

PLAN COMMISSION AGENDA
Monday, April 29, 2024 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting Called to Order

2. Roll Call

3. Approval of Minutes

A. Meeting Minutes – March 25, 2024

4. Public Comment: Provides citizens a two-minute opportunity to voice their opinions to the Plan Commission. The Plan Commission is unable to respond as any discussion may conflict with open meeting requirements.

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

A. REZONE REVIEW – Consider a request to rezone ±223 acres on four abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District for the future development of a business park submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000). More Information at Caledonia ZoningHub: <https://s.zoninghub.com/3SWU9Q53HY>

B. PLANNED UNIT DEVELOPMENT REVIEW – Consider a request to approve a planned unit development overlay district for four parcels, consisting of ±223.115 acres, to provide flexibility in the design of a future business park as outlined in the proposed concept development plan located on four parcels at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).

More Information at Caledonia ZoningHub: <https://s.zoninghub.com/8G4KU600G9>

6. New Business

A. CERTIFIED SURVEY MAP – Consider a certified survey map combining four parcels into one parcel located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000). More information at Caledonia ZoningHub: <https://s.zoninghub.com/JBOFVBLGFP>

B. LAND TRANSFER REVIEW – Review a resolution approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12, submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID No. 10404-23-18-300-230)

More Information at Caledonia ZoningHub: <https://s.zoninghub.com/N8XFWBOTFO>

C. PLAN COMMISSION POSITION ELECTION – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary.

More Information at Caledonia Zoning Hub: <https://s.zoninghub.com/R5QOOQI9BVT>

6. Adjournment

Dated April 25, 2024

Jennifer Olsen
Caledonia 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 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call/Introductions

PRESENT: 5 – Joe Kiriaki, Michael Moore, Trustee Nancy Pierce, Tom Knitter, and President Tom Weatherston.

EXCUSED: 2 – Ron Bocciardi and Ami May

STAFF: Development Director Peter Wagner, Planner/Zoning Administrator Todd Roehl, Village Engineer Ryan Schmidt, Director of Public Services Tony Bunkelman, Village Attorney Elaine Ekes, Village Administrator Kathy Kasper, and Village Clerk Jennifer Olsen.

3. Approval of Minutes

Motion by Pierce to approve the minutes from February 26, 2024. Seconded by Knitter Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the commission:

1. Leon Goff, 13113 Adams Rd – Concerns regarding construction issues near his home

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

- A. CREATION OF TAX INCREMENTAL DISTRICT 6 – Review the proposed creation of Tax Incremental District No. 6, the proposed boundaries of the district, and the proposed Project Plan for the District and consider Plan Commission Resolution PC2024-01 adopting the proposed boundaries and project plan for Tax Incremental District No. 6.**

Harry from Ehlers presented on the item summarizing contents of the Plan Commission packet.

Public Hearing opened at 6:18PM

President Weatherston asked three times if anyone wanted to speak in favor of this proposal.

In Favor:

Jim Ladwig, 5715 Randall Ln – The TID will be a tool in the toolbox. The Village Board will need to be good stewards of the TID by carefully reviewing developments as they come.

President Weatherston asked three times if anyone wanted to speak against this proposal.

Against:

Fran Martin, 5630 5 Mile Road – Concerns that this TID would be competing with TID 5, would like to see it more commercial rather than residential development.

Public Hearing closed at 6:26PM

Staff responded to questions and clarified that all taxes, including other taxing districts' portions, are withheld during the life of the TID. The TID will provide funding for

development incentives to promote both residential and commercial development and redevelopment. The area identified for residential development cannot exceed 35% of the mixed use TID. The proposed TID will contain 31% of the area within the boundary as residential.

Motion by Knitter to adopt Resolution PC2024-01 approving the proposed TID boundary and project plan for the district as outlined in Exhibit A and recommends that the Village Board approve the creation of TID No. 6 as presented.

Seconded by Moore. Motion Caried by the following vote:

Ayes: 3 – Weatherston, Moore, Knitter

Nays: 2 – Kiriaki, Pierce

Excused: 2 – May, Bocciardi

6. New Business

A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a proposed building, site, and operations plan for the construction of a ±109,636 square-foot addition to the existing industrial building located at 12725 4 Mile Road submitted by Curtis Schroeder, Applicant, Central Storage & Warehouse LLC, Owner. (Parcel ID No. 104-04-22-30-015-201)

Staff presented on the item, summarizing the material in the Plan Commission packet. Project architect, Curtis Schroeder, was present to answer questions.

Motion by Kiriaki to recommends to the Village Board that the building, site, and operational plan for the construction of a ±109,636 square-foot addition to the existing building located at 12725 4 Mile Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the conditional use permit approved in 2018.
3. The proposed use is consistent with the existing use on the property.

Seconded by Pierce.
Motion carried 5-0.

B. FINAL CONDOMINIUM PLAT – Review a final condominium plat for Phase 1 of the Water’s Edge Place Condominiums creating 10 units and a clubhouse facility located at 5915, 5919, 5945 Erie Street (now Water’s Edge Drive) submitted by Aaron Koch, Applicant, CCM-Caledonia LLC, Owner. (Parcel ID Nos. 104-04-23-21-003-010, 104-04-23-21-003-020, 104-04-23-21-003-030).

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Pierce to recommend approval of Phase 1 of the Final Condominium Plat for Water’s Edge Place Condominiums subject to the 12 conditions listed in the Village Engineer’s Memo dated March 19, 2024.

Seconded by Kiriaki
Motion carried 5-0.

C. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating four lots for the parcel located at 7840 W. River Road submitted by Mark Madsen, Applicant, Charles & Valerie Michna, Owners. (Parcel ID No. 104-04-22-10-001-000)

Staff presented on the item, summarizing the material in the Plan Commission packet. Property owner spoke on their reasons for the variance requests. A previous waiver request had been approved by the Plan Commission in 2019 for a similar certified survey map (CSM). The waiver allowed for one lot not to comply with Village ordinance. The concept CSM was not approved by the Village Board nor recorded with the County. The CSM before the Plan Commission is not the same as the one presented in 2019. The current CSM proposes four nonconforming lots. There are no current plans to build on the lots.

Motion by Kiriaki to recommend denial of the Certified Survey Map for 7840 West River Road for the following:

1. Lots 1-3 do not meet the 5-acre minimum requirements by code.
2. The proposed land division does not meet the minimum zoning requirements of 0.2 dwelling units per acre.
3. The proposed land division does not meet the 2035 Land Use Plan density requiring 0.2 dwelling units per acre.

Seconded by Moore.
Motion carried 5-0.

D. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating two lots for the parcel located directly west and south of 4321 Carol Road submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID No. 104-04-22-30-38-030)

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Pierce to recommend approval of the Certified Survey Map for Lot 3 of CSM 3552 subject to the 9 Conditions listed in the Village Engineer’s Memo dated 3-18-2024.

Seconded by Knitter.
Motion carried 5-0.

E. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a proposed building, site, and operation plan for the construction and utilization of a ±310,561 square-foot industrial building located south of 4321 Carol Road submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID No. 104-04-22-30-38-030)

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Kiriaki to recommend to the Village Board that the building, site, and operational plan for the construction of a ±310,561 square-foot cold storage industrial building located on Northwestern Avenue, south of 4321 Carol Road, be approved with conditions in Exhibit A for the following reasons:

**Planning Commission Meeting
Monday, March 25, 2024**

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

**Seconded by Pierce.
Motion carried 5-0.**

F. MASTER SIGN PLAN - Review a master sign plan for the Franksville Market building located at 10616 Northwestern Avenue submitted by Rajwinder Singh, Applicant, Franksville Market LLC, Owner. (Parcel ID No. 104-04-22-32-029-000)

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Pierce to recommend to the Village Board that the master sign plan for the total display of eight signs for the commercial development located at 10616 Northwestern Avenue be approved for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed signs do not result in an undue concentration of signage, making it difficult or confusing to read.

**Seconded by Knitter.
Motion carried 5-0.**

7. Adjournment

Meeting adjourned at 7:28PM

Respectfully submitted,

*Jennifer Olsen
Village Clerk*



PLAN COMMISSION REPORT

Proposal: Rezone & Planned Unit Development

Description: Consider a request to rezone ±223 acres on four abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District and to create a Planned Unit Development Overlay District to allow for flexibility in the development design for a future business park.

Applicant(s): Ashley Ventures LLC

Address(es): 3301 USH 41, 3047 USH 41, and two parcels located east of 3047 USH 41

Suggested Motions:

REZONE

That the Plan Commission recommends to the Village Board that ±223 acres on four abutting parcels located at 3301 & 3047 USH 41 and two parcels located east of 3047 USH 41 be rezoned from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District for the following reasons:

1. The proposed rezoning is consistent with the industrial use recommendation in the 2018, I-94 Corridor Land Use Study.
2. The proposed rezoning is in accord with the 2035 Land Use Plan industrial/business park land use designation for the subject property.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

That the Plan Commission recommends that the Village Board approves the creation of a Planned Unit Development Overlay District for the parcels located at 3301 & 3047 USH 41 and the two parcels located east of 3047 USH 41 consisting of ±223 acres with conditions outlined in Exhibit A and a Concept Development Plan in Exhibit B for the following reasons:

1. The proposed use is allowed by underlying zoning through the planned unit development review process.
2. The proposed planned unit development district is consistent with the 2035 Land Use Plan designating industrial/business park use for the parcels.

Owner(s): Hintz Real Estate Development Company

Tax Key(s): 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000

Lot Size(s): 142.5 acres, 1.205 acres, 40.3 acres, & 40.31 acres

Current Zoning District(s): P-2, Parkland, A-2, Agricultural District, M-3, Heavy Manufacturing District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting to rezone ±223 acres that encompass four abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 to M-3, Heavy Manufacturing for the future development of a business park. The largest parcel, 142 acres, was once used as a golf course. The course closed in fall of 2023. The smallest parcel, 1.9 acres, has a single-family residential home, and the other two lots, 40 acres each, are currently farmed.

Due to the size of the future business park, the applicant is also requesting a Planned Unit Development Overlay to provide flexibility in the design of the overall site. This report combines the two requests into one report as the two requests are intertwined as part of the overall development of the area. Staff has drafted two separate motions for the Plan Commission’s consideration.

REZONE

In 2018, The Village adopted the I-94 Corridor Land Use Study. The purpose of the study was to evaluate and determine the best land use for properties along the Interstate. The proposed land use categories from this study were incorporated into the Village’s Land Use Map as part of the Village’s Comprehensive Plan. The parcels being considered for rezoning reside within the boundaries of the study. The study identified these parcels as development areas that include all uses commonly found in an Industrial Park or Business Park setting consisting of large manufacturing and warehousing businesses along with the commercial and residential uses required to support the area large business uses and the associated employee base.

The proposed rezoning category to M-3, Heavy Manufacturing District is consistent with the Village’s Land Use Plan and recommendations from the I-94 Corridor Study. Staff recommends approving the rezoning request as this will provide the groundwork for the future development of the area into a business park.

PLANNED UNIT DEVELOPMENT

To ensure a Class A Business Park, the applicant is requesting a Planned Unit Development Overlay District to provide development flexibility and outline conditions and restrictions for development when proposing new industrial buildings. Per ordinance, to qualify for a planned unit development overlay district, the site must exceed 20 acres. The proposed size of this overlay district is ±223 acres. Individual uses and structures in a Planned Development District need not comply with the specific building setback, height, building size, lot size, and open space requirements of the underlying basic district provided that the spirit and intent of such requirements are complied with in the total development plan for such project consistent with the

criteria as established in the basis for approval below. In addition, the Plan Commission should determine if the applicant has met specific criteria as outlined in the Village Ordinance.

The following are the criteria to determine if a Planned Unit Development is suitable for a proposed development.

1. That the proponents of the proposed development have demonstrated that they intend to start construction within twelve (12) months following the approval of the project and requested overlay of the PUD District, that the project appears economically sound, that adequate financing is possible, and that the development will be carried out according to a reasonable construction schedule satisfactory to the Village.

Section 16-7-5 allows a 24-month period following the final approval of the PUD based on specific situations. As the applicant is in the process of purchasing the property, they are requesting a 24-month period instead of 12 months to account for the time it may take to acquire the property. Based on the circumstances of the applicant being in the process of acquiring the parcels, staff believes the 24-month period to begin construction is warranted and outlined in the conditions and restrictions.

2. That the proposed development is consistent in all respects to the spirit and intent of this Ordinance, is in conformity with the general plans for community development, would not be contrary to the general welfare and economic prosperity of the Village or of the immediate neighborhood, that the specific development plans have been prepared with competent professional advice and guidance, and that the benefits and improved design of the resultant development justifies the variation from the normal requirements of this Ordinance through the application of the PUD Planned Development Overlay District.

Staff has evaluated the proposed development and believes it is consistent with the spirit and intent of this ordinance and is requesting modifications to building and parking setbacks as it pertains to typical industrial warehouse and distribution purposes. The proposed PUD will allow the applicant to construct up to ±3.7 million square feet of industrial building space because of the modifications outlined in the PUD conditions and restrictions.

3. The Plan Commission in making its recommendations and the Village Board in making its determination shall further find that:
 - a. The proposed site is provided with adequate drainage facilities for surface waters and stormwater management.

Staff has reviewed the preliminary stormwater management methods presented by the applicant and believes that the applicant will be able to provide a stormwater management plan that meets Village standards that can be approved by the Utility Board.

-
- b. The proposed site is accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.

USH 41 will be the main access point to the business park and is adequate to carry the traffic generated by the development. Traffic generated by this development will primarily use USH 41 to access the interstate and CTH K and minimally use Village Roads. The applicant has provided a traffic impact analysis of the site and has identified necessary roadway modifications to intersections, USH 41, and Golf Road to accommodate traffic generated by the proposed development.

- c. No undue constraint or burden will be imposed on public services and facilities, such as, but not limited to, fire and police protection, street maintenance, and maintenance of public areas by the proposed development.

Various department staff impacted by the creation of this business park have not expressed concern for the demand imposed by the development. This development is intended to be completed over a ten-year period with two buildings being constructed every two years. Demands for village services can be adequately met.

4. The streets and driveways on the site of the proposed development are adequate to serve the proposed development and to meet the minimum standards of all applicable ordinances or administrative regulations of the Village.

The applicant is proposing to meet Village driveway access standards and has requested the ability to widen the driveway access points based on traffic turn analysis reviewed and approved by the Village.

5. Centralized public sewer facilities are provided (unless as part of an approved unsewered subdivision per Title 14) and centralized public water is desired.

There are plans in place to acquire the necessary easements to extend sewer and water facilities to the site.

6. The density proposed meets the intent of the underlying comprehensive plan densities and/or the area zoning.

The applicant is requesting an increase in floor area ratio (FAR) to accommodate the proposed amount of industrial space to be created. As part of the PUD, the applicant is asking for the total FAR to be 80% from the typical 60%. Staff is proposing an increase to 75% and believes if adequate green space is maintained along the perimeter of the site, increasing the FAR meets the intent of this section.

7. That the proposed development will be adequately served by off-street parking and truck service facilities.

The proposed concept site development exceeds the minimum amount of parking required for the development. The applicant has asked to help minimize the amount of space dedicated to parking requesting a modification to the parking stall dimensions for employee and customer parking. They ask that stalls be reduced to 162 square or 9'x18' from the 180 square-foot requirement. Staff agrees the reduction in parking stall dimensions is acceptable and the space better utilized as industrial or green space on the site.

8. That the locations for entrances and exits have been designed to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets, and that the development will not create an effect upon the general traffic pattern of the area incompatible with that anticipated under the Comprehensive Plan.

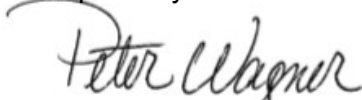
Staff has evaluated the concept site plan for the development and has determined that the multiple access points minimizes the impact of traffic on Golf Road. The north/south public road along with the extension of 2 Mile Road along the southern portion of the site will not be constructed until later phases of the project. Traffic patterns for the development shall focus on the direct public road access to USH 41.

9. That the architectural design ("architectural design") landscaping control of lighting, and general site development will result in an attractive and harmonious service area compatible with and not creating an effect upon the property values of the surrounding neighborhood incompatible with that anticipated under the Comprehensive Plan.

The applicant will need to meet Village building design standards during the building, site, and operation plan review. The applicant has been informed and has agreed to meet these standards and has not asked for modifications as part of the proposed PUD. Future land uses intended around the proposed development is also industrial and commercial.

If the Plan Commission is comfortable with the proposed planned unit development, staff has drafted a suggested motion approving the planned unit development with conditions outlined in Exhibit A and concept development plan in EXHIBIT B. Approving this PUD does not grant any approvals for the applicant to submit building permits or commence construction. Additional approvals will be required such as stormwater management plan, building, site, and operations plan, and state approved building plans prior to submitting permit applications.

Respectfully submitted:



Peter Wagner, AICP,
Development Director

Exhibit A: South Hills Commerce Center Planned Unit Development (PUD) Conditions and Restrictions

Applicant: Ashley Ventures LLC

Approved by Plan Commission: _____

Property Address(es): 3047 USH 41, 3301 USH 41, Golf Rd Approved by Village Board: _____

Parcel ID Nos.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000

1. LEGAL DESCRIPTION

Parcel 1: 3047 USH 41 (Parcel ID No. 104-04-22-31-022-000)

All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin. EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138, and lands conveyed in Warranty Deed as Document No. 2303812. Subject to an easement over the Easterly 33 feet of the above described parcel.

Parcel 2: USH 41 (Parcel ID No. 104-04-22-31-008-000)

The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Parcel 3: 3301 USH 41 (Parcel ID No. 104-04-22-31-023-000)

That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Parcel 4: Golf Road (Parcel ID No. 104-04-22-31-024-000)

The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Exhibit A: South Hills Commerce Center Planned Unit Development (PUD) Conditions and Restrictions

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this planned unit development unless modified as set forth herein.
- B. The planned unit development concept plan as set forth in the application, narrative, and concept site plan dated March 28, 2024 is incorporated hereby by reference and shall be modified to comply with these conditions and restriction. A precise detailed site plan for the area affected by the Planned Unit Development and phasing plan, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

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

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

Note: Lot dimensions and size requirements do not apply to Outlots within the PUD Overlay District

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

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on these parcels shall be limited to those allowed in the M-3, Heavy Manufacturing Zoning District and all applicable sections of the Municipal Code.
- B. The proposed development will incorporate a minimum of 20% of the entire development area as open space.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.
- E. The Floor Area Ratio for each building in each development phase shall not exceed 75% of only the first floor.

4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer. Temporary occupancy permits may be issued when weather, contractor delays, or unforeseen conditions delay the installation of complete and final roadway improvements and modifications.
- B. Parking lot requirements shall follow regulations outlined in Title 16, Chapter 12; Off-Street Parking unless specifically stated in these conditions and restrictions.
- C. Parking spaces for customers and employees shall be no less than 162 square feet in area and stall dimensions of no less than 9'x18'.
- D. Parking lots for customers and employees greater than 50 spaces are required to have one parking lot island or bump-out for every 20 parking stalls.
- E. Driveway Width: Commercial vehicle access driveways can exceed the 35-foot width maximum if supported by turning movements approved by staff.

5. LIGHTING

- A. Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto any public roadway. Abutting lots that share common parking areas or private drives are exempt from Section 16-10-4(b)(1) requirements.

6. SETBACKS

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

	Street Setback	Rear Setback	Side Setback
Principal Structures	40 ft	30 ft	25 ft
Accessory Structures	40 ft	30 ft	25 ft
Parking	10 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within twenty-four (24) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire within twenty-four (24) months from whichever is sooner, the date of ownership transfer to Ashley Ventures LLC or December 31, 2024 if substantial work has not commenced. The

applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

8. STORMWATER

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

9. FIRE DEPARTMENT APPROVAL

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

10. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

11. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances Any modifications to these regulations are permitted as specified in this section. Any proposed advertising sign at the site will require a separate sign permit prior to installation.

Proposed "Freeway Signs" will be limited to a maximum of 450 square feet in area on one side and 900 square feet on all sides.

The overall development is permitted six business park monument signs as located on the concept plan dated March 28, 2024. These signs shall not exceed 10 feet in height, 150 square-foot in size on one side or 300 square feet on all sides.

12. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner. Outdoor storage shall be prohibited unless specifically allowed in conjunction with a separately Village approved and issued conditional use permit for an individual lot on the Property.

13. PROPERTY MAINTENANCE REQUIRED

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

14. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Chapter 16, Chapter 10, Section 4 of Village Code of Ordinances, and any conditions established by subsequent Conditional Use Approvals.

15. COMPLIANCE WITH LAW

The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances. If the Village is required to obtain any federal or state permits for offsite construction for the development, Applicant shall comply with said permit requirements and conditions.

16. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements for this development and PUD all reimbursements to the Village shall be paid and current prior to acceptance of public infrastructure improvements.

17. AMENDMENTS TO PLANNED UNIT DEVELOPMENT

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

18. BINDING EFFECT

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

19. VIOLATIONS & PENALTIES

It shall be unlawful to construct, develop or use any structure or develop or use any land, water or air in violation of any provisions or conditions of this PUD planned unit development approval or order of the Village regarding compliance with conditions of approval. Any violations of the terms of the conditions and restrictions of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other Village ordinances.

20. RECISSION: FAILURE TO BEGIN DEVELOPMENT

If no substantial construction has commenced or the uses in the PUD planned unit development are not established within the time required hereunder which addresses construction commencement and construction completion submitted to the Village Board, the Village may petition the Village Board of Trustees for the purpose of rescinding the planned unit development overlay designation so as to allow the land in question to revert to its underlying zoning. If the planned unit development overlay district is rescinded, the planning and development office shall remove the district from the official zoning map. Those zoning regulations applicable before the creation of the district shall then be in effect and no vested rights in the planned unit development overlay district shall be deemed to have accrued. . The process for recission of an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in the Municipal Code of Ordinances.

21. AGREEMENT

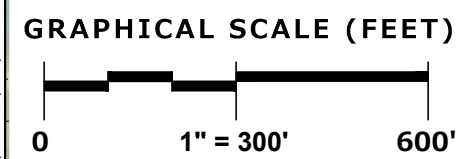
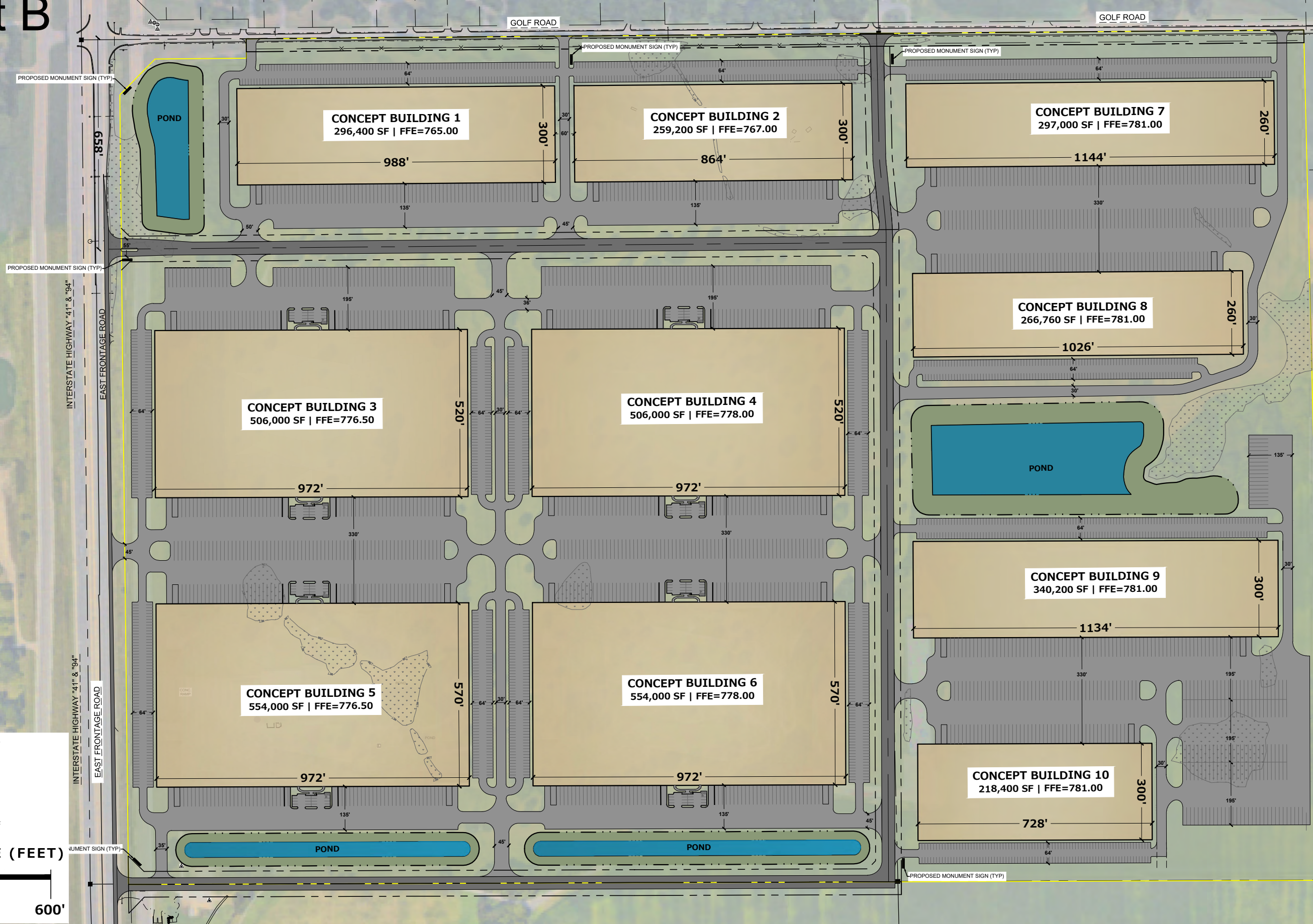
Your acceptance as applicant of the rezoning/PUD Planned Unit Development Overlay District/Zoning Permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Ashley Ventures LLC; and its successors, and assigns, is any, as the Developer of the South Hills Commerce Center, are responsible for full compliance with the above conditions.

22. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions; any subsequent owner shall be exclusively responsible for compliance with the terms outlined herein.

DRAFT

Exhibit B



Z:\PROJECTS\2021\2554.00-WI\CONCEPT\2554.00-ASHLEY\CONCEPT V10.3.DWG 4/1/2024 11:55 AM

SOUTH HILLS COMMERCE CENTER | CONCEPT V10.3 - CALEDONIA, WI

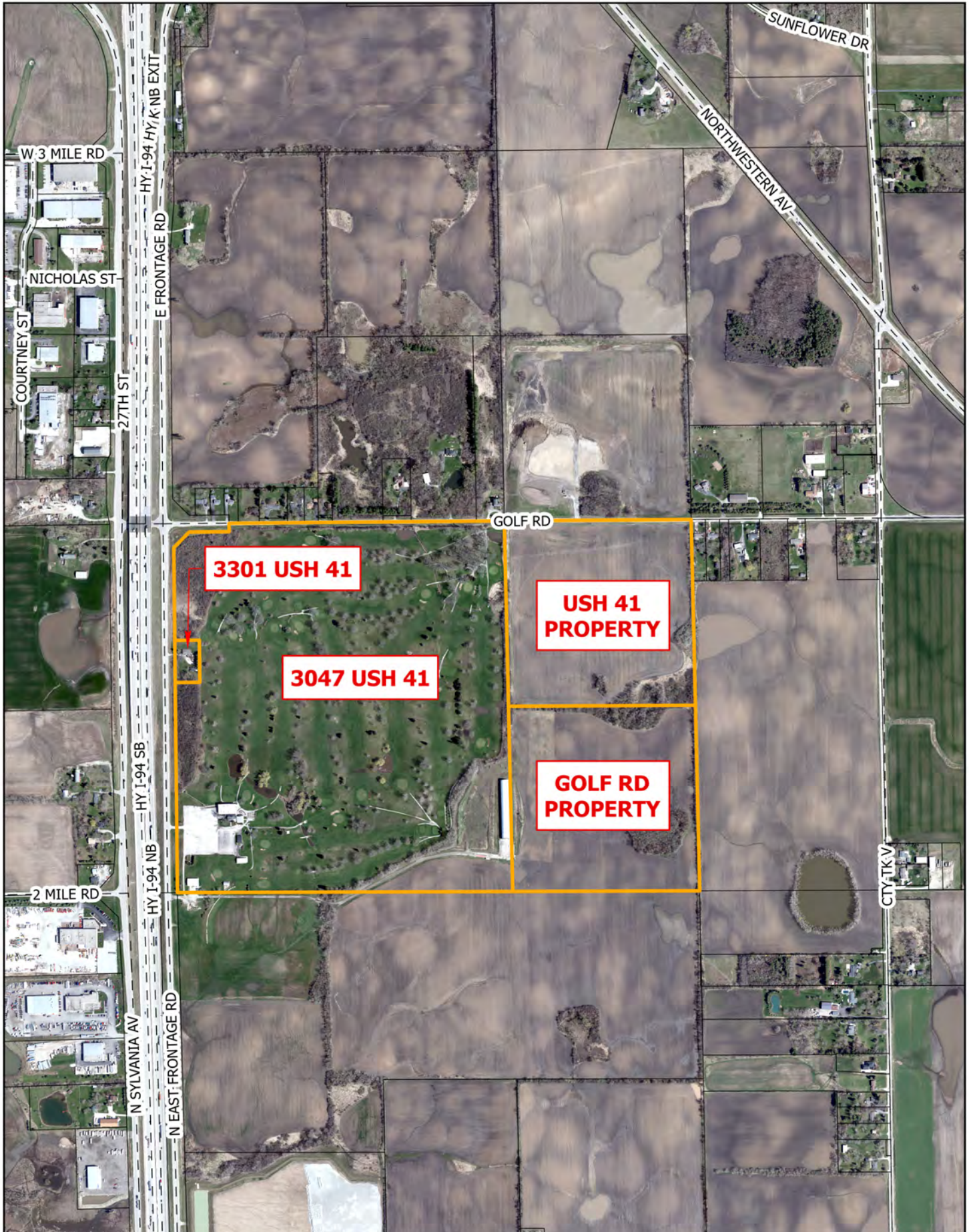
PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG JOB# 2554.00

03/28/2024





**South Hills Commerce Center
Rezoning with Planned Unit Development Application
Supplemental Information**

Submit the Formal Rezoning/Conditional Use/Planned Unit Development

Once the information for the request is assembled, it can be submitted to the Village. The following information should be submitted to the Village as part of the proposed review:

- The required submission fees, application, and pre-development agreement.

[Yes. Predevelopment agreement to be included.](#)

- A complete legal description of the area being reviewed.

[Yes. Legal descriptions contained in provided ALTA Survey and Proposed CSM.](#)

- If a land division, development, and/or site changes are planned to be done after the proposed process, concept drawings of the proposed development, and/or site changes should also be submitted for clarification (site plans, building elevations, conceptual drawings).

[Yes. Site Plan, Conceptual Civil Drawings and Architectural Elevations provided.](#)

- For Planned Development Proposals (PUDs) the following also applies for submittal:

- Note which of the Village's base zoning districts the development is based off of so the proper lot sizes, setbacks, offsets, etc. can be enforced and incorporated into the design.

[We are requesting a rezone to M-3 Heavy Manufacturing w/PUD overlay.](#)

- Note what elements are proposed that are above and beyond the usual restrictions of the Village's base zoning codes (Examples: Increased heights for proposed development, reduced open space requirements, reduced setbacks, mixed uses, higher densities, etc.).

[Relief is requested from the following M-3 or PUD zoning standards:](#)

AshleyCapital

Item	M-3 or PUD Zoning Standard	Request
Max Cul-de-sac length	800'	2,500'
Floor Area Ratio	60%	80%
Min Lot Area	1 acre	No requirement – Utilization of outlots for stormwater management areas
Min Lot Width	200'	No requirement – Utilization of outlots for stormwater management areas
Interior non ROW Setbacks (Paving and Building)	Varies	0' requirement
Interior non ROW Setbacks adjacent to pond outlots (Paving and Building)	Varies	0' requirement
Parking Stall Size	9'x20' or 10'x18'	9'x18'
Parking Lot Islands	1 for every 10 stalls	1 for every 20 stalls
Public Sidewalks	Required along Street frontage	No public sidewalk requirement
Greenspace Requirements	-	85% impervious allowed. Calculation based on the overall development coverage, and not singular lot calculations.
Monument Signs	SF allowed: 100 SF (one side) and 200 SF (all sides). Height max 8'.	6 locations as identified on Site Plan. SF allowed: 150 SF (one side) and 300 SF (all sides). Height max 10'. Note: the 6 monument signs will function as business park signs and may include tenant names or logos. Additional tenant specific monument signs may be requested in the future.
Freeway Signs	SF allowed: 196 SF (one side) and 392 SF (all sides). Height max 35'.	SF allowed: 450 SF (one side) and 900 SF (all sides).
Driveway width	24' – 35'	No Max. Driveway width in excess of 35' as supported by turning movements approved by staff
Lighting at interior non ROW lot lines	0.5 ft candle max	No requirement
Construction Start Date	Start construction within 12 months.	Substantial construction within 24 months, substantial construction defined as demolition and earthwork.*
PUD Approval Period	24 months if substantial development has not occurred	Substantial construction within 24 months, substantial construction defined as demolition and earthwork.*

*As the applicant is currently under contract to purchase the land, we request that the rezoning, PUD overlay and other approvals be contingent upon the execution of the Development Agreement and our closing on the land.



- Note why the Planned Development elements are proposed and what benefit this may have to the Village.

The South Hills Commerce Center is located at the southeast intersection of the I-94 frontage Road and Golf Road in the Village of Caledonia. This master-planned business park includes ten Class A, state-of-the-art, high-cube industrial buildings, with a total building area of approximately 3,737,000 square feet.

These buildings will be thoughtfully designed to meet the demands of today's leading space occupiers, including e-commerce, logistics and distribution, medical, and manufacturing companies. The Project is expected to generate approximately 2,000 full-time jobs from both local area companies and those relocating to Southeast Wisconsin. In addition, Racine County contractors are expected to significantly participate in construction and operation of the Project.

Each building offers a cross-dock or rear-loaded configuration. Rear-loaded buildings will provide at least 32 feet of clear height, while cross-dock buildings will provide at least 36 feet of clear height. All buildings will include energy-efficient LED lighting, an ESFR sprinkler system, customizable office space, and an ample power supply. Additionally, provisions are made for truck loading, trailer parking and car parking to ensure operational efficiency. The buildings can accommodate tenants ranging from 40,000 square feet to 554,000 square feet, with larger users benefiting from the cross-dock layout.

The proposed rezoning and Planned Unit Development elements for the Property are designed to provide flexibility and set this development apart from others in the area, aiming to attract unique and high-quality tenants. Several elements of this development are intended to benefit the Village by enhancing surrounding infrastructure and acting as a catalyst for further development in the area.

Infrastructure improvements, which are integral parts of this development, include extending both sanitary sewer and water services to the property and improving the intersection of Frontage and Golf Roads. These improvements not only benefit the immediate development but also have the potential to improve overall traffic flow and accessibility in the area, benefiting the broader community.



- Note how the development may or may not meet the Village's Comprehensive Plan.

The proposed South Hills Commerce Center aligns with the 2035 Comprehensive Plan which shows the subject parcels as recommended for an Industrial/Business Park use.

- Note why the proposed Planned Development elements won't negatively affect the surrounding area.

Adverse impacts to the surrounding area and neighboring properties are not anticipated as the developer has undergone considerable planning efforts to ensure a well-planned project which is expected to both complement and add value to the surrounding community. Planning efforts include, but are not limited to:

- A Traffic Impact Analysis has been completed to mitigate traffic generation and impact concerns.
- Community outreach consisting of door-to-door communication and a public information session has occurred to present information and answer questions from the surrounding property owners.
- Site planning and circulation studies were undertaken to optimize traffic flow and limit the view of logistics operations from the surrounding residential properties. These efforts produced multiple site plan iterations with the resulting site plan directing truck traffic to Frontage Road and locating logistics operations to the interior of the site.
- Stormwater discharge has been evaluated and ponds have been preliminarily designed to show stormwater runoff is properly attenuated. It's important to note that the site is within the shoreland stormwater zoning district and thus additional requirements are being met within the stormwater basin design that goes over and above WDNR and local standards.
- Various vegetated buffers and setbacks code requirements will be adhered to in order to produce a high quality and well landscaped development.

- Note the base density under the existing zoning and the proposed density under the requested zoning.

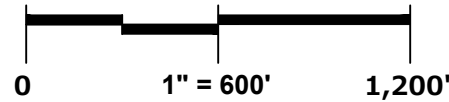
Not applicable.

- Provide the units per gross acre of the development and the units per net acre of the development.

Not applicable.



GRAPHICAL SCALE (FEET)



LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - LANDMARK TITLE OF RACINE COMMITMENT NUMBER 72740-1 DATED OCTOBER 24, 2023 - REVISED 11/08/2023.

The Land referred to herein below is situated in the County of Racine, State of Wisconsin, and is described as follows:

Parcel 1:
All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin. EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138, and lands conveyed in Warranty Deed as Document No. 2303812. Subject to an easement over the Easterly 33 feet of the above described parcel.

Tax Key No. 51-104-04-22-31-022-000

Parcel 2:
The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

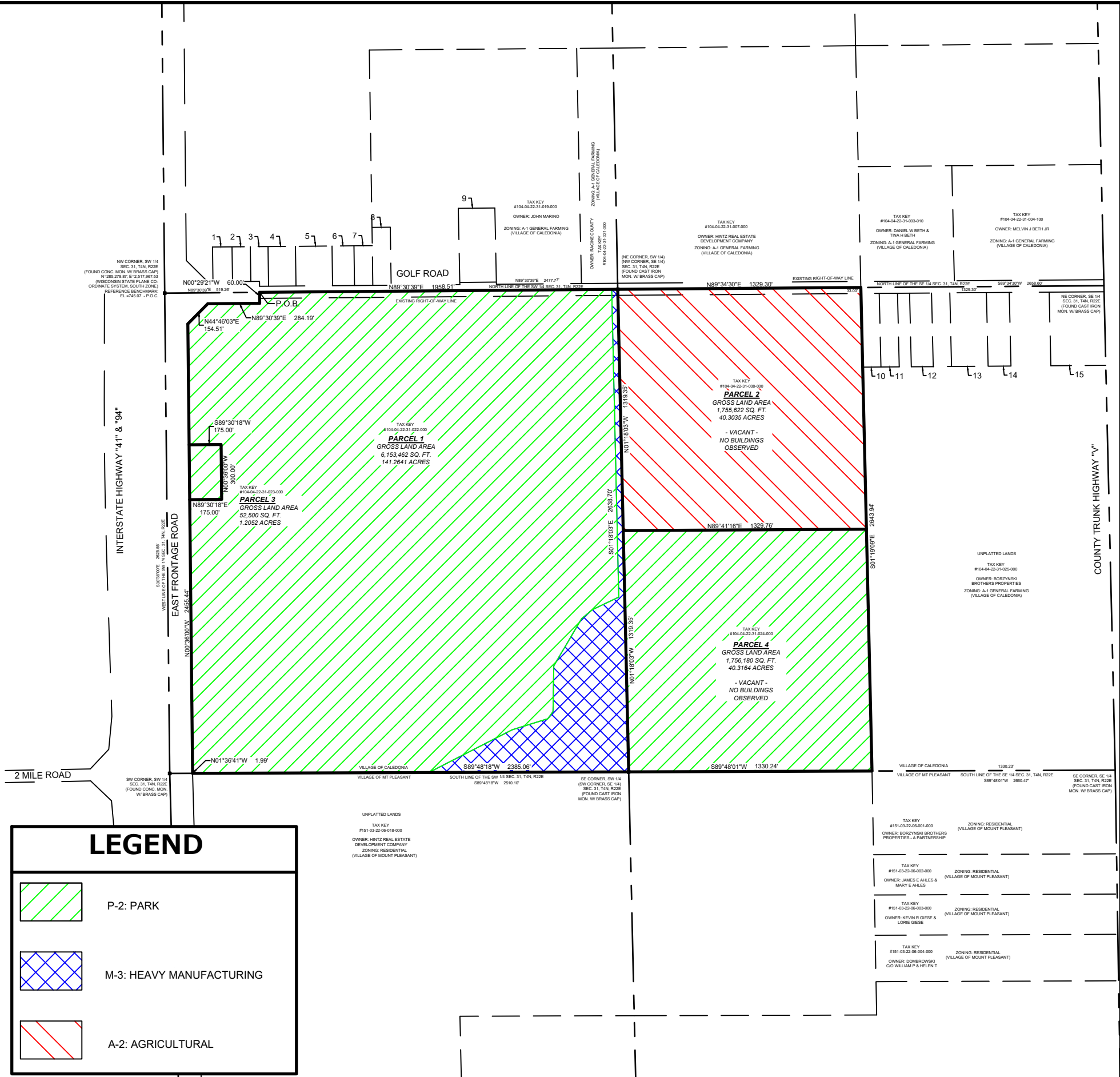
Tax Key No. 51-104-04-22-31-008-000

Parcel 3:
That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Tax Key No. 51-104-04-22-31-023-000

Parcel 4:
The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Tax Key No. 51-104-04-22-31-024-000



LEGEND

	P-2: PARK
	M-3: HEAVY MANUFACTURING
	A-2: AGRICULTURAL

Z:\PROJECTS\2023\2554-00-W\CAD\EXHIBITS\2554-00-REZONING EXHIBIT EXISTING.DWG 4/1/2024 1:14 PM

SHCC - EXISTING ZONING EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG JOB# 2554.00

03/28/2024

ADDITIONAL LOT INFORMATION

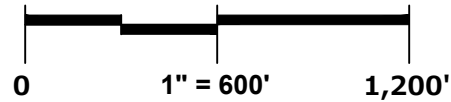
LOT NUMBER	TAX KEY	OWNER	CURRENT ZONING
1	104-04-22-31-018-00	STEVEN W RHODEN	B-5: HIGHWAY BUSINESS DISTRICT
2	104-04-22-31-015-000	PTER J ROSS & BARBARA ANN ROSS	B-5: HIGHWAY BUSINESS DISTRICT
3	104-04-22-31-016-000	ROSCIZEWSKI FAMILY TRUST, DATED SEPTEMBER 8, 2001	A-1: GENERAL FARMING
4	104-04-22-31-012-000	HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP	A-1: GENERAL FARMING
5	104-04-22-31-013-000	JACYNA TRUST & JACYNA TRUST JOHN M & CATHYS	A-1: GENERAL FARMING
6	104-04-22-31-017-000	PATRICK J JOHNSON & PHYLLIS M JOHNSON	A-1: GENERAL FARMING
7	104-04-22-31-014-000	THOMAS E. FINN & PATRICIA M FINN	A-1: GENERAL FARMING
8	104-04-22-31-020-000	BETTY A LUEBKE SOLFEST / BETTY J SOLFEST	A-1: GENERAL FARMING
9	104-04-22-31-019-020	JAMES J CZAICKI	A-1: GENERAL FARMING
10	104-04-22-31-026-000	SCOTT M YARRINGTON	A-1: GENERAL FARMING
11	104-04-22-31-027-000	SUSAN C ANDERSON REVOCABLE TRUST OF 2019	A-1: GENERAL FARMING
12	104-04-22-31-030-000	JAMES J PLIMPTON & MELONIE L PLIMPTON	A-1: GENERAL FARMING
13	104-04-22-31-028-000	TODD M OLSON & HEIDI M OLSON	A-1: GENERAL FARMING
14	104-04-22-31-029-000	DAVID A WESNER & LESLIE A WESNER	A-1: GENERAL FARMING
15	104-04-22-31-031-001	GLEN R STATION & BARBARA J STATION	A-1: GENERAL FARMING

Z:\PROJECTS\2021\2554.00-W\ICAD\EXHIBITS\2554.00 - REZONING EXHIBIT EXISTING.DWG 4/1/2024 1:14 PM





GRAPHICAL SCALE (FEET)



LANDS TO BE REZONED TO M-3 WITH PUD OVERLAY:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - LANDMARK TITLE OF RACINE COMMITMENT NUMBER 72740-1 DATED OCTOBER 24, 2023 - REVISED 11/08/2023.

The Land referred to herein below is situated in the County of Racine, State of Wisconsin, and is described as follows:

Parcel 1:
All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin. EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138, and lands conveyed in Warranty Deed as Document No. 2303812. Subject to an easement over the Easterly 33 feet of the above described parcel.

Tax Key No. 51-104-04-22-31-022-000

Parcel 2:
The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

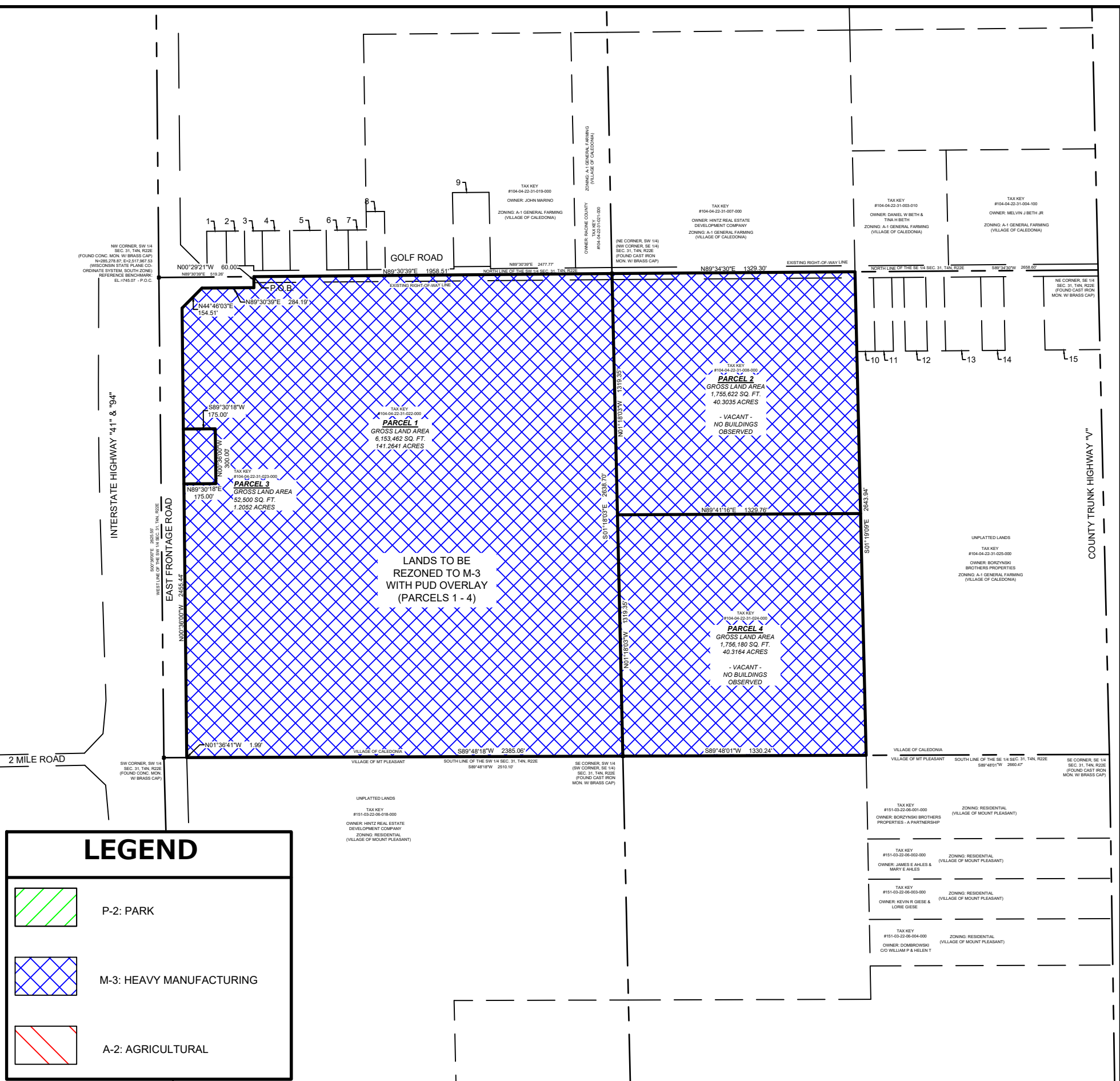
Tax Key No. 51-104-04-22-31-008-000

Parcel 3:
That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Tax Key No. 51-104-04-22-31-023-000

Parcel 4:
The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Tax Key No. 51-104-04-22-31-024-000



LEGEND

	P-2: PARK
	M-3: HEAVY MANUFACTURING
	A-2: AGRICULTURAL

Z:\PROJECTS\2021\2554.00-W\CAD\EXHIBITS\2554.00-REZONING EXHIBIT PROPOSED.DWG 3/28/2024 12:25 PM

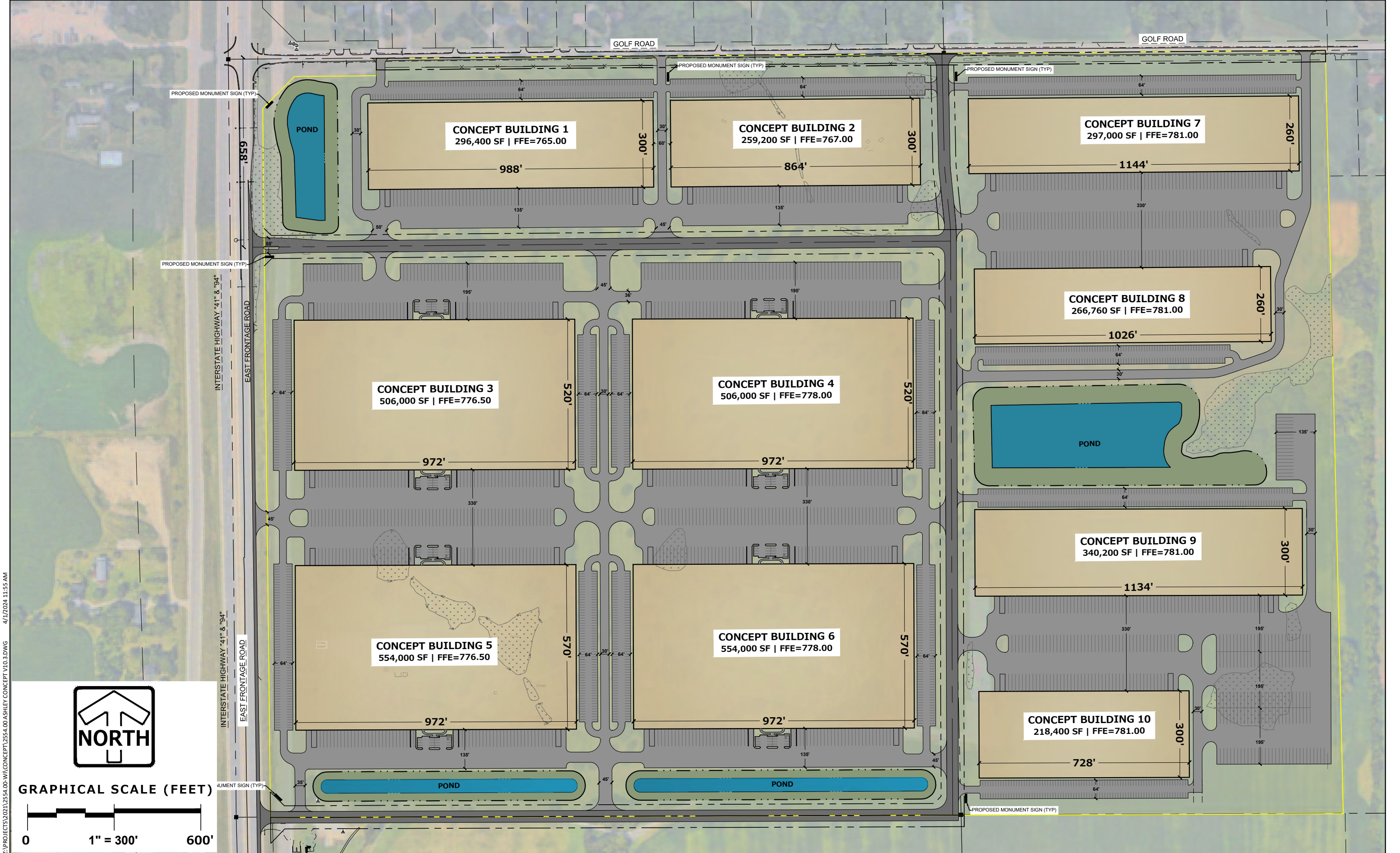
ADDITIONAL LOT INFORMATION

LOT NUMBER	TAX KEY	OWNER	CURRENT ZONING
1	104-04-22-31-018-00	STEVEN W RHODEN	B-5: HIGHWAY BUSINESS DISTRICT
2	104-04-22-31-015-000	PTER J ROSS & BARBARA ANN ROSS	B-5: HIGHWAY BUSINESS DISTRICT
3	104-04-22-31-016-000	ROSCIZEWSKI FAMILY TRUST, DATED SEPTEMBER 8, 2001	A-1: GENERAL FARMING
4	104-04-22-31-012-000	HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP	A-1: GENERAL FARMING
5	104-04-22-31-013-000	JACYNA TRUST & JACYNA TRUST JOHN M & CATHYS	A-1: GENERAL FARMING
6	104-04-22-31-017-000	PATRICK J JOHNSON & PHYLLIS M JOHNSON	A-1: GENERAL FARMING
7	104-04-22-31-014-000	THOMAS E. FINN & PATRICIA M FINN	A-1: GENERAL FARMING
8	104-04-22-31-020-000	BETTY A LUEBKE SOLFEST / BETTY J SOLFEST	A-1: GENERAL FARMING
9	104-04-22-31-019-020	JAMES J CZAICKI	A-1: GENERAL FARMING
10	104-04-22-31-026-000	SCOTT M YARRINGTON	A-1: GENERAL FARMING
11	104-04-22-31-027-000	SUSAN C ANDERSON REVOCABLE TRUST OF 2019	A-1: GENERAL FARMING
12	104-04-22-31-030-000	JAMES J PLIMPTON & MELONIE L PLIMPTON	A-1: GENERAL FARMING
13	104-04-22-31-028-000	TODD M OLSON & HEIDI M OLSON	A-1: GENERAL FARMING
14	104-04-22-31-029-000	DAVID A WESNER & LESLIE A WESNER	A-1: GENERAL FARMING
15	104-04-22-31-031-001	GLEN R STATION & BARBARA J STATION	A-1: GENERAL FARMING

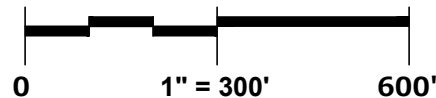
Z:\PROJECTS\2021\2554.00-W\ICAD\EXHIBITS\2554.00 - REZONING EXHIBIT PROPOSED.DWG 3/28/2024 12:25 PM



5. Proposed Site Plan



GRAPHICAL SCALE (FEET)



Z:\PROJECTS\2021\2554.00-WI\CONCEPT\2554.00-ASHLEY\CONCEPT V10.3.DWG 4/1/2024 11:55 AM

SOUTH HILLS COMMERCE CENTER | CONCEPT V10.3 - CALEDONIA, WI

03/28/2024

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG JOB# 2554.00

6. Conceptual Utility Plan

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

FOR REVIEW ONLY

WATERMAIN & SANITARY SEWER PLAN

TID 4 PHASE 5 PUBLIC SANITARY SEWER EXTENSION. (GOLF ROAD). PER VILLAGE OF CALEDONIA FUTURE SANITARY SEWER MAIN PHASES EXHIBIT DATED NOV. 2018

SANITARY SEWER EXTENSION BY VILLAGE OF CALEDONIA. PER TID 4 PHASE 4 SANITARY SEWER AND WATER EXTENSIONS PLANS.

WATERMAIN EXTENSION BY VILLAGE OF CALEDONIA. PER TID 4 PHASE 4 SANITARY SEWER AND WATER EXTENSIONS PLANS.

GOLF ROAD

GOLF ROAD

EX SANITARY STUB & MH1.0
RIM=767.27
INV=732.12 (15" N)
INV=745.57 (15" S)

BLDG 2 & 7 CONNECT
RIM=771.84
INV=746.04 (15" N/S)
INV=746.33 (8" E/W)

CONCEPT BUILDING 1
275,400 SF | FFE=765.00

CONCEPT BUILDING 2
258,000 SF | FFE=767.00

CONCEPT BUILDING 7
297,000 SF | FFE=781.00

BLDG 1 CONNECT
RIM=770.36
INV=753.14 (10" E/W)
INV=753.22 (8" N)

BLDG 2 CONNECT
RIM=774.08
INV=750.29 (10" E/W)
INV=750.37 (8" N)

RIM=775.71
INV=746.79 (15" N)
INV=746.89 (15" S)
INV=748.68 (10" W)

BLDG 3 CONNECT
RIM=767.02
INV=754.09 (10" E/W)
INV=754.17 (8" S)

BLDG 4 CONNECT
RIM=773.77
INV=750.51 (10" E/W)
INV=750.59 (8" S)

BLDG 8 CONNECT
RIM=776.93
INV=747.23 (15" N/S)
INV=747.52 (8" E)

CONCEPT BUILDING 8
266,000 SF | FFE=781.00

CONCEPT BUILDING 3
506,000 SF | FFE=776.50

CONCEPT BUILDING 4
506,000 SF | FFE=778.00

BLDG 4 CONNECT
RIM=777.75
INV=747.88 (15" N/S)
INV=748.17 (8" W)

BLDG 9 CONNECT
RIM 776.79
INV=748.84 (15" N/S)
INV=749.13 (8" E)

CONCEPT BUILDING 9
323,000 SF | FFE=781.00

CONCEPT BUILDING 5
554,000 SF | FFE=776.50

CONCEPT BUILDING 6
554,000 SF | FFE=778.00

BLDG 6 CONNECT
RIM 778.58
INV=749.39 (15" N/S)
INV=749.68 (8" W)

CONCEPT BUILDING 10
198,000 SF | FFE=781.00

BLDG 10 CONNECT
RIM 779.55
INV=749.96 (15" N/S)
INV=750.25 (8" E)

BLDG 5 CONNECT
RIM=767.52
INV=754.18 (10" E)
INV=754.43 (8" N)
(MIN INVERT TO SERVE ENTIRTY OF BLDG. 5)

RIM=777.05
INV=750.37 (15" N)
INV=750.62 (10" W)

10" @ S = 0.28% (MIN SLOPE)

15" @ S = 0.15% (MIN SLOPE)

15" @ S = 0.15% (MIN SLOPE)

10" @ S = 0.28% (MIN SLOPE)



GRAPHICAL SCALE (FEET)
0 1" = 120' 240'

LEGEND	
	PUBLIC WATERMAIN (ON-SITE)
	PRIVATE WATER SERVICES (ON-SITE)
	PUBLIC WATERMAIN TID 4: PHASE 4 - PER VILLAGE OF CALEDONIA TID 4 PHASE 4 SANITARY SEWER AND WATER MAIN EXTENSIONS PLANS
	PUBLIC SANITARY SEWER (ON-SITE)
	PRIVATE SANITARY SERVICE (ON-SITE) (ASSUMED 1.04% SLOPE)
	PUBLIC SANITARY SEWER TID 4: PHASE 4 - PER VILLAGE OF CALEDONIA TID 4 PHASE 4 SANITARY SEWER AND WATER MAIN EXTENSIONS PLANS

INTERSTATE HIGHWAY "41" & "94"
NE FRONTAGE ROAD

INTERSTATE HIGHWAY "41" & "94"
EAST FRONTAGE ROAD

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

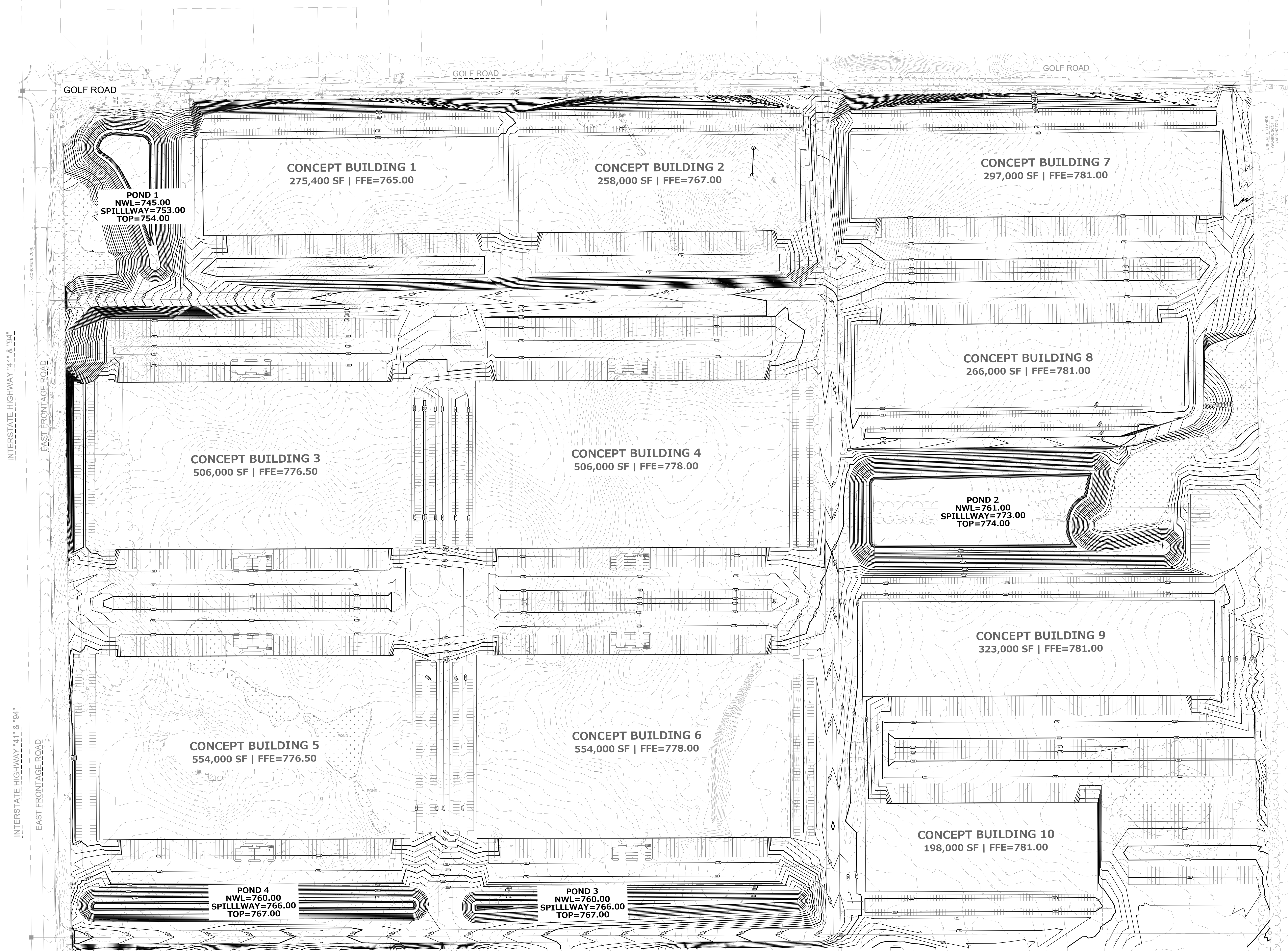
SOUTH HILLS COMMERCE CENTER
VILLAGE OF CALEDONIA

WATERMAIN & SANITARY SEWER PLAN

REVISIONS	

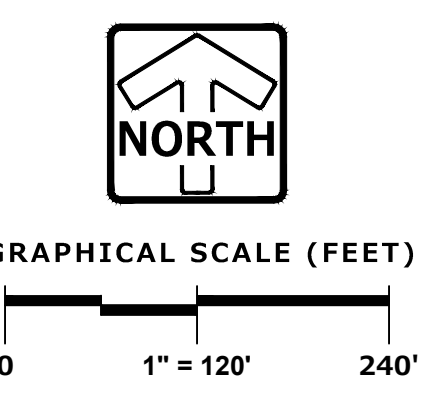
REG. JOB No. 2554.00	NTS	SHEET 1 of 1
REG. No.	START DATE 03/05/24	
SCALE 1" = 120'	DATE 03/05/24	

7. Conceptual Grading Plan



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EARTHWORK	1.000	1.150	9661683.67 Sq. Ft.	1320854.30 Cu. Yd.	1333284.61 Cu. Yd.	12430.30 Cu. Yd.<Fill>
Totals			9661683.67 Sq. Ft.	1320854.30 Cu. Yd.	1333284.61 Cu. Yd.	12430.30 Cu. Yd.<Fill>



Z:\PROJECTS\2021\2554.00-WI\CONCEPT\2554.00_ASHLEY CONCEPT V102_EARTHWORK.DWG 2/12/2024 1:32 PM

8. Conceptual Architectural Elevations

9. ALTA Survey

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - LANDMARK TITLE OF RACINE COMMITMENT NUMBER 72740-1 DATED DECEMBER 4, 2023 - REVISED 1/12/2024.

The Land referred to herein below is situated in the County of Racine, State of Wisconsin, and is described as follows:

Parcel 1:
All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138, and lands conveyed in Warranty Deed as Document No. 2303812.

Tax Key No. 51-104-04-22-31-022-000

Parcel 2:
The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Tax Key No. 51-104-04-22-31-008-000

Parcel 3:
That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Tax Key No. 51-104-04-22-31-023-000

Parcel 4:
The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Tax Key No. 51-104-04-22-31-024-000

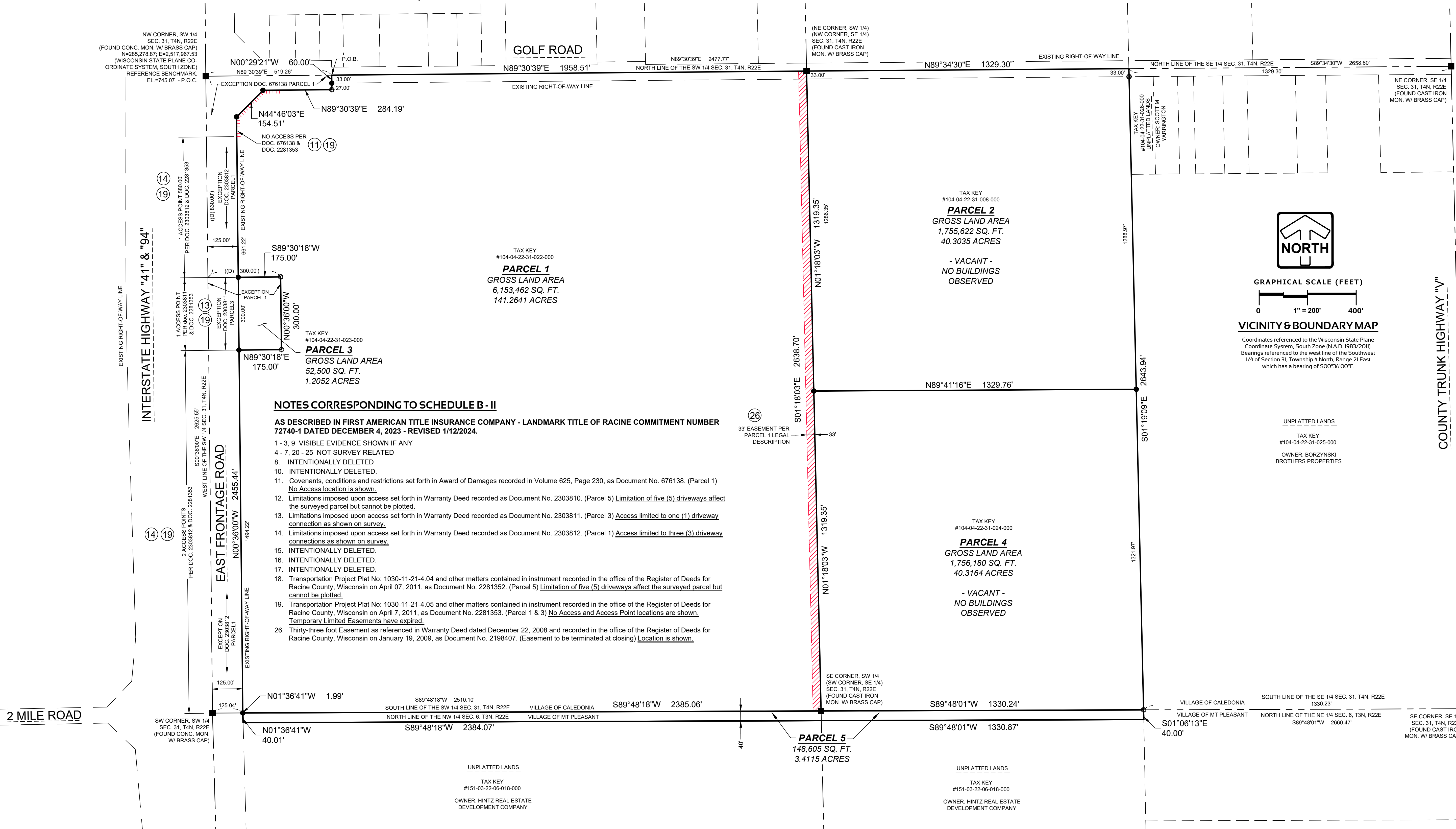
Parcel 5:
The North 40 feet of the Northwest 1/4 and Northeast 1/4 of the Fractional Northwest 1/4 of Section 6 and the North 40 feet of the Northwest 1/4 of the Northeast 1/4 of Section 6, all in Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin.

Part of Tax Key No. 151-03-22-06-018-000
Address: 3047 USH 41

Address: 3301 USH 41 & Golf Road, USH 41, 3047 USH 41
Tax Key No. 104-04-22-31-022-000, 104-04-22-31-008-000, 104-04-22-31-023-000, 104-04-22-31-024-000 and part of 151-03-22-06-018-000

GENERAL NOTES

- Right of Way widths and locations are based on surveys on record and Transportation Project Plat No. 1030-11-21-4.05 recorded as Document No. 2281353.
- PARCEL 1 and PARCEL 3 depicted on the survey has direct physical ingress and egress via East Frontage Road, a publicly dedicated right of way. PARCEL 2 depicted on the survey has direct physical ingress and egress via Golf Road, a publicly dedicated right of way. PARCEL 4 depicted on the survey does not have direct public access to a publicly dedicated right of way.
- Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20234405423, #20234405405 & #20234405392 & #20234405395 with a clear date of NOVEMBER 10, 2023. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.



NOTES CORRESPONDING TO SCHEDULE B - II

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - LANDMARK TITLE OF RACINE COMMITMENT NUMBER 72740-1 DATED DECEMBER 4, 2023 - REVISED 1/12/2024.

- 3, 9 VISIBLE EVIDENCE SHOWN IF ANY
- 7, 20 - 25 NOT SURVEY RELATED
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- Covenants, conditions and restrictions set forth in Award of Damages recorded in Volume 625, Page 230, as Document No. 676138. (Parcel 1) No Access location is shown.
- Limitations imposed upon access set forth in Warranty Deed recorded as Document No. 2303810. (Parcel 5) Limitation of five (5) driveways affect the surveyed parcel but cannot be plotted.
- Limitations imposed upon access set forth in Warranty Deed recorded as Document No. 2303811. (Parcel 3) Access limited to one (1) driveway connection as shown on survey.
- Limitations imposed upon access set forth in Warranty Deed recorded as Document No. 2303812. (Parcel 1) Access limited to three (3) driveway connections as shown on survey.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- Transportation Project Plat No: 1030-11-21-4.04 and other matters contained in instrument recorded in the office of the Register of Deeds for Racine County, Wisconsin on April 07, 2011, as Document No. 2281352. (Parcel 5) Limitation of five (5) driveways affect the surveyed parcel but cannot be plotted.
- Transportation Project Plat No: 1030-11-21-4.05 and other matters contained in instrument recorded in the office of the Register of Deeds for Racine County, Wisconsin on April 7, 2011, as Document No. 2281353. (Parcel 1 & 3) No Access and Access Point locations are shown. Temporary Limited Easements have expired.
- Thirty-three foot Easement as referenced in Warranty Deed dated December 22, 2008 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 19, 2009, as Document No. 2198407. (Easement to be terminated at closing) Location is shown.

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

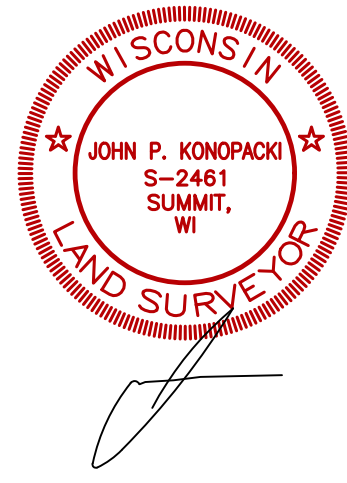
WISCONSIN OFFICE:
20725 WATERLOO ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

3047 UNITED STATES HIGHWAY "41"
BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF ALL IN SEC. 31, T4N, R22E, VILLAGE OF CALEDONIA AND PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4, SEC. 6, T3N, R22E, VILLAGE OF MT. PLEASANT, ALL IN RACINE COUNTY, WISCONSIN

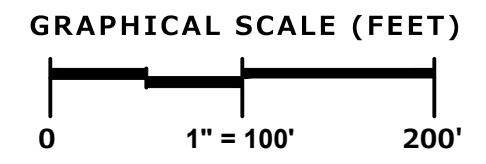
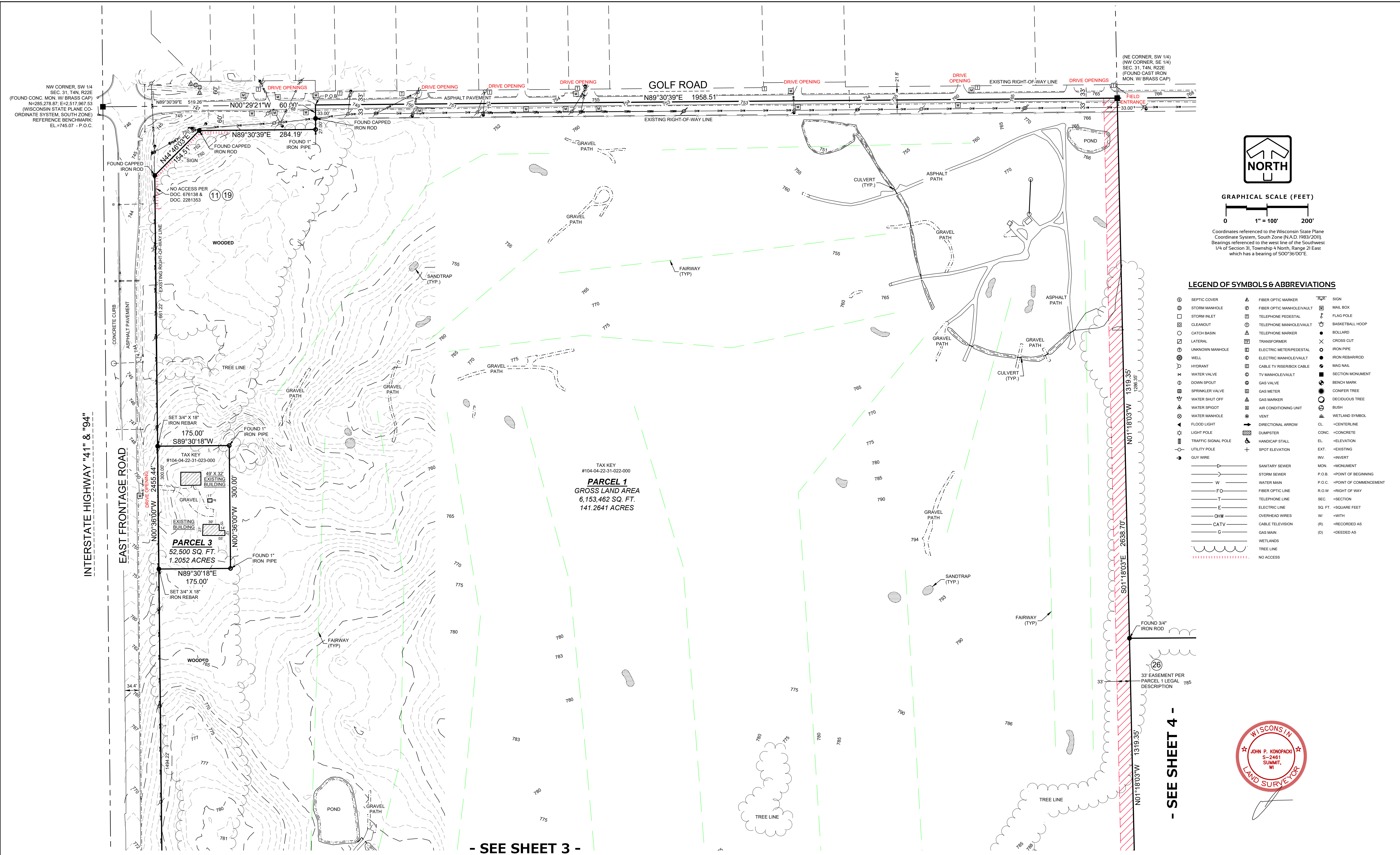
ALTA/NSPS LAND TITLE SURVEY

REVISIONS	
1	UPDATED TITLE 12/19/2023
2	UPDATED TITLE 01/11/2024
3	UPDATED TITLE 01/24/2024

REG. JOB NO. 2354.00
REG. NO. 12/08/2023
DATE 12/08/2023
SCALE 1"=200'
DRAFTED BY ST
SHEET 1
4
SURVEY



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 31, Township 4 North, Range 21 East which has a bearing of S00°30'00"E.

LEGEND OF SYMBOLS & ABBREVIATIONS

- SEPTIC COVER
- STORM MANHOLE
- STORM INLET
- CLEANOUT
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- WATER SPOGOT
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- GUY WIRE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- DIRECTIONAL ARROW
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONFIR TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- CL - CENTERLINE
- CONC. - CONCRETE
- EL. - ELEVATION
- EXT. - EXISTING
- INV. - INVERT
- MON. - MONUMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- SEC. - SECTION
- SQ. FT. - SQUARE FEET
- WI. - WITH
- (R) - RECORDED AS
- (D) - DEEDED AS
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONFIR TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- CL - CENTERLINE
- CONC. - CONCRETE
- EL. - ELEVATION
- EXT. - EXISTING
- INV. - INVERT
- MON. - MONUMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- SEC. - SECTION
- SQ. FT. - SQUARE FEET
- WI. - WITH
- (R) - RECORDED AS
- (D) - DEEDED AS

TAX KEY #104-04-22-31-022-000
PARCEL 1
GROSS LAND AREA
6,153,462 SQ. FT.
141.2641 ACRES

TAX KEY #104-04-22-31-023-000
PARCEL 3
52,500 SQ. FT.
1.2052 ACRES

- SEE SHEET 3 -

- SEE SHEET 4 -



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERDOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

3047 UNITED STATES HIGHWAY "41"
BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF ALL IN SEC. 31, T4N, R22E, VILLAGE OF CALEDONIA AND PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4, SEC. 6, T3N, R22E, VILLAGE OF MT. PLEASANT, ALL IN RACINE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	12/19/2023
2	UPDATED TITLE	01/11/2024
3	UPDATED TITLE	01/24/2024

REG. JOB NO. 2354.L00
REG. PM.
DATE 12/08/2023
SCALE 1"=100'
DRAFTED BY ST

SHEET 2 OF 4

SURVEY

www.pinnacle-engr.com

© COPYRIGHT 2023

TABLE A

- Monuments found/placed at all corners of the surveyed property boundary.
- Address (as disclosed in title commitments): 3301 USH 41, Golf Road, & USH 41, Franksville, WI 53126
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area: 9,866,369 Square Feet (226.5007 Acres)
- Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain.
- Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 31, Town 4 North, Range 21 East. Elevation = 745.07.
- Letter / Zoning Report not supplied by client at time of survey.
- (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
- Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
- Names of adjoining owners according to current public records: Shown on Survey.
- The surveyed property is located at the southeast corner of the intersection of Golf Road and East Frontage Road.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- Offsite easements, if any, shown on Survey.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CERTIFICATION

To: First American Title Company; Landmark Title of Racine, Inc.; Ashley Ventures, LLC; Hintz Real Estate Development Company, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 11(a), 13, 14, 16, 18 & 19 of Table A thereof. The fieldwork was completed on NOVEMBER 15, 2023.

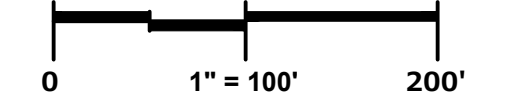
John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: NOVEMBER 27, 2023

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

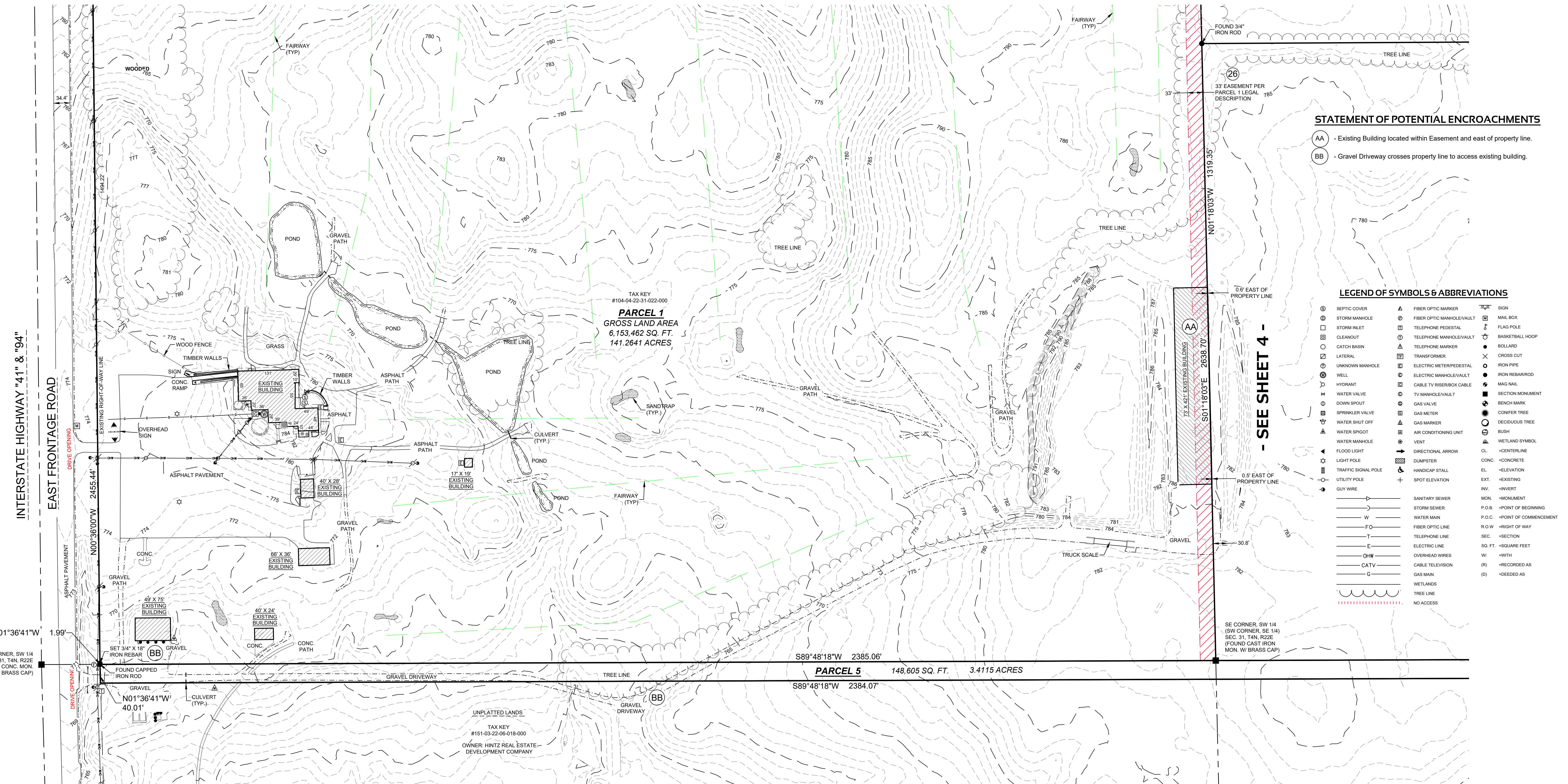


GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 31, Township 4 North, Range 21 East which has a bearing of 50°36'00"E.

- SEE SHEET 2 -



STATEMENT OF POTENTIAL ENCROACHMENTS

- AA - Existing Building located within Easement and east of property line.
- BB - Gravel Driveway crosses property line to access existing building.

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SEPTIC COVER	▲	FIBER OPTIC MARKER	⊠	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊠	MAIL BOX
⊙	STORM INLET	⊙	TELEPHONE PEDESTAL	⊠	FLAG POLE
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊠	BASKETBALL HOOP
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊠	BOLLARD
⊙	LATERAL	⊙	TRANSFORMER	⊠	CROSS CUT
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER PEDESTAL	⊠	IRON PIPE
⊙	WELL	⊙	ELECTRIC MANHOLE/VAULT	⊠	IRON REBAR ROD
⊙	HYDRANT	⊙	CABLE TV RISER/BOX CABLE	⊠	MAG NAIL
⊙	WATER VALVE	⊙	TV MANHOLE/VAULT	⊠	SECTION MONUMENT
⊙	DOWN SPOUT	⊙	GAS VALVE	⊠	BENCH MARK
⊙	SPRINKLER VALVE	⊙	GAS METER	⊠	CONIFER TREE
⊙	WATER SHUT OFF	⊙	GAS MARKER	⊠	DECIDUOUS TREE
⊙	WATER SPROUT	⊙	AIR CONDITIONING UNIT	⊠	BUSH
⊙	WATER MANHOLE	⊙	VENT	⊠	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊙	DIRECTIONAL ARROW	⊠	CL = CENTERLINE
⊙	LIGHT POLE	⊙	DUMPSTER	⊠	CONC. = CONCRETE
⊙	TRAFFIC SIGNAL POLE	⊙	HANDICAP STALL	⊠	EL = ELEVATION
⊙	UTILITY POLE	⊙	SPOT ELEVATION	⊠	EXT. = EXISTING
⊙	GUY WIRE	⊙	SANITARY SEWER	⊠	INV. = INVERT
⊙	STORM SEWER	⊙	POINT OF BEGINNING	⊠	MON. = MONUMENT
⊙	WATER MAIN	⊙	POINT OF COMMENCEMENT	⊠	P.O.B. = POINT OF BEGINNING
⊙	FIBER OPTIC LINE	⊙	RIGHT OF WAY	⊠	P.O.C. = POINT OF COMMENCEMENT
⊙	TELEPHONE LINE	⊙	SECTION	⊠	R.O.W. = RIGHT OF WAY
⊙	ELECTRIC LINE	⊙	SQUARE FEET	⊠	SEC. = SECTION
⊙	OVERHEAD WIRES	⊙	WITH	⊠	SQ. FT. = SQUARE FEET
⊙	CABLE TELEVISION	⊙	RECORDED AS	⊠	W/ = WITH
⊙	GAS MAIN	⊙	DEEDED AS	⊠	(R) = RECORDED AS
⊙	WETLANDS	⊙		⊠	(D) = DEEDED AS
⊙	TREE LINE				
⊙	NO ACCESS				

- SEE SHEET 4 -

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

3047 UNITED STATES HIGHWAY "41"
BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF ALL IN SEC. 31, T4N, R22E, VILLAGE OF CALEDONIA AND PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4, SEC. 6, T3N, R22E, VILLAGE OF MT. PLEASANT, ALL IN RACINE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	12/19/2023
2	UPDATED TITLE	01/11/2024
3	UPDATED TITLE	01/24/2024

REG. JOB NO. 2354.000
REG. PM. 12/08/2023
DATE 12/08/2023
SCALE 1"=100'
DRAWN BY ST
DRAFTED BY ST

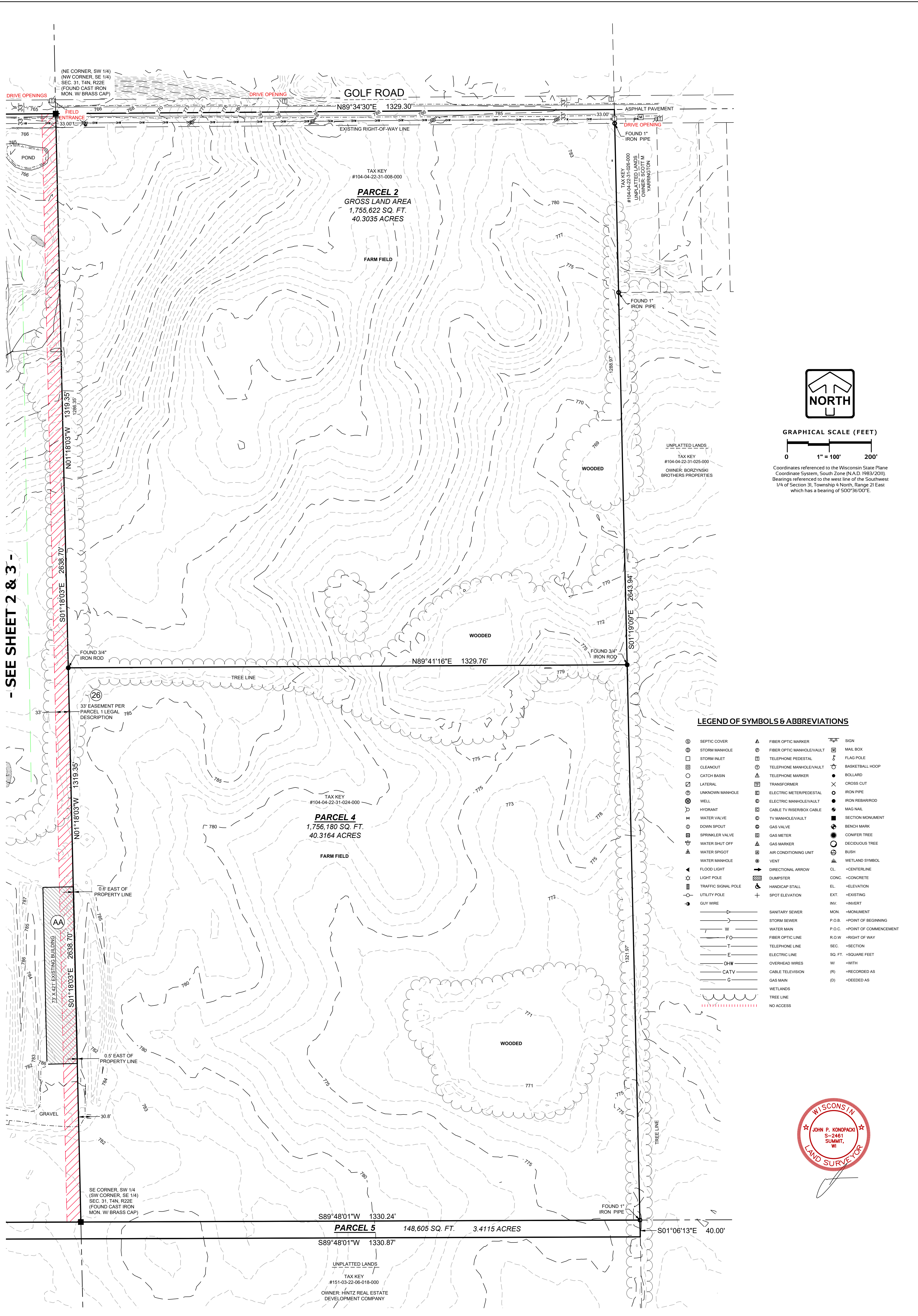
SHEET 3 OF 4

SURVEY

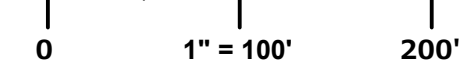
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com

© COPYRIGHT 2023



GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 31, Township 4 North, Range 21 East which has a bearing of S00°36'00"E.

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SEPTIC COVER	⊙	FIBER OPTIC MARKER	⊙	MAIL BOX
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊙	MAIL BOX
⊙	STORM INLET	⊙	TELEPHONE PEDESTAL	⊙	FLAG POLE
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊙	BASKETBALL HOOP
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊙	BOLLARD
⊙	LATERAL	⊙	TRANSFORMER	⊙	CROSS CUT
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER/PEDESTAL	⊙	IRON PIPE
⊙	WELL	⊙	ELECTRIC MANHOLE/VAULT	⊙	IRON REBAR ROD
⊙	HYDRANT	⊙	CABLE TV RISER/BOX CABLE	⊙	MAG NAIL
⊙	WATER VALVE	⊙	TV MANHOLE/VAULT	⊙	SECTION MONUMENT
⊙	DOWN SPOUT	⊙	GAS VALVE	⊙	BENCH MARK
⊙	SPRINKLER VALVE	⊙	GAS METER	⊙	CONIFER TREE
⊙	WATER SHUT OFF	⊙	GAS MARKER	⊙	DECIDUOUS TREE
⊙	WATER SPOUT	⊙	AIR CONDITIONING UNIT	⊙	BUSH
⊙	WATER MANHOLE	⊙	VENT	⊙	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊙	DIRECTIONAL ARROW	⊙	CL - CENTERLINE
⊙	LIGHT POLE	⊙	DUMPSTER	⊙	CONC. - CONCRETE
⊙	TRAFFIC SIGNAL POLE	⊙	HANDICAP STALL	⊙	EL - ELEVATION
⊙	UTILITY POLE	⊙	SPOT ELEVATION	⊙	EXT. - EXISTING
⊙	GUY WIRE	⊙	SANITARY SEWER	⊙	INV. - INVERT
⊙		⊙	STORM SEWER	⊙	MON. - MONUMENT
⊙		⊙	WATER MAIN	⊙	P.O.B. - POINT OF BEGINNING
⊙		⊙	FIBER OPTIC LINE	⊙	P.O.C. - POINT OF COMMENCEMENT
⊙		⊙	TELEPHONE LINE	⊙	R.O.W. - RIGHT OF WAY
⊙		⊙	ELECTRIC LINE	⊙	SEC. - SECTION
⊙		⊙	OVERHEAD WIRES	⊙	SG. FT. - SQUARE FEET
⊙		⊙	CATV	⊙	W. - WITH
⊙		⊙	GAS MAIN	⊙	(R) - RECORDED AS
⊙		⊙	WETLANDS	⊙	(D) - DEEDED AS
⊙		⊙	TREE LINE		
⊙		⊙	NO ACCESS		



3047 UNITED STATES HIGHWAY "41"
 BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4, SE 1/4, SW 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF ALL IN SEC. 31, T4N, R22E, VILLAGE OF CALEDONIA AND PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4, SEC. 6, T3N, R22E, VILLAGE OF MT. PLEASANT, ALL IN RACINE COUNTY, WISCONSIN

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com

WISCONSIN OFFICE:
 20725 WATERTOWN ROAD SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	12/19/2023
2	UPDATED TITLE	01/11/2024
3	UPDATED TITLE	01/24/2024

REG. JOB NO. 2554.00
 REG. PM.
 DATE 12/08/2023
 SCALE 1"=100'
 DRAFTED BY: ST

SHEET 4 OF 4

© COPYRIGHT 2023

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

HINTZ REAL ESTATE DEVELOPMENT COMPANY, 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 certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia

IN WITNESS WHEREOF, the said HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____ County, Wisconsin, on this _____ day of _____, 2024.

In the presence of: HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, (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.

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, 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: _____

JANUARY 24, 2024

MEMORANDUM



Date: April 17, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer

A handwritten signature in blue ink, appearing to read "Ryan Schmidt", is placed to the right of the printed name.

Re: **Certified Survey Map – Golf Road & USH 41 E. Frontage Road**
Parcel ID's 51-104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000
Applicant - Ashley Ventures, LLC
Owner – Hintz Real Estate Development Company, LLC

Recommended Motion:

Move to recommend approval of the Certified Survey Map combining lots 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000 subject to the 6 Conditions listed in the Village Engineers Memo dated 4-17-2024.

Background

The Zoning and Engineering Department have received a Certified Survey Map (CSM) for the combination of 4 parcels listed above in the subject of this memo. Generally, the CSM is for the South Hills Golf Course to be combined into one lot with the adjacent farmland owned by Hintz Real Estate Development Company, LLC. The CSM was submitted by Ashley Ventures, LLC. The CSM as submitted proposes to take the 4 parcels and create one Lot sized 220.5982 acres.

The property is located at the southeast corner of Golf Road and the East Frontage Road of USH 41. This property is formerly known as the South Hills Golf Course and hosts a bio-solids storage building on site. The properties are zoned M-3 Heavy Manufacturing, P-2 Park, and A-2 Agricultural. A proposed re-zone and PUD submission is being requested in conjunction with this CSM to M-3 Manufacturing w/ PUD overlay Heavy Manufacturing. The property is also located within TIF District #4. The 2035 Land Use Plan shows that the property is recommended for industrial/business park with a commercial/residential mixed use opportunity. The CSM is consistent with the proposed use.

The property is part of the Sewer and Water Service. A Utility District project will extend sewer and water mains to service to the property in late 2024 or early 2025. Any future development project on the property will be required to provide Water and Sewer Plans to Village Staff for review and approval by the Utility District and Village Board.

The combination of the parcel and any future development will also require regional storm water management facilities, a SWMP, and a set of Civil/Site plans to be approved by Village Staff and the Village Board.

Per Documents 2303811, 230812, and 2281353, and the Highway Access Management Plan for USH 41, a total of four access points are allowed onto the East Frontage Road. All access points must be reviewed and approved by WisDOT. A Traffic Impact Analysis is required to be performed and approved by the Village and WisDOT for any development at this location. A draft has been reviewed by the Village Staff and recommendations provided to the developer.

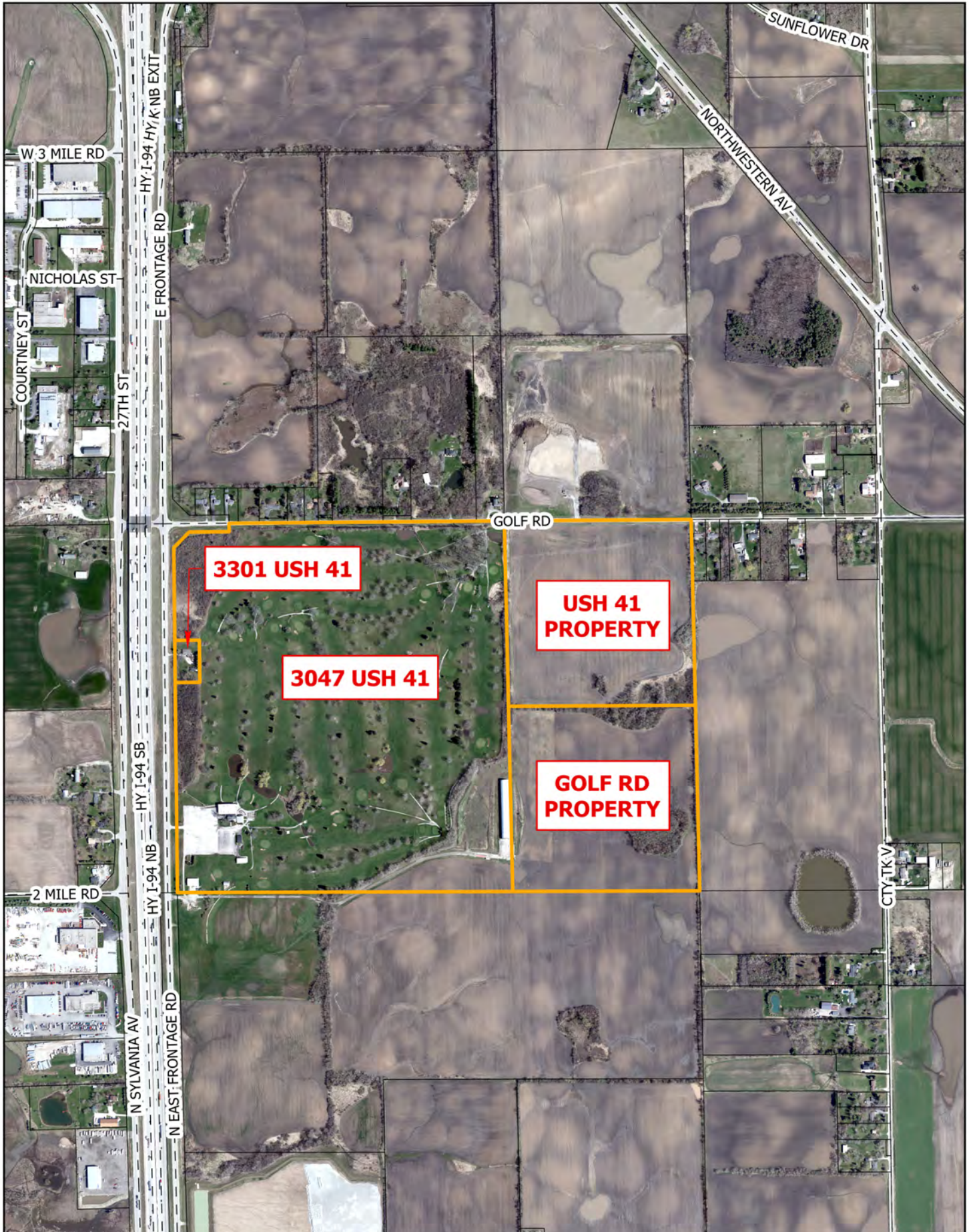
A wetland delineation has been done but is not shown on the CSM. All wetlands will need to be shown on the Final CSM and the delineation provided to the Village. Any wetlands considered federally exempt at the time of the CSM shall be noted and documentation shall be provided to the Village.

A dedication of 33' has been shown on the Golf Road Right-of-Way. This would be typical for the Village to require a road of this classification, however, the potential development located at this property will require acceleration/deceleration lanes, by-pass lanes, and potentially more. Therefore, it is Staff's recommendation to request a 45' Road Right-of-Way along this stretch of Golf Road for flexibility in design and accommodation of utilities and geometric features that any large-scale development might bring.

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

Move to recommend approval of the Certified Survey Map subject to the following:

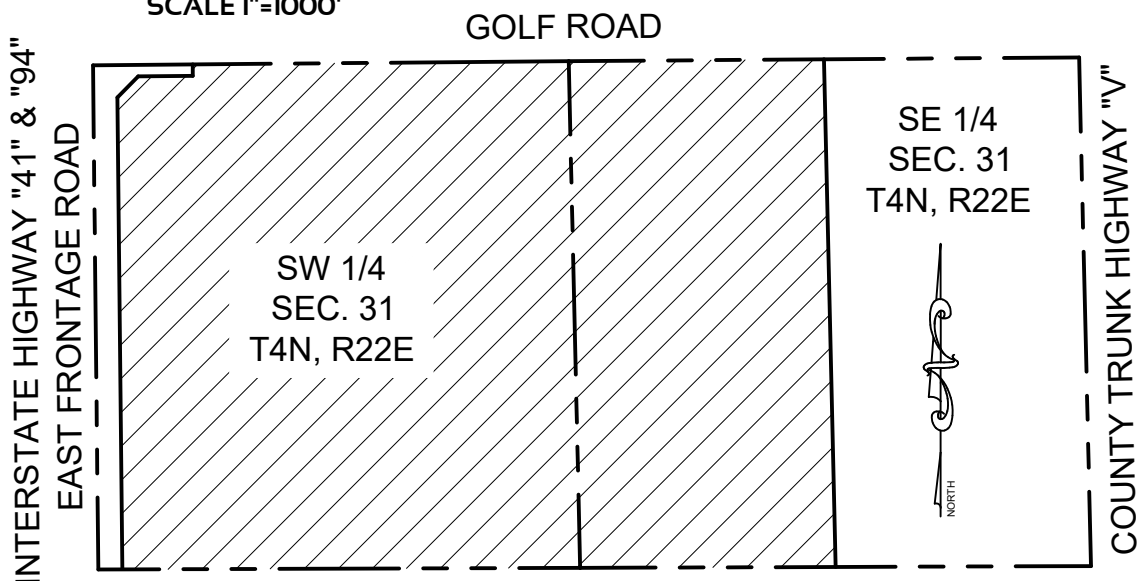
- 1. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 2. All Zoning and Development related permits and approvals are acquired in conjunction with the Final CSM.**
- 3. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**
- 4. Civil Engineering Plans and a SWMP are submitted, reviewed, and approved by Village Staff & the Caledonia Utility District prior to any construction occurring on site.**
- 5. The Final CSM shows the wetlands on the property and provides the Wetland Delineation Report to the Village to have on file.**
- 6. A dedication of 45' be required along Golf Road to accommodate for future development.**



CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VICINITY SKETCH
SCALE 1"=1000'



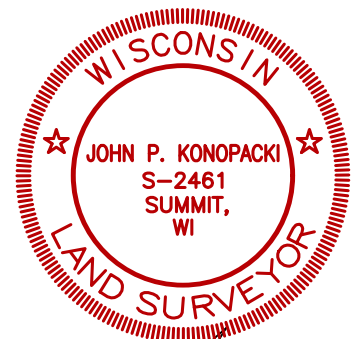
Subject Property
Zoning: P-2, M-3 & A-2
Tax Key Numbers:
51-104-04-22-31-008-000
51-104-04-22-31-022-000
51-104-04-22-31-023-000
51-104-04-22-31-024-000

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 31, Township 4 North, Range 21 East which has a bearing of S00°36'00"E.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Right of Way widths and locations are based on surveys on record and Transportation Project Plat No. 1030-11-21-4.05 recorded as Document No. 2281353.
- There are a total of four (4) access points allowed to East Frontage Road per Documents 2303811, 2303812 & 2281353.

Prepared for:
HINTZ REAL ESTATE
DEVELOPMENT COMPANY
7108 5TH 38
Caledonia, WI 53108

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



JANUARY 24, 2024

DRAFTED BY: ST
PEG JOB#2554.00
SHEET 1 OF 6

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

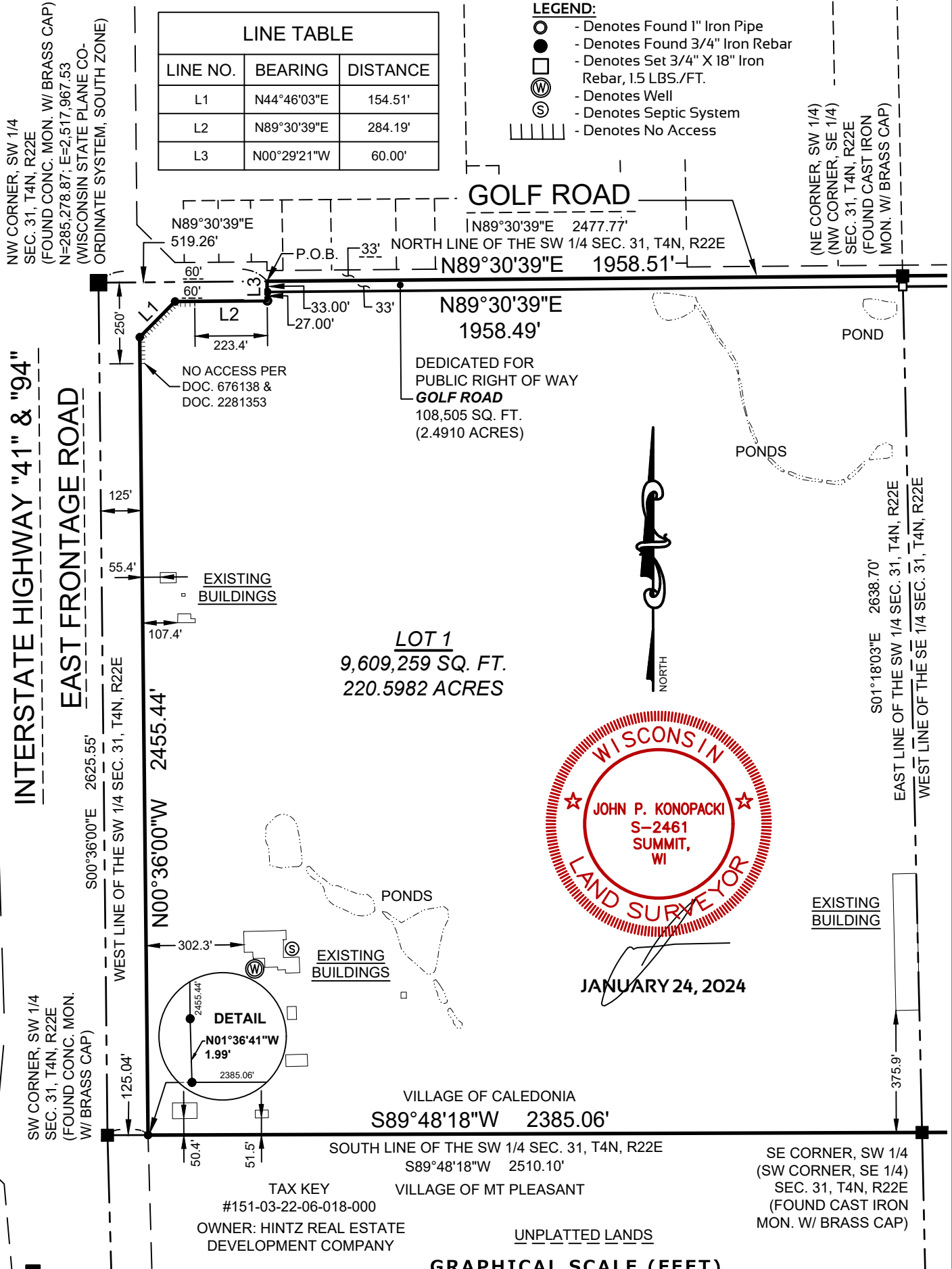
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N44°46'03"E	154.51'
L2	N89°30'39"E	284.19'
L3	N00°29'21"W	60.00'

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Well
- Denotes Septic System
- Denotes No Access



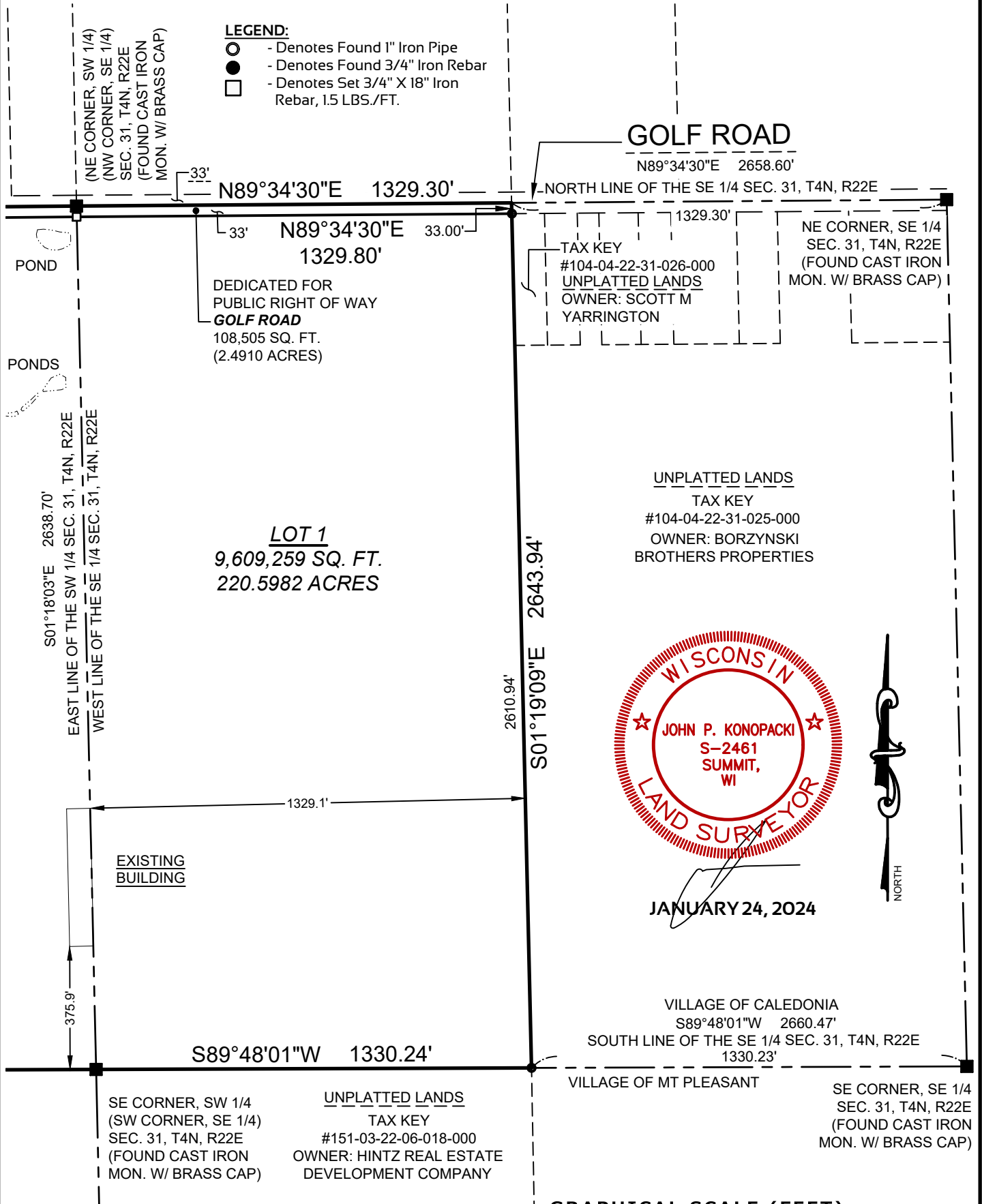
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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

PEG JOB#2554.00
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



JANUARY 24, 2024



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

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

PEG JOB#2554.00
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided that part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 31; thence North 89°30'39" East along the north line of said Southwest 1/4, 519.26 feet to the Point of Beginning;

Thence continuing North 89°30'39" East along said north line, 1958.51 feet to the northwest corner of the Southeast 1/4 of said Section 31;
Thence North 89°34'30" East along the north line of said Southeast 1/4, 1329.30 feet;
Thence South 01°19'09" East, 2643.94 feet to the south line of said Southeast 1/4;
Thence South 89°48'01" West along said south line, 1330.24 feet to the southeast corner of the Southwest 1/4 of said Section 31;
Thence South 89°48'18" West along the south line of said Southwest 1/4, 2385.06 feet to the east right of way line of the East Frontage Road of Interstate Highway "41" / "94";
Thence North 01°36'41" West along said east right of way line, 1.99 feet;
Thence North 00°36'00" West along said east right of way line, 2455.44 feet;
Thence North 44°46'03" East along said east right of way line, 154.51 feet;
Thence North 89°30'39" East along the south right of way line of Golf Road, 284.19 feet;
Thence North 00°29'21" West, 60.00 feet to the Point of Beginning.

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

Containing 9,717,764 square feet (223.0892 acres) of land Gross and 9,609,259 square feet (220.5982 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC, owner of said land.

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

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

Date: JANUARY 24, 2024




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

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

PEG JOB#2554.00

SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

HINTZ REAL ESTATE DEVELOPMENT COMPANY, 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 certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia

IN WITNESS WHEREOF, the said HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____ County, Wisconsin, on this _____ day of _____, 2024.

In the presence of: HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, (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.

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, 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: _____



JANUARY 24, 2024

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2024.

Date

Jennifer Olsen, Village Clerk




JANUARY 24, 2024



Meeting Date: April 29, 2024

Item No. 6b

PLAN COMMISSION REPORT

Proposal: Land Transfer

Description: Review a resolution approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12 for future commercial development.

Applicant(s): Village of Caledonia

Address(es): 6040 Douglas Avenue

Suggested Motion: That the Plan Commission adopts Resolution PC2024-02 approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12 for future commercial use.

Background: The Village completed the construction of a new public safety building earlier this year. The Fire Department has relocated its equipment and staff to the new building this month. As a result, the former Station No. 12 located along Douglas Avenue is no longer being used. The Village Board has determined that the property is no longer needed and that the site should be sold and redeveloped for future commercial use.

Staff is recommending that the parcel be rezoned prior to the sale and to record a deed restriction preventing specific uses that may be considered not compatible with the surrounding areas. Included in this report is a declaration of deed restriction stating the specific uses that will be prohibited on the parcel for your review.

Per Village Ordinance, any transfer or sale of land needs to be reviewed by the Plan Commission for consistency with Village plans and make a recommendation via action on a resolution that makes a finding of that such sale is not inconsistent with Village plans and recommending a course of action on the transfer of the vacant parcel to the Village. The next step will be for the Village Board to review the proposed sale of the parcel at an upcoming meeting.

In my role as Development Director, it is also my opinion that the sale is not inconsistent with the Village plans, including the Comprehensive Land Use Plan. The sale of the land will allow the site to be redeveloped for future commercial use.

If the Plan Commission agrees with the sale of the parcel, the next step would be to make a motion to adopt Resolution PC2024-02 approving the sale of the former fire station located at 6040 Douglas Avenue.

Respectfully submitted:

A handwritten signature in black ink that reads "Peter Wagner".

Peter Wagner, AICP
Development Director

RESOLUTION NO. PC 2024-02

**RESOLUTION OF THE PLAN COMMISSION FOR THE VILLAGE OF CALEDONIA
RECOMMENDING THE SALE BY THE VILLAGE OF A PARCEL OF LAND WITH
PARCEL NO. 104-04-23-18-300-230, LOCATED AT THE CORNER OF FIVE MILE
ROAD AND DOUGLAS AVENUE KNOWN AS THE FORMER FIRE STATION #12**

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

WHEREAS, the Village Board has authorized the Administrator to move forward to sell a Village owned parcel of land located at the corner of Five Mile Road and Douglas Avenue known as the former Fire Station #12 (Parcel No. 104-04-23-18-300-230 consisting of approximately 1.23 acres) (the “Property”);

WHEREAS, the Village Board believes that the Property is no longer needed because a new fire and police station was constructed that better serves the Village and its residents:

WHEREAS, Village staff has recommended to the Village Board that prior to the sale of the Property, the property be rezoned to B-2 Community Business District and that a deed restriction be placed over the Property to restrict certain uses in the important Douglas Avenue Corridor and a copy of the proposed deed restriction is attached hereto as **Exhibit A**;

WHEREAS, Sec. 2-5-3(f)(5) of the Village’s Code of Ordinances and Wis. Stat. Sec. 62.23(5) requires that this matter be referred to the Plan Commission for its consideration and report prior to the sale occurring and Village staff believes that the sale of the Property is not inconsistent with Village plans.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Wis. Stat. Sec. 62.23(5), and Village ordinance, the Plan Commission hereby finds that the sale of the Property is not inconsistent with Village plans and recommends the sale of the Property with the terms of the sale to be determined by the Village Board.

BE IT FURTHER RESOLVED, that the Plan Commission recommends that prior to the sale of the Property, the Village initiate proceedings to rezone the Property to B-2 Community Business District and impose a deed restriction that runs over the whole of the Property as set forth on **Exhibit A** attached hereto and incorporated herein.

Adopted this ____ day of _____, 2024.

VILLAGE OF CALEDONIA PLAN COMMISSION

BY: _____
Thomas Weatherston, Chairperson of Commission

Attest: _____
_____, Secretary

**DECLARATION OF
DEED RESTRICTION**

This Declaration of Deed Restriction (this “Restriction”) is made as of this _____ day of _____, 2024, by Village of Caledonia, a Wisconsin municipal corporation (“Declarant”).

RECITALS:

A. Declarant owns certain real property located at the corner of Douglas Avenue and Five Mile Road in the Village of Caledonia, Racine County, Wisconsin, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the “Property”).

B. Declarant desires to place a certain restriction on the Property, to bind those who may use the Property or acquire title to the Property in the future.

DECLARATION:

NOW, THEREFORE, Declarant hereby declares a restriction on the Property as follows:

1. The Property shall not be used or occupied as for any of the following:
 - Vehicles sales, service, and repair
 - Fueling Station
 - Self-Storage facility
 - Recycling (including for drop-off) facility
 - Landfills or Fill Site
 - Adult Establishments / Adult Entertainment Uses
 - Landscape Contractors Yard
 - Outdoor Display/Sale/Storage of Materials or Merchandise for Sale

Recording Area

Name and Return Address:

Elaine S. Ekes
Pruitt, Ekes & Geary, S.C.
245 Main St. Suite 404
Racine, WI 53403

PIN:

104-04-23-18-300-230

2. The Property may be used or occupied for any other lawful uses not prohibited under Section 1.

3. This Restriction shall constitute a covenant that runs with the land and shall be binding upon Declarant, its successors and assigns, and all successor owners of the Property, and all parties holding under them.

4. The Restriction shall inure to the benefit of and be enforceable by the Village of Caledonia, a Wisconsin municipal corporation (the "Village"), and any successor entity of the Village. If the Village is dissolved or is otherwise no longer in existence and has no successor entity, then such right shall inure to Racine County, Wisconsin, a Wisconsin municipal corporation (the "County").

5. This Restriction was approved by the Village of Caledonia by Resolution No.: _____, adopted by the Village Board on _____, 2024. A copy is attached here to as **Exhibit B.**

6. This Restriction shall not be amended, revised or terminated except by an instrument in writing duly executed by Declarant or its respective successors or assigns and duly recorded with the Racine County Register of Deeds.

7. This Restriction is not a conveyance per Wis. Stat. § 77.21(1).

8. This Restriction shall be governed by, interpreted and construed in accordance with the laws of the State of Wisconsin.

9. If any provisions, or portions hereof, or the application to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Restriction, or the application of such provisions, or portion thereof, to any persons or circumstances shall not be affected thereby, and each provision of this Restriction shall be valid and enforceable to the fullest extent provided by law.

10. The terms and conditions of this Restriction may be enforced by any party with rights under this Restriction through proceedings at law or in equity against any person or persons violating or attempting to violate any term or condition in this Restriction either to restrain or prevent the violation. If any suit or action is brought to enforce the provisions of this Restriction, the party who prevails in such action or suit shall be entitled to recover its court costs and reasonable attorneys' fees from the other party.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has caused this Restriction to be executed as of the date first written above.

DECLARANT:

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this ____ day of _____, 2024, the above-named Thomas Weatherston and Jennifer Olsen, President and Clerk of the Village of Caledonia, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Name: _____
Notary Public, State of _____
My Commission: _____

This instrument was drafted by:
Elaine Sutton Ekes, State Bar. No. 1028252
Pruitt, Ekes & Geary, S.C.
770272.001 (951)

EXHIBIT A

Legal Description of the Property

EXHIBIT B

Resolution No.:_____



CALLEDONIA

240

SSOR'S

93.92'

261.96'

198.04'

103.50'

172.50'

22

172.35'

275.85'

187.00-230'

23

207.86'

180-220

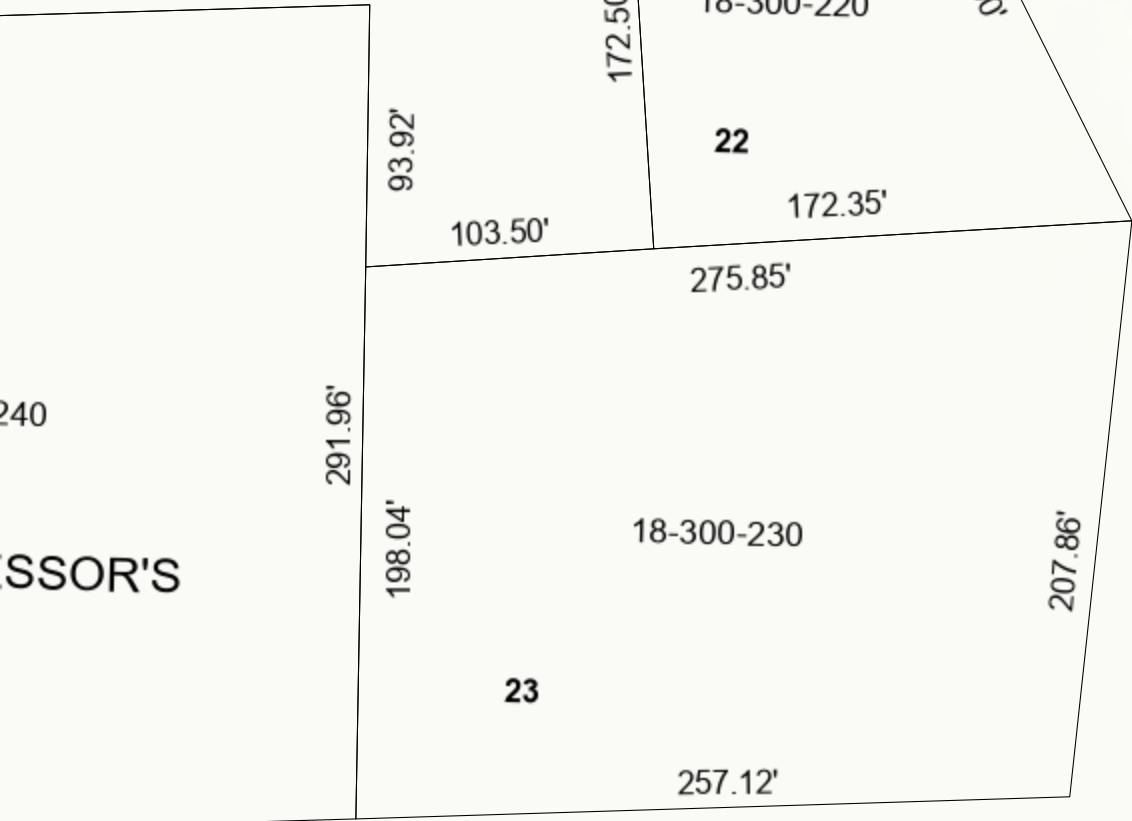
187.50'

52.87'

110'

161.1'

CALEDONIA



240

SSOR'S



Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 104-04-23-18-300-230

Page 2 of 2

Fair Market Ratio:	0.9770004600	1.0082403870	Special Assessments:	\$335.39	\$335.39
			Total Taxes:	\$335.39	\$335.39

[2023 assessment detail](#)

[2022 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: UNIFIED SCHOOL DISTRICT

Vocational School District: GATEWAY TECHNICAL COLLEGE

TID District:

Fire District:

Utility District: CAL UTILITY WATER; LAKE MICHIGAN STORM (INACTIVE)

Drainage District:

Lake District:

Sanitary District:

PLAN COMMISSION REPORT

Proposal:	Election of Plan Commission Vice President and Secretary
Description:	Per Village Ordinance the Plan Commission will annually elect a vice president and secretary.
Applicant(s):	Village of Caledonia
Address(es):	5043 Chester Lane
Suggested Motion:	No motion is required.

Background: Per Village Ordinance the Plan Commission will annually elect from its membership a person to be vice president and secretary. The last members who held these positions no longer are on the Plan Commission.

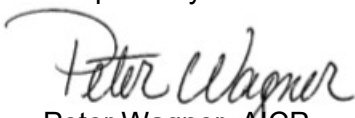
The role for each position is not explicitly stated in the ordinance. However, the expectation of the vice president is to conduct a Plan Commission meeting when the Plan Commission President is not present. The secretary's role is to review the Plan Commission minutes, which are taken and prepared by the Village Clerk, and approve them for review by the Plan Commission at the next meeting.

The process to elect these positions is as follows:

1. The Plan Commission President opens the nomination process.
2. Any member can nominate another to a specific position.
3. A nominated member must accept the nomination. (There can be more than one person nominated for the same position.)
4. When all nominations have been made, the President closes the nomination process.
5. If more than one person is nominated for a position, the Plan Commission will vote for their preferred candidate.
6. The President will count the votes for each candidate.
7. The member with the most votes will be elected for the specific position of vice president or secretary.
8. Election Process is complete.

No motion following the election is required.

Respectfully submitted:



Peter Wagner, AICP
Development Director