



PARK & RECREATION ADVISORY COMMITTEE MEETING

Tuesday, September 10, 2024 at 5:00 PM

Caledonia Village Hall – 5043 Chester Lane

Call to Order

- 1. Approval of Minutes** – Parks and Recreation Advisory Committee – May 14, 2024, June 11, 2024, and July 9, 2024.
- 2. Public Comment** – Provides a two-minute opportunity for citizens to voice opinions to the Park & Recreation Advisory Committee. The Committee cannot respond as this may conflict with open meeting requirements.
- 3. New Business**
 - a. Review and discuss the first 2 chapters of the Updated Park and Open Space Plan.
 - b. Discuss the naming of the newly acquired Public Park at 5 Mile Road and Waters Edge Drive.
 - c. Review and discuss Tree and Bench Donation Form.
- 4. Old Business**
 - a. Crawford Park Mass Grading – Project Update
- 5. Adjournment**

**Park & Recreation Advisory Committee Meeting
May 14, 2024**

1 – Order

5:00 pm meeting called to order by Trustee Lambrecht.

PRESENT: 5 – Trustee Lambrecht, Christian De Jong, Larry Pedrazoli, Eugene Pagel, Tom Dovorany

EXCUSED: 1 – Chairperson/Trustee Holly McManus

ABSENT: 1 – Carl Garnetzke

STAFF/OTHER: Village Engineer Ryan Schmidt, President Tom Weatherston, Police Chief Christopher Botsch.

2 – Approval of Minutes from April 9, 2024

Motion made to approve the April minutes by Eugene Pagel, Seconded by Larry Pedrazoli.
All Aye.

3. Public comment –

The following people appeared to speak before the Committee:

None

4 – New Business

A. Discuss and Review Proposed Special Events for Crawford Park

Staff presented two special event applications for information purposes to the Committee. One was a charity whiffleball event utilizing the diamonds at Crawford Park on Saturday May 18 and another was a bike race utilizing the Crawford Park Parking Lot as a “pit stop” on June 22nd. No objections to the events were provided and no motion was needed.

B. Discussion on Uniform Bench for Park System

Staff presented information on multiple vendors who provide site furnishings for parks after the April meeting it was recommended to visit the concept for donations of benches in more detail. Different styles of benches were presented with samples of the metals and recycled plastic materials each manufacturer uses. Staff recommended that based on price and the local build of a manufacturer in Waunakee, Thomas Steele’s Langdon Bench with Mahogany was the best choice to move forward with. Committee discussion ensued and ultimately agreed with Staff’s Choice. No motion was made but Staff determined it will continue with the process and update the Committee accordingly.

5 – Continuing Business

A. Crawford Park Mass Grading – Project Update

Staff presented a project update including the low bid contract was awarded to Willkomm Excavating and Grading. Staff presented opportunity to acquire additional fill from the Contractor to build the sledding hill at the same time for no additional cost. Discussion ensued about the project which includes a portion of the pedestrian trail. Committee determined it would be a good idea to have conversation next meeting about the next steps in the Crawford Park Master Plan. No motion made or required.

B. Linwood Park – Discuss Repair of Existing Fence

Staff presented that the fence has now been removed due to its poor condition. Staff recommended that we remain in a holding pattern and observe the park without a fence. The committee discussed this idea and determined that this would be the best in the interim. No motion made or required.

C. Discussion of Donation Items for Parks Department

Staff recommended postponing again until Trustee McManus could attend. Eugene motioned to postpone to the June Meeting. Seconded by Larry. All Aye.

D. Discussion on Park Volunteer Opportunities.

Staff presented we have received one application for additional information on the volunteer program and that a church group has requested to help clean up Gorney Park since the last meeting. Staff also determined with its Park Staff that the only opportunities at this time for volunteers is to clean up the parks, outside of any sort of Scouts Projects or similar type volunteer effort. Christian made a motion to retire the current volunteer program and take on future volunteer work on a case-by-case basis. Seconded by Tom Dovorany. All Aye.

6 – Adjournment

Trustee Lambrecht adjourned the meeting at 5:38pm with no more items on the agenda.

1 – Order

5:02 pm meeting called to order by Trustee McManus.

PRESENT: 4 – Trustee McManus, Trustee Stillman, Eugene Pagel, Tom Dovorany

EXCUSED: 2 – Trustee Lambrecht, Larry Pedrazoli

ABSENT: 2 – Carl Garnetzke, Christian De Jong

STAFF/OTHER: Village Engineer Ryan Schmidt, President Tom Weatherston, Development Director Peter Wagner

2 – Approval of Minutes from May 14, 2024

Chairperson McManus tabled the minutes to the July Parks Meeting due to committee member shortage.

3. Public comment –

The following people appeared to speak before the Committee:

None

4 – New Business

A. Discuss and Review Future Crawford Park Buildout

Staff presented the Crawford Park Master Plan Layout with minor modifications showing the future storm water ponds. Staff also presented the Master Plan Report that described the Priority Levels and expected costs for future projects and where the Village sits today. Discussion ensued about the next direction the Village should take towards developing the site according to the Master Plan. Since it is expected to have the sledding hill completed and asphalt recreation trail completing the full loop in 2024, the committee thought it would be best to pursue a portion of the court sports and internal parking/road system. The committee directed staff to put together a rough estimate for the road and south parking lot combined with a portion of the court sports for the July Meeting. No motion required.

5 – Continuing Business

A. Crawford Park Mass Grading – Project Update

Staff presented a project update and refresher for members who were absent from previous meetings. Project pushed into July with a preconstruction meeting next week. No action required.

B. Discussion on Donation Items for Parks Department

Staff discussed this as the carryover item for when Trustee McManus was available. The committee discussed the concept of getting documentation out to the public to request support for future projects. Trustee McManus described her experience with donations and recommended a tiered donation system. It was recommended to have a specific item on the agenda for the next meeting addressing this topic.

C. Discussion of Uniform Bench for Park System

Staff updated the group on the final bench cost and delivery time. Concrete installation quotes are needed to complete the all-in price for installing a bench as well as the plaque to be mounted for dedication. Staff will collect further information on the concrete and include the all-in price at the next meeting.

6 – Adjournment

Trustee McManus adjourned the meeting at 5:45pm with no more items on the agenda.

**Park & Recreation Advisory Committee Meeting
July 9, 2024**

1 – Order

5:00 pm meeting called to order by Trustee McManus.

PRESENT: 7 – Trustee McManus, Trustee Lambrecht, Eugene Pagel, Tom Dovorany, Larry Pedrazoli, Carl Garnetzke, Christian De Jong

STAFF/OTHER: Village Engineer Ryan Schmidt, President Tom Weatherston, Development Director Peter Wagner

2 – Approval of Minutes from June 11, 2024

Due to a procedural error, the June 11th meeting minutes will be rescheduled for approval at the August 13th meeting along with the May 14th minutes.

3. Public comment –

The following people appeared to speak before the Committee:

None

4 – New Business

A. Discuss and Review Concept “South Phase” of Crawford Park Master Plan.

Staff presented updated members of the committee at the previous meetings discussion on direction for what is now deemed Phase 3 of the Crawford Park Buildout to include a road, courts sports and some parking. The exhibit included a highlighted area on the Master Plan showing the proposed area of Phase 3. Staff presented a budgetary number for engineering services and construction costs with contingency built in. Discussion amongst the committee members ensued about costs and construction details. Staff clarified that grants can be applied for but that they typically require matching funds from the Village. Alternatives were discussed about other areas of the park but ultimately, the Committee determined that Phase 3 as proposed was the best direction forward.

Motion made by Pagel to recommend to the Village Board that funds be allocated in the 2025 Budget to develop Phase 3 of the Crawford Park Buildout as shown in the Exhibit for Item 4A. Seconded by Pedrazoli. Motion carried unanimously.

5 – Continuing Business

A. Crawford Park Mass Grading – Project Update

Staff presented a project update for the Commission. The projected start date is July 15, weather permitting, and will last a couple of months.

B. Discussion of Uniform Bench for Park System

Staff updated the Committee on the final bench cost and delivery time. Staff met with contractors for concrete and determined that the most labor and cost-effective process

would be to install pads at designated locations throughout the park to meet the minimum concrete load requirements. The Committee discussed and agreed that it would be simpler to market the donations with those designated locations. Staff presented that the overall cost for the bench donation would be \$2,200 including the cost for concrete. The Committee directed Staff to create a document with this information and present it to the Committee at their next meeting. The Committee also directed staff to present a donation document for trees for the next meeting.

6 – Adjournment

Trustee McManus adjourned the meeting at 5:55pm with no more items on the agenda.

DRAFT

SEWRPC Community Assistance Planning Report No. 179 (4th Edition)
A PARK AND OPEN SPACE PLAN FOR THE VILLAGE OF CALEDONIA: 2050

Chapter 1

INTRODUCTION

1.1 INTRODUCTION

The park and open space plan for the Village of Caledonia serves as a strategic guide for developing, designing, and managing a system of parks and natural areas within the Village. By ensuring that green spaces are accessible, functional, and sustainable, the plan aims to foster a vibrant and healthy community, enhancing the quality of life and providing recreational opportunities for residents and visitors. Although recreational preferences may vary from individual to individual, in the context of this report, recreation will be considered as including only typically outdoor recreational activities. Community benefits of providing park and open space lands include opportunities for social interaction, promoting physical health and mental well-being, protecting biological communities and natural resources, attracting tourism and development, and potentially increasing property values.

Recognizing the importance of outdoor recreation and natural resource protection, this fourth edition of the Village's plan promotes environmental stewardship and assesses current and future needs for parks, recreation, and open spaces. The recommendations outlined in the plan will guide the preservation, acquisition, and development of land, ensuring that the Village offers diverse recreational sites and facilities while protecting and enhancing its natural resources.

1.2 PLANNING FRAMEWORK

Regional and County Park and Open Space Planning

On December 1, 1977, the Southeastern Wisconsin Regional Planning Commission (Commission) adopted a regional park and open space plan¹ that identifies existing and probable future park and open space needs within the Region and recommends a system of large resource-oriented parks, recreational corridors, a regional trail system, smaller nonresource-oriented urban parks, and attendant recreational facilities. The regional park and open space plan was refined and detailed within county-level plans, which were adopted as amendments to the regional park and open space plan. The first Racine County park and open space plan was prepared in 1988 and was subsequently updated in 2001 and 2012.² Recommendations from the County plan that are related to the Village are summarized in Chapter 4 of this report.

Village Plans

Village Comprehensive Plan

The Town of Caledonia, which incorporated as a Village in November 2005, adopted a land use plan in 1999 and neighborhood plans that refined and detailed the land use plan in 2006. In 2009, the Village adopted the Racine County multi-jurisdictional comprehensive plan,³ which incorporated the former Village land use plan, as the Village's comprehensive plan. Additional information regarding plans that provided a framework for the update of this park and open space plan is provided in Chapter 4.

Village Park and Open Space Plans

The first edition of this park and open space plan was created for the Town of Caledonia prior to its incorporation as a Village. The plan had a designed year of 2010 and was adopted in 1989. An update to the plan,⁴ with a design year of 2020, was adopted by the Town Board in April 2000. Subsequent updates

¹ SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000.

² SEWRPC Community Assistance Planning Report No. 134, 3rd Edition, A Park and Open Space Plan for Racine County, Wisconsin, February 2013, has a design year of 2035 and was adopted as an amendment to the regional park plan by the Commission in March 2013.

³ Documented in SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, November 2009.

⁴ Documented in SEWRPC Community Assistance Planning Report No. 179, 2nd Edition, A Park and Open Space Plan for the Town of Caledonia, Racine County, Wisconsin, April 2000.

to the park plan were adopted in 2009⁵ and 2018.⁶ In September 2023, the Village of Caledonia requested that the Commission assist the Village in updating the park plan, which is documented in this report.

This updated plan reflects recent park and open space acquisition and development activities within the Village and takes into account the recommendations of the Village comprehensive plan and other relevant plans. In addition to establishing updated park and open space recommendations to guide Village policy, this plan is intended to maintain Village eligibility to apply for and receive Federal and State aids in support of the acquisition and development of park and open space sites and facilities.

1.3 ADVISORY COMMITTEE

The planning process was conducted under the guidance of Village officials and residents serving on the Caledonia Parks and Recreation Advisory Committee. Staff support was provided by the Village's Parks Department and Planning & Zoning Department. Caledonia Parks and Recreation Advisory Committee members and Village support staff are listed on the inside front cover of this report.

1.4 PUBLIC PARTICIPATION AND PLAN ADOPTION

Public participation was encouraged throughout the planning process to guide the development of the updated park and open space plan. From spring through winter 2024, the park and open space plan was reviewed and discussed at a series of Village Parks and Recreation Advisory Committee. All meetings were open to the public with meeting agendas posted on the Village website in advance. An online public community input survey, which received over XX responses, was available from April through August 2024. The survey was offered on the Village website and could also be accessed directly via a QR code posted in Village parks and at the Village Hall. During this period, Village staff also conducted a series of outreach informational events at park sites and events in the planning area. Throughout the plan's development, draft chapters and a comment form were made available on the Commission website.

Upon completion of a draft plan report, the Parks and Recreation Advisory Committee sponsored a public open house on December X, 2024, to provide an opportunity for the public to review the plan and provide comments. The draft plan, a plan summary, and a comment form were available at the open house and at

⁵ Documented in a report titled Parks and Open Space Plan for the Village of Caledonia 2007-2012, prepared by Village of Caledonia staff, 2007.

⁶ Documented in SEWRPC Community Assistance Planning Report No. 179, 3rd Edition, A Park and Open Space Plan for the Town of Caledonia, Racine County, Wisconsin, October 2018.

the Village Hall prior to the public hearing on the plan. Written comments on the draft plan, summarized in Chapter 5, were accepted through [Date TBD]. The Village Plan Commission held a public hearing and provided an additional opportunity for public comment on the plan on [DATE TBD].

This updated plan was approved by the Village of Caledonia Parks and Recreation Commission on January 14, 2025. The Village Planning Commission approved the plan on [DATE TBD]. This plan was adopted by the Village Board on [DATE TBD].

1.5 PLANNING AREA

The planning area, shown on Map 1.1, consists of the entire Village of Caledonia,⁷ located in the northeastern portion of Racine County along the Lake Michigan shoreline. The Village encompasses 29,184 acres, or about 46 square miles. The planning area includes Johnson Park and Golf Course and Johnson Park Dog Run, both of which are part of the City of Racine but are completely surrounded by the Village of Caledonia.

1.6 REPORT FORMAT

Following this introductory chapter, Chapter 2 of this report presents information about the Village pertinent to park and open space planning, including information on the resident population, the land use pattern, existing park and open space sites and facilities, and important natural resource areas and features within the Village. Chapter 3 reviews the implementation status of recommendations from the previous plan update. Chapter 4 summarizes other planning programs affecting this park and open space plan, including the Village's comprehensive plan; describes the park and open space objectives, principles, and standards used to prepare this plan; and the results of applying those standards to the existing park system. Updated park and open space recommendations are presented in Chapter 5.

⁷ *The Village of Caledonia is located in U.S. Public Land Survey Township 4 North and Ranges 22 and 23 East.*

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Chapter 2

INVENTORY FINDINGS

2.1 INTRODUCTION

Demographic data, land use information, and existing resources within the Village of Caledonia were inventoried for this park and open space plan update to assist with creating new and confirming previously established plan recommendations. This chapter presents inventory data and information about population, the land use pattern, existing park and open space sites and facilities, and natural resources within the Village.

2.2 RESIDENT POPULATION

Existing and projected¹ resident population levels are an important consideration in any park and open space planning effort. Understanding historical growth provides valuable insight that can help plan for future developments and needs. Figure 2.1 and Table 2.1 present data on the Village's historical, existing, and projected resident population.² By the end of the 20th century, Caledonia had grown to be the largest town in Wisconsin by population, with 23,614 residents reported by the 2000 Census. The Village's population growth has continued to grow, to 25,361 persons in 2020, according to the U.S. Census Bureau. The Wisconsin Department of Administration estimated the 2024 Village population at 25,428 residents. The projected 2050 Caledonia population is approximately 33,762 Village residents³.

¹More information about projected population levels is presented in Chapter 4 of this report, Framework for Plan Development.

² Population data prior to 2005 refer to the Town of Caledonia, which incorporated as a village in November 2005.

³ Population projections are based on SEWRPC Planning Report No. 55, VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin, July 2017.

► **Call Out: Population Projection**

Caledonia's population is projected to grow by nearly 33% by 2050.

2.3 LAND USE BASE

The extent, type, and spatial distribution of urban and rural land uses, as well as the historical conversion of rural lands to urban uses, are important considerations in determining the supply of land the demand for outdoor recreation, parks, and related open space sites and facilities.

The historic pattern of urban growth in the Village for selected years beginning in 1900 is shown on Map 2.1. Areas of urban growth where structures have been built in relatively compact groups indicate concentrations of residential, commercial, industrial, governmental, institutional, or other urban land uses. Prior to 1950, development was primarily concentrated along county highways and railways in Franksville and the eastern portion of Caledonia. Caledonia grew rapidly between 1950 and 1970, with new areas of urban development scattered throughout the Town. Urban development since 1970 has occurred primarily in the eastern and southern portions of Caledonia. In the 21st century, most urban development continues to be concentrated in these areas as well as along the IH-94 corridor in the western portion of the Village. Information on the amount of land devoted to various types of land uses in the Village in 2020 is shown on Map 2.2 and enumerated in Table 2.2. Given that it is surrounded by other incorporated municipalities, the Village will be unable to annex land for additional future expansion.

[Insert chart illustrating breakdown of land uses to accompany table/map]

A community's transportation network shapes land use by influencing the accessibility and development patterns, which can also help to predict areas of future growth. The Village of is served by a well-developed highway transportation system and a network of arterial streets. Three railway rights-of-way carry freight traffic through the Village, including two lines owned by the Union Pacific Railroad and one line owned by the Canadian Pacific (CP) Railway on which Amtrak trains also operate. John H. Batten Airport, located in the City of Racine adjacent to the Village, is the largest privately owned, public-use, reliever airport in the United States and provides services to corporate, business, and private aircraft. General Mitchell International Airport is also within a convenient distance for Village residents and businesses.

2.4 PARK AND OPEN SPACE SITES

Existing Park and Open Space Sites

Existing park and open space sites and outdoor recreation facilities in the Village of Caledonia planning area were inventoried in 2024. As shown on Map 2.3 and listed in Table 2.3, there are 68 park and open space sites in the planning area, including 28 publicly owned sites and 40 which are privately owned.

[Insert chart showing breakdown of public and private site areas]

Public park and open space sites in Caledonia are owned by the State of Wisconsin, Racine County, Milwaukee County, the Village of Caledonia, the City of Racine, UW-Parkside, and the Racine Unified School District. Note that public access to recreational facilities that are located on public school grounds may be limited due to school events and school district policies.

► Call Out: Park and Open Space Sites

Caledonia's 68 park and open space sites are managed by a variety of public and private organizations.

A full range of recreational facilities are offered at public park and open space sites in the planning area. Facilities for active recreation include, but are not limited to, baseball and softball diamonds, basketball goals, playfields, playgrounds, sand volleyball courts, soccer fields, and tennis courts. Public sites within the planning area also include an 18-hole regulation golf course, driving range, disc golf course, horseshoe pits, and a dog exercise area. Additional publicly owned recreational facilities include a boardwalk, campgrounds, canoe launches, a fieldhouse, fishing areas, a nature study area, a wayside, and a variety of trails suited to different activities.

Facilities at privately owned sites within the Village include swimming areas, miniature golf, waterslides, a ropes course, an outdoor theater, an equestrian center, horse and cross-country skiing trails, a shooting/archery range, a kennel club, an aquatic center, and a recreation and fitness center. Table 2.4 details the recreational facilities available at publicly and privately owned park and open space sites within the planning area.

Numerous private, commercial horse-riding stables and equestrian facilities are located within the planning area. Opportunities at these sites may include horse riding lessons, boarding lessons, dressage lessons, horse maintenance and education, day camps, and training programs for finishing and showing horses.

Conservation Easements

A conservation easement is a voluntary, legally binding contract between a landowner and a conservation organization or government agency that restricts certain types of development and land use on a property to protect its natural, ecological, or cultural values. The landowner retains ownership and can continue to use the land for purposes such as farming or recreation but agrees to limitations that preserve the land's conservation values in perpetuity. Future owners must abide by the terms of the conservation easement, helping to safeguard habitats and maintain open spaces. Conservation easements may or may not include provision for public access. There are nine conservation easements providing for the permanent protection of resources on 319 acres of land in the Village. The nine easements, shown on Map 2.4 and listed on Table 2.5, are protected by the Caledonia Conservancy, the Kenosha Racine Land Trust, and the Wisconsin Department of Natural Resources.

Village of Caledonia Park System

As of 2024, the Village of Caledonia owns 16 park and open space sites. Totalling 328 acres, these sites range from two acres (Maple Park) to 127 acres (Nicholson Wildlife Refuge) in size. Park and open space sites owned by the Village are shown on Map 2.5, listed in Table 2.6, and briefly described below.

5 ½ Mile Park

5 ½ Mile Park is a 21-acre undeveloped neighborhood park located in the eastern portion of the Village. The park is located south of 5 ½ Mile Road and Olympia Brown Elementary School and west of Charles Street. The entire site encompasses wetlands within an isolated natural resource area.⁴

Chapla Park

Chapla Park is a nine-acre neighborhood park located in the northeastern portion of the Village adjacent to Lake Michigan. The park is a passive use site that provides a scenic overlook of Lake Michigan and encompasses eight acres of primary environmental corridor.

Cornerstone Park

Cornerstone Park is a three-acre undeveloped neighborhood park located in the eastern portion of the Village near the terminus of 5 Mile Road. The wooded site, which does not yet have an official name, was dedicated to the Village for park use by an adjacent residential development in 2023 and may include trails in the future.

⁴ Information on natural resource features is presented in Section 2.5.

County Line Park

County Line Park is an 18-acre undeveloped neighborhood park located in the northeastern portion of the Village. The park is located south of County Line Road and east of Foley Street. The site encompasses wetlands within 13 acres of an isolated natural resource area.

Crawford Park

Crawford Park is a 31-acre community park located in the southeastern portion of the Village north of Four Mile Road (CTH G) and east of Douglas Avenue (STH 32), adjacent to the Village Campus. Facilities at this site include two baseball diamonds, two tennis courts, two basketball goals, a playfield, three playgrounds, restrooms, concessions, pathways, and picnic shelters. A wetland is also located within the park. In October 2022, the Village adopted a three-phased, \$10 million improvement plan for Crawford Park⁵ which is expected to be implemented over the next five years.

Gorney Park

Gorney Park is a 41-acre community park located in the north-central portion of the Village along Seven Mile Road and Nicholson Road. Facilities at this site include a baseball diamond, a league softball diamond, two soccer fields, a playfield, two playgrounds, a hiking trail, shelters, picnic areas, and restrooms. The site also has a pond with a pier that provides opportunities for fishing and launching nonmotorized watercraft.

Linwood Park

Linwood Park is a 12-acre neighborhood park centrally located in the Village adjacent to the Root River and along Five Mile Road and east of STH 38. Facilities at this site include a playfield, a playground, horseshoe pits, a shelter, picnic areas, fishing, and an informal canoe launch. The site encompasses wetlands and woodlands within 11 acres of primary environmental corridor.

Maple Park

Maple Park is a two-acre neighborhood park located in the southeastern portion of the Village south of Four Mile Road and east of Charles Street. Facilities at this site include pathways, a playfield, a playground, a picnic area, and an open-air shelter.

Nicholson Wildlife Refuge

Nicholson Wildlife Refuge is a 127-acre conservancy area centrally located in the Village between Four Mile Road and Five Mile Road and CTH H and Nicholson Road. The site is encompassed within the Caledonia Wildlife Area, a natural area of countywide or regional significance. Nicholson Wildlife Refuge contains

⁵ Documented in the Village of Caledonia's Crawford Park Master Plan, October 2022.

nature trails and a boardwalk and is also utilized for educational purposes. The site encompasses wetlands and woodlands within 103 acres of secondary environmental corridor.

Village Campus Park

This site is an 8-acre neighborhood park located in the southeastern portion of the Village along Four Mile Road and east of Douglas Avenue. The park is separated from nearby Crawford Park by the adjacent Village Campus, which contains the Village Hall and Public Safety Building. The Village was in the process of adding a pathway and stormwater retention pond on this site as this plan was under preparation.

Village Land (Markay Stormwater Basin)

This site is a 22-acre open space site located in the southeastern portion of the Village south of Four Mile Road and west of Erie Street. The site is a stormwater detention basin, which is typically dry, except during periods of heavy rain.

Village Land (SCORE Stormwater Basin)

This site is a 21-acre open space site located in the south-central portion of the Village adjacent to the Caledonia-Mt. Pleasant Memorial Park and the Soccer Complex of Racine (SCORE). The site includes six soccer fields. The stormwater detention basin, which is typically dry, may also serve as a playfield when the site is not inundated with water during periods of heavy rain.

Village Land (Caddy Vista Stormwater Basin)

This site is a seven-acre open space site located in the north-central portion of the Village south of the Caddy Vista South subdivision. The site is a stormwater detention basin, which is typically dry, except during periods of heavy rain.

Village Land (East Side of Terrace High and North of Richmond Drive)

This site is a four-acre open space site located in the southeastern portion of the Village, west of STH 31 and north of Northwestern Avenue (STH 38). The site contains wetlands and woodlands.

Village Land (South Side of Four Mile Road and West of Green Bay Road)

This site is a three-acre open space site located in the southeastern portion of the Village along Four Mile Road, east of STH 31, and west of Green Bay Road.

Village Land (Southwest Quadrant of Six Mile Road and Union Pacific Railroad)

This site is a three-acre open space site located in the east-central portion of the Village along Six Mile Road, east of Douglas Avenue (STH 32), and the west side of the Union Pacific Railroad. The site contains wetlands.

Racine County Parks

Racine County owns five park or open space sites within the Village of Caledonia: Cliffside Park, Franksville Memorial Park, River Bend Nature Center, Root River Parkway, and Tabor Sokol Memorial Park (see Map 2.3 and Table 2.3). The County also owns Horlick Park and Quarry Lake Park, both located along the Root River in the City of Racine just south of Caledonia.

Cliffside Park is 223-acre major park⁶ located in the northeastern portion of the Village along the Lake Michigan shoreline, north of Six Mile Road and on the east side of Michna Road. The park includes a baseball diamond, three league softball diamonds, two soccer fields, a playground, a playfield, three basketball goals, a campground with 95 sites, shelters, picnic areas, hiking and biking trails, and restrooms. The park also contains the Cliffside Park Woods and Clay Banks, a 55-acre natural area of countywide or regional significance consisting of woodlands and wetlands within a primary environmental corridor, and the Cliffside Park Old Field, a 55-acre critical species habitat site in which wetland portions of the site are within a primary environmental corridor or an isolated natural resource area. Both sites are identified in the regional natural areas plan,⁷ which is described later in this chapter.

Franksville Memorial Park is a 52-acre community park⁸ located in the southern portion of the Village in the Franksville area. The Villages of Caledonia and Mount Pleasant transferred ownership to the County in 2022. Facilities at this site include two basketball goals, five soccer fields, a playfield, a playground, two sandlot softball diamonds, two tennis courts, sand volleyball courts, the Kids Connection Playground, horseshoe pits, informal and group picnic areas and shelters, restrooms, and a league softball diamond which may also

⁶SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, November 1977, establishes the park and open space planning standards used as a basis for this report and describes a classification system for public park and open space sites. Major parks are defined as large, publicly owned outdoor recreation sites containing significant natural resource amenities which provide opportunities for resource-oriented activities and which are generally 100 acres or more in size.

⁷Documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. An update to the plan was adopted by the Commission in December 2010.

⁸ Community parks are defined as moderately sized publicly owned outdoor recreation sites serving multiple neighborhoods, relying more on an area's development characteristics than natural resource features for location, and are generally 25-99 acres in size.

serve as a baseball diamond. Franksville Memorial Park also hosts a seasonal beer garden. The privately-owned Soccer Complex of Racine (SCORE) is adjacent on the west and north sides of the park.

The River Bend Nature Center is in the southeastern portion of the Village along the Root River, on the west side of Green Bay Road and south of Three Mile Road. The 75-acre site is operated through a public-private partnership between Racine County and River Bend Nature Center, Inc. and is self-sustaining through private support, program revenue, special events, and equipment and facilities rental. Amenities include two indoor facilities for staff and environmental education programs and meetings, hiking and cross-country skiing trails, a canoe launch, a pavilion/shelter, picnic areas, and restrooms. The site also includes the 14-acre River Bend Upland Woods, a critical species habitat site consisting of woodlands and wetlands within a primary environmental corridor.

The Root River Parkway consists of numerous areas of conservancy lands located along the Root River for natural resource protection purposes. Racine County currently owns 613 acres of parkway within the Village. Milwaukee County also owns a 38-acre portion of parkway lands within the Village, along the County line and north of the Caddy Vista subdivision. The public can use these areas for nature viewing and river access for canoeing or fishing. These parkway lands are also areas of important natural resource protection, containing portions of four natural areas and five critical species sites.

Tabor Sokol Memorial Park is a one-acre passive use site located on the southeast corner of Douglas Avenue (STH 32) and Five Mile Road. The site has informal picnic areas.

Trail Facilities

Trail facilities within the Village provide opportunities for outdoor recreation activities including bicycling, hiking, nature study, and cross-country skiing. Trails included within park and open space sites primarily serve recreational purposes, while other trails may also provide connectivity within the Village's transportation network. Long-distance public trails and bikeways and private trails open to the public are shown on Map 2.6 and noted in Table 2.4.

Racine County maintains 18 miles of off-street trails within the planning area. The County-owned MRK Trail is eight linear miles within the planning area and can be used for hiking, biking and cross-country skiing. The off-street trail runs north-south through the Village adjacent to the Union Pacific Railroad and also includes an on-street segment between Six Mile Road and Seven Mile Road. The County also maintains the off-street WE Energies Trail from Seven Mile Road north to the County line. Portions of the MRK Trail are also connected to City of Racine's Lake Michigan Pathway and Root River Pathway, providing trail access to

destination points in the City of Racine, including the Downtown area. Racine County has also developed more than 100 miles of signed, on-street bike routes throughout the County. Approximately 10 linear miles of County on-street bike routes, shown on Map 2.6, are within the Village planning area.

The Caledonia Conservancy, a nonprofit conservation organization, also provides trails at numerous conservancy-owned sites within the Village. All of the Conservancy's sites in the Village are privately owned, but some of the sites are open to the public. Trails at these sites are typically intended for horse riding, hiking, and cross-country skiing.

► **Call Out: Trails**

The Village's trails provide a wide range of recreational opportunities and are vital links within the transportation network.

2.5 NATURAL RESOURCE FEATURES

An area's natural resources are important part of providing a pleasant and habitable environment for all forms of life and maintaining its social and economic well-being. The park and open space plan aims to preserve the most significant remaining features of the natural resource base to help maintain ecological balance and retain the Village of Caledonia's natural beauty. This section presents a description of natural resources within the Village, including surface water resources, wetlands, woodlands, environmental corridors and isolated natural resource areas, natural areas, critical species habitat and aquatic sites, and geological areas.

Surface Water Resources

Surface water resources and associated floodplains are important elements of the Village's natural resource base. The two watersheds that encompass the Village, the Root River watershed and direct drainage area tributary, both drain to Lake Michigan. Major streams, lakes, and watersheds are shown on Map 2.7.

Surface water resources provide recreational opportunities, influence the Village's physical development, and greatly enhance the area's aesthetic quality. Lakes and streams constitute a focal point for water-related recreational activities. In addition to serving as the major water source for public water utilities serving portions of the Village, Lake Michigan provides numerous opportunities for water-related recreational activities, including swimming, fishing, canoe/kayaking, and other watercraft activities.

Approximately 23 linear miles of streams have been identified in the Village. Perennial streams⁹ within the Village include the Root River, Hoods Creek, Husher Creek, Crayfish Creek, and two unnamed tributaries and a drainage ditch that drain directly into Lake Michigan. The Root River provides opportunities for fishing and canoe/kayaking within the Village.

Floodplains are the wide, gently sloping areas contiguous to a river or stream channel that experience occasional or periodic flooding. Stream discharges increase markedly during flood events to the point that the channel may not be able to contain and convey all of the flow. As a result, water levels rise and the river or stream spreads laterally over the floodplain. The periodic flow of a river or stream onto its floodplains is a normal phenomenon and can be expected to occur periodically in the absence of successful flood mitigation.

For planning and regulatory purposes, floodplains are normally defined as the areas subject to inundation during a one-percent-annual-probability (100-year recurrence interval) flood event. In addition to the flood hazard, these areas are generally not well suited to urban development because of the presence of high water tables and of soils poorly suited to urban use. The floodplain areas, however, often contain woodlands, wetlands, and wildlife habitat and therefore constitute prime locations for needed open space areas. Floodplain maps for Racine County are periodically updated under a Federal Emergency Management Agency (FEMA) Map Modernization Program. The floodplain delineations were most recently updated in January 2024 and are shown on Map 2.7. Floodplains in the Village of Caledonia include floodplains located along the Lake Michigan shoreline, the Root River, Hoods Creek, Husher Creek, and an unnamed tributary of Husher Creek.

The Map Modernization Program identifies the one-percent-annual-probability floodplain, including floodway and floodfringe areas, and the 0.2-percent-annual-probability (500-year recurrence interval) floodplain. The one-percent-annual-probability floodplain information consists of “detailed” delineated floodplains based on computed flood elevations and “approximate” floodplains delineated on less precise methods such as soil type and vegetative growth. Detailed floodplains have been identified along all major streams and tributaries and along the Lake Michigan shoreline. Approximate floodplains have been identified along the upstream portions of Husher Creek, along an unnamed tributary of Husher Creek, in

⁹*Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as watercourses that do not maintain a continuous flow throughout the year.*

and around the Nicholson Wildlife Refuge, along an unnamed tributary of the Root River, and along an unnamed tributary that drains into Lake Michigan. The one-percent-annual-probability floodplain encompasses 1,706 acres of the planning area, or about 6 percent of the Village.

The dispersal of urban land uses over large areas and the accompanying increase in impervious areas increases stormwater runoff, which must be accommodated by a stream network or by engineered stormwater management systems. Such facilities may include 1) curbs and gutters, 2) catch basins and inlets, 3) storm sewers, 4) infiltration facilities, and 5) stormwater storage facilities for quantity and quality control such as dry and wet detention basins, respectively. Detention basins serve to moderate peak rates of runoff following rainstorms and wet detention basins further provide a permanent volume of water to capture and store pollutants. The ponds or storage basins provide floodwater and stormwater management benefits, and may provide opportunities for limited outdoor recreation use, such as fishing and ice skating. When dry, the basins are sometimes used for field sports. There are numerous stormwater basins located in the Village, including three large Village-owned basins, the Markay Basin (22 acres), the SCORE Basin (21 acres), and the Caddy Vista Basin (seven acres), as well as other basins located within Village-owned parks or open space sites. The location of the three large basins are shown on Map 2.3 and listed on Table 2.3.

Wetlands

For planning and regulatory purposes,¹⁰ wetlands are commonly defined as areas in which the water table is at, near, or above the land surface and which are characterized by both hydric soils and the growth of wetland vegetation including sedges and cattails. Wetlands generally occur in depressions and near the bottom of slopes, along lakeshores and stream banks, and on large land areas that are poorly drained.

Wetlands perform an important set of natural functions that include supporting a wide variety of desirable, and sometimes unique, forms of plant and animal life; stabilization of lake levels and stream flows; entrapment and storage of plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and noxious weed and algae growth; contribution to the atmospheric oxygen and water supplies; protection of shorelines from erosion; entrapment of soil particles suspended in runoff and reduction of stream sedimentation; provision of groundwater discharge areas; and provision of opportunities for certain scientific, educational, and recreational pursuits.

¹⁰Wetlands are regulated under Chapters 103 and 117 of the Wisconsin Administrative Code and Section 404 of the Federal Clean Water Act.

Wetlands within the Village of Caledonia encompassed 2,260 acres, or nearly 8 percent of the Village, in 2020. As shown on Map 2.2, the majority of the Village's wetlands are located along the Root River and other perennial and intermittent streams.

Woodlands

The Commission defines woodlands as upland areas one acre or more in size with 17 or more deciduous trees per acre, each measuring at least four inches in diameter at breast height and having 50 percent or more tree canopy coverage.

Woodlands provide an attractive natural resource of immeasurable value that serves a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, woodlands can support a diversity of plant and animal life. Woodlands may require a century or more to develop but can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides contributes to rapid stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat.

Woodlands, shown on Map 2.2, encompass 1,602 acres, or about 5.5 percent of the Village. Woodlands are scattered throughout the Village with larger areas of woodlands located in the northern and northeastern portions of the Village, including areas within the State-owned Renak-Polak Maple-Beech Woods area, Tabor Woods, and in and near the County-owned Cliffside Park.

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been identifying and delineating the areas in which concentrations of remaining natural resources occur. Protecting and preserving such areas in essentially natural, open uses is crucial in maintaining both the ecological balance and natural beauty of the Region, the County, and the Village.

Environmental corridors are identified based upon the presence of one or more of the following important natural resources: 1) rivers, streams, lakes, and associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high relief topography. Certain other features with recreational, aesthetic, ecological, and natural

resource values, including existing and potential parks, open space sites, natural areas, historic sites, and scenic viewpoints, are also considered in the delineation of environmental corridors.¹¹

Delineating these natural resource and resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas that the Commission terms "environmental corridors." Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors encompass areas containing concentrations of natural resources between 100 and 400 acres in size and at least one mile long or serve to link primary environmental corridors. No minimum area or length criteria apply to secondary corridors that serve to link primary environmental corridors. Isolated natural resource areas consist of smaller concentrations of natural resources, are a minimum of five acres, and are separated physically from the environmental corridors by intensive urban or agricultural land uses.

Preserving environmental corridors and isolated natural resource areas in essentially natural, open uses can help reduce flood flows, reduce noise pollution, and maintain air and water quality. Preserving corridors is important to the movement of wildlife and for the dispersal of seeds for a variety of plant species. Because of the many interrelationships between living organisms and their environment, damaging any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. For example, the draining and filling of wetland may destroy fish spawning grounds, wildlife habitat, and the natural filtration action and flood water storage functions of interconnecting stream systems. The resulting deteriorating surface water quality may, in turn, lead to deterioration of the quality of groundwater, which serves as a source of domestic, municipal, and industrial water supply in many areas and on which low flows in rivers and streams may depend. Similarly, loss of woodland cover may result in soil erosion and stream siltation, more rapid stormwater runoff and attendant increased flood flows and stages, and destruction of wildlife habitat.

Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems including flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge

¹¹*Delineation of environmental corridors is described in detail in Southeastern Wisconsin is presented in SEWRPC Technical Record, Vol. 4, No. 2, Pages 1 through 21, Refining the Delineation of Environmental Corridors in Southeastern Wisconsin, March 1981.*

areas, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and isolated natural resource areas thus becomes apparent.

Primary Environmental Corridors

Primary environmental corridors, shown on Map 2.8, are located along the Lake Michigan shoreline, the Root River, portions of Hoods Creek and Husher Creek, and in the Hunts Woods, Renak-Polak Maple Beech Woods and Tabor Woods natural areas. As of 2015, these corridors encompassed a total area of 1,859 acres, or about 6.4 percent of the Village, as indicated in Table 2.7.

Primary environmental corridors are composites of the best remaining residual elements of the Village's natural resource base and include the best remaining woodlands, wetlands, and wildlife habitat areas. Protecting the primary environmental corridors from intrusion by incompatible uses, and thereby from degradation and destruction, should be one of the principal objectives of the Village's park and open space plan. These corridors have truly immeasurable environmental and recreational value which can be protected and maintained by preserving them in an essentially open, natural state.

Secondary Environmental Corridors

Secondary environmental corridors in the Village of Caledonia, shown on Map 2.8, are located along a portion of Hoods Creek, along an intermittent stream in the eastern portion of the Village, and the Nicholson Wildlife Refuge area, which contains the Caledonia Wildlife Area natural area. Secondary environmental corridors facilitate surface water drainage and provide for the movement of wildlife. As indicated in Table 2.7, secondary environmental corridors encompassed 393 acres, or about 1.3 percent of the Village in 2015.

Isolated Natural Resource Areas

Smaller concentrations of natural resource base elements also exist which are generally isolated from the environmental corridors by urban or agricultural development within the Village. Isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and open space areas, and lend aesthetic character and natural diversity to an area. As shown on Map 2.8, isolated natural resource areas are scattered throughout the Village. In 2015, isolated natural resource areas encompassed 1,452 acres, or about 5 percent of the Village, as indicated in Table 2.7.

Natural Areas, Critical Species Habitat Sites, and Geological Sites

The Wisconsin Department of Natural Resources (WDNR) and the Commission completed a comprehensive inventory of natural areas, critical species habitat sites, and geological sites in Southeastern Wisconsin in

1994. This inventory was subsequently updated in 2010.¹² Natural areas are defined as tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Natural areas are classified into one of the following three categories: natural areas of Statewide or greater significance (NA-1); natural areas of countywide or regional significance (NA-2); or natural areas of local significance (NA-3). Classifying an area into one of these three categories is based on consideration of the diversity of plant and animal species and community types present, the structure and integrity of the native plant or animal community, and the extent of disturbance by human activity, such as logging, grazing, water level changes, and pollution. The commonness of the plant and animal communities present, any unique natural features within the area, the size of the area, the educational value, and animal communities believed to be representative of the landscape before European settlement are also considered when classifying a natural area.

As indicated on Map 2.9 and described in Table 2.8, 14 natural areas were identified in the Village of Caledonia. The 138-acre Renak-Polak Maple-Beech Woods State Natural Area, identified by the 2010 inventory as a site of Statewide or greater significance, is centrally located in the Village east of the Root River and along East River Road. Four natural areas considered to be of countywide or regional significance and nine natural areas of local significance were also identified within the Village.

Critical species habitat sites are defined by the Commission as areas outside natural areas that support rare, threatened, or endangered plant or animal species. Shown on Map 2.9 and listed on Table 2.8, 13 critical species habitat sites encompassing 278 acres have been identified within the Village.

Aquatic habitat areas consist of rivers, streams, and lakes that support endangered, threatened, or rare fish, herptile, or mussel species, support extensive beds of mussel species, or are located within or adjacent to a natural area. Aquatic areas are designated as AQ-1, aquatic areas of Statewide or greater significance; AQ-2, aquatic areas of countywide or regional significance; or AQ-3, aquatic areas of local significance. Three aquatic habitat areas of local significance, encompassing nearly 14 linear miles within the Village, were inventoried in 1994 and are also shown on Map 2.9 and identified in Table 2.8.

¹²The results of the 1994 inventory are documented in SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. The plan update is documented in SEWRPC Amendment to Planning Report No. 42, *Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, December 2010.

Geological sites are areas identified as having a significant glacial feature or bedrock feature, selected based on scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. Geological sites are designated as having Statewide or greater significance (GA-1); countywide or regional significance (GA-2); or local significance (GA-3). The 1994 inventory identified two geological sites of local significance located in the Village, the 14-acre Cliffside Park Clay Banks and the 19-acre Root River Outcrops. The Cliffside Park Clay Banks is a glacial feature located along the Lake Michigan shoreline near the County-owned Cliffside Park and the Village-owned Chapla Park. The Root River Outcrops is a bedrock feature located along the Root River near the City of Racine Johnson Park Dog Run site. Map 2.9 and Table 2.8 identify these sites.

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A PARK AND OPEN SPACE PLAN FOR THE VILLAGE OF CALEDONIA: 2050

Chapter 2

FIGURES AND TABLES

Table 2.1
Resident Population of the Village of Caledonia: 1900-2023

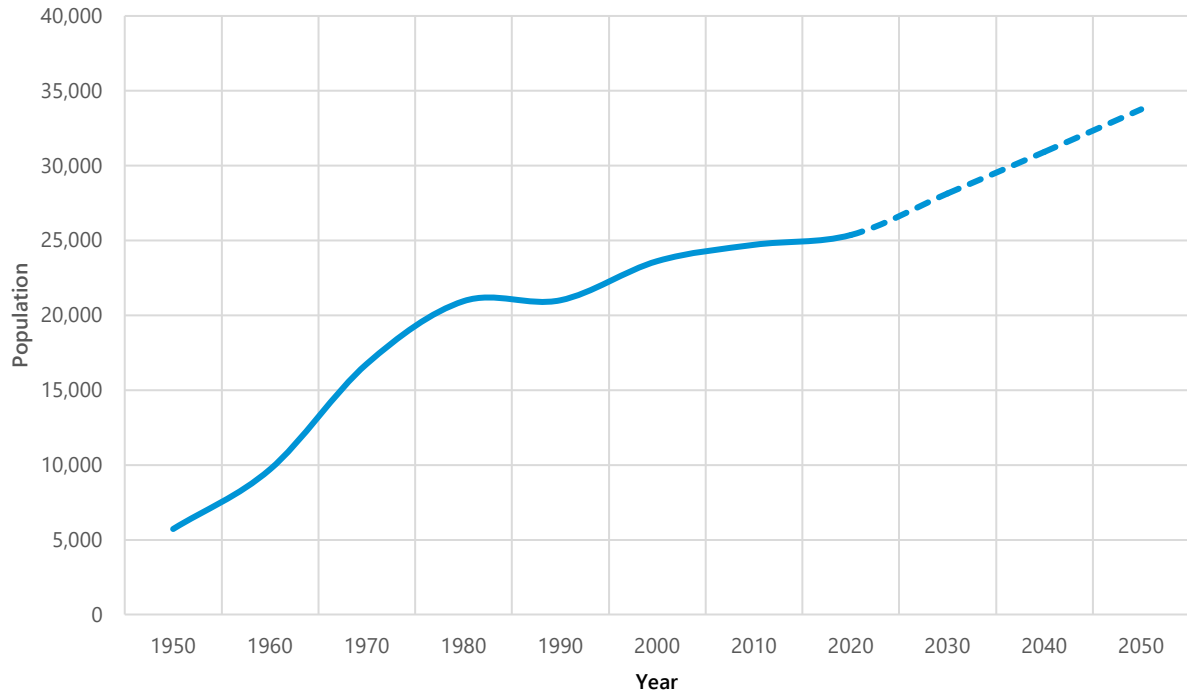
Year	Population	Change from Preceding Census	
		Number	Percent
1900	2,805	--	--
1910	3,073	268	9.6
1920	3,479	406	13.2
1930	3,031	-448	-12.9
1940	4,019	988	32.6
1950	5,713	1,694	42.1
1960	9,696	3,983	69.7
1970	16,748	7,052	72.7
1980	20,940	4,192	25.0
1990	20,999	59	0.3
2000	23,614	2,615	12.5
2010	24,705	1,091	4.6
2020	25,361	656	2.7
2024 ^a	25,428	67	0.3

Note:

^a Estimate from the Wisconsin Department of Administration, as of January 1, 2024.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC

Figure 2.1
Historical and Projected Population Levels in the Village of Caledonia: 1950-2050



Source: U.S. Census Bureau and SEWRPC

Table 2.2
Existing Land Uses in the Village of Caledonia: 2020

Land Use Category^a	Acres	Percent of Subtotal	Percent of Total
Urban			
Residential			
Single-Family Residential	4,977	52.5	17.1
Multi-Family Residential ^b	122	1.3	0.4
Residential Subtotal	5,099	53.7	17.5
Commercial	249	2.6	0.9
Industrial	217	2.3	0.7
Transportation, Communication, and Utilities (TCU)			
Streets and Highways	1,890	19.9	6.5
Airports and Railways	225	2.4	0.8
Communications, Utilities, and Other Transportation	229	2.4	0.8
TCU Subtotal	2,344	24.7	8.0
Governmental and Institutional	307	3.2	1.1
Parks and Recreational ^c	643	6.8	2.2
Undeveloped/Open Urban Land	629	6.6	2.2
Urban Subtotal	9,488	100.0	32.5
Nonurban			
Agricultural Lands	13,180	66.9	45.2
Extractive	175	0.9	0.6
Landfill	39	0.2	0.1
Wetlands	2,260	11.5	7.7
Woodlands	1,602	8.1	5.5
Surface Water	414	2.1	1.4
Undeveloped/Open Nonurban Land	2,026	10.3	6.9
Nonurban Subtotal	19,696	100.0	67.5
Total	29,184	--	100

^a Includes associated off-street parking areas for each land use category.

^b Includes two-family residential areas and mobile home parks in addition to buildings with three or more apartments.

^c Includes only those lands developed and used for intensive recreational purposes (ball fields, tennis courts, group picnic areas, etc.). Developed land within park sites used for hiking trails or other passive uses is included in the "undeveloped/open land" category. Additional information about the Village park system and the total area within park and open space sites is presented in Table 2.3.

Source: SEWRPC

Table 2.3
Park and Open Space Sites in the Village of Caledonia Planning Area: 2024

Number on Map 2.3	Site Name	Location	Ownership	Size (acres)
	Public			
1	5 ½ Mile Park	T4N, R23E, Section 17	Village of Caledonia	21
2	32nd Division Memorial Marker and Wayside	T4N, R22E, Section 12	State of Wisconsin	3
3	Chapla Park	T4N, R23E, Section 8	Village of Caledonia	9
4	Cliffside Park	T4N, R23E, Sections 7 and 8	Racine County	223
5	Cornerstone Park	T4N, R23E, Section 16	Village of Caledonia	3
6	County Line Park	T4N, R22E, Section 2	Village of Caledonia	18
7	Crawford Park	T4N, R23E, Section 20	Village of Caledonia	35
8	Franksville Memorial Park	T4N, R22E, Section 33	Racine County	52
9	Gorney Park	T4N, R22E, Section 3	Village of Caledonia	41
10	Johnson Park and Golf Course	T4N, R22E, Sections 25, 26, and 35	City of Racine	335
11	Johnson Park Dog Run	T4N, R22E, Section 26	City of Racine	28
12	Linwood Park	T4N, R22E, Section 14	Village of Caledonia	12
13	Maple Park	T4N, R23E, Section 28	Village of Caledonia	2
14	Nicholson Wildlife Refuge	T4N, R22E, Section 21	Village of Caledonia	127
15	Olympia Brown Elementary School	T4N, R23E, Section 17	Racine Unified School District	29
16	Renak-Polak Maple Beech Woods	T4N, R22E, Section 14	University of Wisconsin – Parkside	122
17	River Bend Nature Center	T4N, R23E, Section 31	Racine County	75
18	Root River Parkway	T4N, R22E, Section 4	Milwaukee County	38 ^a
19	Root River Parkway	T4N, R22E, Sections 3, 4, 5, 10, 11, 14, 23, 25, and 26	Racine County	613 ^b
		T4N, R23E, Sections 19, 30, and 31		
20	Tabor Sokol Memorial Park	T4N, R23E, Section 19	Racine County	1
21	Village Land – Markay Stormwater Basin	T4N, R23E, Section 28	Village of Caledonia	22
22	Village Land – SCORE Stormwater Basin	T4N, R22E, Section 33	Village of Caledonia	21
23	Village Land – Caddy Vista Stormwater Basin	T4N, R22E, Section 4	Village of Caledonia	7
24	Village Land – (East Side of Terrace High and North of Richmond Drive)	T4N, R22E, Section 36	Village of Caledonia	4
25	Village Land – (South Side of Four Mile Road and West of Green Bay Road)	T4N, R23E, Section 19	Village of Caledonia	3
26	Village Land – (Southwest Quadrant of Six Mile Road and Union Pacific Railroad)	T4N, R23E, Section 18	Village of Caledonia	3
27	W. Allen Gifford School	T4N, R22E, Section 34	Racine Unified School District	12
Subtotal – 27 Sites				1,859
	Private			
28	Armstrong Park	T4N, R23E, Sections 30 and 31	Private	142
29	Auburn Hills I/II Homeowners Open Space	T4N, R22E, Section 36	Private	33
30	Bear Paw Adventure Park	T4N, R22E, Section 4	Commercial	149
31	Caledonia Conservancy – Aboagyne/South Country	T4N, R22E, Section 25	Organizational	7
32	Caledonia Conservancy – Ehrlich	T4N, R22E, Section 24	Organizational	58
33	Caledonia Conservancy – Ehrlich	T4N, R22E, Section 24	Organizational	2
34	Caledonia Conservancy – Ehrlich Right-of-Way	T4N, R22E, Section 14	Organizational	18
35	Caledonia Conservancy – Estes Family Right-of-Way	T4N, R22E, Section 14	Organizational	1

Table continued on next page.

Number on Map 2.3	Site Name	Location	Ownership	Size (acres)
	Private (continued)			
36	Caledonia Conservancy – Halberstadt Right-of-Way	T4N, R22E, Section 14	Organizational	1
37	Caledonia Conservancy – King’s Corner	T4N, R22E, Section 24	Organizational	33
38	Caledonia Conservancy – Neighborhood Central Walk	T4N, R23E, Section 20	Organizational	15
39	Caledonia Conservancy – New Marshall Right-of-Way	T4N, R22E, Section 11	Organizational	2
40	Caledonia Conservancy – Rohner Right-of-Way	T4N, R22E, Section 11	Organizational	1
41	Caledonia Conservancy – Schumann Right-of-Way	T4N, R22E, Sections 2 and 3	Organizational	6
42	Caledonia Conservancy – Short Road/Lorence Woods	T4N, R22E, Sections 13 and 14	Organizational	21
43	Caledonia Conservancy – Short Right-of-Way	T4N, R22E, Section 13	Organizational	1
44	Caledonia Conservancy – Tabor Woods	T4N, R22E, Section 13	Organizational	35
45	Caledonia Conservancy – Trout Ponds Prairie	T4N, R22E, Sections 24 and 25	Organizational	28
46	Caledonia Conservancy – Tepley	T4N, R22E, Section 24	Organizational	3
47	Caledonia Conservancy – Tracks Trail	T4N, R22E, Section 2	Organizational	33
48	Crestview Homeowners Park	T4N, R23E, Section 17	Organizational	16
49	Greater Racine Kennel Club	T4N, R22E, Section 11	Commercial	20
50	Husher’s Pub and Grill	T4N, R22E, Section 9	Commercial	2
51	Mulligan’s Mini-Golf	T4N, R23E, Section 18	Commercial	24
52	Oldfield Settlement Homeowners Open Space	T4N, R22E, Section 19	Private	43
53	Orrin C. Stearns Park	T4N, R22E, Section 35	Private	3
54	Prairie Pathways Homeowners Open Space	T4N, R22E, Section 33	Private	55
55	Prince of Peace Lutheran Church/School	T4N, R23E, Section 7	Organizational	3
56	Racine Area Soccer Association (Soccer Complex of Racine - SCORE)	T4N, R22E, Section 33	Organizational	59
57	Racine County Line Rifle Club Range	T4N, R23E, Section 6	Organizational	74
58	Racine County Pony Club	T4N, R22E, Section 25	Organizational	71
59	Racine Tennis Club	T4N, R23E, Section 21	Commercial	2
60	Serbian Soccer Club of Milwaukee/St. Nikola Church	T4N, R22E, Section 6	Organizational	46
61	St. Louis Church/Discovery Stage Preschool	T4N, R22E, Section 18	Organizational	9
62	St. Rita School	T4N, R23E, Section 29	Organizational	8
63	The Ponds I/II Homeowners Open Space	T4N, R22E, Sections 18 and 19	Private	118
64	Trinity Lutheran Church/School	T4N, R22E, Section 9	Organizational	4
65	Witt’s End	T4N, R22E, Section 17	Commercial	1
66	Wooded Valley Homeowners Open Space	T4N, R22E, Section 13	Private	14
67	Yogi Bear’s Jellystone Park	T4N, R22E, Section 4	Commercial	73
Subtotal – 40 Sites				1,234
Total – 67 Sites				3,093

^a Additional parkway lands are located in Milwaukee County.

^b Includes only the acreage located within the Village. The remaining lands (55 acres) under Racine County ownership are located in the Village of Raymond.

Source: Village of Caledonia and SEWRPC

Table 2.4
Selected Outdoor Recreation Facilities for General Use in the Village of Caledonia Planning Area: 2024

Number on Map 2.3	Site Name	Baseball Diamonds	Softball-League Diamonds	Softball-Sandlot Diamonds	Playfield	Play-Ground	Tennis Courts	Basketball Goals	Soccer Field	Ice Skating Rink	Pool or Beach	Other
1	Public 5 ½ Mile Park	--	--	--	--	--	--	--	--	--	--	Undeveloped Park, Open Space
2	32nd Division Memorial Marker and Wayside	--	--	--	--	--	--	--	--	--	--	Passive Use, Informal Picnic Areas
3	Chapla Park	--	--	--	--	--	--	--	--	--	--	Passive Use, Scenic Overlook
4	Cliffside Park	1	3	--	X	X	--	3	2	--	--	Campgrounds (95 Sites), Group and Informal Picnic Areas, Bicycle and Hiking Trails, Shelters, Restrooms
5	Cornerstone Park	--	--	--	--	--	--	--	--	--	--	Open Space
6	County Line Park	--	--	--	--	--	--	--	--	--	--	Undeveloped Park, Open Space
7	Crawford Park	2	--	--	X	X	2	2	--	--	--	Sand Volleyball Courts, Shelters, Restrooms, Pathways, Concessions
8	Franksville Memorial Park	--	1 ^a	2	X	X	2	2	5	--	--	Sand Volleyball Courts, Formal Picnic Areas, Restrooms, Kids Connection Playground, Horseshoe Pits, Shelters
9	Gorney Park	1	1	--	X	X	--	--	2	--	--	Hiking Trail, Fishing, Shelters, Picnic Areas, Restrooms, Pier
10	Johnson Park and Golf Course	--	--	--	X	X	--	--	2	--	--	18-Hole Golf Course, Picnic Areas, Fishing, Driving Range, Disc Golf Course, Shelters, Restrooms, Concessions, Historical Exhibit, Nature Area
11	Johnson Park Dog Run	--	--	--	--	--	--	--	--	--	--	Dog Exercise Area
12	Linwood Park	--	--	--	X	--	--	--	--	--	--	Horseshoe Pits, Fishing, Shelter, Picnic Areas
13	Maple Park	--	--	--	X	X	--	--	--	--	--	Shelter
14	Nicholson Wildlife Refuge	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Nature Trails, Boardwalk
15	Olympia Brown Elementary School	--	--	--	X	X	--	2	1	--	--	--
16	Renak-Polak Maple Beech Woods	--	--	--	--	--	--	--	--	--	--	Conservancy Area
17	River Bend Nature Center	--	--	--	--	--	--	--	--	--	--	Nature Study Area, Canoe Launch, Hiking and Cross-Country Skiing Trails, Informal Picnic Areas, Pavilion/Shelter, Restrooms
18	Root River Parkway	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Fishing
19	Root River Parkway	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Canoe Launch, Fishing
20	Tabor Sokol Memorial Park	--	--	--	--	--	--	--	--	--	--	Passive Use, Informal Picnic Areas
21	Village Land – Markay Stormwater Basin	--	--	--	--	--	--	--	--	--	--	Open Space
22	Village Land – SCORE Stormwater Basin	--	--	--	--	--	--	--	6	--	--	--
23	Village Land – Caddy Vista Stormwater Basin	--	--	--	--	--	--	--	--	--	--	Open Space
24	Village Land – (East Side of Terrace High and North of Richmond Drive)	--	--	--	--	--	--	--	--	--	--	Open Space
25	Village Land – (South Side of Four Mile Road and West of Green Bay Road)	--	--	--	--	--	--	--	--	--	--	Open Space

Table continued on next page.

Number on Map 2.3	Site Name	Baseball Diamonds	Softball-League Diamonds	Softball-Sandlot Diamonds	Playfield	Play-Ground	Tennis Courts	Basketball Goals	Soccer Field	Ice Skating Rink	Pool or Beach	Other
26	Public (continued) Village Land – (Southwest Quadrant of Six Mile Road and Union Pacific Railroad)	--	--	--	--	--	--	--	--	--	--	Open Space
27	W. Allen Gifford School	--	--	--	X	X	--	2	--	--	--	--
Subtotal – 27 Sites		4	5	2	9	10	4	11	18	--	--	--
28	Private Armstrong Park	--	2	1	X	X	4	2	--	--	--	Sand Volleyball Courts, Hiking Trails, Group and Informal Picnic Areas, Recreation and Fitness Center, Miniature Golf, Driving Range, Horseshoe Pits, Fishing, Shelters, Aquatic Center
29	Auburn Hills I/II Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space
30	Bear Paw Adventure Park	--	--	--	--	--	--	--	--	--	X	
31	Caledonia Conservancy – Aboagye/South Country	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
32	Caledonia Conservancy – Ehrlich	--	--	--	--	--	--	--	--	--	--	Conservancy Area
33	Caledonia Conservancy – Ehrlich	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails, Cross-Country Skiing, Horse Trails
34	Caledonia Conservancy – Ehrlich Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
35	Caledonia Conservancy – Estes Family Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
36	Caledonia Conservancy – Halberstadt Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
37	Caledonia Conservancy – King’s Corner	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails, Cross-Country Skiing, Horse Trails
38	Caledonia Conservancy – Neighborhood Central Walk	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails
39	Caledonia Conservancy – New Marshall Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
40	Caledonia Conservancy – Rohner Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
41	Caledonia Conservancy – Schumann Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
42	Caledonia Conservancy – Short Road/ Lorence Woods	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
43	Caledonia Conservancy – Short Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
44	Caledonia Conservancy – Tabor Woods	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails
45	Caledonia Conservancy – Trout Ponds Prairie	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails, Horse Trail, Cross-Country Skiing, Fishing, Picnic Areas
46	Caledonia Conservancy – Tepley	--	--	--	--	--	--	--	--	--	--	Conservancy Area
47	Caledonia Conservancy – Tracks Trail	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail, Horse Trail
48	Crestview Homeowners Park	--	--	--	X	X	1	2	--	--	--	Shelter
49	Greater Racine Kennel Club	--	--	--	--	--	--	--	--	--	--	Kennel Club
50	Husher’s Pub and Grill	--	--	--	--	--	--	--	--	--	--	Horseshoe Pits
51	Mulligan’s Mini-Golf	--	1	--	--	--	--	--	--	--	--	Miniature Golf, Driving Range
52	Oldfield Settlement Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space, Hiking Trails
53	Orrin C. Stearns Park	--	--	--	--	--	--	--	--	--	X	Informal Picnic Areas, Passive Use
54	Prairie Pathways Homeowners Open Space	--	--	--	X	X	--	--	--	--	--	Open Space, Hiking Trail

Table continued on next page.

Number on Map 2.3	Site Name	Baseball Diamonds	Softball-League Diamonds	Softball-Sandlot Diamonds	Playfield	Play-Ground	Tennis Courts	Basketball Goals	Soccer Field	Ice Skating Rink	Pool or Beach	Other
	Private (continued)											
55	Prince of Peace Lutheran Church/School	--	--	--	--	X	--	--	--	--	--	--
56	Racine Area Soccer Association (Soccer Complex of Racine - SCORE)	--	--	--	--	--	--	--	18	--	--	Shelters, Restrooms
57	Racine County Line Rifle Club Range	--	--	--	--	--	--	--	--	--	--	Shooting Range, Archery Range
58	Racine County Pony Club	--	--	--	--	--	--	--	--	--	--	Equestrian Center
59	Racine Tennis Club	--	--	--	--	--	9 ^b	1	--	--	--	Volleyball Court
60	Serbian Soccer Club of Milwaukee/ St. Nikola Church	--	--	--	X	--	--	--	2	--	--	Shelters, Picnic Area, Restrooms
61	St. Louis Church/School	--	--	1	X	X	--	2	--	--	--	--
62	St. Rita School	--	--	1	X	X	--	5	1	--	--	--
63	The Ponds I/II Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space, Hiking Trails, Gazebo
64	Trinity Lutheran Church/School	--	--	1	X	X	--	3	1	--	--	--
65	Witt's End	--	--	--	--	--	--	--	--	--	--	Horseshoe Pits
66	Wooded Valley Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space
67	Yogi Bear's Jellystone Park	--	--	1	X	X	--	2	--	--	X	Campgrounds (280 Sites), Sand Volleyball Courts, Horseshoe Pits, Miniature Golf, Waterslide, Outdoor Theater, Fishing, Bath Houses
Subtotal – 40 Sites		--	3	5	8	8	14	17	22	--	3	--
Total – 67 Sites		4	8	8	19	18	18	36	39	--	3	--

Notes:

^a May also serve as a baseball diamond.

^b The tennis courts are located indoors.

Source: Village of Caledonia and SEWRPC

Table 2.5
Conservation Easements in the Village of Caledonia: 2024

Number on Map 2.4	Site Name	Location	Holder of Easement	Size (acres)
1	Caledonia Conservancy Easement	T4N, R22E, Section 11	Caledonia Conservancy	1
2	Duda Easement	T4N, R22E, Section 14	Kenosha Racine Land Trust	12
3	Erlandsson Easement	T4N, R22E, Section 13	Caledonia Conservancy	1
4	Greater Racine Kennel Club Easement	T4N, R22E, Section 11	Caledonia Conservancy	1
5	McCalvy Easement	T4N, R22E, Section 12	Caledonia Conservancy	26
6	Myers Easement	T4N, R23E, Section 19	Kenosha Racine Land Trust	225
7	Neubauer Trail Easement	T4N, R22E, Section 24	Caledonia Conservancy	13
8	Ryder Easement	T4N, R22E, Sections 13 and 14	Kenosha Racine Land Trust	36
9	Wetland Easement	T4N, R22E, Sections 18 and 19	Wisconsin Department of Natural Resources	4
Total – 9 Sites				319

Source: Village of Caledonia and SEWRPC

Table 2.6
Village of Caledonia Park System: 2024

Number on Map 2.5	Site Name	Location	Type	Size (acres)
1	5 ½ Mile Park	T4N, R23E, Section 17	Undeveloped Neighborhood Park	21
2	Chapla Park	T4N, R23E, Section 8	Neighborhood Park	9
3	Cornerstone Park	T4N, R23E, Section 16	Undeveloped Neighborhood Park	3
4	County Line Park	T4N, R22E, Section 2	Undeveloped Neighborhood Park	18
5	Crawford Park	T4N, R23E, Section 20	Community Park	35
6	Gorney Park	T4N, R22E, Section 3	Community Park	41
7	Linwood Park	T4N, R22E, Section 14	Neighborhood Park	12
8	Maple Park	T4N, R23E, Section 28	Neighborhood Park	2
9	Nicholson Wildlife Refuge	T4N, R22E, Section 21	Conservancy Area	127
10	Village Land – Markay Stormwater Basin	T4N, R23E, Section 28	Open Space Site	22
11	Village Land – SCORE Stormwater Basin	T4N, R22E, Section 33	Open Space Site	21
12	Village Land – Caddy Vista Stormwater Basin	T4N, R22E, Section 4	Open Space Site	7
13	Village Land – (East Side of Terrace High and North of Richmond Drive)	T4N, R22E, Section 36	Open Space Site	4
14	Village Land – (South Side of Four Mile Road and West of Green Bay Road)	T4N, R23E, Section 19	Open Space Site	3
15	Village Land - (Southwest Quadrant of Six Mile Road and Union Pacific Railroad)	T4N, R23E, Section 18	Open Space Site	3
Total – 15 Sites				328

Source: Village of Caledonia and SEWRPC

Table 2.7
Environmental Corridors and
Isolated Natural Resource Areas in
the Village of Caledonia: 2015

Corridor Type	Acres	Percent^a
Primary Environmental Corridor	1,859	6.4
Secondary Environmental Corridor	393	1.3
Isolated Natural Resource Area	1,452	5.0
Total	3,704	12.7

Note:

^a Percent of the Village land area (29,184 acres) with corridor.

Source: SEWRPC

Table 2.8

Natural Areas, Critical Species Habitat Sites, Geological Sites, and Aquatic Habitat Areas in the Village of Caledonia

Site Type ^a	Number on Map 2.9	Area Name	Location	Ownership	Size (acres)	Description and Comments
NA-1 (SNA)	1	Renak-Polak Maple-Beech Woods State Natural Area	T4N, R22E Section 14	University of Wisconsin – Parkside, Caledonia Conservancy, and other private	138	Outstanding, mostly old-growth low-lying southern mesic forest on east side of Root River. Wet-mesic hardwoods, shrub-carr, and shallow marsh lie along an intermittent stream which crosses the tract. Noted for spectacular displays of spring wildflowers. Probably the best such woods remaining in the Region
NA-2	2	Caledonia Wildlife Area	T4N, R22E Section 21	Village of Caledonia and private	166	An open wetland with seasonal ponds that attract a large number of migrating birds such as whistling swans, snow geese, golden plovers, and willets. The pond is one of the few secure stopover areas in the Region, and it is a very good observation area
	3	Cliffside Park Woods and Clay Banks	T4N, R23E Sections 7 and 8	Racine County and Village of Caledonia	55	Second-growth mesic woods, ravine, and steep clay banks along Lake Michigan harbor a rich and diverse flora, including such uncommon species as buffaloberry, cream gentian, stiff gentian, balsam poplar, and the State-designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>)
	4	Hunts Woods	T4N, R22E Sections 2 and 3	Racine County and private	36	A small but undisturbed remnant of southern mesic hardwoods, dominated by mature beeches and sugar maples. The woods to the south and east are younger, while to the north are lowland hardwoods. The relatively rich ground flora includes the State-designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>)
	5	Root River Wet-Mesic Woods—East	T4N, R22E Section 5	Racine County	2 ^b	Wet-mesic and mesic woods bordering a gravel-bottom stream that is tributary to the Root River. Contains a rich, diverse flora, including several rare species
NA-3	6	Caledonia Low Woods	T4N, R22E Sections 10, 11, and 14	Racine County and private	107	Moderate-quality lowland hardwoods bordering the Root River. Adjoining upland woods contains three State-designated special concern species: American gromwell (<i>Lithospermum latifolium</i>), red trillium (<i>Trillium recurvatum</i>), and black haw (<i>Viburnum prunifolium</i>)
	7	Dominican Ravine	T4N, R23E Section 21	Private	18	Small woodland containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species

Table continued on next page.

Site Type ^a	Number on Map 2.9	Area Name	Location	Ownership	Size (acres)	Description and Comments
NA-3 (continued)	8	Foley Road Woods—East	T4N, R22E Section 11	Private	24	Moderate-quality mesic woods with a rich ground flora; reportedly contains the State-designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>)
	9	Foley Road Woods—West	T4N, R22E Section 11	Private	19	Medium-age mesic and wet-mesic woods with a large population of black haw (<i>Viburnum prunifolium</i>)
	10	Power Plant Ravine Woods	T4N, R23E Section 6	WE Energies	32	Mesic woods bordering a steep ravine that leads to Lake Michigan. Although the woods has suffered from disturbance, it contains a rich flora, including a large population of the State-designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>). The exposed ravine slopes and Lake Michigan clay banks contain a number of unusual species
	11	Root River Riverine Forest	T4N, R22E Sections 3, 4, 5, and 6	Racine County, Milwaukee County, and private	185 ^c	A significant portion of the Root River corridor
	12	Seven Mile Road Woods	T4N, R22E Section 8	Private	20	Second-growth maple-ash-oak woods of about 75 years of age that has been subjected to past selective cutting. Contains a rich and diverse ground flora. Low areas contain ephemeral ponds
	13	Tabor Woods	T4N, R22E Sections 13 and 14	Caledonia Conservancy and other private	106	Relatively large but irregularly shaped mesic, dry-mesic, and wet-mesic woods that have suffered various degrees of disturbance. Portions of the woods are dominated by beech. Threatened by increasing residential development in the area
	14	Zirbes Woods	T4N, R22E Section 9	Private	13	A small but relatively undisturbed mesic woods dominated by basswood, white ash, red oak, and sugar maple, with a rich ground flora. Future high-grading is indicated by a number of the larger oaks which were marked
	CSH	15	Caledonia Low Woods – South	T4N, R23E Section 30	Racine County and private	30
16		Caledonia Sanitary Sewer Right-of-Way	T4N, R22E Section 25	Caledonia Conservancy, Racine County, and private	74 ^d	Shrubland containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species, and two species of special concern
17		Cliffside Park Old Field	T4N, R23E Sections 7 and 8	Racine County	55	Old field/grassland complex within county park containing breeding habitat for a number of grassland-nesting birds
18		Forked Aster Site	T4N, R22E Section 23	Racine County and private	18	Woodland supporting forked aster (<i>Aster furcatus</i>), a State-designated threatened species

Table continued on next page.

Site Type ^a	Number on Map 2.9	Area Name	Location	Ownership	Size (acres)	Description and Comments
CSH (continued)	19	Lakeside Woods	T4N R23E Section 6	WE Energies	2	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species
	20	River Bend Upland Woods	T4N, R23E Section 31	Racine County	14	Dry-mesic woods containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species
	21	Root River Bluff	T4N, R22E Section 26	Racine County and private	39 ^e	Small woodland supporting hoptree (<i>Ptelea trifoliata</i>), a State-designated special concern species
	22	Root River Ravine Woods	T4N R23E Section 30	Private	5	Small woodland supporting red trillium (<i>Trillium recurvatum</i>), a State-designated special concern species
	23	Root River Strip Woods	T4N, R23E Section 31	Racine County and private	2	Small woodland supporting a State-designated special concern species, hoptree (<i>Ptelea trifoliata</i>)
	24	Sherwood Property	T4N, R22E Section 2	Private	4	Wetland containing a population of hoplike sedge (<i>Carex lupuliformis</i>), a State-designated endangered species
	25	WEPCO Oak Woods	T4N, R22E Section 1 T4N, R23E Section 6	WE Energies	14	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species
	26	WEPCO Woods	T4N, R22E Section 1	WE Energies	18	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species
	27	Wood Duck Woods	T4N, R23E Section 6	WE Energies	3	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered species
GA-3	28	Cliffside Park Clay Banks	T4N, R23E Sections 7 and 8	Racine County, Village of Caledonia, and WE Energies	14	Clay banks along Lake Michigan shoreline
	29	Root River Outcrops	T4N, R22E Section 26	Racine County and private	19 ^f	Low outcrops of Racine Dolomite along Root River; one of few places in Racine County where rock is exposed
AQ-3	30	Husher Creek	T3N, R22E Sections 5, 8, and 9	--	1.9 miles	Bisects an identified Natural Area, the Root River Riverine Forest
AQ-3 (RSH)	31	Root River downstream from County Line Road to Nicholson Road	T3N, R22E Sections 4 and 5	--	1.9 ^g miles	Bisects identified Natural Areas
	32	Root River downstream from Nicholson Road to STH 38	T3N, R22E Sections 3, 10, 11, 14, 23, 25, and 26 T3N, R23E Sections 19, 30, and 31	--	10.0 ^g miles	Critical herptile species habitat

Table continued on next page.

Note:

^a Site types are classified as follows:

NA-1 identifies Natural Areas of statewide or greater significance

NA-2 identifies Natural Areas of countywide or regional significance

NA-3 identifies Natural Areas of local significance

CSH identifies Critical Species Habitat sites

GA-3 identifies Geological Areas of local significance

SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council

RSH, or Rare Species Habitat, identifies those Aquatic Areas which support habitat for endangered, threatened, or "special concern" species officially designated by the Wisconsin Department of Natural Resources

AQ-3 identifies Aquatic Areas of local significance.

^b Includes only the acreage located in the Village. Total acreage is 52 acres. Milwaukee County owns the remaining 50-acre portion of the site.

^c Includes only the acreage located in the Village. Total acreage is 331 acres. Milwaukee County owns a 143-acre portion of the site and the Wisconsin Department of Transportation owns a two-acre portion of the site. The remaining one acre is under private ownership.

^d Includes only the acreage located in the Village. Total acreage is 94 acres. The remaining 20 acres are located in the City of Racine and owned by the City of Racine as part of Johnson Park and Golf Course.

^e Includes only the acreage located in the Village. Total acreage is 50 acres. The remaining 11 acres are located in the City of Racine and owned by the City of Racine as part of Johnson Park Golf Course or the Johnson Park Dog Run.

^f Includes only the acreage located in the Village. Total acreage is 25 acres. The remaining six acres are located in the City of Racine and owned by the City of Racine as part of the Johnson Park Dog Run.

^g Portion of the site extends outside of the Village and miles given are entirely within the Village.

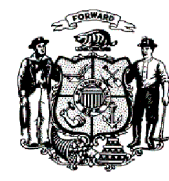
Source: Wisconsin Department of Natural Resources and SEWRPC

THE GLEN AT WATERS EDGE

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

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

Certified _____, 20____

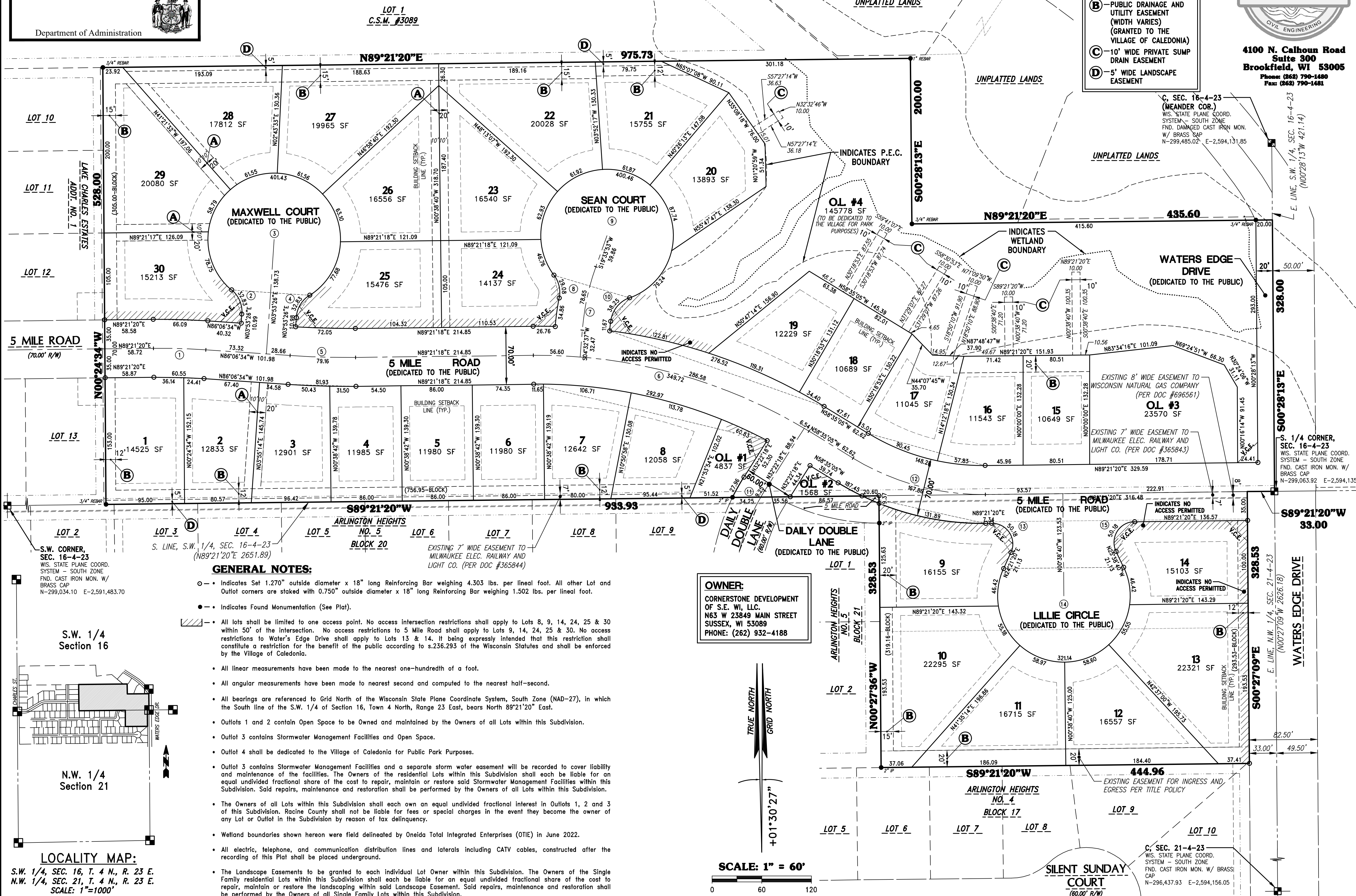


Department of Administration



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

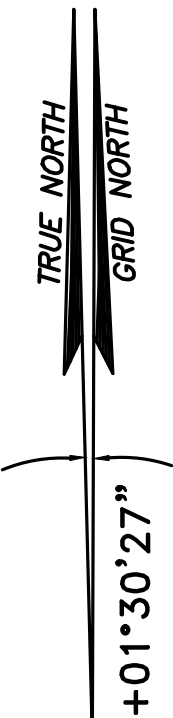
EASEMENT LEGEND:	
(A)	20' WIDE PUBLIC STORM SEWER EASEMENT (GRANTED TO THE VILLAGE OF CALEDONIA)
(B)	PUBLIC DRAINAGE AND UTILITY EASEMENT (WIDTH VARIES) (GRANTED TO THE VILLAGE OF CALEDONIA)
(C)	10' WIDE PRIVATE SUMP DRAIN EASEMENT
(D)	5' WIDE LANDSCAPE EASEMENT



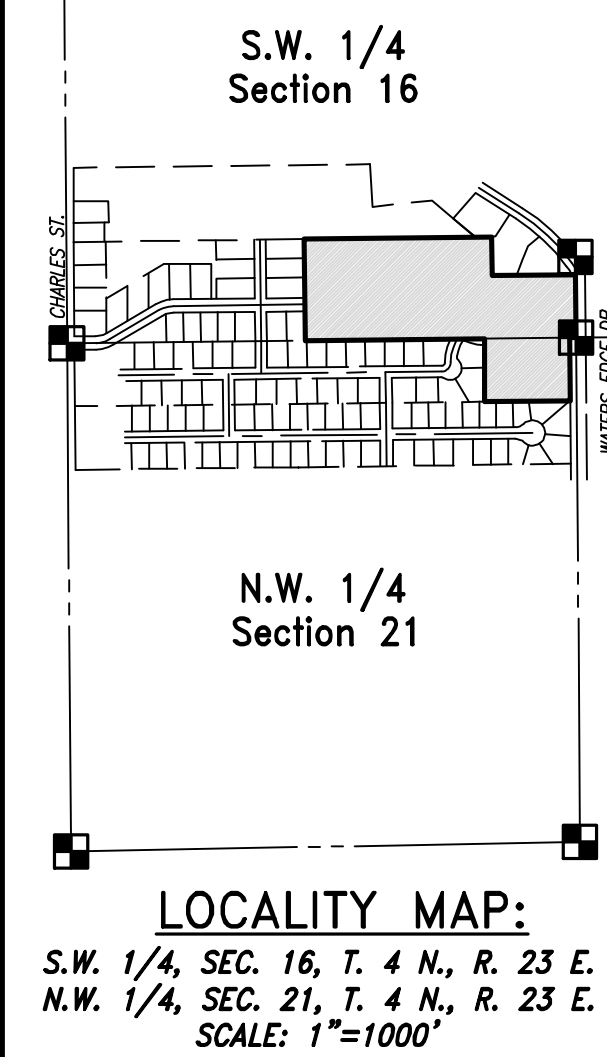
GENERAL NOTES:

- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- — Indicates Found Monumentation (See Plat).
- ▨ — All lots shall be limited to one access point. No access intersection restrictions shall apply to Lots 8, 9, 14, 24, 25 & 30 within 50' of the intersection. No access restrictions to 5 Mile Road shall apply to Lots 9, 14, 24, 25 & 30. No access restrictions to Waters Edge Drive shall apply to Lots 13 & 14. If being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Village of Caledonia.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, bears North 89°21'20" East.
- Outlots 1 and 2 contain Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- Outlot 3 contains Stormwater Management Facilities and Open Space.
- Outlot 4 shall be dedicated to the Village of Caledonia for Public Park Purposes.
- Outlot 3 contains Stormwater Management Facilities and a separate storm water easement will be recorded to cover liability and maintenance of the facilities. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this Subdivision. Racine County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Wetland boundaries shown hereon were field delineated by Oneida Total Integrated Enterprises (OTIE) in June 2022.
- All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after the recording of this Plat shall be placed underground.
- The Landscape Easements to be granted to each individual Lot Owner within this Subdivision. The Owners of the Single Family residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Single Family Lots within this Subdivision.

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



SCALE: 1" = 60'



22-040-796-01

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

DATED THIS 15TH DAY OF JUNE, 2023

SHEET 1 OF 3

THE GLEN AT WATERS EDGE

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

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

PRESERVATION RESTRICTIONS:

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

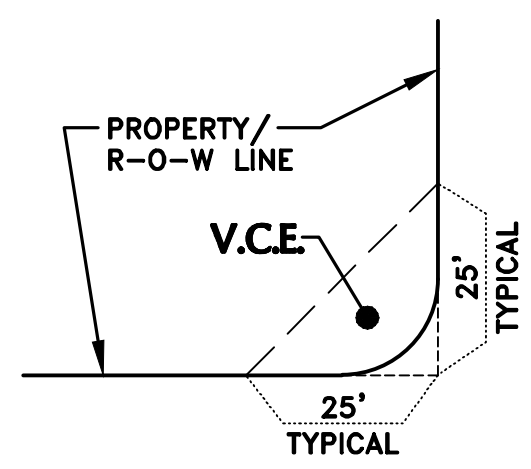
- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation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

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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

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

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

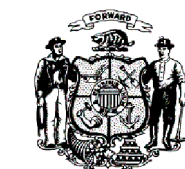


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1490
Fax: (262) 790-1481

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

Certified _____, 20__

Department of Administration



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

THE GLEN AT WATERS EDGE

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

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

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

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

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

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

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

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

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

Dated this ____ Day of _____, 20 ____.

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

UTILITY EASEMENT PROVISIONS:

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

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

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

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

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

APPROVING AGENCIES:

1. Village of Caledonia

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Racine County Planning and Development

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

CORNERSTONE DEVELOPMENT OF S.E. WI, LLC

John Wahlen, Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

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

CONSENT OF CORPORATE MORTGAGEE:

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

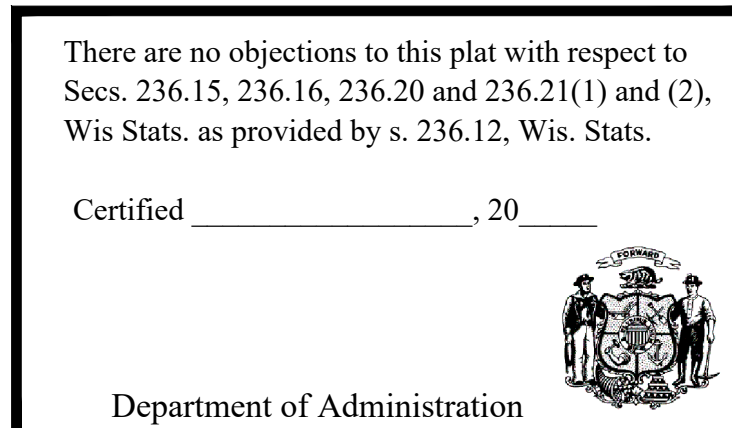
SPRING BANK

Glenn Michaelsen, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

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

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



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

Jeff Latus, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

Wayne Krueger, Village Finance Director

VILLAGE BOARD APPROVAL:

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

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

Tom Weatherston, Village President

Joslyn M. Hoefert, Village Clerk