sewer and water.

We are requesting a waiver to the subdivision ordinance requirement for a minimum of open space.

Our intent would be to re-zone the property to R-4. The existing buildings on the property are to be razed.


I have included

- 1) Pre-Development Agreement signed by Mr. Leffler.
- 2) Check in the amount of \$3,000.00 per that agreement has been requested
- 3) 11 copies of the new concept plan
- 4) Checklist #1
- 5) List of abutting property owners to follow

We are requesting consideration and possible action for the approval of this concept design & layout so that we may continue with the necessary steps to bring zoning, preliminary, final plat, final engineering and permits forward for your and the Village staff's consideration.

I appreciate your prompt attention to this matter. Please let me know what else you may need.

Respectfully Submitted,



Nancy Washburn
Land Development Administration – Agent

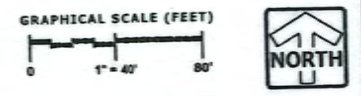
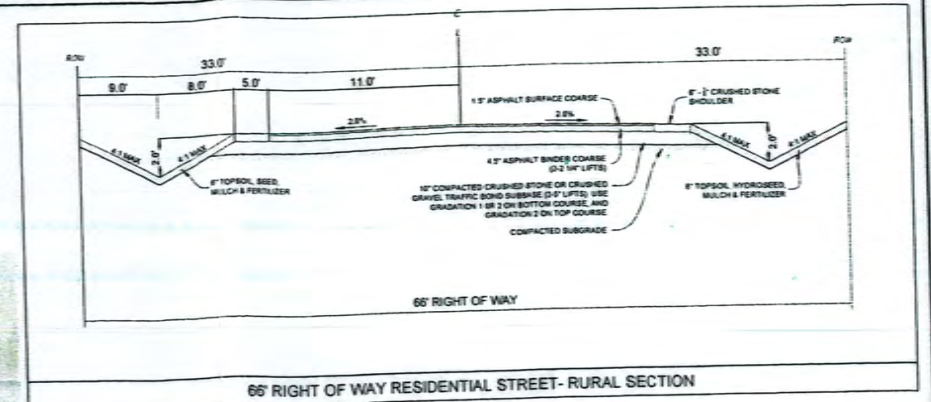
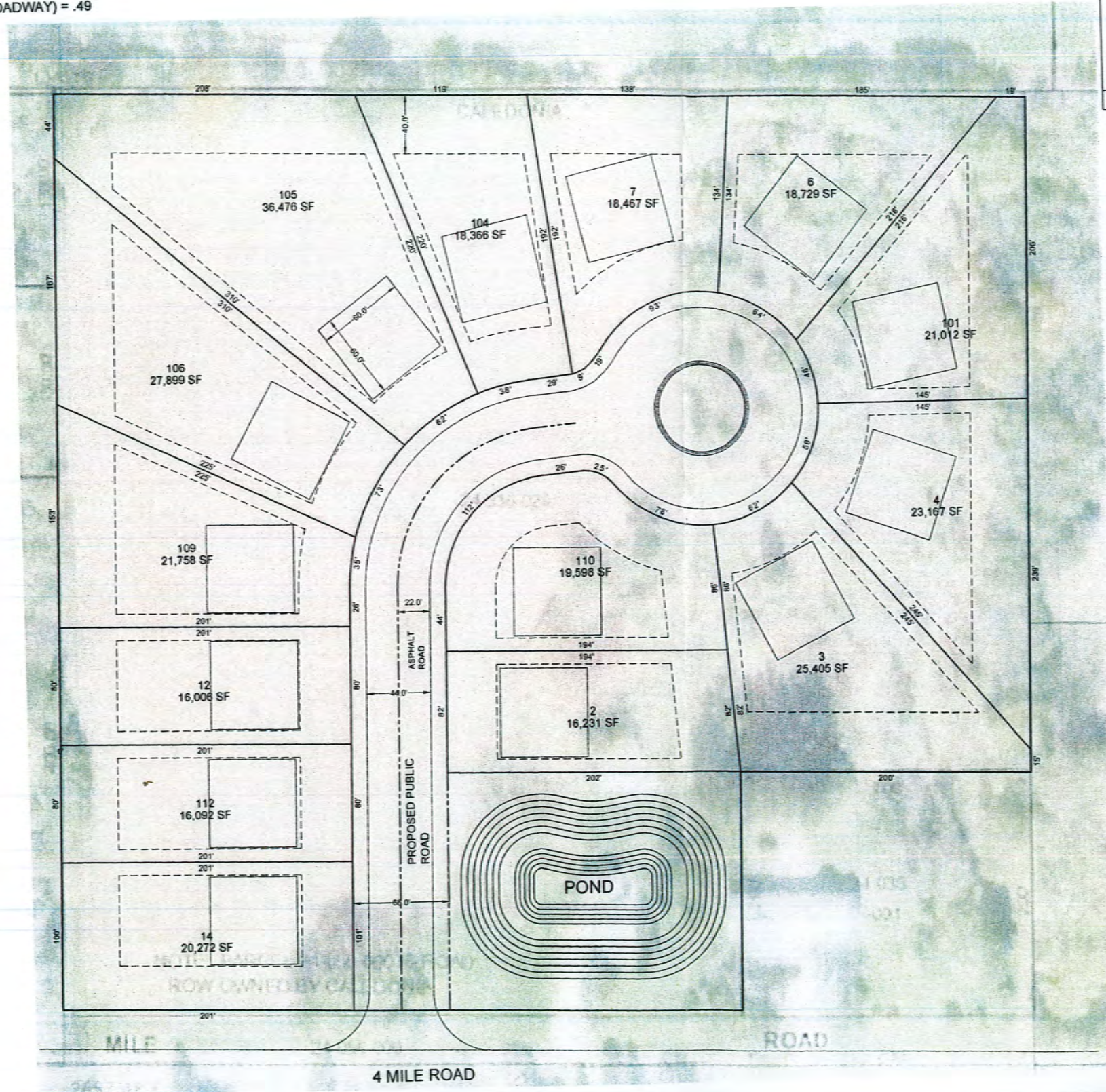
CC: Jarmen Czuta – Racine County Land Planning
Raymond C. Leffler – TNG23, LLC

TOTAL SITE AREA = 384420 SF (8.825 AC)

SINGLE FAMILY

LOT AREA = 299477 SF (6.87 AC) = 77.9%
RIGHT OF WAY AREA = 52116 SF (1.20 AC) = 13.6%
OPEN SPACE AREA = 32827 SF (0.75 AC) = 8.5%
AVERAGE LOT SIZE = 21390 SF (0.49 AC)
UNIT PER ACRE GROSS= .63
UNIT PER ACRE NET (EXCLUDES POND AND ROADWAY) = .49
NUMBER OF LOTS = 14
LENGTH OF ROADWAY = 562 SF
ZONING= R-4

SET BACKS
FRONT = 35 SF
BACK = 40 SF
SIDE = 9 SF



CRAWFORD PARCEL - CONCEPT PLAN

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

01/03/2019
PEGJOB# 1542.00

existing house, and the lot would approximately be 1 acre. The remaining acreage would be for lot 2, which they would like to construct a single family home on.

This Concept Plan has 1 Waiver/Modification request for approving a Flag lot that also exceeds the 2.5 to 1 length to width ratio. There are similar lots in the neighborhood, and would be in line with the neighboring properties.

Jonathan Schattner asked how far the set back of the home being built on the larger lot would be. The house will be set back approximately 400 feet and will be served by sanitary sewer. Schattner recommended that the rezoning in addition to the CSM be added as a condition so that the applicant is aware of the requirements.

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

Move to approve the Concept Plan subject to the following:

- The approval of Waiver/Modification Request #1.
- The CSM is subject to a Land Division per Lot fee.
- The final Certified Survey Map will need to follow Village of Caledonia standards as outlined in Title 14, Chapter 1 of the Ordinance and will require a review by Racine County prior to approval.
- The Concept Plan must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Jonathan Schattner motioned to approve the Hendricks Concept Plan – 4644 Short Road - Parcel ID's: 104-04-22-26-006-000 subject to the Rezoning and Engineer's recommended conditions. Bill Folk seconded. Motion carried unanimously.

D. Crawford Parcel – Concept Plan - Parcel ID's: 104-04-22-24-036-020

Lazcano explained that there was a Concept Plan submitted for an Unnamed Subdivision, known as the Crawford Parcel. The property is located on the Northside of 4 Mile Road, east of Short Road. This Concept Plan is for the creation of a 14 Lot subdivision. The property is currently zoned R-2 and the developer is seeking to change it to R-4. R-4 requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, and this Concept Plan falls in line with the Land Use Plan.

Layouts for the 14 lots are approximately 1.58 dwelling units per acre. This overall subdivision plan does have approximately 0.75 acres of open space for an overall open space percentage of 8.5%. If the concept plan is acceptable to the Plan Commission and the Village Board then the Developer will need to resubmit for rezoning. There is a Waiver/Modification request for the 40% open space requirement. Since this is in the sanitary sewer service area, we are looking as a Village to redo the Ordinance to not have that open space requirement in a sanitary sewer service area. This reflects Waiver/Modifications that have been granted in the past, specifically for Creekview and Cascade Ridge.

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

Move to approve the Crawford Parcel Subdivision Concept Plan subject to the following:

- The approval of Waiver/Modification Request #1.
- All comments from Racine County in regards to the Crawford Parcel Subdivision Concept Plan are addressed as necessary.
- The Crawford Parcel Subdivision must meet the R-4 zoning requirements.
- The Crawford Parcel Subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

The additional street for the subdivision would come off of 4 Mile Road and President Dobbs was concerned about the traffic and the hill that could prove to be a potential issue. Lazcano thought a Traffic Impact Analysis (TIA) could be requested to see how much traffic would be generated, and discover any issues that may be down the hill such as blind spots and sight distance.

Nancy Washburn spoke on the sight distance concern. Moving forward with engineering from Pinnacle Engineering Group, distances from the hill and the necessary turn lane into the subdivision will be looked into as it is a concern and has been discussed internally. She further described the nature of the subdivision and what responsibilities would be handled by a Home Owners Association. She mentioned that they've spoken to Mr. Crawford (whose property is to the east and is a separate parcel) and there will be a slight adjustment where the parcel neighboring his property will be downsized slightly so that he may retain certain acreage. There will be minimal open space to be maintained, and will be a conventional subdivision that will be maintained by the residents.

Harry Gall, 5103 Short Road, spoke about the northwest corner, and is concerned the water flows through his yard and asked if there would be a change or if it would continue to flow through his property. He understands there is natural drainage, but did not need more water that might be generated from the subdivision.

Washburn stated that they would have to maintain their own storm water, and would be required to drain the water to the proposed pond. The water will be diverted away from Mr. Gall's property. Also, they would have to submit storm water and grading plan to the Utility District for approval before the development begins construction.

Michael Menarek, 5041 Short Road, is Mr. Gall's neighbor and lives to the South. He reiterated that every time it rains it floods between their properties. He thought there needed to be a lot of excavation to change the water flow direction. He hoped the water would be directed to the pond, or drainage tiles that lead to the river. He thought with less land absorption this would worsen the issue.

Lazcano stated there is a method to determine how much water runs off to the properties, and the development has to make sure the water runoff is less than prior to the build. Washburn stated there will be a series of swales that will direct the water through the storm water system and to the pond and thought there would be water relief provided once this is built.

John Koeppen and Barbara Corning, 5913 4 Mile Road, live directly across from the proposed subdivision. They had a number of concerns also regarding water drainage. Koeppen handed out pictures he had taken of the area that showed significant standing water that he refers to as a pond because it is permanent. He has spoken to Village personnel in the past and they advised that the water should be draining into old Farm drain tiles in the field. However he suspects it is because there is an

issue with the tiles and cannot drain properly. The amount of flooding is causing water to come up from his basement floor. He has a major concern with the excess water flow, and feels this issue need to be addressed first before anything is developed. He also spoke about the traffic issue and stated they often have trouble issue just going to mailbox. He suspected that the traffic will only worsen. He felt this was a safety concern and cited that there is very little shoulder for the road.

Jerry Esch, 6016 4 Mile Road, is to the west of the property, and echoed his neighbors concerns about the drainage and traffic issues. He stated the Crawford's have been good neighbors and he appreciated the undeveloped field for the years he got to enjoy it. He further stated he was in favor of development in Caledonia.

Washburn thanked the neighbor's for their feedback and appreciated their concerns. There will be committee meetings and discussion over the storm water and traffic concerns. She also stated that the pre-existing buildings on the property would be razed and donated to the Fire Department for training sessions. Lazcano stated that the Village would look into the ongoing drainage issue.

Thomas Knitter motioned to approve the Crawford Parcel – Concept Plan - Parcel ID's: 104-04-22-24-036-020 subject to the Engineer's recommended conditions in addition to addressing drainage and traffic concerns. Bill Folk seconded. Motion carried unanimously.

E. Dwyer Business Park – Concept Plan - Parcel ID's: 104-04-22-19-063-030

Lazcano stated that the proposed business park is located on the northeast corner of the East Frontage Road and 4 Mile Road intersection. The park would create 7 lots at approximately 2 acres or larger and would require a dedication for a future road right-of-way public access with a cul-de-sac. The property is currently zoned B-3. B-3 requires 75 feet of frontage and 15,000 square feet size. The Village's 2035 Land Use Plan and recently updated Comprehensive Plan shows that the property shall be Commercial development. The proposed Business Park would meet the Land Use Plans. The layout for the Business Park is to dedicate 1.03 acres for a public road and divide the remaining 17.3 acres into 7 lots, ranging from 1.5 to 3.4 acres in size. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer would need to work with Village staff to discuss utility and storm water details further and enter into a Developers Agreement that will allow staff to work on a final site plan.

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

Move to approve the Dwyer Business Park Concept Plan subject to the following:

- Roadway would need to be designed and constructed to Village standard and road Right of Way dedicated.
- Any comments from Racine County or Wisconsin Department of Transportation in regards to the Business Park Concept Plan are addressed as necessary.
- The Dwyer Business Park Concept Plan must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Each lot would need to come back with an individual site plan. There are some wetlands in lot 6 that might need to be mitigated. Folk was concerned with the wetlands and felt that was the biggest issue.

MEMORANDUM

Date: October 23, 2023

To: Plan Commission
Utility District
Village Board

From: Ryan Schmidt, PE
Village Engineer



Re: Final Condominium Plat – Briarwood Condominiums

The Planning Department and the Engineering Department have received the third and Final Condominium Plat for Briarwood from Nancy Washburn representing Briarwood of Caledonia, LLC. This subdivision, once completed, will have a total of 15 – 2 unit condominiums on a private road named Briarwood Circle accessible via Candlelight Drive. Currently, 10 of the 15 buildings have been approved for construction and installation. The Briarwood property is approximately 7.92 acres in size and is within the sewer service area.

As background, the first Final Condo Plat was adopted by Resolution 2022-09 by the Village board on February 7, 2022 and was for the building of the first 5 – 2 unit condos on site. The second Condo Plat was adopted by Resolution 2022-94 which was for another 10 units to be built. This third and final Condo Plat is for the remaining 10 units (5 buildings) and will complete the buildout of the Briarwood Development.

The Village Board approved the original Preliminary Plat in 2005 when private roads were accepted. In addition, the Village Board, via Resolution 2022-04 and 2022-08, accepted the utility infrastructure that was installed for the condominiums and executed the Storm Water Management Practice Maintenance Agreement.

The property has an R-6 PUD Zoning Classification, which allows flexibility in the development design compared to the traditional R-6 zoning requirements. The Developer has used that flexibility to fit 30 units on site and maximize the space.

If the Plan Commission, Utility District, and Village Board are willing to support the Final Condominium Plat, the following motion is recommended:

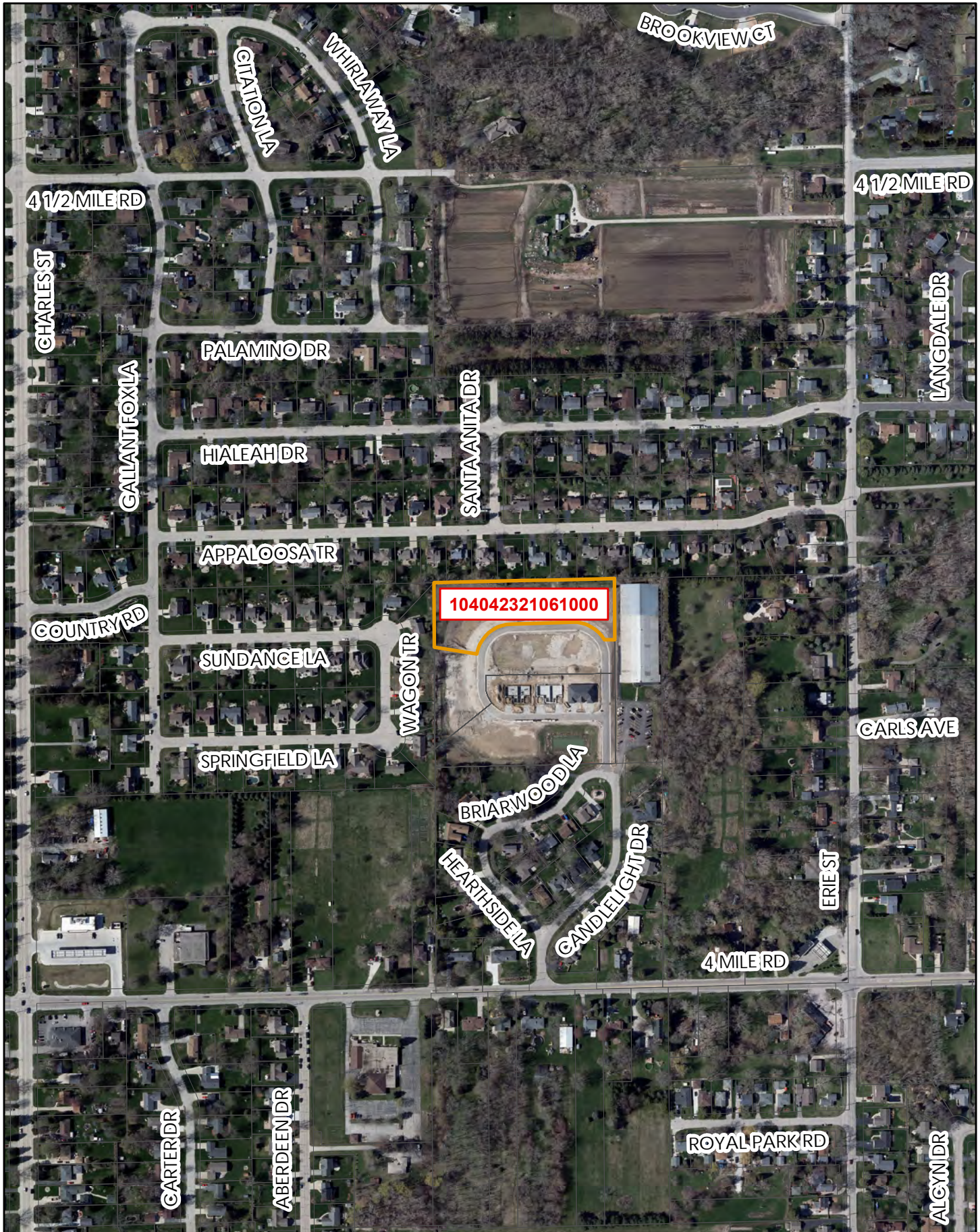
Move to approve the Briarwood Condominium Plat subject to the following.

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



BRIARWOOD LANE

0 200 400 800 Feet



**CONDOMINIUM PLAT OF
BRIARWOOD ADDENDUM NO. 2
A CONDOMINIUM**

Being a part of the Southeast 1/4 of the Southwest 1/4
of Section 21, Township 4 North, Range 23 East,
Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of BRIARWOOD ADDENDUM NO. 2, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED  **JUNE 7, 2022**
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

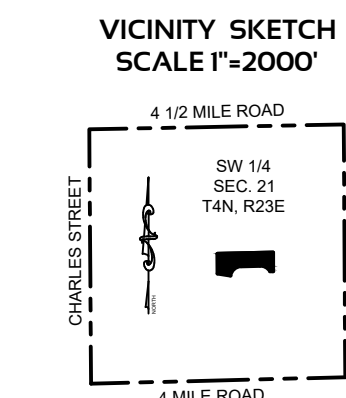


Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

Prepared for:
Briarwood of Caledonia, LLC
8338 Corporate Drive, Suite 300
Racine, WI 53406

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	123.14'	115.00'	N61°02'46"W	117.34'
C2	158.67'	115.00'	S48°45'02"W	146.38'

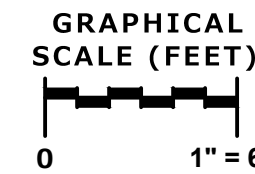
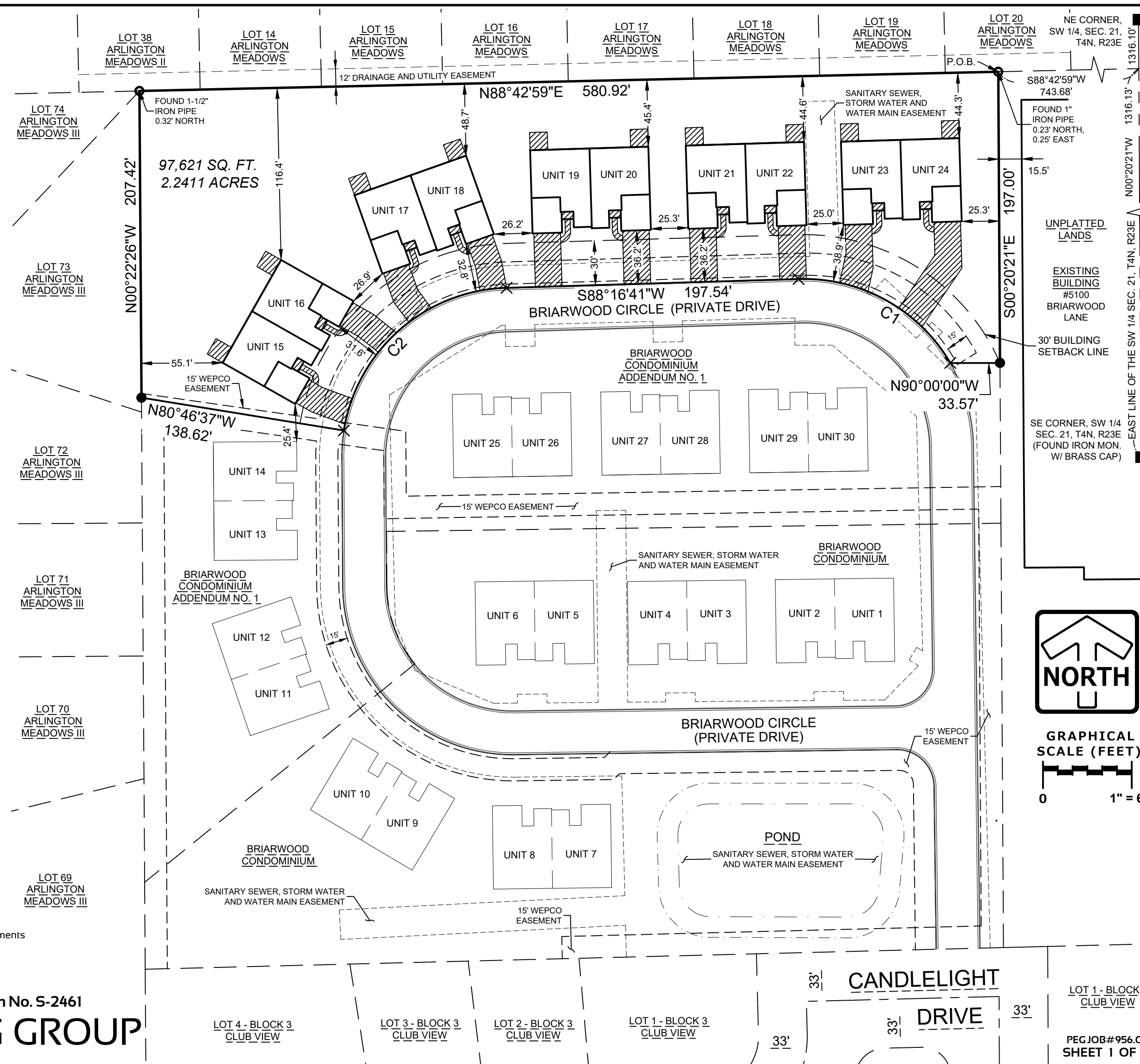
NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East bears N00°20'21"W.



- LEGEND:**
- Denotes Found Iron Pipe
 - Denotes Found Iron Rod
 - Denotes Found Chiseled Cross
 - Denotes "Recorded As"
 - Indicates Limited Common Elements

DECLARANT:
Briarwood of Caledonia, LLC

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



www.pinnacle-engr.com

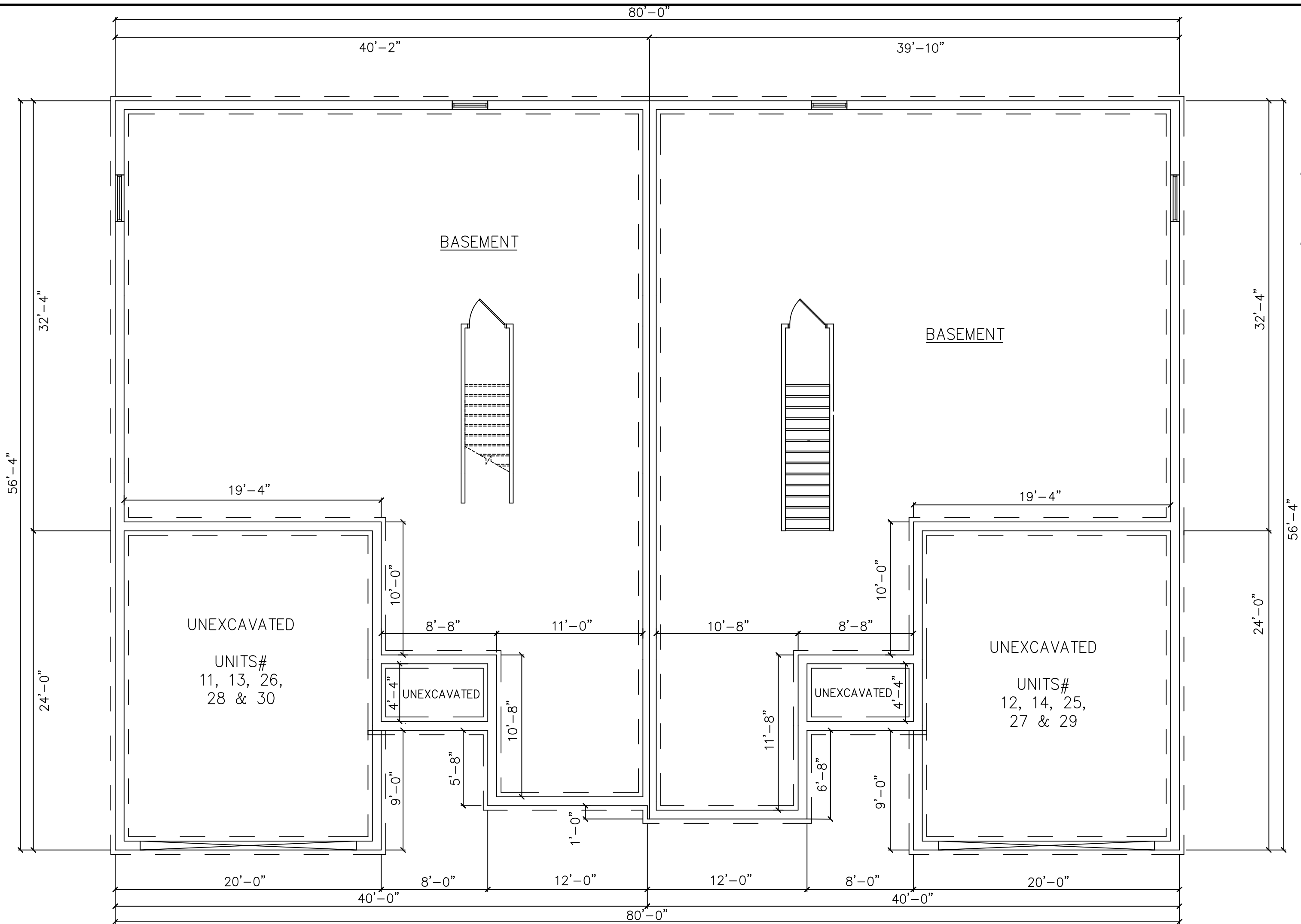
LOT 1 - BLOCK 1 CLUB VIEW
PEG JOB#956.00
SHEET 1 OF 4

**CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 2
A CONDOMINIUM**

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



JUNE 7, 2022



www.pinnacle-engr.com



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

NOT TO SCALE
FOUNDATION PLAN

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

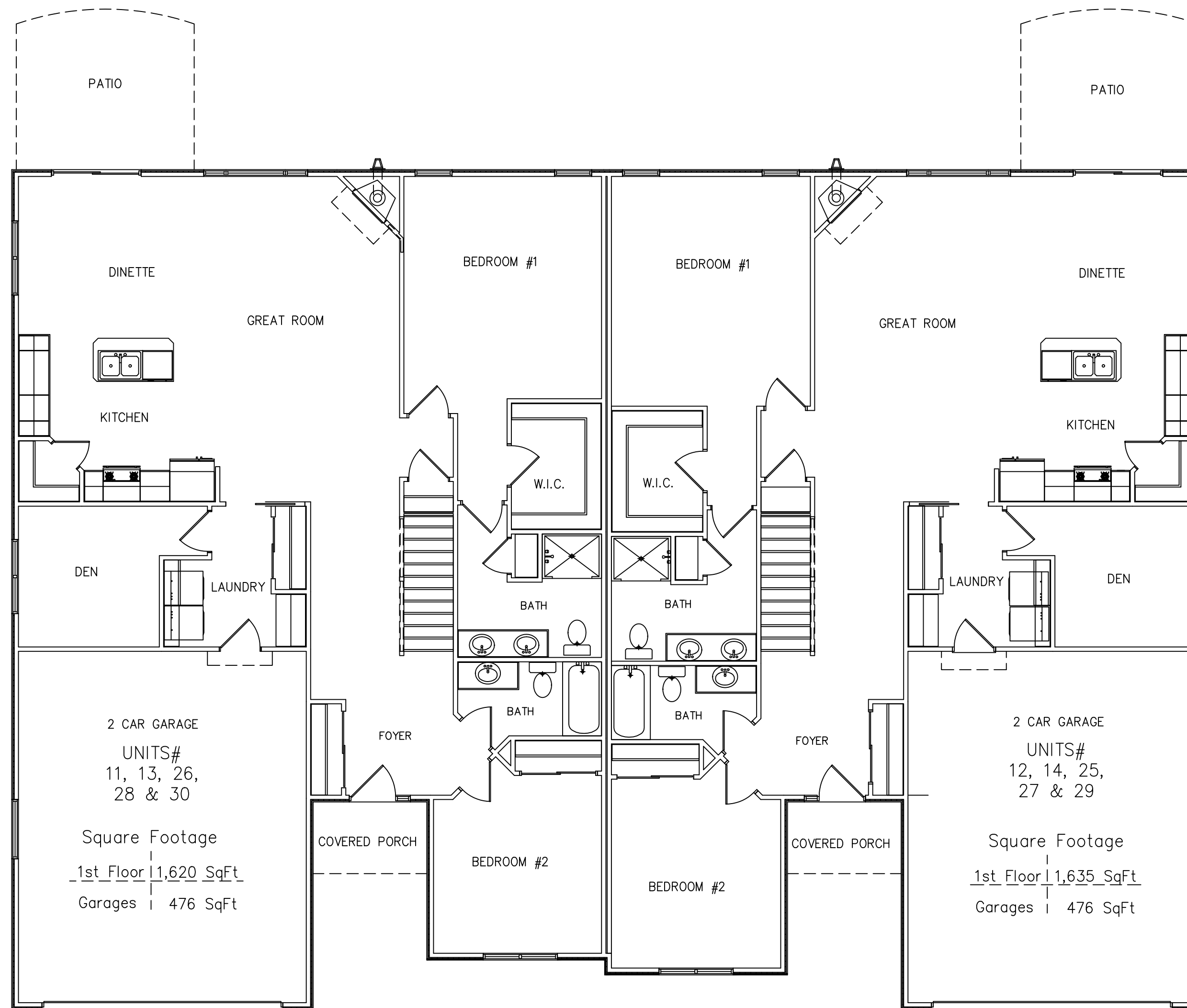
PEG JOB#956.00
SHEET 2 OF 4

**CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 2
A CONDOMINIUM**

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



JUNE 7, 2022



2 CAR GARAGE
UNITS#
11, 13, 26,
28 & 30

Square Footage
1st Floor | 1,620 SqFt
Garages | 476 SqFt

2 CAR GARAGE
UNITS#
12, 14, 25,
27 & 29

Square Footage
1st Floor | 1,635 SqFt
Garages | 476 SqFt



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

PINNACLE ENGINEERING GROUP

FLOOR PLAN
NOT TO SCALE

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

PEG JOB#956.00
SHEET 3 OF 4

CONDOMINIUM PLAT OF
BRIARWOOD ADDENDUM NO. 2
A CONDOMINIUM

Being a part of the Southeast 1/4 of the Southwest 1/4
of Section 21, Township 4 North, Range 23 East,
Village of Caledonia, Racine County, Wisconsin.

CONDOMINIUM LAND LEGAL DESCRIPTION:

Being a part of Expansion Land "B" in Briarwood Addendum No. 1, a condominium, as recorded in the Register of Deeds office for Racine County as Document No. 2647467, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 00°20'21" West along the east line of said Southwest 1/4, 1316.13 feet; thence South 88°42'59" West and then along the north line of Certified Survey Map No. 1960 and then along the south line of Arlington Meadows, a recorded subdivision, 743.68 feet to the Point of Beginning;

Thence South 00°20'21" East, 197.00 feet; thence North 90°00'00" West, 33.57 feet to a point on a curve; thence northwesterly 123.14 feet along the arc of said curve to the left, whose radius is 115.00 feet and whose chord bears North 61°02'46" West, 117.34 feet; thence South 88°16'41" West, 197.54 feet to a point of curvature; thence southwesterly 158.67 feet along the arc of said curve to the left, whose radius is 115.00 feet and whose chord bears South 48°45'02" West, 146.38 feet; thence North 80°46'37" West, 138.62 feet to the east line of Arlington Meadows III, a recorded subdivision; thence North 00°22'26" West along said east line, 207.42 feet to the south line of Arlington Meadows II, a recorded subdivision; thence North 88°42'59" East along said south line and then along the south line of the aforesaid Arlington Meadows, 580.92 feet to the Point of Beginning.

VILLAGE APPROVAL

Approved by the Village of Caledonia on this ____ day of _____, 2023.

Date Joslyn M. Hoeffert, Village Clerk

TREASURER' CERTIFICATE

I do hereby certify that in accordance with the records in the Offices of the Village Clerk and Finance Department of the Village of Caledonia, there are no unpaid taxes or unpaid special assessments on any of the lands included in this Condominium Plat on this ____ day of _____, 2023.

Wayne Krueger, Village of Caledonia Finance Director



OWNER'S CERTIFICATE

Briarwood of Caledonia, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this condominium plat to be surveyed and mapped as represented.

IN WITNESS WHEREOF, the said Briarwood of Caledonia, LLC, has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this ____ day of _____, 2023.

In the presence of: Briarwood of Caledonia, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this ____ day of _____, 2023, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

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

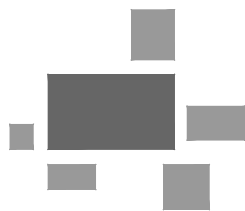
IN WITNESS WHEREOF, the said Tri City National Bank, has caused these presents to be signed by _____, its _____, this ____ day of _____, 2023.

Date

STATE OF WISCONSIN)
_____) COUNTY) SS

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

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



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

PINNACLE ENGINEERING GROUP



PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan Review

Description: Review a request to approve a site plan for the expansion of ground telecommunications equipment for the property located at 8451 USH 41.

Applicant(s): Bailly McGrew

Address(es): 8451 USH 41

Suggested Motions: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the expansion of ground telecommunications equipment located at 8451 USH 41 be approved for the following reason:

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

Owner(s): American Transmission Company LLC

Tax Key(s): 104-04-22-06-041-000

Lot Size(s): 7.931 acres

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

Overlay District(s): n/a

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial, Medium Density Residential, & Isolated Natural Resources

Background: The applicant is requesting approval for the expansion of the telecommunications ground equipment area as it relates to the existing cell tower on the parcel located at 8451 USH 41.

The use of the property for a cell tower and ground equipment was approved through a conditional use and site plan review many years ago. Anytime a nonresidential site is modified, a site plan review is required. The purpose of this review is to ensure zoning compliance as it relates to the location of the proposed additional ground equipment. The equipment site will be sited approximately 360 feet from the front lot line. The proposed 18'x28' fenced in equipment site complies with zoning regulations as it pertains to setbacks. The expansion includes security fencing with a gate to provide access to the equipment. The proposed type of fencing is permitted for this type of use.

No landscape requirements apply to this type of use. Therefore, the applicant is not proposing any landscaping around the fenced area. The site does have existing vegetation on the site which will screen the expanded equipment site.

Exhibit A: 8451 USH 41



Source: Google Maps

Staff recommends approval of the proposed building, site, and operation plan as presented.

If the Plan Commission is comfortable with the proposed plan, staff drafted a suggested motion to recommend approval of the building, site, and operation plan for the parcel located at 8451 USH 41.

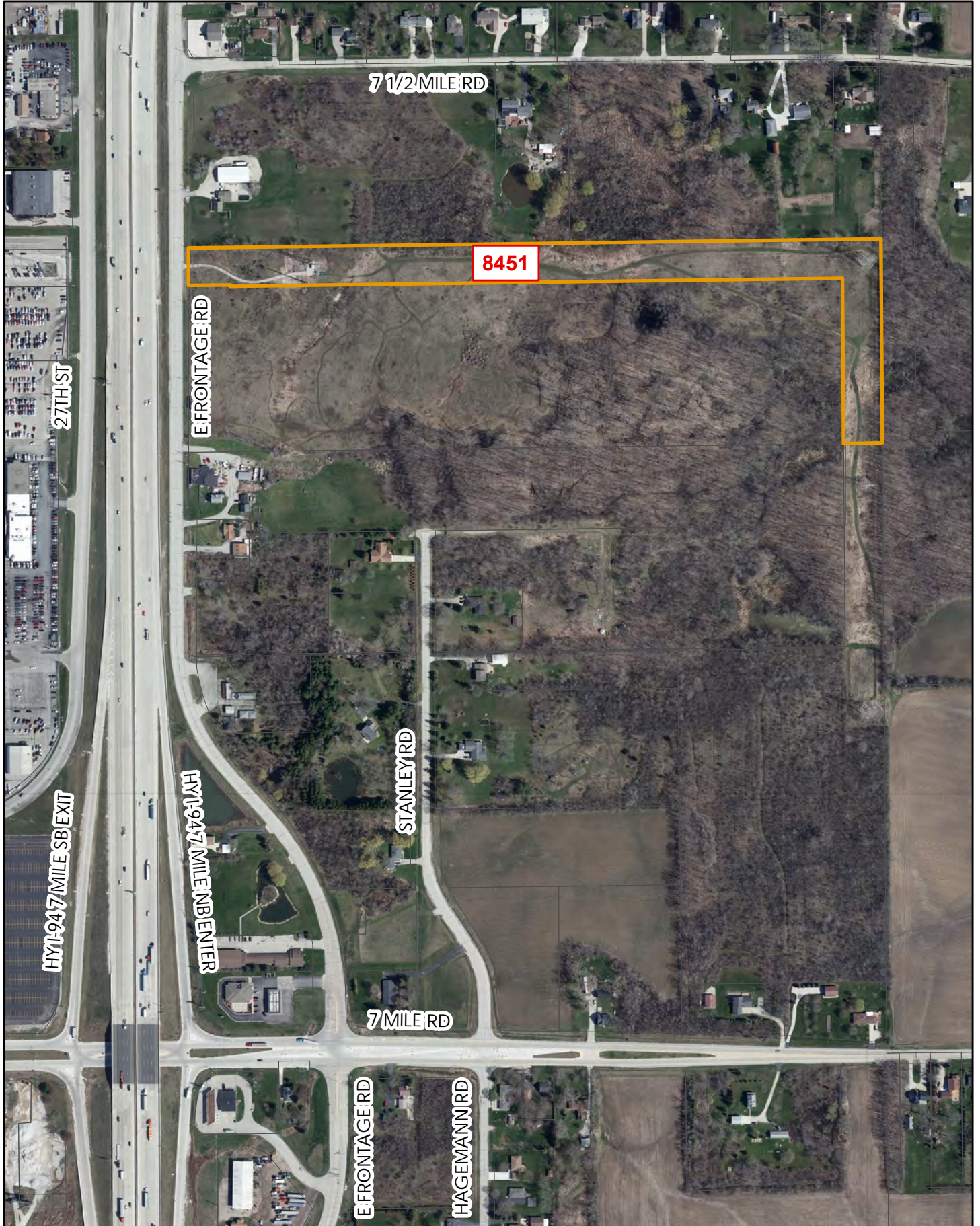
Respectfully submitted:

Peter Wagner, AICP
Development Director



8451 USH 41

0 200 400 800 Feet



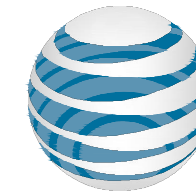
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SITE PHOTO



PROJECT : NSB
SITE # : WI1531
FA # : 14632248
PTN # : 3352A13Q0L
PACE # : MRCHI068039
JURISDICTION : RACINE COUNTY

SITE NAME : 7 MILE ROAD - NSB
ADDRESS : 8451 FRONTAGE ROAD
 CALEDONIA, WI 53108



**AT&T
 MOBILITY**

CAUTION NOTE:
 DUE TO LOCATION OF A NEARBY UTILITY POLE,
 GENERAL CONTRACTOR NEEDS TO ENSURE 5G
 CBAND ANTENNAS WILL BE LAUNCHED WITH A
 7db POWER REDUCTION.

PROJECT INFORMATION

SITE NAME: 7 MILE ROAD - NSB
COUNTY: TBD
ADDRESS: 8451 FRONTAGE ROAD
 CALEDONIA, WI 53108
ZONING DISTRICT: N/A
SITE NUMBER: WI1531
FA NUMBER: 14632248
PTN #: 3352A13Q0L
PACE: MRCHI068039
USID: TBD
LATITUDE: 42° 50' 11.5146" N (42.83653175°)
LONGITUDE: 87° 57' 01.4607" W
 (-87.95040574°)
TOWER OWNER: VERIZON WIRELESS
POWER COMPANY: WE ENERGIES
 PHONE: TBD
FIBER VENDOR: AT&T
 PHONE: TBD
APPLICANT: AT&T WIRELESS
 95 W. ALGONQUIN ROAD,
 ARLINGTON HEIGHTS, IL 60005

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:
 INSTALL (1) PROPOSED AT&T PLATFORM WITH HANDRAIL KIT, INSTALL (1) NEW COLLAR MOUNT FOR RRUS, INSTALL (12) PROPOSED AT&T PANEL ANTENNAS (4) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (6) PROPOSED AT&T RRUS DUAL MOUNT (2) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (16) PROPOSED AT&T RRUS (4) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (2) PROPOSED AT&T DC9 FULL SQUID (1) PROPOSED AT&T DC9 POWER ONLY SQUID, INSTALL NEW 18'-0"X28'-0" CHAIN LINK FENCE WITH DOUBLE SWING ACCESS GATE, INSTALL PROPOSED AT&T W.U.C. AND PROPOSED AT&T GENERATOR ON CONCRETE PAD, INSTALL PROPOSED AT&T 4'-0" H-FRAME, INSTALL NEW METER AND CIENA BOX ON 4' H-FRAME, INSTALL (8) PROPOSED 9 PAIRS AT&T DC TRUNK LINES, INSTALL (2) PROPOSED AT&T 24 PAIR FIBER LINE, INSTALL PROPOSED DC/FIBER JUMPERS AS REQUIRED.

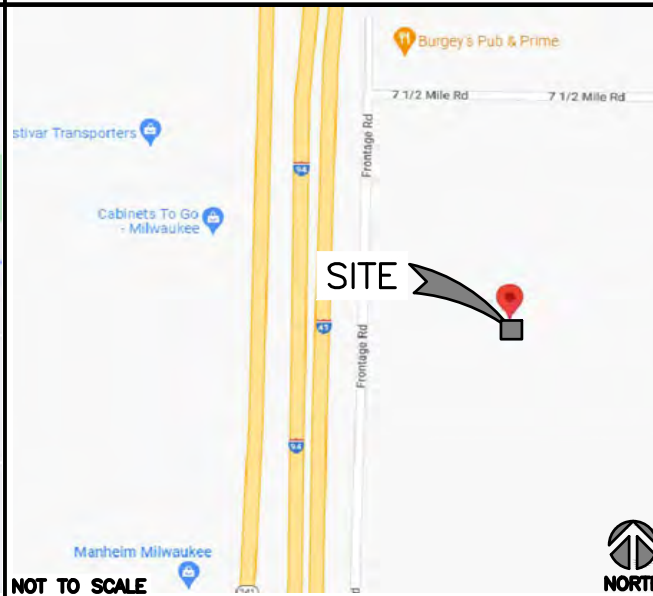
DRAWING INDEX

T1	TITLE SHEET
SP1	NOTES & SPECIFICATIONS
SP2	NOTES & SPECIFICATIONS
SP3	NOTES & SPECIFICATIONS
SP4	NOTES & SPECIFICATIONS
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A2	COMPOUND PLAN & LEGEND
A3	TOWER ELEVATION & ANTENNA PLAN
A4	SCHEDULE & CABLE NOTES
A5	ANTENNA, RRH, RRUS, RAYCAP DETAILS
A5.1	DETAILS
A5.2	DETAILS
A6	EQUIPMENT LAYOUT
A7	CONCRETE PAD DETAILS
A8	EQUIPMENT SPECIFICATION
A9	CONSTRUCTION DETAILS
A9.1	FENCE DETAILS
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E6	GROUNDING DETAILS
RF	RFDS PLUMBING DIAGRAM
SIGNAGE	SIGNAGE REQUIREMENTS
B-1	SITE SURVEY

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS



PROJECT CONSULTANTS

PROJECT MANAGEMENT: NEXIUS
 CONTACT: MATT.DAVIS
 EMAIL: MATT.DAVIS@NEXIUS.COM
ARCHITECTURE & ENGINEERING: JOHN M. BANKS
 604 FOX GLEN
 BARRINGTON, IL 60010
 PHONE: (847)-277-0070
SITE ACQUISITION: NEXIUS
 CONTACT: MATT DAVIS
 EMAIL: MATT.DAVIS@NEXIUS.COM
AT&T CONSTRUCTION MANAGER: IFEY ONUA
 PHONE: (847) 330-3471
 EMAIL: IO1826@ATT.COM

CODE COMPLIANCE

- TIA/EIA-222-H
- WISCONSIN STATE BUILDING CODE
- WISCONSIN STATE ELECTRIC CODE

REFERENCE MATERIALS

- CONTRACTOR TO USE LATEST VERSION OF THE RFDS DATED 05/10/22 WITH THE CD'S PER SCOPE OF WORK.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"x17" SHEET SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



NEXIUS

WESTCHESTER SERVICES LLC
 604 FOX GLEN
 BARRINGTON, IL 60010
 PHONE: 847-277-0070
 AE@Westchesterservices.com
 WI Firm No. 4897-11

JOHN M. BANKS ARCHITECT
 604 FOX GLEN
 BARRINGTON, IL 60010
 TELEPHONE: 847-277-0070
 FAX : 847-277-0080
 jbanks@westchesterservices.com

NSB
 14632248/WI1531
 7 MILE ROAD - NSB
 8451 FRONTAGE ROAD
 CALEDONIA, WI 53108

REV.	DATE	DESCRIPTION	INITIALS
1	11/30/22	CONSTRUCTION SET	DWM
0	10/06/22	CONSTRUCTION SET	DWM
C	08/05/22	PRELIMINARY CD	DWM
B	06/23/22	PRELIMINARY CD	DS

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

11/30/22

 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SHEET TITLE
 TITLE SHEET

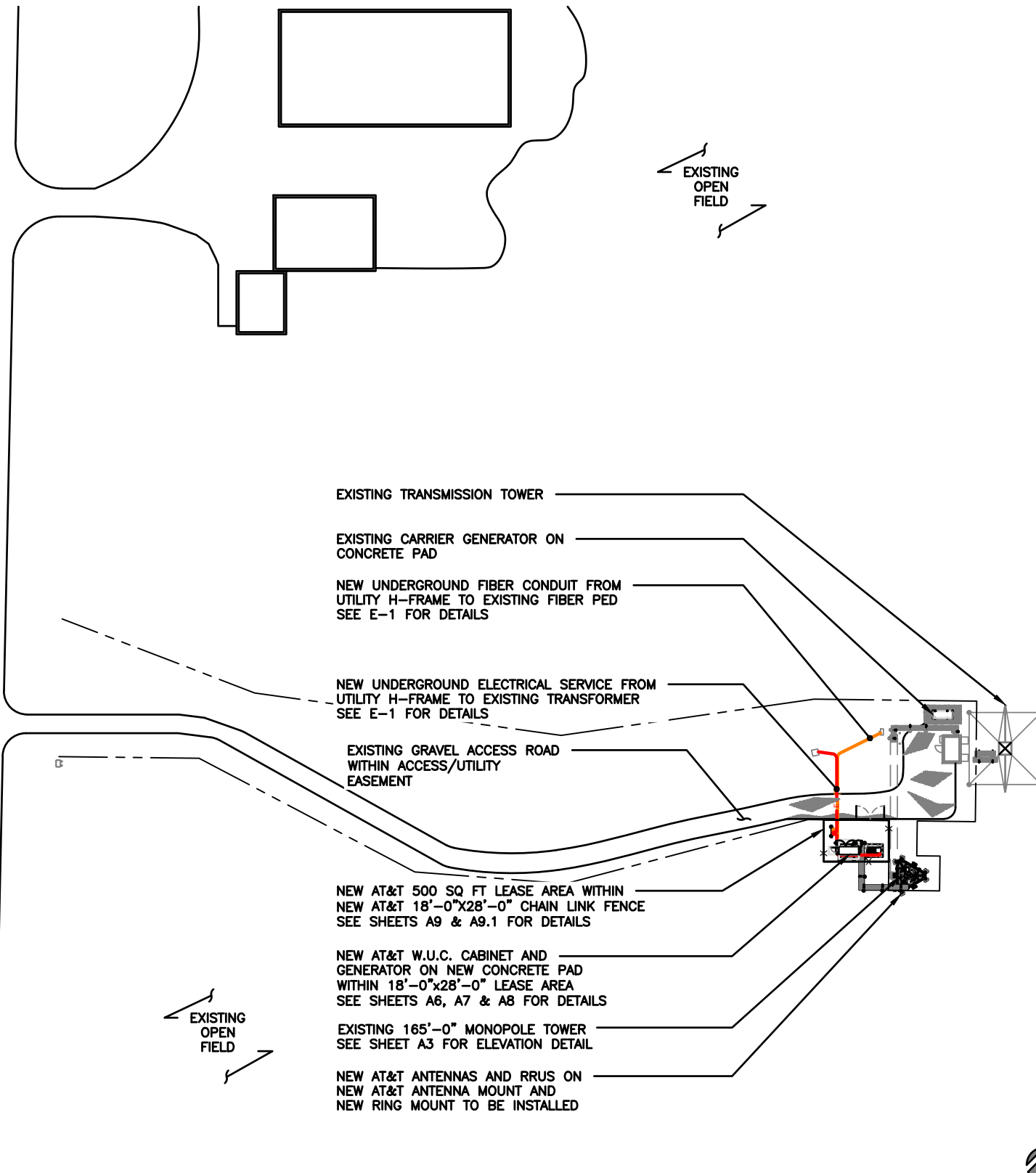
SHEET NUMBER
 T1

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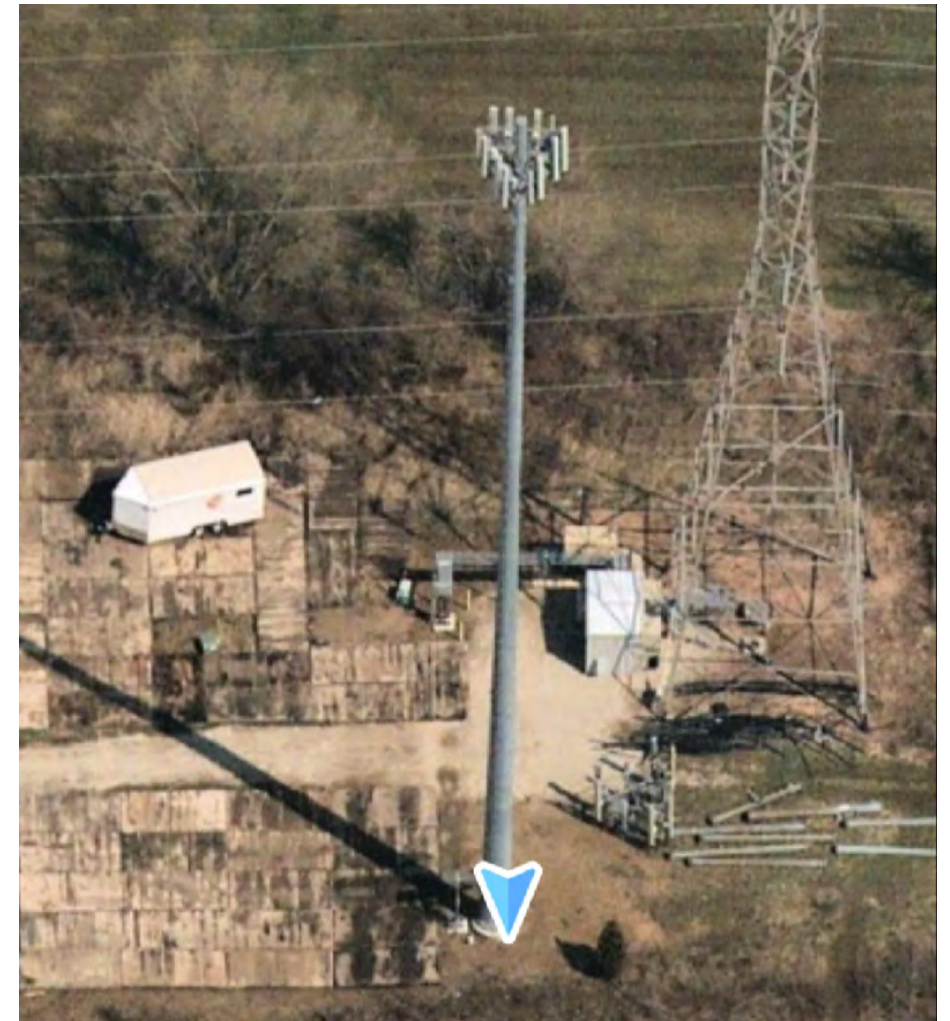
WISCONSIN VETERANS MEM HWY

WISCONSIN VETERANS MEM HWY

FRONTAGE RD



CAUTION NOTE:
DUE TO LOCATION OF A NEARBY UTILITY POLE, GENERAL CONTRACTOR NEEDS TO ENSURE 5G CBAND ANTENNAS WILL BE LAUNCHED WITH A 7db POWER REDUCTION.



SITE PLAN

SCALE: 1"=100'-0" (11x17)
(OR) 2"=100'-0" (22x34)

2

AERIAL

SCALE
N.T.S.

1

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
AE@westchesterservices.com
WI Firm No. 4897-11

**JOHN M. BANKS
ARCHITECT**
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
jbanks@westchesterservices.com

NSB
14632248/W11531
7 MILE ROAD - NSB
8451 FRONTAGE ROAD
CALEDONIA, WI 53108

REV.	DATE	DESCRIPTION	INITIALS
1	11/30/22	CONSTRUCTION SET	DWM
0	10/06/22	CONSTRUCTION SET	DWM
C	08/05/22	PRELIMINARY CD	DWM
B	06/23/22	PRELIMINARY CD	DS

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

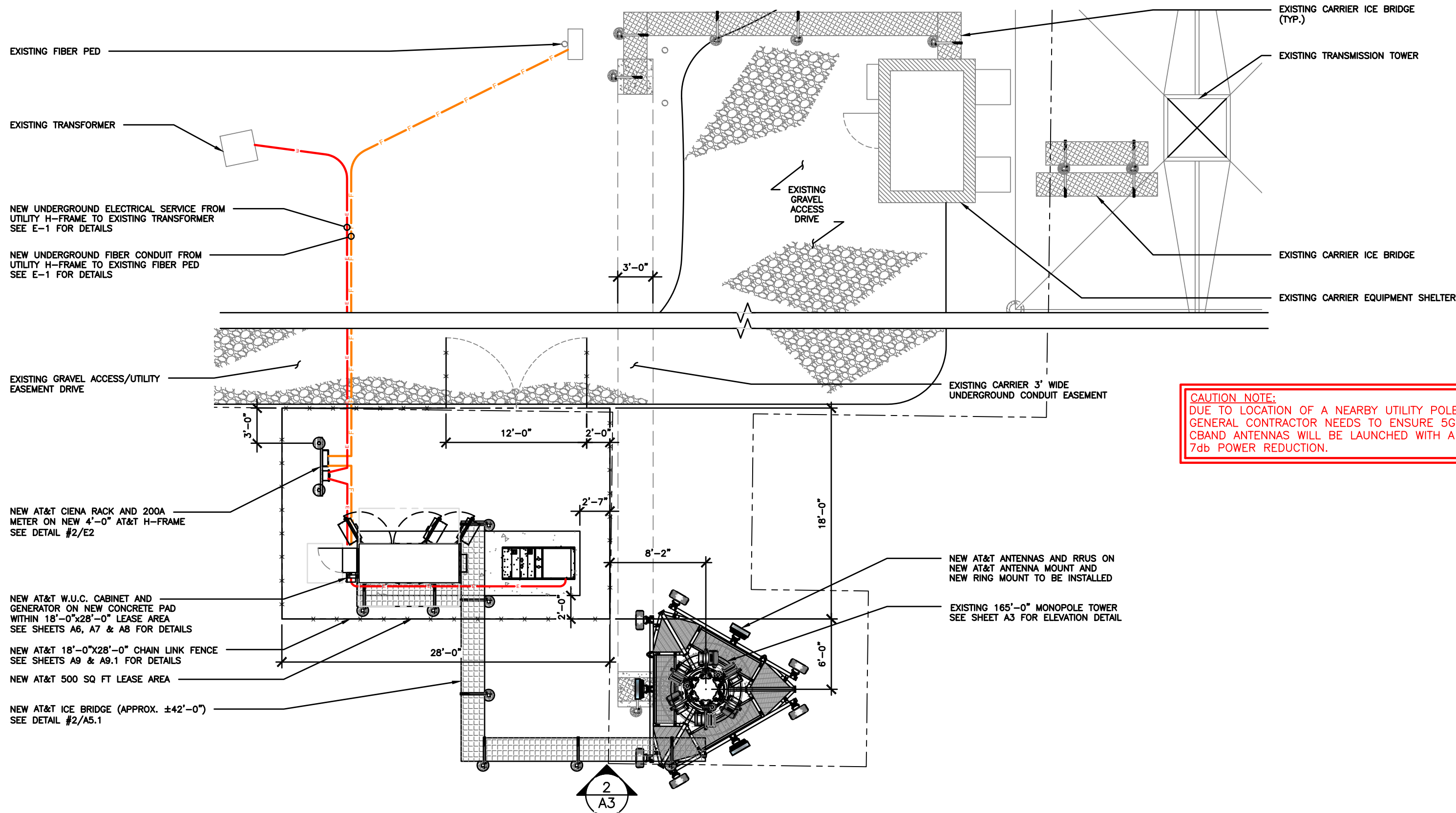
11/30/22

7. I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1

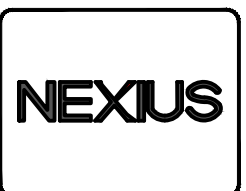
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CAUTION NOTE:
DUE TO LOCATION OF A NEARBY UTILITY POLE,
GENERAL CONTRACTOR NEEDS TO ENSURE 5G
CBAND ANTENNAS WILL BE LAUNCHED WITH A
7db POWER REDUCTION.

COMPOUND PLAN

SCALE: 1/8"=1'-0" (11x17)
(OR) 1/16"=1'-0" (22x34) 1



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REVISIONS				
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11/30/22
John M. Banks
JOHN M. BANKS
8719-005
SOUTH ELGIN
IL
EXP. DATE: 07/31/22
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SHEET TITLE
COMPOUND PLAN & LEGEND

SHEET NUMBER
A2



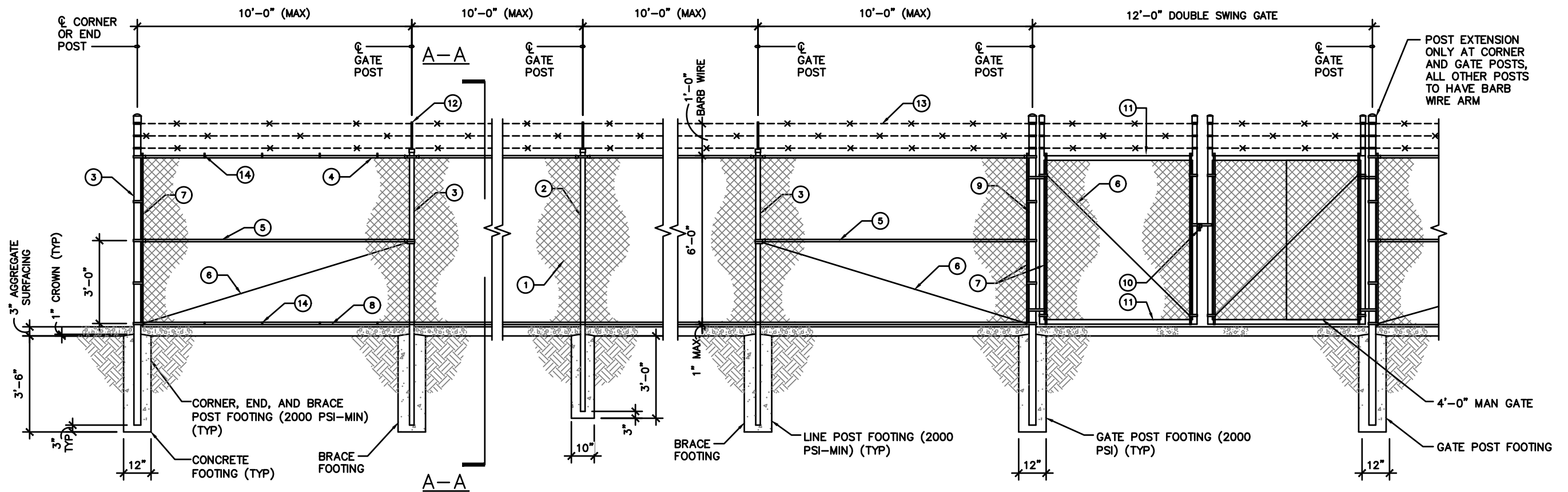
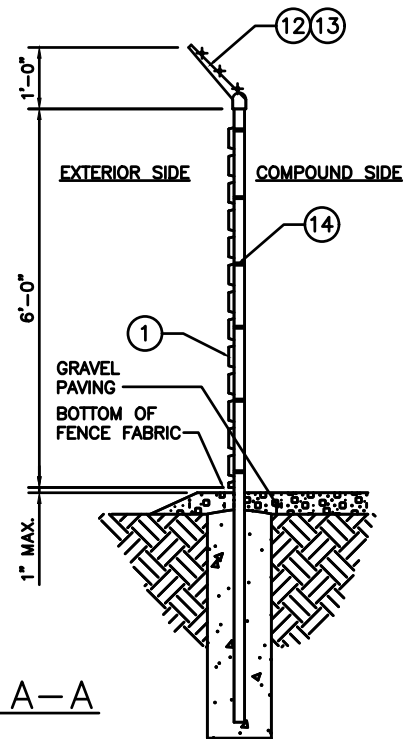
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MATERIAL DESCRIPTION

- ① CHAIN LINK RESIDENTIAL FABRIC: 11-1/2 GAUGE, 2-1/4" MESH; GALVANIZED ASTM-A392, CLASS 2; TWISTED SELVAGE ON TOP, KNUCKLED ON BOTTOM.
- ② LINE POSTS: 2-1/2" O.D. PIPE, 16 GAUGE (GALVANIZED) PER ASTM-F1083.
- ③ CORNER, END AND BRACE POSTS: 2-7/8" O.D. PIPE, SCHEDULE 40 (GALVANIZED).
- ④ TOP RAIL: 1-5/8" O.D. 17 GAUGE PIPE (GALVANIZED) PER ASTM-F1083.
- ⑤ BRACE RAIL: 1-5/8" O.D. 17 GAUGE PIPE (GALVANIZED).
- ⑥ DIAGONAL TRUSS ROD: 3/8" GALVANIZED ROD WITH TURNBUCKLE.
- ⑦ TENSION BAR: 3/16" X 3/4" GALVANIZED FLAT BAR.
- ⑧ BOTTOM TENSION WIRE: GALVANIZED OR ALUMINUM COATED COIL SPRING WIRE, 7 GAUGE.
- ⑨ GATE POSTS: 2-7/8" O.D. SCHEDULE 40 PIPE (GALVANIZED).
- ⑩ COMBINATION PADLOCK ACCORDING TO AT&T REQUIREMENTS.
- ⑪ GATE FRAMES: 1-7/8" O.D. SCHEDULE 40 PIPE (GALVANIZED).
- ⑫ BARBED WIRE SUPPORT ARM: SINGLE ARM TYPE (GALVANIZED). ARM SHALL BE INCLINED OUTWARD AT AN ANGLE OF 45 DEGREES.
- ⑬ BARBED WIRE: GALVANIZED, ASTM A121 CLASS 3; THREE 14 GAUGE MINIMUM STEEL WIRES WITH 4 POINT ROUND 14 GAUGE BARBS SPACED 4" APART.
- ⑭ FABRIC TIES: ALUMINUM BANDS OR WIRES. FABRIC SHALL BE ATTACHED TO THE TOP RAIL AND BOTTOM TENSION WIRE AT 24" CENTERS AND TO THE POSTS AT 15" CENTERS, ALL ON THE COMPOUND SIDE OF THE FENCE.

- ⑮ MISCELLANEOUS:
- A. RAIL COUPLINGS: SLEEVE TYPE, 6" LONG EXPANSION SPRING EVERY FIFTH COUPLING.
 - B. POST TOPS: PRESSED STEEL, MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM, OR ONE-PIECE ALUMINUM CASTING; WITH HOLE FOR TOP, ALL DESIGNED TO FIT OVER THE OUTSIDE OF THE POSTS AND TO PREVENT ENTRY OF MOISTURE INTO TUBULAR POSTS.
 - C. LATCHES SHALL BE FORKED TYPE AND SHALL BE ARRANGED FOR PADLOCKING WITH THE PADLOCK ACCESSIBLE FROM BOTH SIDES OF THE GATE.
 - D. KEEPERS SHALL CONSIST OF MECHANICAL DEVICES FOR SECURING AND SUPPORTING THE FREE END OF THE GATES WHEN IN THE FULL OPEN POSITION. KEEPERS SHALL BE MOUNTED ON 2-7/8" O.D. PIPE POSTS FILLED WITH CONCRETE AND SET IN CONCRETE FOUNDATIONS.
 - E. INSTALL FENCING PER ASTM-F567.
 - F. INSTALL SWING GATES PER ASTM-F900.
 - G. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLETED IF REQUIRED.
 - H. USE GALVANIZED HIG-RING WIRE TO MOUNT ALL SIGNS.
 - I. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE.
 - J. ALL POSTS SHALL HAVE "MUSHROOM" SLEEVE EMBEDDED IN CONCRETE.

SECTION A-A



CHAIN LINK FENCE DETAILS

NO SCALE 1



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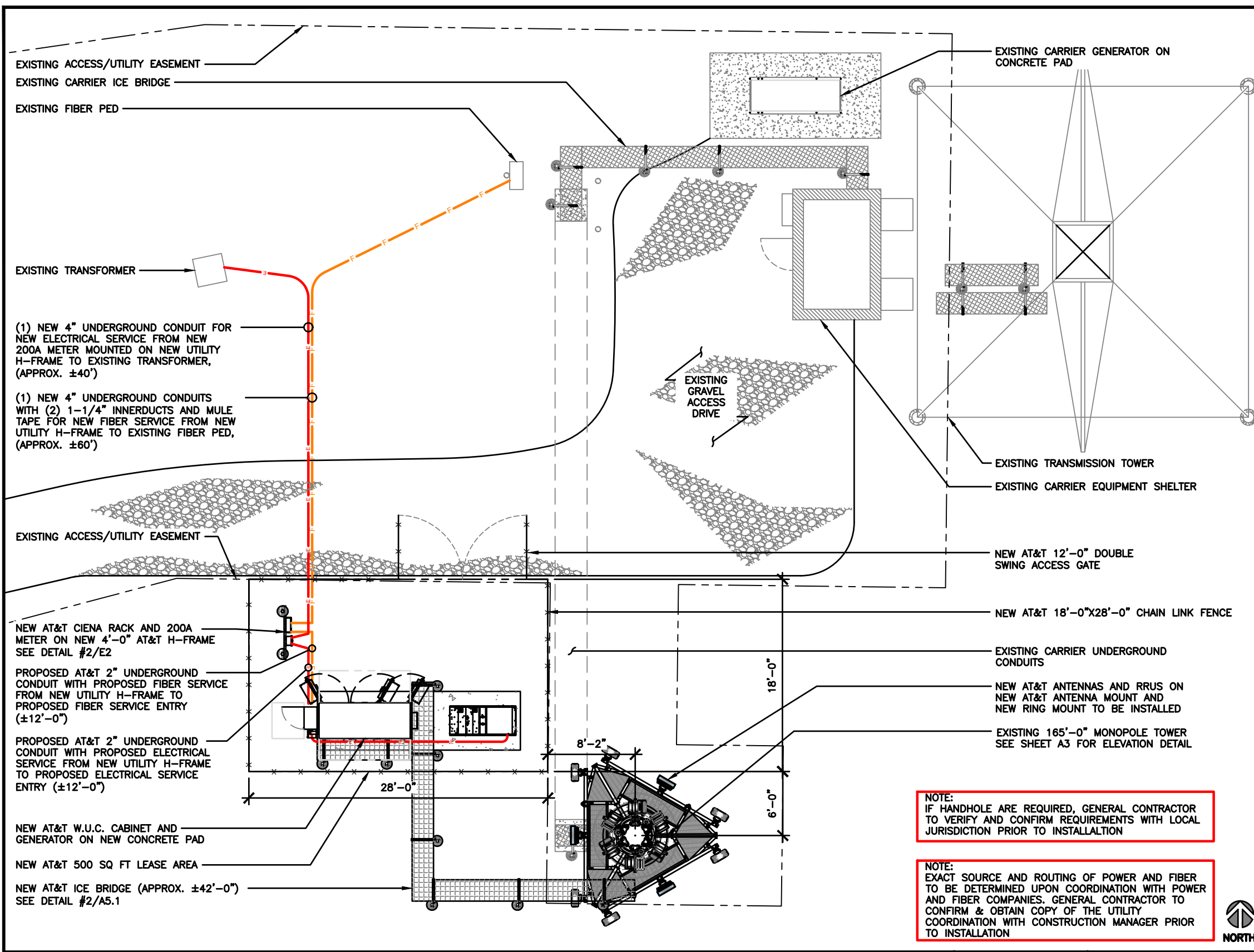
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SHEET TITLE
FENCE DETAILS

SHEET NUMBER
A9.1

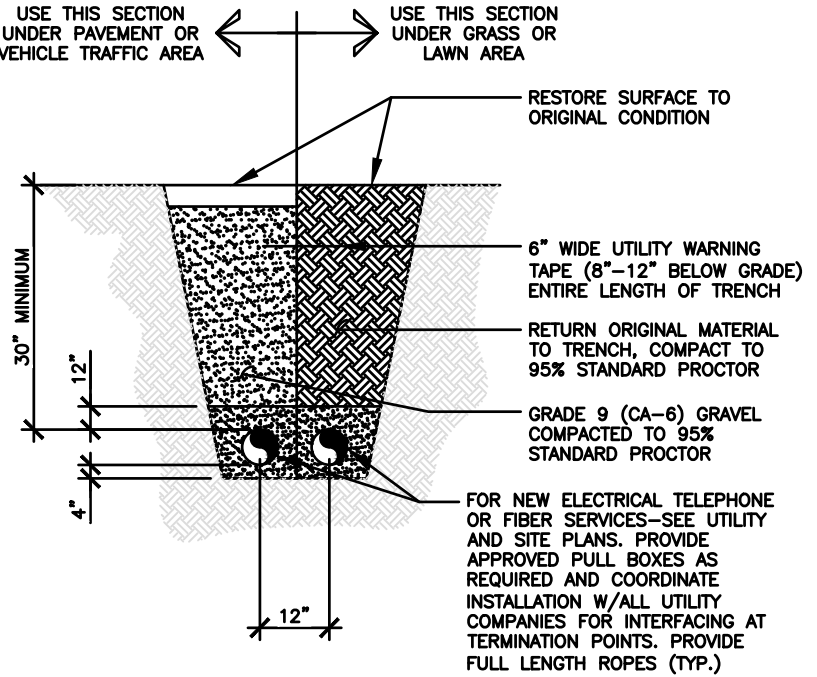
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- EXISTING OVERHEAD POWER** ——— OHP ——— OHP ——— OHP ———
- EXISTING UNDERGROUND POWER** ——— UGP ——— UGP ——— UGP ———
- EXISTING OVERHEAD UTILITIES** ——— OHU ——— OHU ——— OHU ———
- NEW UNDERGROUND POWER** ——— E ——— E ——— E ——— E ——— E ———
- NEW UNDERGROUND FIBER** ——— F ——— F ——— F ——— F ——— F ——— F ———

1. ALL UNDERGROUND CONDUITS SHALL BE SCH 40 PVC. EXCEPT THAT ELBOWS AND RISERS SHALL BE RMC ALL UNDERGROUND ELBOWS SHALL BE SWEEPING BENDS. 2'-0" MINIMUM SHALL BE REQUIRED.
2. THE FIBER CABLES SHOULD BE INSTALLED IN RIGID METAL CONDUIT, (10'-0") TEN FEET IN LENGTH BEFORE ENTERING A SHELTER OR BUILDING PER AT&T STANDARD ATT-TP 26416.
3. TWO CONDUITS ARE SHOWN IN DETAIL 2, ALTHOUGH MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH. A MINIMUM SEPARATION IS REQUIRED PER THE LOCAL JURISDICTIONS AND UTILITY COMPANIES. IN ALL OTHER CASES, USE THE CONDUIT SPACING SCHEDULE TO MAINTAIN MINIMUM SPACING BETWEEN THE EXTERIOR WALL TO EXTERIOR WALL SEPARATION OF CONDUITS.
4. CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
5. TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.
6. ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION.

LEGEND SCALE: 2 N.T.S.



CONDUIT SPACING SCHEDULE		
CONDUIT #1	MINIMUM CONDUIT SEPARATION	CONDUIT #2
POWER	* = 6 INCHES	POWER
POWER	* = 12 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS
TELCO, COMMUNICATIONS & CONTROL CIRCUITS	* = 6 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS

NOTE: IF HANDHOLE ARE REQUIRED, GENERAL CONTRACTOR TO VERIFY AND CONFIRM REQUIREMENTS WITH LOCAL JURISDICTION PRIOR TO INSTALLATION

NOTE: EXACT SOURCE AND ROUTING OF POWER AND FIBER TO BE DETERMINED UPON COORDINATION WITH POWER AND FIBER COMPANIES. GENERAL CONTRACTOR TO CONFIRM & OBTAIN COPY OF THE UTILITY COORDINATION WITH CONSTRUCTION MANAGER PRIOR TO INSTALLATION

UTILITY PLAN SCALE: 1"=10'-0" (11x17) (OR) 2"=10'-0" (22x34) **3** **TRENCH DETAIL** SCALE: 1 N.T.S. **1**

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SHEET TITLE
UTILITY PLAN AND DETAILS

SHEET NUMBER
E1