Village of CALEDONIA

PLAN COMMISSION AGENDA
Monday, February 26, 2024 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. **Meeting called to order**
2. **Roll Call**
3. **Approval of Minutes** – Plan Commission **–** January 29, 2024
4. **Public Comment –** Provides citizens a two-minute opportunity to voice their opinions to the Plan Commission. The Plan Commission is unable to respond as any discussion may conflict with open meeting requirements.

5. **Public Hearing and Possible Action on Items Set for Public Hearing**
   A. CONDITIONAL USE REVIEW – Review a request for a conditional use to construct and operate a twenty-five-acre private solar generation utility facility for the property located 11049 Adams Road submitted by Peter Murphy, Applicant, Cooper Power Systems Inc., Owner. (Parcel ID No. 104-04-22-29-029-010). More information at Caledonia ZoningHub: https://s.zoninghub.com/UP02SY6B6O

6. **New Business**
   A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a twenty-five-acre private solar utility located at 11049 Adams Road submitted by Peter Murphy, Applicant, Cooper Power Inc., Owner. (Parcel ID No. 104-04-22-29-029-010). More information at Caledonia ZoningHub: https://s.zoninghub.com/PNFHFPH9MM

   B. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a proposed building, site, and operations plan for the construction of a ±191 square-foot gazebo located at 3920 N. Green Bay Road submitted by Mirsad Aslani, Applicant, St. Monica Senior Citizen, Owner. (Parcel ID No. 104-04-23-31-020-000). More information at Caledonia ZoningHub: https://s.zoninghub.com/2RE53WB4M9

   C. BUILDING, SITE, AND OPERATION PLAN REVIEW - Review a building, site, and operation plan for the relocation of two cabins and the construction of two new cabins on site located at 8425 STH 38 submitted by Scott Bender, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000). More information at Caledonia ZoningHub: https://s.zoninghub.com/A9JU6MEOEK

   D. TEMPORARY USE REVIEW – Consider a request to utilize a 20’ x 20’ canopy tent and 8’ x 20’ cargo container for the sale of fireworks from June 7, 2024, through July 7, 2024 located at 7952 USH 41 submitted by Jacob Zamora, Applicant; Kidangayil, Inc., Owner (Parcel ID No. 104-04-22-07-076-000). More information at Caledonia ZoningHub: https://s.zoninghub.com/NQD8CMZGXG

   E. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a ±1,000 square-foot addition to the existing commercial building located at 13600 7 Mile Road submitted by Nathan Remitz, Applicant, Rahul Singh, Owner. (Parcel ID No. 104-04-22-06-069-000). More information at Caledonia ZoningHub: https://s.zoninghub.com/31H6P5VY78

7. **Adjournment**

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

1. Meeting called to order

President Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane, Racine, WI.

2. Roll Call/Introductions

PRESENT: 6 – Joe Kiriaki, Michael Moore, Ami May, Ron Bocciardi, Trustee Pierce and President Weatherston.

ABSENT: 1 – Tom Knitter was excused

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

3. Approval of Minutes

3A. Planning Commission Meeting Minutes – November 27, 2023

Motion by Pierce to approve the minutes from November 27, 2023. Seconded by Kiriaki. Motion carried unanimously.

3B. Special Joint Meeting with Village Board Minutes – December 18, 2023

Motion by Bocciardi to approve the minutes from December 18, 2023. Seconded by Kiriaki. Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the commission:

1. Jeff Daniels – Charles St. Concerns with Audubon with density, design changes, and home values.
2. SR Mills, Bear Development. Spoke about creating buffers and out lots.
3. Jeff Midday – Charles St. Concerns about wildlife. Spoke with developer and is very pleased with their response.
4. Bill Wolf – Charles St. Concerns about runoff and lakeshore drift, fireworks and gunfire in area. Requests DN return pink flags that he believes protects wetlands.
5. Rich Gastra – Charles St. Concerns about greenspace. Requests DN return pink flags that he believes protects wetlands.
6. Sandra Eppers – Charles St. Concerns about traffic and drainage issues causing flooding.
7. Fran Martin – 5 Mile Rd. Concerned about the number of waivers to the 40% greenspace requirement, and item 7 memo referring to staff intention of eliminating the requirement.

8. Jennifer Woods – 6 Mile Rd. Concerned about item 7 zoning change. She does not believe the density is suited for area, and believes traffic and home values will be negatively affected.
9. Cathy Ulrich – Catherine Dr. Concerned about Catlyn Woods development causing traffic issues, and current construction traffic being a hazard.
10. Wendy McCalvey – Richmond Dr. Concerned about waivers to the open space requirements, believes the people of the Village don't want dense subdivision.
11. Becky Fick – Catherine Dr. Flooding basement and sewage backup on, and wonders if the utility can keep up with all the new developments.
12. Debbie – Short Road. Concerned about the 4 Mile Rd Crawford subdivision. Is opposed to the higher density development and concerned about increasing traffic.
13. Gary Sights – Catherine Dr. Has questions about the phases of construction. Requests DNR return the pink flags.
14. Carolyn Miskell – Dustir Dr. Asks for the commission and staff to listen to the people.
15. Dan Wolf – Rebecca Dr. Concerns about traffic, access, and water issues
16. Al Lopez – 5 Mile Rd. Concerns about traffic, water, and electrical power issues.
17. Edward Proska Wildlife and flooding,
18. Jeralyn Mulkey – Catherin Dr. Concerned about increasing flooding and lack of wildlife with so many new subdivisions. Would like to speak to the developers on what the benefits will be.
19. Sally Hollow – Dunkelow Rd. Requests that the number of houses be reduced in the Homestead subdivision plan
20. Ryan Germanotta – Rebecca Dr. Concerned about traffic in future and current construction traffic and noise.
21. Caroline Nicholson – Fenceline Rd. Concerned about flooding and traffic.
22. Beth Spangenberg – Randall Lane. Concerned about flooding and traffic.
23. Martha Hutsick – Harvest Lane. Believes the Crawford subdivision does not belong in the area, doesn't fit with the other properties.

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

5A. CONDITIONAL USE & BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a request for a conditional use for a fenced, outdoor storage yard for related business equipment and materials and a building, site, and operation plan for the construction of a ±5,580 square-foot fenced, outdoor storage area located at 6228 Douglas Avenue submitted by Pete Sanfelippo, Applicant, Meade Inc., Owner. (Parcel ID No. 104-04-23-18-168-000)

Public Hearing opened at 6:46PM
President Weatherston asked three times if anyone wanted to speak in favor of this proposal.
In Favor: None

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

- John Therklesen, 6017 Matthew Dr: The back of his home faces the business. Because of trees bordering property being cut down, noise from the property has become an issue. Would like the new run fence to run the entire west length pf property to mitigate.
- Marth Hutsick, 4502 Harvest Lane: Would prefer an evergreen screen instead of fence.

Public Hearing closed at 6:56PM

Commission Deliberation:
Commentary from Shawn (landscape architect) and Pete (owner) on the proposed efforts to mitigate neighbor complaints. They are open to extending and raising height of fence, and replacing shrubs with a taller evergreen such as arborvitae.

Motion by Kiriaki to recommend approval to the Village Board that a conditional use allowing the operation of a contractor's yard with outdoor storage of equipment and materials related to the business with conditions outlined in Exhibit A, located at 6228 Douglas Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is consistent with the 2035 Land Use Plan designating manufacturing use for the parcel

Seconded by Trustee Pierce.
Motion carried unanimously.

Motion by Kiraki to recommend approval to the Village Board that the building, site, and operation plan for the constructions of a ±5,580 square-foot, gravel, outdoor storage yard with fencing located at 6228 Douglas Avenue be approved for the following reasons:

a. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
b. The proposed use complies with the approved conditional use conditions and restrictions for a contractor's yard with outdoor storage.

Seconded by Trustee Pierce.
Motion carried unanimously.

5B. REZONE REVIEW– Review a request to rezone a ±28.81-acre parcel located at 2115 5 ½ Mile Road from R-3, Single-Family Residential to I-1, Institutional District which better recognizes the existing use of a school on the parcel and provides the correct zoning district for future school expansion submitted by Jason Albrecht, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-23-17-082-000)

Public Hearing opened at 7:10PM
President Weatherston asked three times if anyone wanted to speak in favor of this proposal.
In Favor: None

President Weatherston asked three times if anyone wanted to speak against this proposal.
Against: None

Public Hearing closed at 7:11PM

Motion by Pierce to recommend approval to the Village Board that the parcel located 2115 5 1/2 Mile Road be rezoned from R-3, Single-Family Residential District to I-1, Institutional District for the following reasons:

1. The rezoning of the parcel will maintain existing property rights to use and develop the property as a school.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as governmental and institutional for the subject property.

Seconded by Kiriaki.
Motion carried unanimously.

6. New Business

6A. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of two building expansion for the Olympia-Brown School building consisting of a total of ±42,992 square feet and other site improvements located at 2115 5 Mile Road submitted by Jason Albrecht, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-23-082-000)

The committee discussed possible traffic issues that may occur due to the expansion of the school and asked about additional accesses to the school. RUSD architect Jason Albrecht responded that the pickup circle will be widened, and it was thought that adding additional access points would be unnecessarily confusing for parents and busses.

Staff advised the commission that an ordinance is on the books allowing for modification of 5 ½ Mile Road if needed, and that costs would be shared with RUSD via special assessment.

Motion by Bocciardi to recommend approval to the Village Board the building, site, and operation plan for the construction of two building additions consisting of ±42,992 square feet and other site improvements located 2115 5 1/2 Mile Road be approved with conditions outlined in Exhibit A for the following reasons:

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

Seconded by Pierce.
Motion carried unanimously.

6B. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a ±651 square-foot accessory structure with solar array

for the property located at 7133 Michna Road submitted by MaryLynn Conter Strack, Applicant, Sisters of St. Dominic, Owner. (Parcel ID No. 104-04-23-07-029-010)

Discussion by the board and staff was in support of the plan.

Motion by Kiriaki to recommend approval to the Village Board that the building, site, and operational plan for the construction of a ±651 square-foot accessory structure with a solar array located at 7133 Michna Road be approved for the following reasons:

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

Seconded by Moore.
Motion carried unanimously.

6C. PRELIMINARY PLAT AMENDMENT – Review an amendment to the preliminary plat for the Homestead Acres Subdivision creating 75 lots with modification waiver requests related to Section 14-3-5(b) located on two parcels located north and east of 7500 Northwestern Avenue submitted by Nancy Washburn, Applicant, Newport Group LLC, Owner. (Parcel ID Nos. 104-04-22-34-081-010 & 104-04-22-35-029-030)

The committee discussed concerns over granting the conservation easement waiver. Developer representative Nancy Washburn and staff provided details informing the recommendation to waiver the requirement, specifically the lack of capacity of the K/RLT Conservancy to manage more easements. Without the easement the HOA would be required to maintain the protected areas. With the easement, a trust would need to be found to provided enforcement, if one was able to found. The developer/builder would also have to create a conservation defense fund.

Nancy Washburn addressed resident concerns over potential drainage issues, giving details on the planned retention pond system, which in her opinion would improve current conditions, rather than making them worse.

Motion by Moore to recommend approval of the amended Preliminary Plat for Homestead Acres and the Modification Wavier from Ordinance 14-3-5(b) subject to the following conditions:

1. Civil/Site Plans and the SWMP shall be submitted and approved prior to the issuance of any building permits. Submit updated plans for approval for Phase 1.
2. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits
3. Preliminary Construction Plans shall be submitted to the Village with the Final Plat of any phase.
4. The Developer shall enter into a Subdivision Development Agreement at the time of construction Plan Submittal and prior to any construction on the site.
5. Future Phases shall have sewer and water extensions reviewed and approved by the Caledonia Utility District, Racine Wastewater, and the Wisconsin DNR.

6. Stormwater Pond easements are to be provided via separate documents and will need to include exhibits and legal descriptions.
7. Submit for review and approval by the Village a Stewardship Plan for maintaining the Open Space.
8. Submit for review and approval by the Village the Homeowners Association organizational documents and restrictive covenants for review and approval as to required provisions by Village Staff.
9. The Developer shall restrict the common open space in the out lots from any further land divisions and development.
10. Road Cross Section can be the local urban cross section approved by the Board of Public Works in 2023. This includes a 32' flange to flange width and 5" total asphalt thickness for all roads within the Preliminary Plat.
11. Mainline North-South Road is designed as a collector rural roadway per Village Standards.
12. Grant a 12' Drainage and Utility Easement around perimeter of subdivision. Ensure the labeling for both rear yard easements have the updated name of the easement as well.
13. Lots abutting an Outlot will not require a 12' Drainage and Utility Easement unless determined otherwise by the Master Grading and Drainage Plans.
14. Provide a note on the Plat that driveways shall not have a centerline slope steeper than 6%.
15. Add a note on the Plat that "Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill."
16. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps of Engineers, etc.).
17. All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.
18. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
19. The amended subdivision Preliminary Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

Seconded by May

A new motion was made by Pierce to amend the original motion by including the conservation easement requirement.

Seconded by Kiriaki
Motion carried 5-1, President Weatherston votes nay.

Amended motion carried unanimously

6D. PRELIMINARY PLAT AMENDMENT – Review an amendment to the preliminary plat for the Audubon Arboretum Subdivision creating 120 lots with modification waiver requests related to Section 14-3-5(b) located on multiple parcels located at 6444 Charles Street submitted by Nancy Washburn, Applicant, Audubon Park-Racine LLC, Owner. (Parcel ID Nos. 104-04-23-17-084-000, 104-04-23-17-085-000, 104-04-23-17-086-005, & 104-04-23-17-083-000)

The committee discussed concerns over granting the conservation easement waiver, a continuation of the conversation on item 6C.

Motion by Pierce to recommend approval of the amended Preliminary Plat for Audubon Arboretum and the Modification Waiver from Ordinance 14-3-5(b) subject to updates made with the input from neighbors and the following conditions:

1. The SWMP shall be modified for the amended layout and submitted to the Villag and Utility District for review and approval.
2. Civil/Site Plans, including Sanitary and Water extensions, shall be submitted to the Village and Utility District with the Final Plat.
3. Water and Sewer Extension Plan shall be submitted and approved by the Wisconsin DNR and Racine Wastewater Utility.
4. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits.
5. Submit for review and approval by the Village a Stewardship Plan for maintaining the Open Space.
6. Submit for review and approval by the Village the Homeowner's Association organizational documents and restrictive covenants for review and approval as to required provisions by Village Staff.
7. The Developer shall restrict the common open space in the out lots from any further land divisions and development.
8. Civil/Site Plans and the SWMP shall be approved prior to the issuance of any building permits.
9. A Development Agreement shall be entered into as condition of any Final Plat Approval.
10. Road Cross Section shall be modified to include the local urban cross section approved by the Board of Public Works in 2023. This includes a 32' flange to flange width and 5" total asphalt thickness for all local roads within the Preliminary Plat.
11. Update Village Roads to 66' ROW on all internal road sections.
12. Show 75' wetland buffer for drainage concerns on Final Plat and all individual site grading plans when submitted. Provide DNR requirement of the 75' buffer to the Village.
13. Provide additional notes for wetland buffer such as "no-mow" areas if required.
14. Provide information on the WBIC 3000518 water way on Lot 119 per the WDNR. Modify Lot 119 accordingly.
15. Cul-De-Sac islands shall be built to Village Standards with a 32.5' radius to the flange of the island curb. Cardinal Court appears to be larger than this.

16. Correct the drafting error at Lots 46 and 97 for the road width on the Final Plat.
17. Show 50’ No Access Easements at all intersections and provide note on Plat.
18. Correct Vision Corner Easement Detail and Plans to be 25’.
19. Correct Item 12 on Page 2 describes the Vision Corner Easement for the spelling error and that no plantings, berms, fencing, signs or any other structure are allowed in these areas. Nothing shall be grown to a height of no more than 6” in this area.
20. Call out Temporary Turnaround Tee Easement on Oriole Road.
21. Adjust North Lot Line to include a 33’ Right-of-Way for public road purposes at the northeast corner. Extend line to the northwest corner and update the bearing and legal description information. Call out dedication of public road right-of-way.
22. Developer shall provide a minimum 5’ sidewalk for Lots 1-8 and Lots 114-118 along the Right-of-Way for Safe Access to School. Final design shall be determined with the Civil/Site Plans. Shall include ADA ramp crossings at Dustir Drive.
23. All lots are to be restricted to 1 access onto the Village Right-of-Way. A note shall be provided on the Final Plat.
24. Lot 105 shall be restricted to no access on to Charles Street.
25. Outlot 5 shall have both ponds modified to be within the Outlot. Ponds currently encroach onto buildable lots. Civil Site Plans shall provide this detail.
26. Grant a 12’ Drainage and Utility Easement around perimeter of subdivision except for where it abuts the ROW or Outlot at Lot 73, 105, 119,120. This will not be required along Outlot 1 rear yards pending the master grading plan of the development.
27. Update naming of easement in the rear yard of properties to include “drainage”.
28. Recommend showing a generic 25’ radius for the future Robin Lane curb connections on Charles Street and Dustir Drive onto 5-1/2 Mile Road.
29. Dustir Drive is spelled incorrectly on the Preliminary Plat. Please correct.
30. Rename Cardinal Court due to similarities with Cardinal Drive in another subdivision.
31. Road connections to 5-1/2 Mile Road and Charles Street will require pavement removal limits in the concrete to be coordinated with the Village Engineer prior to removal. This shall be noted on construction plans when submitted.
32. Southbound white edge line on Charles Street shall be modified to include a acceleration/deceleration lane. Sandblasting and repainting will be required and shall be noted on the proposed Civil/Site Plans.
33. Ensure all easements are shown within 300’ of the subdivision.
34. Access from Parcel 104-04-23-17-086-002, otherwise known as 6320 Charles Street, shall be discussed between the Owner, Developer, and Village by the time of construction. The access on Charles Street may need to be modified due to standard no access restrictions when Robin Lane is connected.
35. Provide a note on the Plat that driveways shall not have a centerline slope steeper than 6%.
36. Add a note on the Plat that “Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.”

37. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps of Engineers, etc.).
38. All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers. 39. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
39. The amended subdivision Preliminary Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

Seconded by May.
Motion carried unanimously.

6E. PRELIMINARY PLAT AMENDMENT – Review an amendment to the preliminary plat for Catlyn Woods Subdivision located at 6235 Middle Road, creating 68 lots with modification waiver requests related to Section 14-3-5(b) & 14-3-4(c)(2)(c)(i)(b) submitted by Nancy Washburn, Applicant, Middle Road Investments LLC, Owner. (Parcel ID No. 104-04-23-17-072-000)

The committee discussed concerns over granting the conservation easement waiver, a continuation of the conversation on item 6C.

Motion by Pierce to recommend that the Village Board approve the amended Preliminary Plat for Catlyn Woods and the Modification Waivers from Ordinance 14-3-5(b) and Ordinance 14-3-4 (c)(2)(c)(i)(b) subject to the following conditions:

1. An Updated Preliminary Plat is submitted to the Village prior to the Village Board Meeting the 40% Open Space requirement.
2. An updated pre-development agreement is entered into and a $1,000 deposit is provided to the Village.
3. Dedicate a 60’ segment of land at the east lot line along the Klema Ditch to the Village of Caledonia.
4. Civil/Site Plans and the SWMP shall be submitted and approved prior to the issuance of any building permits.
5. Preliminary Construction Plans shall be submitted to the Village with the Final Plat.
6. Sanitary Sewer Extensions shall be approved by the Caledonia Utility District, Racine Wastewater, and the Wisconsin DNR.
7. Water Extensions shall be approved by the Caledonia Utility District and the Wisconsin DNR.
8. Stormwater Pond easements shall be submitted via separate documents which will include exhibits and legal descriptions.
9. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits.
10. The Developer shall enter into a Subdivision Development Agreement at the time of Construction Plan Submittal and prior to any construction on the site.
11. Submit for review and approval by the Village a Stewardship Plan for maintaining the Open Space.

12. Submit for review and approval by the Village the Homeowners Association organizational documents and restrictive covenants for review and approval as to required provisions by Village Staff.
13. The Developer shall restrict the common open space in the out lots from any further land divisions and development.
14. Investigate the waterway labeled WBIC 5038787 by the Wisconsin DNR and provide a modified Plat meeting the 75' setbacks from the OHWM or evidence that this is not a navigable waterway or stream from the DNR to leave the plat as proposed prior to the Village Board meeting.
15. Road Cross Section can include the local urban cross section approved by the Board of Public Works in 2023. This includes a 32' flange to flange width and 5" total asphalt thickness for all roads within the Preliminary Plat.
16. Grant a 12' Drainage and Utility Easement around perimeter of subdivision. Ensure the labeling for both rear yard easements have the updated name of the easement as well.
17. Grant an 18' Storm Sewer and Drainage Easement along the backside of Lots 1-4 and 27-33.
18. Provide a note on the Plat that driveways shall not have a centerline slope steeper than 6%.
19. Add a note on the Plat that "Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill."
20. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps of Engineers, etc.).
21. All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.
22. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
23. The amended subdivision Preliminary Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

Seconded by Bocciardi.
Motion carried unanimously.

6F. CERTIFIED SURVEY MAP – Review the proposed combination of three existing parcels into one parcel located at 5915, 5919, 5945 Erie Street (now Water's Edge Drive) submitted by Aaron Kock, Applicant, CCM-Caledonia LLC, Owner. (Parcel ID Nos. 104-04-23-21-003-030, 104-04-23-21-003-010, 104-04-23-21-003-020)

Motion by May to recommend approval of the Certified Survey Map subject to the following
conditions:

1. CCM, Inc. shall reimburse the Village for all continuing costs per the Development Agreement, Ordinance No. 2020-19, Resolution 2023-12 and Ordinance No. 2023-82.

2. Public Access is granted to for the trail system around the development and labeled on the CSM and the Condominium Plat. The Property Owner, its successors and assigns including the Condominium Association to be created, shall be required to maintain the trail system in perpetuity.
3. Access for the Sisters of St. Dominic is included on the Condominium Plat and CSM. A note shall be provided on how this is achieved on both the CSM and Condominium Plat.
4. Sanitary Sewer easements required for Phase 1 of the future condominium development shall be included on this CSM prior to approval and recording.
5. The 10' drainage easement along proposed west lot line and running parallel to Waters Edge Drive shall be included on the CSM prior to approval and recording.
6. Village Roadway shall be updated to Waters Edge Drive on the CSM and on all legal descriptions as required. A legal description of the resolution changing the name may be provide upon request.
7. Add coordinates on Section Corners and Meander Corners
8. Give Distance between the NE Section Corner & Meander Corner with bearings.
9. All utility and other easements required to be granted to the Village shall be memorialized in a written easement agreement and separately recorded in a form required and approved by the Village. All exhibits and legal descriptions shall be included with the documents.

Seconded by Pierce.
Motion carried unanimously.

6G. PRELIMINARY CONDOMINIUM PLAT – Review a preliminary condominium plat for the Water's Edge Condominiums creating 93 units with modification waiver requests related to Section 14-3-5(b) located at 5915, 5919, 5945 Erie Street (now Water's Edge Drive) submitted by Aaron Kock, Applicant, CCM-Caledonia LLC, Owner.

Motion by Pierce to recommend approval of the Preliminary Condominium Plat for Waters Edge A Condominium, subject to the following conditions:

1. CCM, Inc. shall reimburse the Village for all continuing costs and comply with all requirements of the Development Agreement, Ordinance No. 2020-19, Resolution 2023-12 and Ordinance No. 2023-82.
2. Submit for review and approval by the Village all organizational documents for the condominium and its association(s), including but not limited to the Declaration of Condominium, Restrictive Covenants, Bylaws, and other operational documents.
3. Submit for review and approval by the Village a Stewardship Plan for Open Space Areas.
4. Condominium name shall be updated prior to approval of the Preliminary Condominium Plat at the Village Board.
5. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits.
6. Construction Plan Details for the retaining wall and boardwalk shall be submitted for approval by the Village prior to the construction of those phases in the development.
7. Stormwater Pond Easements shall be provided as separate documents and include exhibits and legal descriptions.

8. All sewer and water extensions shall be reviewed and approved by the necessary agencies (DNR, Caledonia Utility District, Racine Wastewater).
9. Public Access is granted to for the trail system around the development and labeled on the CSM and the Final Condominium Plat. The Property Owner, its successors and assigns including the Condominium Association to be created, shall be required to maintain the trail system in perpetuity.
10. Access for the Sisters of St. Dominic is included on the Final Condominium Plat and CSM. A note shall be provided on how this is achieved on both the CSM and Final Condominium Plat.
11. The Plat should note "private drive" not "private road".
12. Village Roadway shall be updated to Waters Edge Drive.
13. Addresses shall be updated as shown on Sheet 2 of the Preliminary Condominium Plat to coordinate with the Development Director final address listings.
14. Add a note on the Plat that "Units filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill."
15. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain (or extend) a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps, etc.).
16. All Village Owned infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.
17. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
18. The proposed Condominium Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

Seconded by May.
Motion carried unanimously.

7. Continuing Business

7A. CONCEPT SUBDIVISION PLAT REVIEW – Review a concept subdivision plat creating 14 lots for the parcel located at 5908 4 Mile Road submitted by Nancy Washburn, Applicant, TNG 23 LLC, Owner. (Parcel ID No. 104-0422-24-036-020).

Motion by Moore to recommend that the Village Board approve the Concept Plat for the Crawford Subdivision subject to the following:

1. Approval of Modification Waivers from Ordinance 14-3-4(c)(4)(b)(ii) and 14-3-5(b)
2. Approval of a rezoning from R-2 to R-5.
3. The Crawford Subdivision must conform to all Ordinances in Title 9, 14, and 18.
4. The Crawford Subdivision Preliminary and Final Plat is updated to include all features as listed in Title 14-3-3(f) and 14-3-3(i).
5. Right-of-Way is provided to be 45' wide along 4 Mile Road for the length of the property.
6. Add a name for the new Road.
7. Addition of all platted Right-of-Ways within 300' of the Plat.

8. Addition of all public and private easements within 300’ of the Plat.
9. Provide Ownership information for lots within 100’ of the Plat.
10. Provide a wetland delineation or proof that no wetlands exist on the property.
11. Provide a right turn lane into the development from 4 Mile Road.
12. Provide a sight distance study and exhibit for the proposed access.
13. Modify plans to include curb and gutter at the radii for the development.
14. Granting of a minimum 12’ Drainage and Utility Easement along the exterior boundary of the subdivision. This is not required along Outlot 1. Easement may need to be large in the rear portion of lots with a large drainage swale.
15. Provide utility easements as required when Utility layouts have been completed.
16. Provide a note on the plat restricting trees, plantings, buildings, berms, fences, patios, etc. in easement areas and Right-of-Ways.
17. Provide a note on the Plat that driveways shall not have a centerline slope greater than 6%.

Seconded by Bocciardi. Motion carried by the following vote:

Ayes: 4 – Weatherston, McManus, Stillman, Lambrecht, Lambrecht, Wishau

Nays: 2 – Pierce, Kiriaki

Excused: 1 –Knitter

8. Adjournment

Meeting adjourned at 9:21PM

Respectfully submitted,

Jennifer Olsen
Village Clerk

Village of CALEDONIA

Meeting Date: February 26, 2024

Item No. **5a & 6a**

PLAN COMMISSION REPORT

Proposal:	Conditional Use and Building, Site, and Operation Plan Reviews
Description:	Request for a conditional use to construct and operate a ±25-acre, 4W solar generation facility and approval of a building, site, and operation plan for the solar utility located at 11049 Adams Road.
Applicant(s):	Peter Murphy
Address(es):	11049 Adams Road
Suggested Motions:	That the Plan Commission recommends to the Village Board that a conditional use allowing the operation of a 25-acre, solar, private utility with conditions outlined in Exhibit A, located at 11049 Adams Road be approved for the following reasons: 1. The proposed use is allowed by underlying zoning through the conditional use review process. 2. The proposed use is consistent with the 2035 Land Use Plan designating manufacturing use for the parcel. That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the constructions of a ±25-acre solar power generation facility located at 11049 Adams Road be approved for the following reasons: 1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process. 2. The proposed use complies with the approved conditional use conditions and restrictions for a private, solar generation utility.

Owner(s):	Cooper Power Systems Inc.
Tax Key(s):	104-04-22-29-029-010
Lot Size(s):	101 acres
Current Zoning District(s):	M-2, General Manufacturing District, A-2, Agricultural District
Overlay District(s):	N/A
Wetlands:	☒ Yes ☐ No Floodplain: ☐ Yes ☒ No
Comprehensive Plan:	Industrial/Business Park

Background: The applicant is requesting a conditional use and site plan approval for a 25-acre solar utility facility on the vacant property located at 11049 Adams Road. The applicant also owns the industrial facility surrounded by the parcel at 11131 Adams Road. The purpose of the solar generation facility is to provide energy to the industrial facility located at 11131 Adams Road. This type of use is a conditional use in the M-2 District. In addition to the conditional use, the applicant is requesting site plan approval. Therefore, the Plan Commission will need to make two motions on the following proposal. One for the conditional use and the other for the building, site, and operation plan. Staff has drafted suggested motions for each proposal.

CONDITIONAL USE REVIEW

The applicant is proposing to construct and operate a private solar generation facility that has the capacity to generate 4MW of energy. Power generated by the facility will be sold to Cooper Power Inc. which is located to the west of the proposed facility. The location is outside the sewer and water service area. This is not an issue as the proposed use does not require either of these services. The proposed use does not generate large volumes of traffic, pollution, or noise.

The facility will be bordered by railroad tracks to the east and the industrial building to the west. The wooded area on the western portion of the property will remain in its current condition. The applicant has no intentions currently to expand the solar array elsewhere on the property. If approved, the facility is limited in size to the proposed 25 acres. If the applicant wishes to expand, the applicant will need to go through a similar process prior to expansion.

Based on location and intensity of use, staff recommends approving the proposed private solar power generation utility at 11049 Adams Road.

BUILDING, SITE, AND OPERATION PLAN REVIEW

If the Plan Commission approves the requested conditional use for the construction and operation of a solar power generation facility, the next step is to review the proposed modifications to the property to accommodate the new use.

As illustrated on the site plan, the applicant is proposing to install a large solar panel array on the property located at 11049 Adams Road. The proposed array will comply with setback requirements for the M-2 Zoning District with the street yard setback being greater than 500 feet from Adams Road; greater than 20 feet from the east lot line, and 30 feet from the south lot line. The land to south and west of the industrial building will not be developed and be maintained as green space.

The array consists of multiple solar panels that tilt throughout the day. At their highest degree of angle to the ground, the panels will stand eight feet above grade. During midday, the panels will be oriented horizontally to the ground and have a height of five feet above grade. The height of the solar panels complies with height restrictions for the M-2 District. As part of the facility, there will be transformer pads location within the array. These ground equipment areas comply with setback requirements and will be partially screened by the solar array.

A gravel access road is proposed as part of this development. The applicant will need to work with the DNR to address the required wetland crossing and get the necessary DNR approvals prior to construction. In addition, the site plan indicates additional wetlands where the solar array will be constructed. The applicant will be required to work with the DNR to get the necessary approvals to install equipment in these areas prior to construction.

The applicant is proposing an eight-foot security fence and is illustrated in the documentation included in your packet. This design of fencing is permitted in the M-2 District.

No lighting is proposed, however, if any lighting were to be proposed, the applicant will need to receive Village approval prior to installation.

The applicant has provided a vegetation management plan that outlines how the areas in and around the solar panels will be installed, maintained, and monitored. Staff have reviewed the plan and has determined that the plan provides suitable ground cover for the site. Any grading of the site will require approval from the Village Engineering Department and comply with Village Stormwater Management regulations.

The Fire Department has reviewed the proposed site layout and has no concerns. The Fire Department will continue to work with the applicant to ensure suitable emergency access throughout the site.

The applicant has also provided a decommissioning plan for the facility if or when the site would no longer be utilized for a solar power generation facility and will be incorporated as part of the conditions of approval.

If the Plan Commission is comfortable the requested conditional use and building, site, and operation plan, staff has drafted suggested motions for both the conditional use and site plan.

Respectfully submitted:

Peter Wagner

Peter Wagner, AICP
Development Director

Exhibit A:
Conditional Use Permit - Conditions and Restrictions
11049 Adams Road

Applicant: Peter Murphy
Property Address(es): 11049 Adams Road
Parcel ID No.: 104-04-22-29-029-010

Approved by Plan Commission: _____
Approved by Village Board: _____

1. LEGAL DESCRIPTION

   PT NW1/4 SW1/4 & SE1/4 COM CEN SEC S31 TO POB S2230 E53 NE310 N558 NE247 SE149 SE161 SE143 E452 N566 NW348 NE343 SELY144 SE254 SE2144 W1944 W660 N2546 N89 E141 SELY117 SE417 TO POB FROM 004042229029000 IN 01 FOR 02 ROLL **TOTAL ACRES** 101.31.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

   A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.

   B. The conditional use as set forth in the application, narrative, and concept site plans received December 13, 2023 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions.

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

1) General Development Plan
- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- I) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

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

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

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

5) Grading, Drainage and Stormwater Management Plan
- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

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

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.

E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

A. Uses allowed on this property shall be limited to those allowed in the M-2 General Manufacturing zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.

B. Allow the operation of a private, 25-acre, solar power generation utility.

C. Solid waste collection and recycling shall be the responsibility of the applicant.

D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

Parking stall dimensions shall be in accordance with Title 16, Chapter 12 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

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

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	25 ft	20 ft
Parking	15 ft	5 ft	5 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial

work has not commenced. The applicant shall reapply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

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

10. FIRE DEPARTMENT APPROVAL

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

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

14. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved. Designated outdoor storage area may use crushed stone as an improved surface material. All drives and parking areas shall be maintained in a dust-free condition.

15. PERFORMANCE STANDARDS

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

16. ACCESS

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

17. COMPLIANCE WITH LAW

The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

19. AMENDMENTS TO CONDITIONAL USE

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

20. FACILITY DECOMMISSION

At the time of decommissioning, the installed components will be removed, reused, disposed, and recycled where possible. The site will be restored to a state like its pre-construction condition as stated in the submitted decommission plan received December 13, 2023.

21. BINDING EFFECT

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

22. VIOLATIONS & PENALTIES

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

23. REVOCATION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

24. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Peter Murphy, Cooper Power Inc.; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

25. SUBSEQUENT OWNERS

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

VILLAGE OF CALEDONIA

11049 ADAMS RD

0 500 1,000 2,000 US Feet

N

Eaton Solar Project

3MW Stromland Solar Project, Cochrane, WI

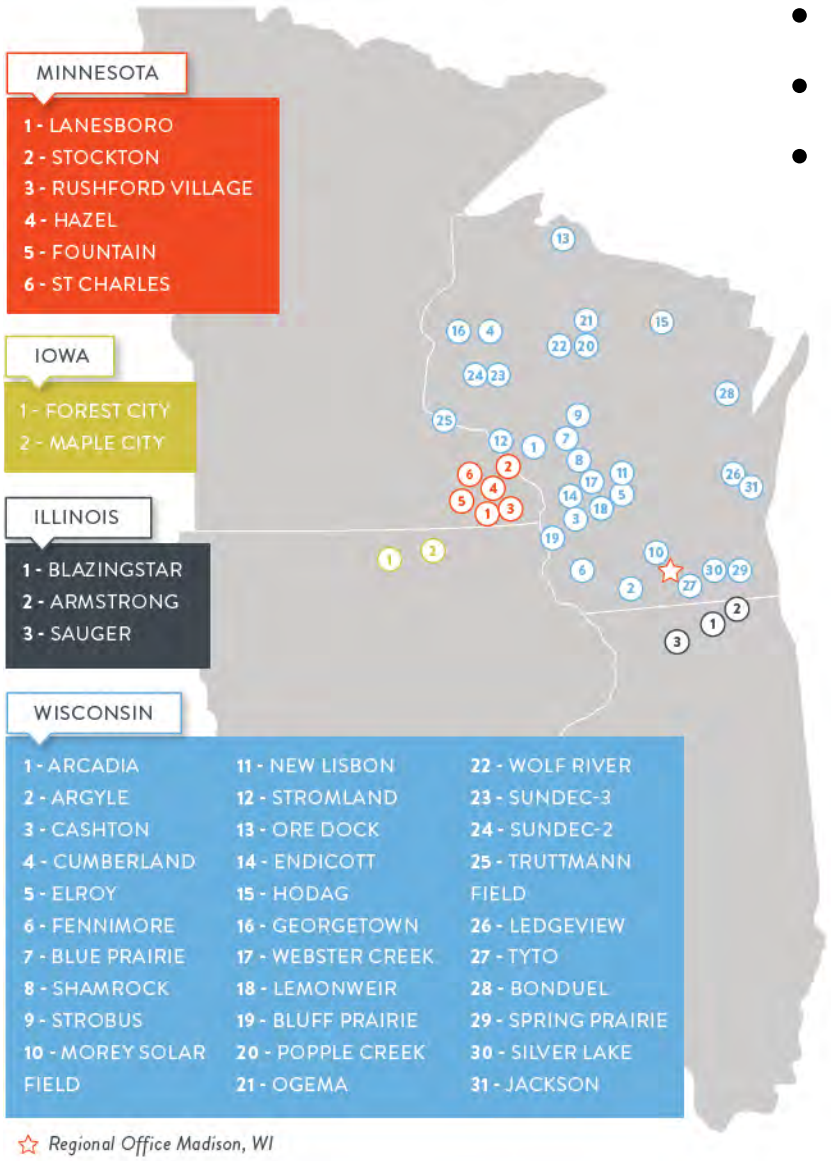
OneEnergy RENEWABLES

About Us

- OneEnergy Renewables is an independent developer of community-scale energy projects
- Our Madison office develops, engineers, constructs and operates projects throughout the Midwest

Endicott Community Solar Project, Cashton, WI

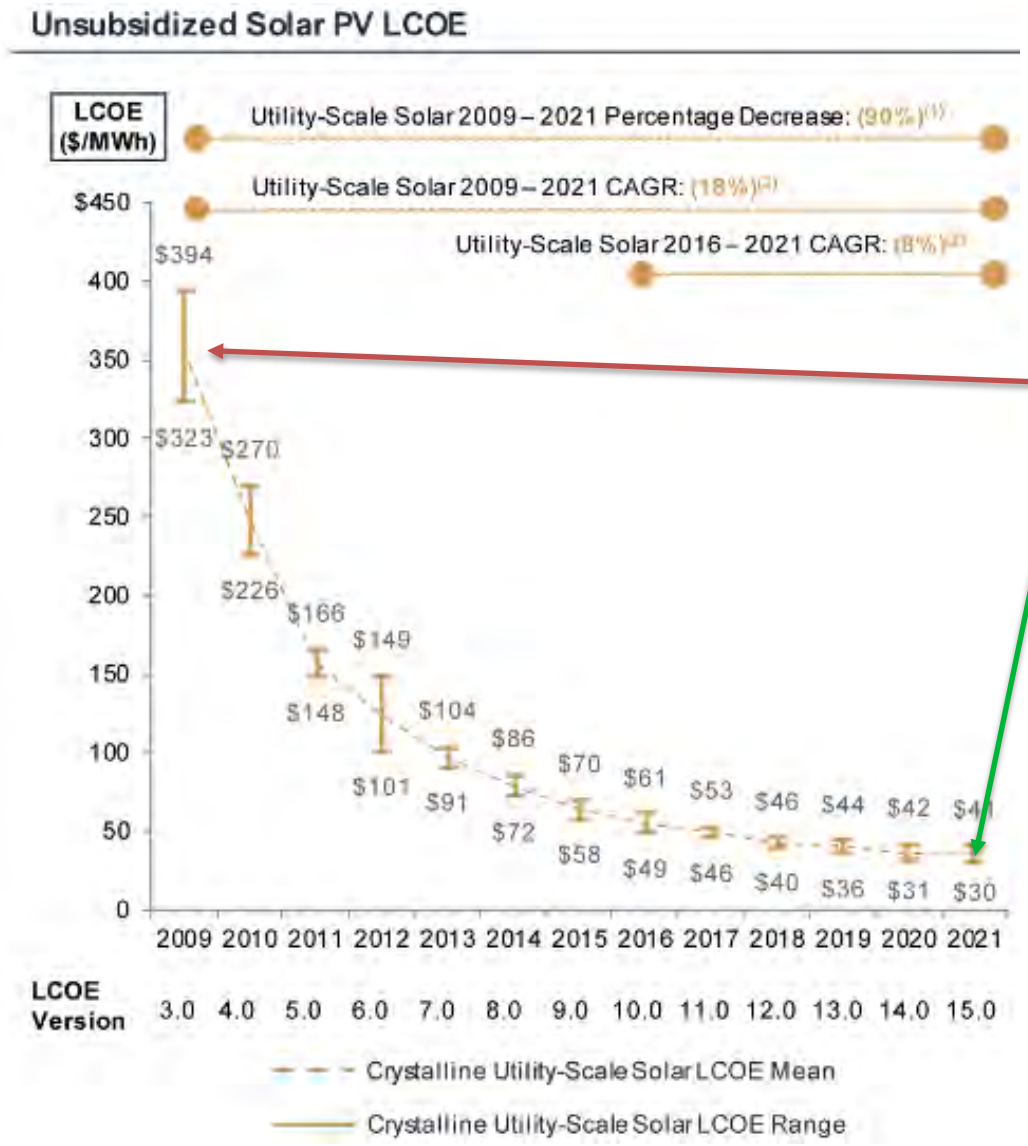
Midwest Experience



- 42 Projects
- 155MW total
- 16 projects constructed in Wisconsin in 2023, including:
  - 6 Megawatt Tyto Solar project in Fitchburg
  - A series of four 7.5 Megawatt projects for We Energies located in Kenosha, Washington, Walworth and Shawano Counties
  - A portfolio of 10 projects for rural electric cooperatives in Western Wisconsin.

OneEnergy RENEWABLES

Why are solar projects getting built in Wisconsin?

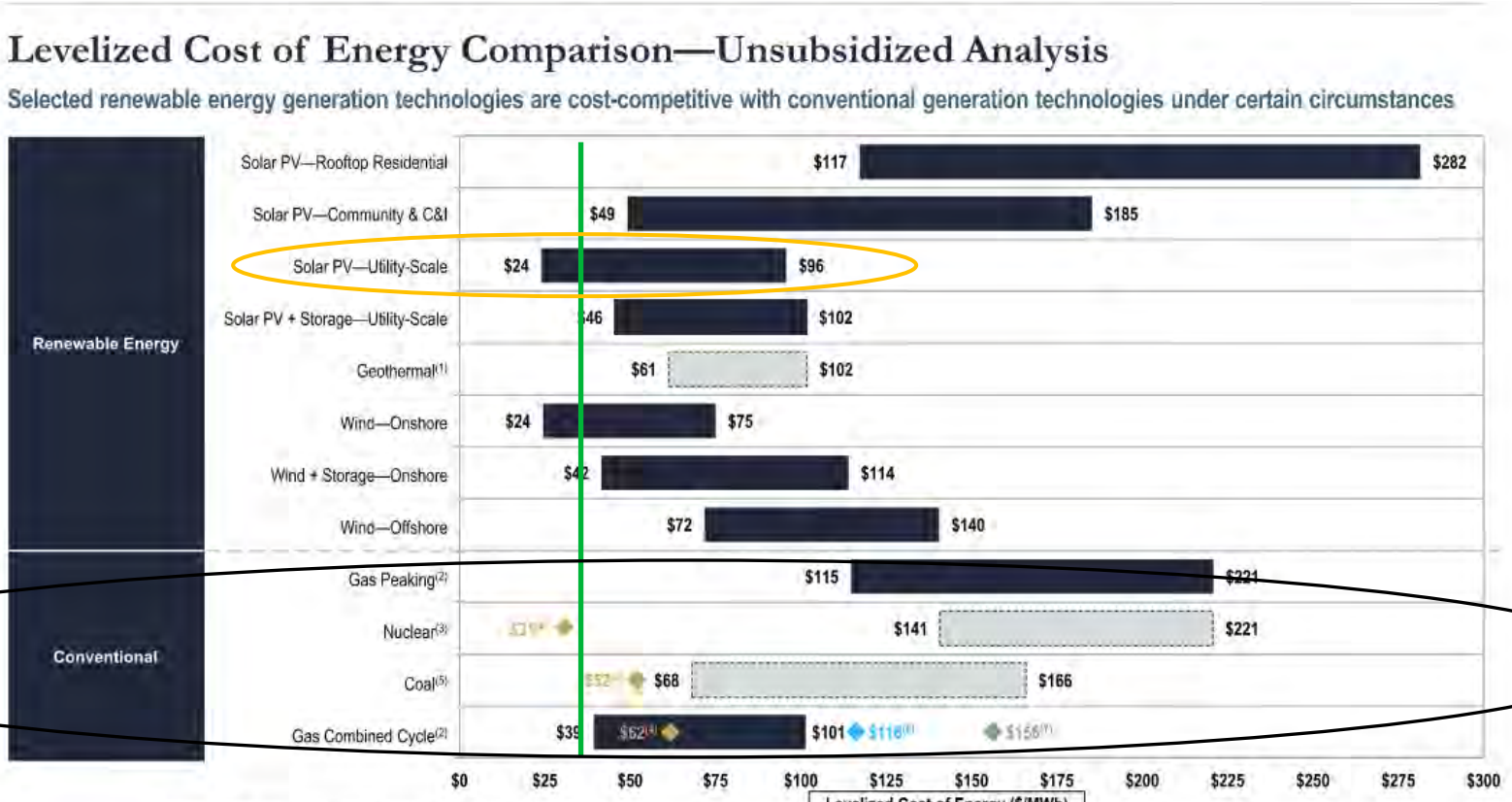


2009: $0.360 / kWh

2021: $0.036 / kWh

OneEnergy RENEWABLES

Why are solar projects getting built in Wisconsin?



Source: *Lazard and Roland Berger estimates and publicly available information.*

Note: Here and throughout this presentation, unless otherwise indicated, the analysis assumes 60% debt at an 8% interest rate and 40% equity at a 12% cost. See page titled "Levelized Cost of Energy Comparison—Sensitivity to Cost of Capital" for cost of capital sensitivities.

(1) Given the limited data set available for new-build geothermal projects, the LCOE presented herein represents Lazard's LCOE v15.0 results adjusted for inflation.

(2) The fuel cost assumption for Lazard's unsubsidized analysis for gas-fired generation resources is $3.45/MMBTU for year-over-year comparison purposes. See page titled "Levelized Cost of Energy Comparison—Sensitivity to Fuel Prices" for fuel price sensitivities.

(3) Given the limited public and/or observable data set available for new-build nuclear projects and the emerging range of new nuclear generation strategies, the LCOE presented herein represents Lazard's LCOE v15.0 results adjusted for inflation (results are based on then-estimated costs of the Vogtle Plant and are U.S.-focused).

(4) Represents the midpoint of the unsubsidized marginal cost of operating fully depreciated gas combined cycle, coal and nuclear facilities, inclusive of decommissioning costs for nuclear facilities. Analysis assumes that the salvage value for a decommissioned gas combined cycle or coal asset is equivalent to its decommissioning and site restoration costs. Inputs are derived from a benchmark of operating gas combined cycle, coal and nuclear assets across the U.S. Capacity factors, fuel, variable and fixed operating expenses are based on upper- and lower-quartile estimates derived from Lazard's research. See page titled "Levelized Cost of Energy Comparison—Renewable Energy versus Marginal Cost of Selected Existing Conventional Generation Technologies" for additional details.

(5) High end incorporates 90% carbon capture and storage ("CCS"). Does not include cost of transportation and storage. Given the limited public and/or observable data set available for new-build coal projects, the LCOE presented herein represents Lazard's LCOE v15.0 results adjusted for inflation.

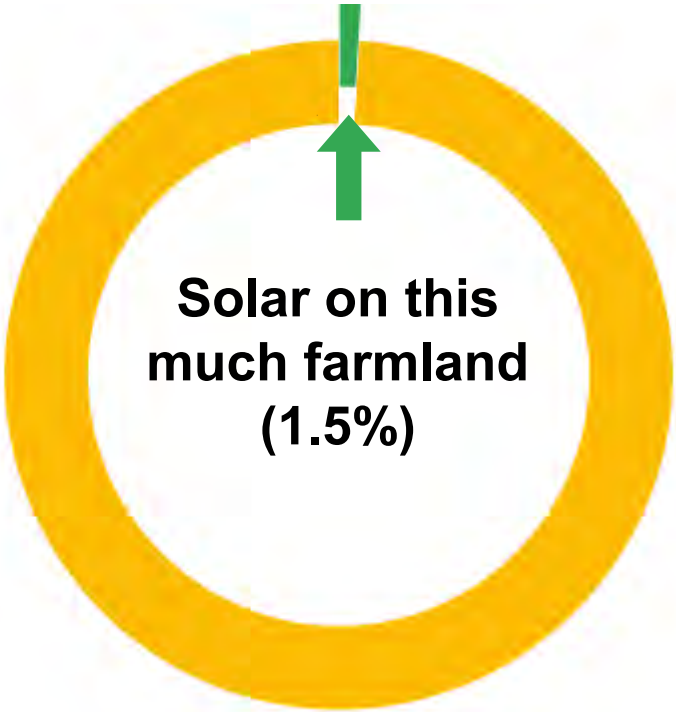
(6) Represents the LCOE of the observed high case gas combined cycle inputs using a 20% blend of "Blue" hydrogen, (i.e., hydrogen produced from a steam-methane reformer, using natural gas as a feedstock, and sequestering the resulting CO_2 in a nearby saline aquifer). No plant modifications are assumed beyond a 2% adjustment to the plant's heat rate. The corresponding fuel cost is $5.20/MMBTU, assuming ~$1.40/kg for Blue hydrogen.

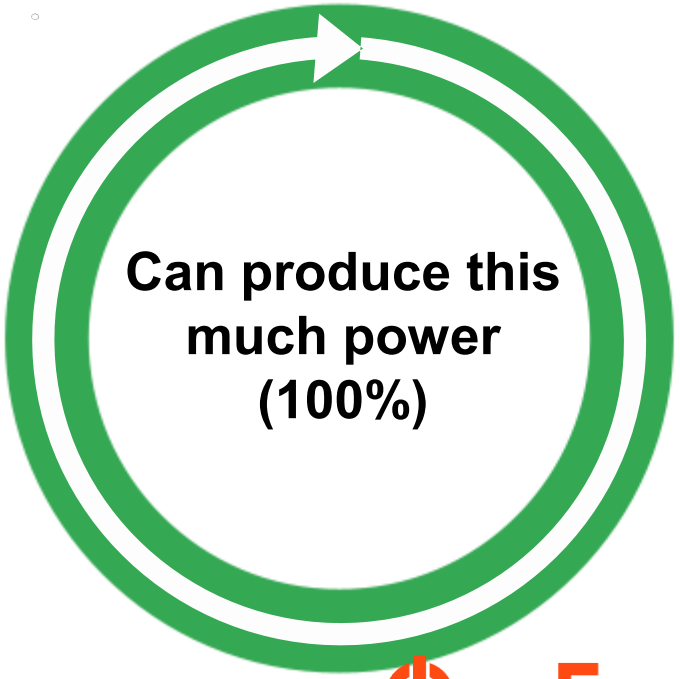
(7) Represents the LCOE of the observed high case gas combined cycle inputs using a 20% blend of "Green" hydrogen, (i.e., hydrogen produced from an electrolyzer powered by a mix of wind and solar generation and stored in a nearby salt cavern). No plant modifications are assumed beyond a 2% adjustment to the plant's heat rate. The corresponding fuel cost is $10.05/MMBTU, assuming ~$4.15/kg for Green hydrogen.

LAZARD

Wisconsin Farmers & Solar

- Energy Independence
- Reliable Income for farmers and landowners
- Net energy production per acre is 100-125x greater for solar PV than for corn-based ethanol
- Just **1.5%** of Wisconsin's total farmland would be required to generate **100% of Wisconsin's electricity** with solar projects like Eaton





https://www.eia.gov/electricity/state/Wisconsin/
https://www.renewwisconsin.org/project/solar-and-agricultural-land-use/
https://www.cleanwisconsin.org/wp-content/uploads/2023/01/Corn-Ethanol-Vs.-Solar-Analysis-V3-9-compressed.pdf

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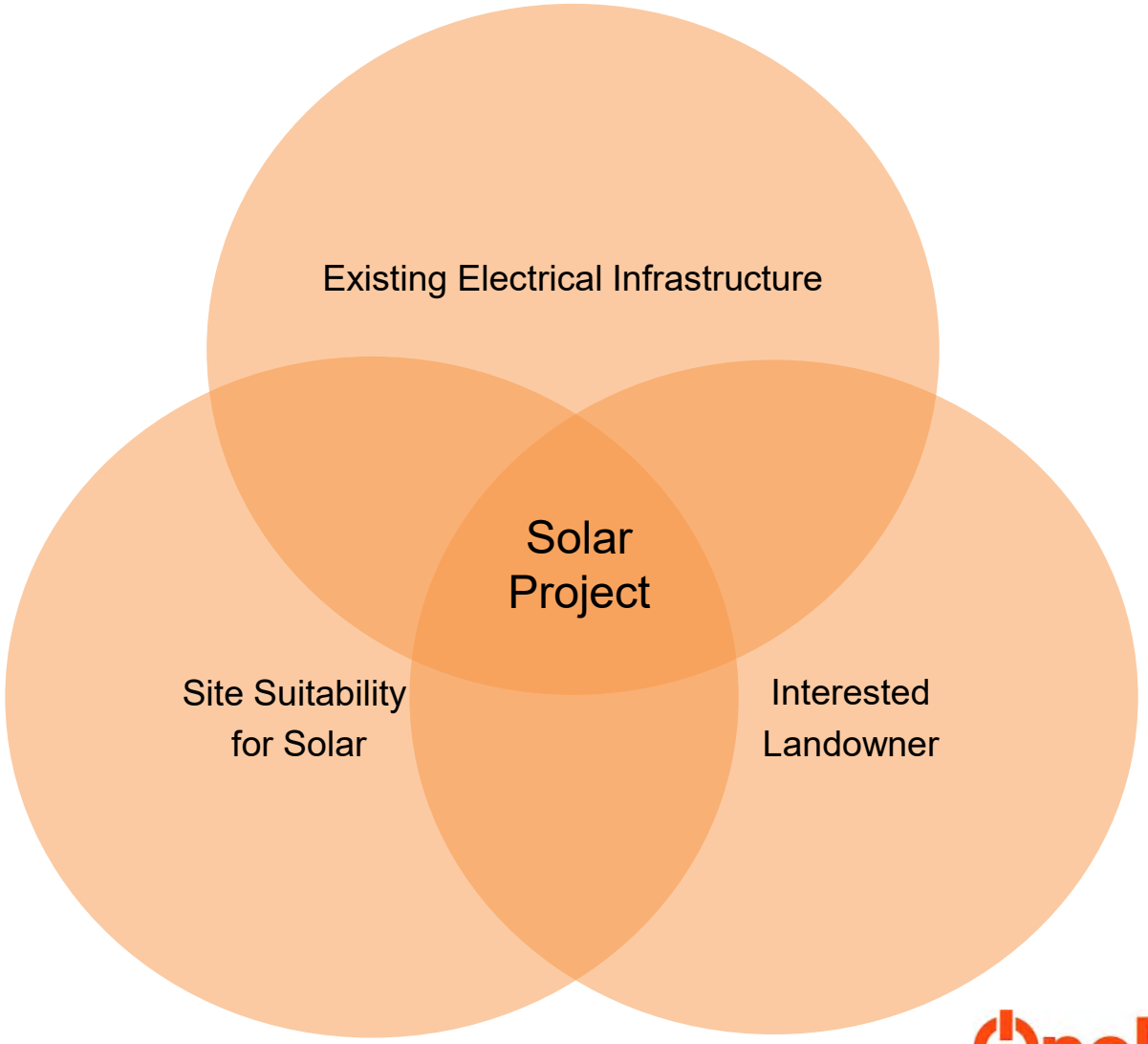
Site Selection Criteria



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Components of Eaton Solar Project

Bifacial Panels, Single-Axis Trackers, and Steel Racking

Components of Eaton Solar Project

Agricultural-Style Perimeter Fence

Components of Eaton Solar Project

Inverters and transformer

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Components of Eaton Solar Project

Permanent Vegetation

Pollinator Friendly Meadow or pollinator grazing mix for sheep

Why Native Pollinator Habitat?

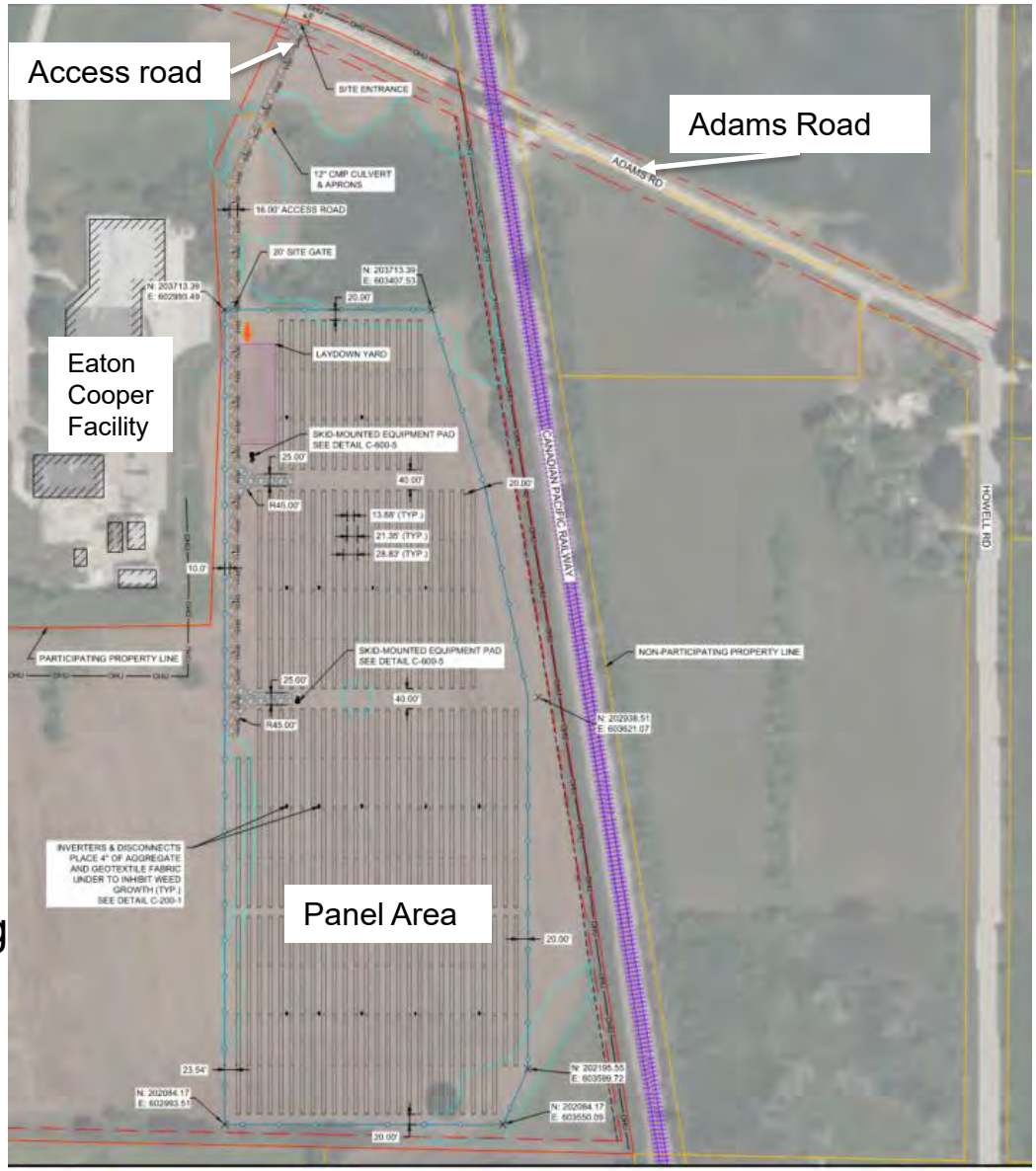
Deep-rooted native species improve soil nutrients and water infiltration

Pollinators contribute to crop yields:

- These include soybean, apple, strawberry, cranberry, tart cherry, green bean, raspberry, cucumber and tomato.
- Pasture plants like clover and alfalfa require insect pollinators for successful seed set.
- Corn does not rely on insect pollination, but bees are known to feed on corn pollen when other floral resources are scarce.

Eaton Solar Project

- Village of Caledonia
- 4 MW
- ~25 acres
- Produces ~8,100,000 kWh/year
- All power used by adjacent Eaton Cooper facility
- Enough electricity for ~900 households
- Project would connect to 3-phase distribution lines along Adams Road



Serving local population

- Educational opportunities for students
- Creates jobs
  - *Solar Installer* one of the fastest growing jobs in the US
  - OneEnergy supports solar workforce development with Wisconsin partners

OneEnergy RENEWABLES

Q&A

Peter Murphy
Manager, Project Development
M: 262-573-3089
E: peter@oneenergyrenewables.com

www.oneenergyrenewables.com

OneEnergy RENEWABLES

Conditional Use Permit Application Addendum – Village of Caledonia, WI

Eaton Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St., Suite 201
Madison, WI 53703

Contents

Background

The Eaton Solar Project (the "Project") is a proposed 4 Megawatt solar generation facility. OneEnergy Development, LLC ("OneEnergy" or "the Applicant") will develop, engineer, and construct the Project.

The Applicant will complete all environmental studies and surveys required to construct the Project, including the following: wetland delineation, Phase I Environmental Site Assessment, soil analysis, and endangered resources review. The Project is not expected to impact natural resources, except for where the access road crosses the delineated wetland.

The Applicant intends to start construction on the Project in the spring of 2024, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2024, it is, the Project is expected to be completed by the end of 2024. If construction is delayed due to key equipment availability or other issues until spring of 2025, the project is expected to be constructed and operational by the end of 2025. Once complete, the Project will generate local power for Eaton Cooper Power Systems, located on the adjacent parcel.

Figure 1 Blue Prairie Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is located on approximately 25 acres of vacant land known as parcel 104-04-22-29-029-010, on Adams Road to the west of the train tracks near Howell Road, in the Village of Caledonia. The land is part of a larger 101-acre parcel owned by Cooper Power Systems Inc.

Zoning

The proposed Project is situated on land that is zoned M-2 General Manufacturing (Village of Caledonia SEC. 16-6-14).

Setbacks

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined by Village of Caledonia Zoning Ordinance SEC. 16-6-14:

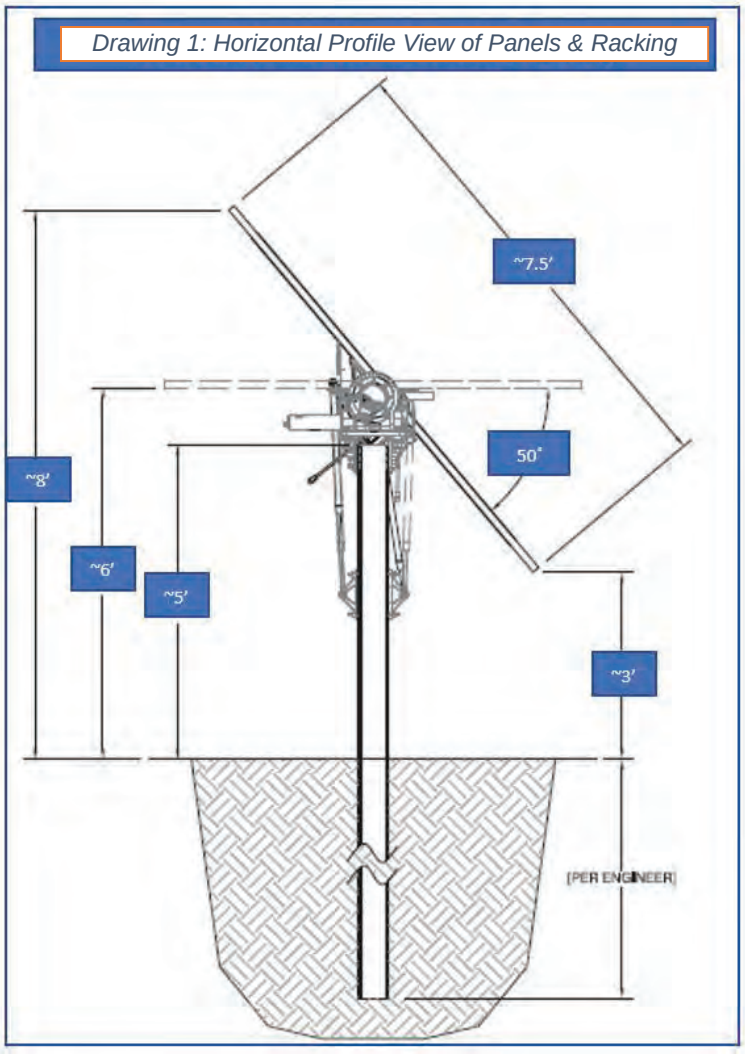
- Street Setback: 40ft
- Side Setback: 30 ft if adjoining residential, institutional or park district. 20 ft if adjoining other districts
- Rear: 30 ft (same condition as above), 25 ft (same condition as above)

B. Description of Equipment

Racking and Panels

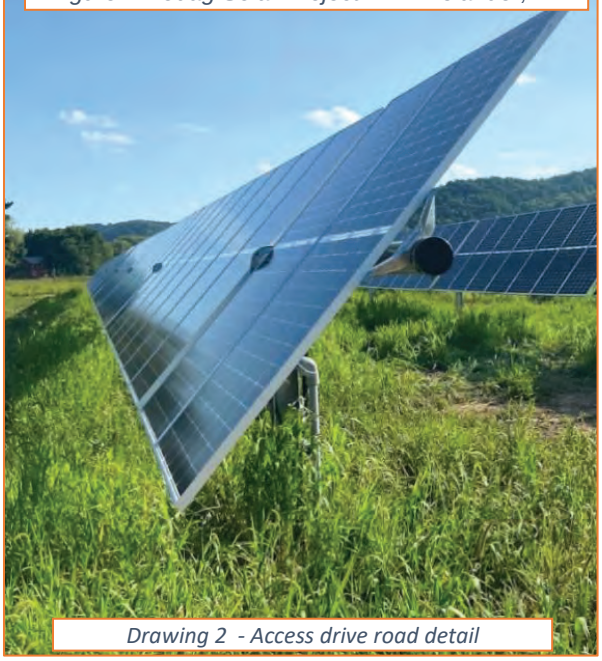
The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 8’ into the ground, and extend approximately 5’ above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube. All components of the racking system are galvanized steel.

Below is a depiction of the horizontal profile view of the panels and racking, which will run in rows from north to south throughout the site and will track the sun from east to west throughout the day. At their maximum angle in morning and evening, the panels are 50 degrees from horizontal facing either east (morning) or west (evening). At mid-day, the panels are flat. At their maximum tilt angle in morning and evening, the tallest part of the panel is ~8’ above ground level.



Drawing 1: Horizontal Profile View of Panels & Racking

Figure 2 Hodag Solar Project in Rhinelander, WI



Drawing 2 - Access drive road detail

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, anodized aluminum, and wiring, all of which can recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

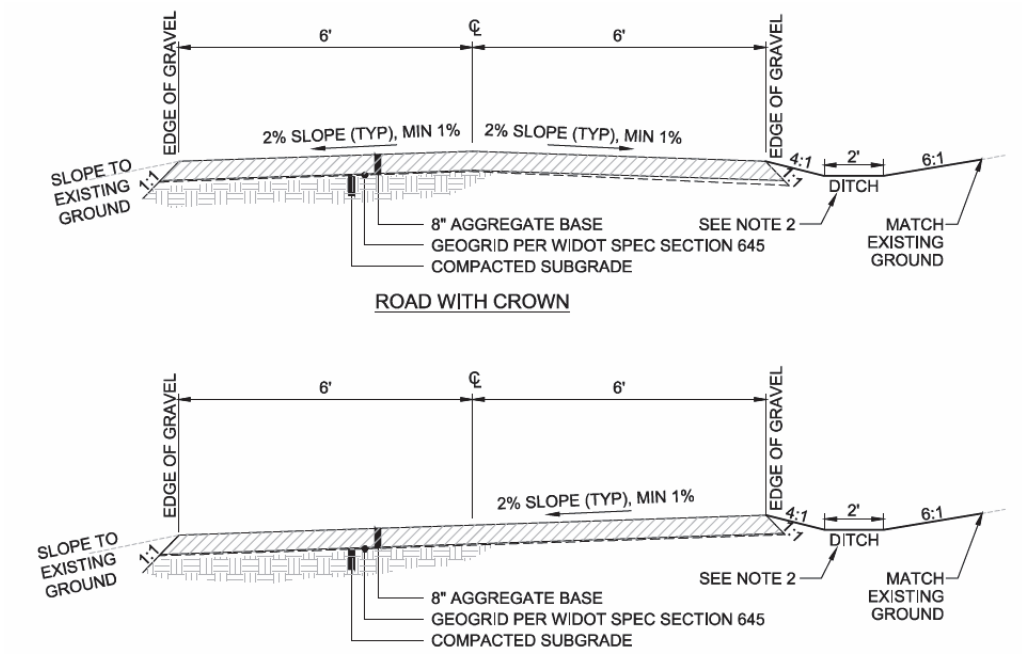
Inverters, Transformer, Electrical Rack

The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformer and disconnect will be mounted on a concrete pad. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

Figure 3 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will come off Adams Road. The access drive will be installed as shown below depending on the slope. The access drive is designed to avoid all delineated wetlands and is installed at-grade to minimize changes to existing drainage patterns.



Fence

A fence will surround the solar project and will be an 8’ tall agricultural-style fixed knot wildlife exclusion fence similar to what you might see around an orchard. The fence will have either wood or steel posts.

Figure 4 - Fence at Rushford Village Solar Project in Rushford Village, MN

Figure 5 - Fence at Blue Prairie Solar Project in Black River Falls, WI

C. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 4 Megawatt solar system can be located on approximately 25 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

The proposed project is expected to produce enough electricity to power over 900 average Wisconsin residences.

D. Landscaping

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence, either a pasture for grazing sheep or a pollinator seed mix to attract bees and birds. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete, and will conform with Wisconsin DNR recommendations for solar projects. The final landscape plan will be developed in partnership with the Wisconsin DNR and in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with pollinator benefits, soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland. Please see **Exhibit C – Vegetation Plan**.

E. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, and will exceed 400 sq ft of wetland impact, OneEnergy will be required to comply with the Wisconsin Department of Natural Resources NPDES Construction General Permit and WDNR-GP3, which have the following requirements:

- Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- Submittal of a Water Resource Application for Project Permits (WRAPP)
- Develop a Stormwater Management Plan approved by the Wisconsin DNR prior to commencement of construction
- Consider alternatives that avoid wetland impacts

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pollinator meadow growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and concrete pads will travel through the vegetative cover prior to leaving the project area. Water that runs off panels into the proposed dense pollinator planting below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.

F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2023-2024, to enable purchasing of long-lead equipment in early 2024 and construction during the months of June to November, 2024.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2024 and be complete by the end of 2024. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2024	5/31/2024
Pile Installation	6/1/2024	7/1/2024
Racking and Module Installation	7/1/2024	9/1/2024
Wiring and Transformer Installation	9/1/2024	10/15/2024
Pollinator Seeding and Revegetation	10/15/2024	11/1/2024
Target In-service Date	11/1/2024	

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit B – Operations Plan**. During construction, we anticipate that there will be between 5 and 25 construction workers on-site for the 5-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive to the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

H. Decommissioning and Removal

OneEnergy has committed through its lease agreement with the landowner to remove the system at the end of the project life, including provisions to ensure that there is adequate financial security set aside to perform such decommissioning. When the Project is decommissioned, all infrastructure will be removed, and the site will be restored to predevelopment conditions for continued agricultural use with rested and restored soils. Please see **Exhibit D - Decommissioning Plan.**

I. About OneEnergy

OneEnergy is the leading developer of community-scale solar projects in Wisconsin, having developed 42 projects in Wisconsin and adjacent states totaling 155 MW, and 31 projects totaling 125 MW in Wisconsin that are currently operating or under construction. Our regional team, consisting of developers, engineers, legal and construction managers based out of our Madison office, completed development, engineering and is currently managing the construction of 16 projects in Wisconsin, including:

- A series of four 7.5 Megawatt projects for WE Energies located in Kenosha, Washington, Walworth and Shawano Counties
- A portfolio of 10 projects for rural electric cooperatives in Western Wisconsin.

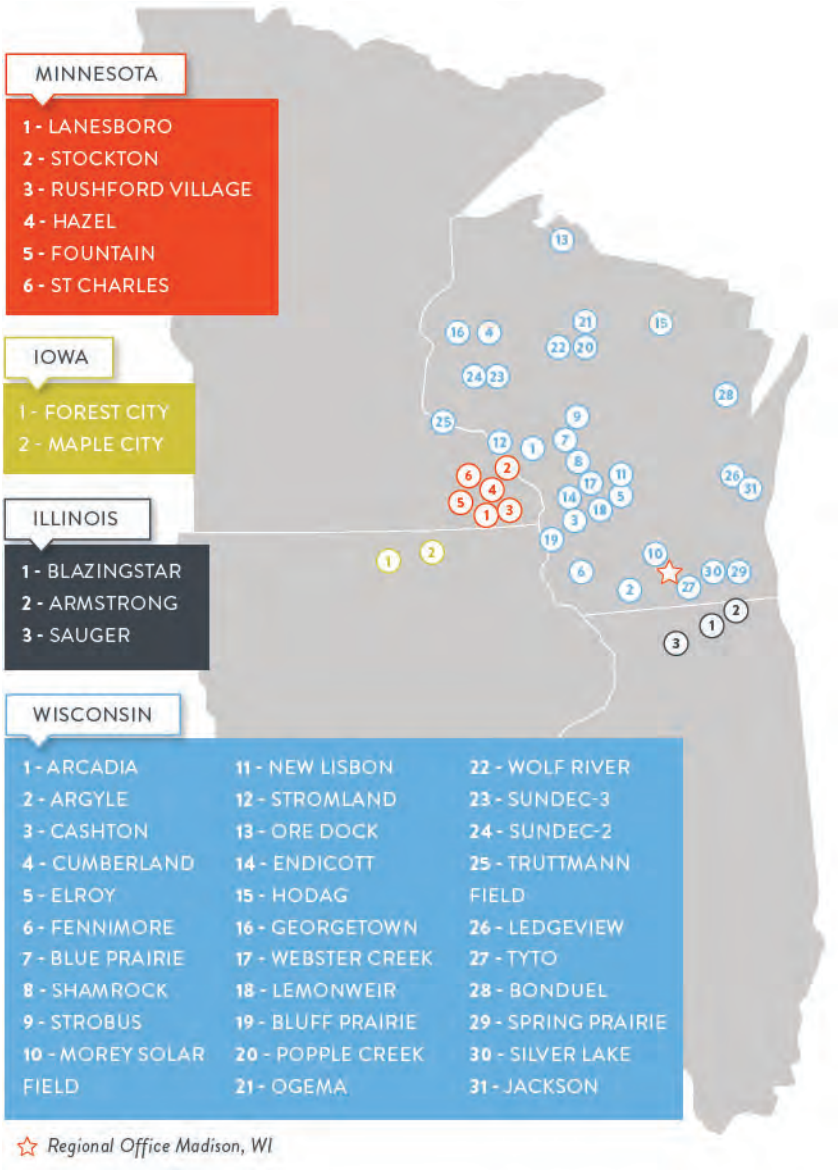


Figure 6 - OneEnergy Midwest Solar Projects

EATON SOLAR

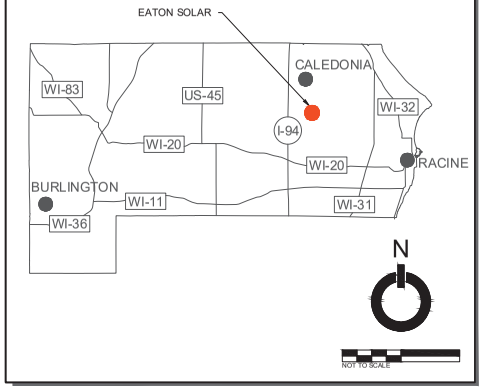
RACINE COUNTY, WISCONSIN

SOLAR PV PROJECT
4.833 MWDC / 4.000 MWAC

LEGEND

- PARCEL BOUNDARY
- ZONING SETBACK
- NEIGHBORING PARCEL
- DELINEATED WETLANDS
- BUILDING (E)
- ROAD (E)
- EASEMENT
- PERIMETER FENCE (N)
- GRAVEL ACCESS ROAD
- STAGING AREA
- UGMV — UG MV
- OHU — OH ELECTRICAL (E)
- OHU — OH ELECTRICAL (N)

RACINE COUNTY MAP



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 4.000 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED ON SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY.

SITE DETAILS:

PARCEL ID	104042229029010
OWNER:	COOPER POWER SYSTEMS INC
ACREAGE:	101.00
EXISTING ZONE:	M-2 - GENERAL MANUFACTURING

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	101.00
TOTAL LEASED AREA (ACRES):	-
TOTAL FENCED AREA (ACRES):	20.99
GRAVEL ACCESS ROAD (ACRES):	0.73
STAGING AREA (ACRES):	0.35

DESIGN SUMMARY:

MODULE POWER:	550 W
MODULE COUNT:	8918
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kVA
INVERTER COUNT:	16
DC SIZE:	4.833 MWdc
AC SIZE:	4.000 MWac
DC/AC RATIO:	1.208
GROUND COVERAGE RATIO:	35.0 %
ASCE 7-16 GSL:	30 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM GIS DATA
- PARCEL DATA TAKEN FROM GIS DATA
- NWI & FEMA FLOOD HAZARD ZONE FROM GIS DATA

OneEnergy RENEWABLES
2003 Western Ave, Suite 225
Seattle, WA 98121
oneenergyrenewables.com
206 922 7072

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
1	5% DEVELOPMENT LAYOUT	09.07.2023	AC	IT	IT
2	REVISED LAYOUT	12.13.2023	AC	IT	IT

EATON SOLAR
ONEENERGY RENEWABLES
42.774153°, -87.919194°
RACINE COUNTY, WISCONSIN

SHEET TITLE: DEVELOPMENT LAYOUT

SHEET NO: D-100

OneEnergy Renewables

Eaton Solar Project

Exhibit B

Solar Generating Facility Operations Plan

Type of Activity Proposed: OneEnergy Development, LLC is proposing to build a solar generation project (the "Facility" or "Project") located on approximately 25 acres, consisting of solar modules and associated collection equipment that delivers power to the electric grid. The Facility will have a maximum capacity of 4 MW AC. The on-site equipment at the Facility will consist primarily of solar modules mounted on single-axis tracking racking. These panels generate direct current (DC) electricity. Approximately 16 inverters, situated throughout the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. Two transformers increase the AC voltage produced by the inverters to the grid voltage of the existing three-phase distribution line to which the Project connects.

The Facility will be an unmanned plant that will operate through local and remote control and monitoring. The PV system will be monitored remotely through the Utility Energy Management System and the integrated Data Acquisition System (DAS), which signals alerts for any irregular operating condition. Scheduled maintenance will occur once annually to inspect all elements of the project to ensure optimal performance. After construction is complete, there will be limited access to the site for periodic inspections (monthly), maintenance and vegetation management.

The Facility will provide solar electricity to serve the needs of local utility customers.

1. **Hours of Operation**: The solar facility will operate during daylight hours. This Facility will not be continuously staffed and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel (one or two people) will access the site once or twice per month for inspection or minor maintenance.
2. **Number of Employees**: There will be no employees stationed at the Facility. As noted in Item No. 1 above, one or two people will visit the site once or twice each month for inspection and minor maintenance, as needed.
3. **Anticipated Customers**: No customers will be served at the Facility, and there will be no traffic associated with such customers. The renewable electricity generated from the Facility will be used to serve the needs of local utility customers.
4. **Outside Storage**: None proposed.
5. **Outdoor Activities**: Inspection of the solar electric system and periodic maintenance as described above.
6. **Outdoor Lighting**: No permanent outdoor lighting is proposed.
7. **Outside Loudspeakers**: None.
8. **Proposed Signs**: The site will only include necessary safety signage with contact information for the Project Operations team and an entrance sign.
9. **Trash Removal**: There will not be trash generated at this site.

Eaton Solar

Vegetation Installation and Management Plan

Exhibit C

Date: 11/28/2023
Site Location: Caledonia, WI (42.774153, -87.919194)

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Contents

1 Site Overview

Eaton Solar is a proposed 4MWac solar project located south of Adams Road and west of Howell Road in the Village of Caledonia, Wisconsin. The 25-acre project site is currently in agricultural production and was most recently planted in corn. The site has been in agricultural production since at least 1937. The surrounding areas are comprised of agricultural and residential land. The site is generally flat and drains to the south toward the Hood River and Root River. The predominant soils on site are moderately to well-drained silt loams, with Markham silt loam covering over 75% of the site. Following construction of the solar array, the site will be managed for either sheep grazing or native pollinator habitat.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator friendly prairie plantings sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Planting native prairie species restores soil by preventing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility.

In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Prairies were the key to creating the rich topsoil farmers across the Midwest rely on today. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables.

While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits in the long run far outweigh the costs. Following the first five years of management, as the hardier native plant communities become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation.

3 Benefits of Solar Grazing

Solar grazing not only keeps land in agricultural production and supports local farmers but also benefits future agricultural production if the solar facility is removed because of improvements to the soil. Rotational grazing improves the quality of the soil by increasing microbial diversity, recycling nutrients, and sequestering carbon. Native flowering species will be incorporated into the pasture mix to support pollinators, along with clovers and other species that sheep favor.

Sheep are ideal animals for grazing within solar arrays. Finding shade can be difficult in many pastures, but grazing sheep beneath solar panels provides ample shade to keep the animals comfortable and sheltered. This keeps the vegetation more evenly grazed since the sheep are not congregated around a small number of trees or other structures providing shade. Sheep often target invasive or undesirable plant species, reducing the need for spot-treatment of weeds with herbicides. Furthermore, a study comparing lamb growth and behavior in solar arrays and traditional open pastures found that lamb production was similar and lambs consumed less water in the solar pastures compared with traditional pastures.

Replacing lawnmowers with sheep at solar sites reduces maintenance costs and emissions from mowing equipment. Unlike some grazing animals, sheep graze with their heads continuously to the ground and are not inclined to lean or rub against the piles that support the panels. Solar grazing allows for a mutualistic relationship between solar and agriculture. If grazing is implemented at Eaton Solar, a local farmer would be paid to rotationally graze their sheep on the project site.

4 Site Preparation and Temporary Seeding

Construction debris and building materials will be cleared from the seeding area. An herbicide application may be required to remove undesirable vegetation from the site depending on the preceding weed seed load and site conditions. The type of herbicide used will depend on the target species observed during initial site inspections by restoration ecologists. If an herbicide such as glyphosate is used, this would necessitate a 10-day waiting period before disturbing the soil or seeding.

The restoration ecologist overseeing site preparation activities and selecting herbicide treatments for invasive/weed species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the restoration ecologist will have a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration and vegetation assessments.

A cover crop will be seeded before construction to minimize erosion and reduce compaction. This cover crop will consist of annual rye, winter wheat, oats, or a combination of these species will be used as a cover crop depending on the time of year and based on the WDNR Technical Standard (1059) and the WisDOT seeding specification (630). A similar cover crop may also be seeded after construction depending on the duration of time before permanent seeding is planned.

5 Permanent Seeding

The soil will be disced and then either harrowed or raked to prepare the soil for seeding. Native grasses will be seeded using a mechanical broadcast spreader at a depth of ¼ to ½-inch. Depending on site conditions and time of year, a cover crop of annual rye or oats may be with the permanent mix to serve as a nurse crop and stabilize the soil. Following grass seeding, the site will be raked and harrowed. Wildflowers and sedges will be seeded using a mechanical broadcast spreader and covered by raking the site.

A diverse mix of native species will be designed by restoration ecologists to suit site-specific soil and microclimate conditions and provide continuous forage and habitat for pollinators. The seed mix will include flowering species with a wide range of bloom times to cover each season pollinators are active. An example pollinator mix can be found in Appendix B. This mix will be modified based on input by restoration ecologists to suit specific site conditions. If the site will be used for sheep grazing, a seed mix that provides nutritious forage for sheep and supports pollinators will be designed with input from both restoration ecologists and the sheep farmer.

Changes to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting. The diversity of species and quality of the mix will be maintained. The restoration ecologist responsible for designing the pollinator seed mix and seeding the site will meet the minimum qualifications covered in Section 4 – Site Preparation and Temporary Seeding. The project owner, We Energies, will review and approve all final seed mixes.

6 Vegetation Management and Monitoring

Vegetation will be managed to achieve the following objectives:

1. Establish vegetation cover as prescribed in the selected seed mix (see Appendix B).
2. Maintain complete vegetation cover while limiting weed and invasive species to less than 5% cover.
3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

During the germination year, the site will be mowed to reduce competition and control weed growth. Additional mowing may be required to prevent annual and biennial weeds from setting seed. Vegetation will be mowed to a height of 8” and clippings will be mulched in place. During the establishment period, which spans 2 to 5 years after seeding, mowing should occur 2 to 3 times per year subject to the recommendations of the restoration ecologist. Following the establishment period, the site will be mowed as needed for weed and invasive species control and to intermittently remove biomass. A suggested timeline for vegetation management is provided in Section 8.

The following objectives will be achieved through vegetation monitoring:

1. Document the presence and abundance of targeted plant species.
2. Document the locations, extents, and abundance of invasive/weed species.
3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit invasive/weed species.

Specific maintenance activities and timelines will depend on observations during seasonal site inspections to determine vegetation growth progress and whether undesirable species are present. Following a fall seeding, these inspections would begin in late April to mid-June. Following a spring seeding, inspections should begin by mid-May.

The restoration ecologist will prepare site-specific monitoring protocols to assess the success of native vegetation establishment in alignment with the vegetation management and monitoring objectives listed above. These protocols will be reviewed and approved by the project owner prior to implementation.

Vegetation Maintenance Reports (VMRs) will be completed during each site visit to record the amount of vegetation cover, vegetation height, and presence and abundance of invasive/weed species and targeted native species. Recommended next steps will be noted, and management plans will remain flexible to reflect changes in vegetation and invasive/weed species pressure.

Seeding activities (including seeding dates, areas of seeding, seed tags, quantity, and rates of seeding), observations of invasive/weed species, mowing, herbicide applications, and other management activities will be tracked using GPS or an approved GIS field application. Data will be collected through a timed meander survey or equivalent surveying method, which will be approved by the project owner. Reference maps will be produced from this collected data and will be used along with recorded data to make management recommendations and monitor the progress toward establishing the target plant community. All VMRs and other records associated with vegetation management will be provided to the project owner.

7 Invasive and Weed Species Management

In addition to the removal of invasive species, plant species will be suppressed if they are likely to either outcompete the native species planted or grow to a height that would potentially shade the solar panels. Noting invasive/weed species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of native vegetation establishment. Control of weeds and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by restoration ecologists depending on the target species.

If herbicide use is necessary, glyphosate or triclopyr will likely be used for spot-treatment. Glyphosate is non-selective and remains in the soil for several weeks, and triclopyr targets

broadleaved species and remains in the soil for 30 days. Herbicide contact with native species will be limited and herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

Other herbicides may be utilized based on the target species observed and identified for management. Restoration ecologists will identify actual herbicide prescriptions based on observations during site inspections. The site will be inspected at least twice a year, once from late April to mid-May, and again in mid-June. Site inspections may be needed at other times, depending on the life cycle of the species targeted for removal. Spot-mowing and removal of invasive species and other weeds will be completed as needed. If biomass removal is needed, the site can be mowed every three years using a flail mower. After the initial 5-year establishment period, the site should not be mowed more than once per year.

8 Vegetation Management Timeline

Year 0		
Seedbed Preparation	Herbicide application, soil bed preparation	Sep-Oct
Seeding	Site may be seeded with a temporary cover crop (see Section 4), followed by seeding with permanent mix.	Sep-Nov
Years 1-3		
Site Inspections	Three site inspections to monitor vegetation and complete VMR. Plans will be made for any necessary reseeding, erosion mitigation, or weed/invasive species management.	Late April to early May, mid-June, and late July
1st Mow	Site mowed to 8" vegetation height. Spot-treat weed/invasive species as needed. Timing of mowing is dependent on plant phenology and weed/invasive species pressure, which will be evaluated during site inspections. Herbicide treatment types will depend on the target species observed during site inspection.	Late June to early July
2nd Mow	Site mowed to 8" height. Spot-treatment of weed/invasive species as needed. Timing of mowing is dependent on observations during site assessments.	Late July to early August
Year 4		
Site Inspection	Vegetation will be monitored and VMR will be completed.	Late April to early May & mid-June
Spot treatment of invasives/weeds	Herbicide treatment types will depend on the target species observed during site inspections.	Variable
Dormant Mow	Mulch biomass by mowing in the spring to reduce competition and encourage native plant growth.	Late fall

Years 5-25		
Site Inspection	Two annual visits to monitor vegetation in the spring and early summer. Spot-mowing or weed/invasive species removal will be completed as needed based on site inspections. If biomass removal is needed, sites can be mowed every three years using a flail mower. Site should not be mowed more than once per year, and mowing should occur from Mar-Apr 15th or Sept-Oct to avoid disturbing nesting birds. Rotating halves or thirds of the site while mowing will increase plant diversity and structure and provide adjacent refuge for wildlife.	Late April to early May & mid-June

9 References

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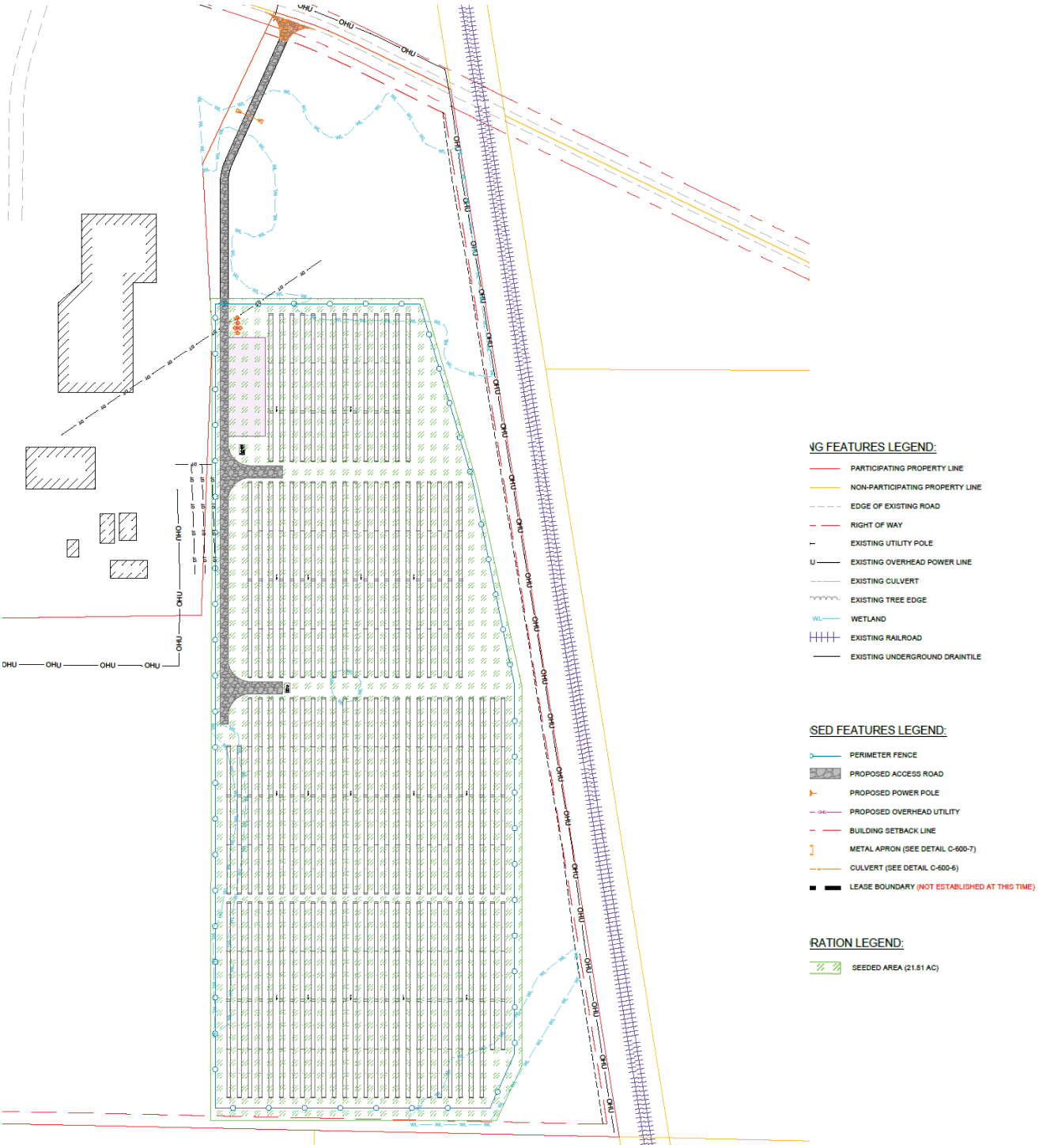
10 Appendix A – Project Area and Design

10.1 Project Area

10.2 Project Design



11 Appendix B – Example Seed Mixes

11.1 Pollinator Seed Mix

Common Name	Scientific Name	% Of Mix	Seeds/sqft	In Bloom
Grasses				
Sideoats Grama	*Bouteloua curtipendula*	37.5	10.58	
Slender Wheatgrass	*Elymus trachycaulus*	1.56	0.51	
June Grass	*Koeleria macrantha*	0.78	7.35	
Plains Oval Sedge	*Carex brevior*	1.56	2.13	
Long-beaked Sedge	*Carex sprengelii*	0.63	0.29	
Brown Fox Sedge	*Carex vulpinoidea*	0.08	0.37	
Silky Wild Rye	*Elymus villosus*	1.72	0.44	
Little Bluestem	*Schizachyrium scoparium*	33.8	23.86	
Sand Dropseed	*Sporobolus cryptandrus*	0.08	1.29	
Prairie Dropseed	*Sporobolus heterolepis*	0.39	0.29	
Forbs				
Common Yarrow	*Achillea millefolium*	0.43	3.6	Jul-Oct
Lead Plant	*Amorpha canescens*	1.35	1.01	Jun-Aug
Canada Anemone	*Anemone canadensis*	0.06	0.02	May-Aug
Columbine	*Aquilegia canadensis*	0.14	0.24	Apr-June
Common Milkweed	*Asclepias syriaca*	0.10	0.02	June-Aug
Butterfly Milkweed	*Asclepias tuberosa*	0.23	0.05	Jun-Aug
Partridge Pea	*Chamaecrista fasciculata*	1.95	0.25	Jul-Sep
White Prairie Clover	*Dalea candida*	4.22	3.77	Jun-Sep
Purple Prairie Clover	*Dalea purpurea*	5.7	4.82	Jul-Aug
Spotted Bee Balm	*Monarda punctata*	0.08	0.33	Jul-Sep
Mountain Mint	*Pycnanthemum virginianum*	0.05	0.48	Jul-Sep
Black-eyed Susan	*Rudbeckia hirta*	1.88	8.11	Jun-Oct
Gray Goldenrod	*Solidago nemoralis*	0.20	2.87	Aug-Sep
Calico Aster	*Symphyotrichum lateriflorum*	0.05	0.55	Sep-Oct
Sky Blue Aster	*Symphyotrichum oolentangiense*	0.21	0.81	Aug-Oct
Ohio Spiderwort	*Tradescantia ohiensis*	0.39	0.15	May-Jul
Hoary Vervain	*Verbana stricta*	1.93	2.55	Jun-Sep
Golden Alexanders	*Zizia aurea*	2.73	1.41	Apr-Jun
Great Blue Lobelia	*Lobelia siphilitica*	0.16	3.67	Jul-Oct
Monkey Flower	*Mimulus ringens*	0.02	2.53	Jun-Sep
Seeding Rate: 12.8 lbs/ac (84.4 seeds/ft^2)				

11.2 Pasture Seed Mix

Common Name	Scientific Name	Lbs/Acre	In Bloom
Grasses			
Kentucky Bluegrass	*Poa pratensis*	6.0	
Timothy	*Phleum pratense*	3.0	
Fine Fescue Mix	*Festuca sp.*	12.25	
Blue Grama	*Bouteloua gracilis*	0.3	
Sideoats Grama	*Bouteloua curtipendula*	1.25	
Slender Wheatgrass	*Elymus trachycaulus*	0.8	
Forbs			
Alsike Clover	*Trifolium hybridum*	0.4	Jun-Sep
Ladino White Clover	*Trifolium repens*	0.25	Jun-Sep
Medium Red Clover	*Trifolium pratense*	0.5	Jun-Sep
Partridge Pea	*Chamaecrista fasciculata*	5.0	Jun-Oct
Prairie Coneflower	*Ratibida columnifera*	0.06	Jun-Aug
Purple Prairie Clover	*Dalea purpurea*	0.2	Jul-Aug
Western Yarrow	*Achillea millefolium*	0.013	May-Sep
Canada Milkvetch	*Astralagus canadensis*	0.12	Jul-Aug
Black-eyed Susan	*Rudbeckia hirta*	0.05	Jun-Oct
Gray Goldenrod	*Solidago nemoralis*	0.3	Aug-Sep
Golden Alexanders	*Zizia aurea*	0.16	Apr-Jun
Seeding Rate: 26 lbs/ac			

Decommissioning Plan for proposed
Eaton Solar Project - Exhibit D

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the Eaton Solar Project, the "Project," including activities related to the restoration of land and management of materials and waste.

The Project has an estimated useful lifetime of 40 years. This Decommissioning Plan assumes at the point it is no longer economical or prudent to continue operating, the Project will be dismantled, and the site restored to a state similar to its pre-construction condition.

Decommissioning activities include but are not limited to, disconnecting the Solar Facility from the electrical grid and removal of all components, including:

- Photovoltaic (PV) modules, panel racking, and supports
- Inverter units, transformers, and other electrical equipment
- Wiring cables, communications, and perimeter fence
- Concrete pads

The Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Project Information

Address: To be assigned

County: Racine, Wisconsin

Municipality: Village of Caledonia

Project Size: 4 MWac

2. Decommissioning Process

At the time of decommissioning, the installed components will be removed, reused, disposed, and recycled where possible. The site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired before decommissioning activities begin.

Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Project proceeds in the reverse order of the installation.

1. The Project will be disconnected from the utility power grid.
2. PV modules will be disconnected, collected, and disposed at an approved solar module recycler or reused/resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are expected to produce approximately 80% of the original electricity output at year 40 and offer value for many years.
3. All aboveground and underground electrical interconnection and distribution cables will be removed and disposed off-site at an approved facility.
4. Galvanized steel PV module support and racking system support posts will be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters will be removed and disposed off-site at an approved facility.
6. Concrete pads will be removed and disposed off-site at an approved facility.
7. Fencing will be removed and disposed off-site at an approved facility.

Environmental Effects

Decommissioning activities, particularly the removal of project components, could result in environmental effects similar to construction such as ground disturbance (erosion/sedimentation). Mitigation measures employed during the construction phase of the Project will be implemented. These will remain in place to mitigate erosion and silt/sediment runoff and prevent any impact to the natural features located adjacent to the site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. Work will be undertaken during daylight hours to conform to any applicable restrictions.

Site Restoration

Upon completion of the decommissioning phase, the site will be restored to a state similar to its pre-construction condition. Rehabilitated lands may be seeded with native seed mixes to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

Managing Materials and Waste

During the decommissioning phase, a variety of excess materials and wastes (listed in Table 1) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off site at an appropriate facility. Policies and procedures will be established to maximize recycling and reuse and project owners will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

Solar module manufacturers are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. OneEnergy works with The Retrofit Companies, Inc. (TRC) in Minnesota to recycle panels that are damaged during shipping or installation and intends to partner with TRC or another similar panel recycler to recycle any panels that require disposal in the future. Modules will be disposed in the best way possible using best management practices at the time of decommissioning.

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of oil from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.
Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Concrete Pad	Concrete pads will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be

updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of the Project will follow all standards of the day. Any required permits will be obtained prior to the start of any decommissioning activities.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

Village of CALEDONIA

Meeting Date: February 26, 2024

Item No. **6b**

PLAN COMMISSION REPORT

Proposal:	Building, Site & Operations Plan Review
Description:	Review a building, site, and operation plan for the construction of a ±191 square-foot gazebo for the property located at 3920 N. Green Bay Road.
Applicant(s):	Mirsad Aslani
Address(es):	3920 N. Green Bay Road
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±191 square-foot gazebo located at 3920 N. Green Bay Road be approved for the following reasons: 1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process. 2. The proposed use is compatible with the existing use of the property.

Owner(s):	St. Monica Senior Citizen
Tax Key(s):	104-04-23-31-020-000
Lot Size(s):	26.4 acres
Current Zoning District(s):	P-2, Parkland District, C-1, Conservancy District, R-4, Single-Family Residential, R-7, Multi-Family Residential (legacy district)
Overlay District(s):	N/A
Wetlands:	☒ Yes ☐ No Floodplain: ☒ Yes ☐ No
Comprehensive Plan:	Low-Density Residential, Governmental & Institutional

Background: The applicant is requesting approval of a building, site, and operations plan for a ±191 square-foot gazebo structure located in a courtyard area in the street yard located at 3920 N. Green Bay Road. The primary purpose of the structure is to provide a shady area for residents to utilize when enjoying the outdoors. All multi-residential zoned parcels require site plan review and approval prior to submitting building permits.

The application of building design standards does not apply to accessory buildings, however, zoning regulations pertaining to height, size, and location do apply. The applicant is proposing to construct a 18'9"x11' metal gazebo that will be less than 17' in height at the peak of the structure. Setbacks greatly exceed the minimum setbacks for the district which require a minimum of 35 feet. The proposed structure will be located greater than 100 feet from a lot line. The materials for the structure will be metal posts and a metal roof mounted to a concrete slab. Although the gazebo is located in street yard of the building, it does not extend closer to the front lot line than the principal structure.

No lighting is being proposed on the building, however, if future lighting is installed, the applicant will be required to comply with exterior lighting regulations as stated in the Municipal Code.

There are existing landscape beds around the location of the gazebo, therefore no new landscaping is being proposed.

The Fire Department indicated no concerns regarding the proposed site plan.

Staff believes the proposed gazebo and it's location is suitable for the site and complies with municipal code. If the Plan Commission is comfortable with the proposed structure, staff has drafted a suggested motion recommending approval of the proposed gazebo located at 3920 N. Green Bay Road.

Respectfully submitted:

Peter Wagner

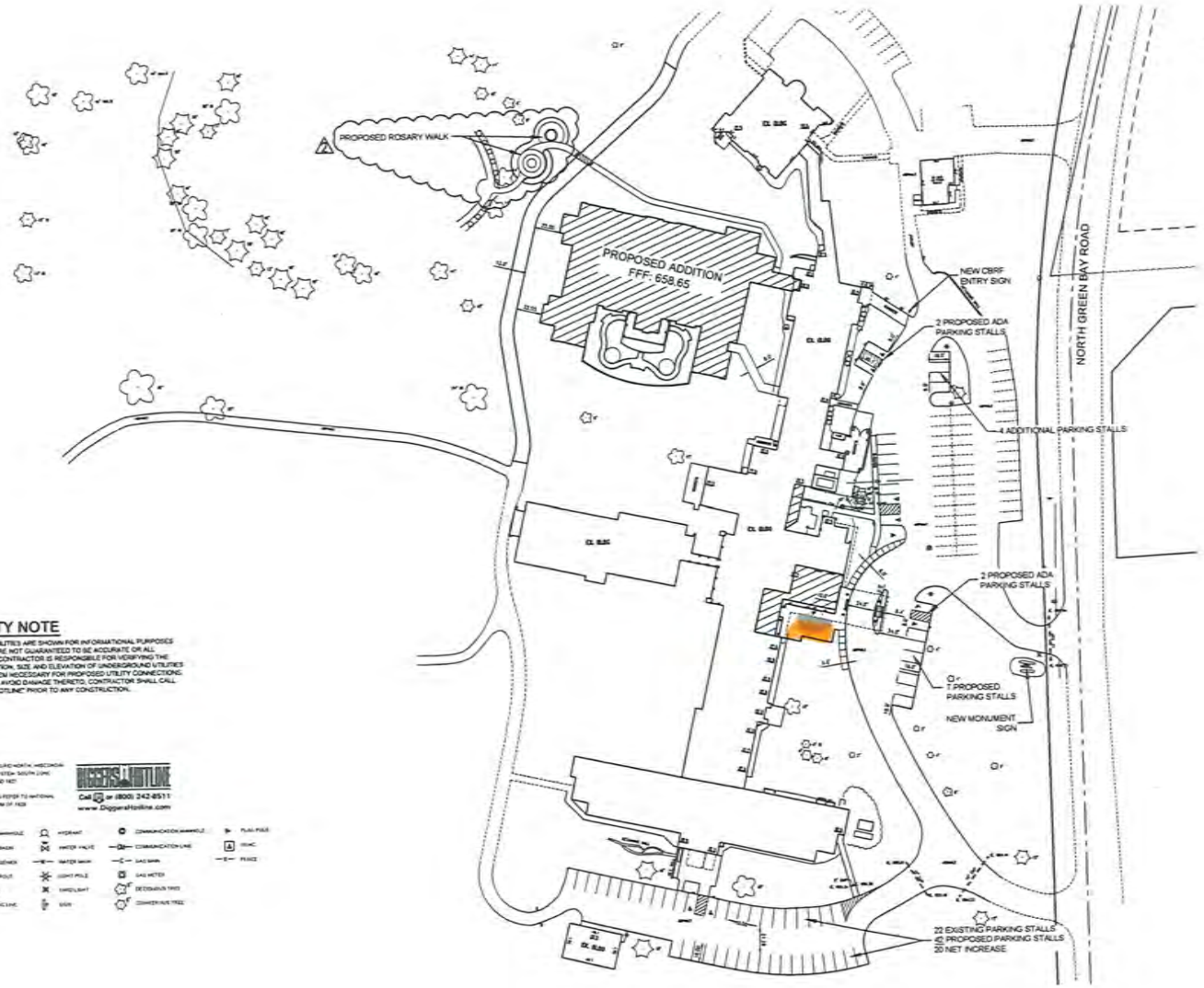
Peter Wagner, AICP
Development Director

VILLAGE OF CALEDONIA

3920 N GREEN BAY RD

0 250 500 1,000 US Feet

N



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60' 40' 0' 40' 60'

SCALE 1"=40'

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS, AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call or (800) 242-8511
www.DiggersHotline.com

LEGEND

ADDENDUM# 02
08/22/2016 3:21:43 PM

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

ST. MONICA'S
DIMENSIONED SITE PLAN
FOR
VJS CONSTRUCTION SERVICES
VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	REVISIONS PER VILLAGE COMMENTS	RJ	08-09-16

PROJ. MGR.: MRM
DRAWN BY: RJ
DATE: 06-08-2016
CHECKED: MRM
DATE: 06-08-2016

2016.0024.01
SHEET
C-5

ISSUE FOR BIDS: 08-09-2016

Friday, August 19, 2016 3:09:19 PM


St Monica's Senior Living
IB360
Sep 2020


10 feet from column
to roof edge of
pergola

St. Monica's Senior Living

You are the heart of our home.®

St. Monica's would like to add to the numerous amenities we currently offer our community members by the creation of a shaded space that they can use and be without fear of any heat related health issues.

We propose installing a pre-engineered all frame construction aluminum gazebo onto our patio directly south of our main entrance. Placing it here offers our members easiest access to it.

The proposed unit measures 12ft * 20* with a height of 10ft. at the peak and 7* at the soffit. The roof consists of an aluminum composite material and has a 65 mph wind rating. This whole unit sits on 6 posts securely attached to the existing concrete slab.

Description

The Santa Monica Gazebo is solid and sturdy, with a heavy gauge, weather-resistant aluminum structure and a multi-layer aluminum composite roof with a reinforced polyethylene core.

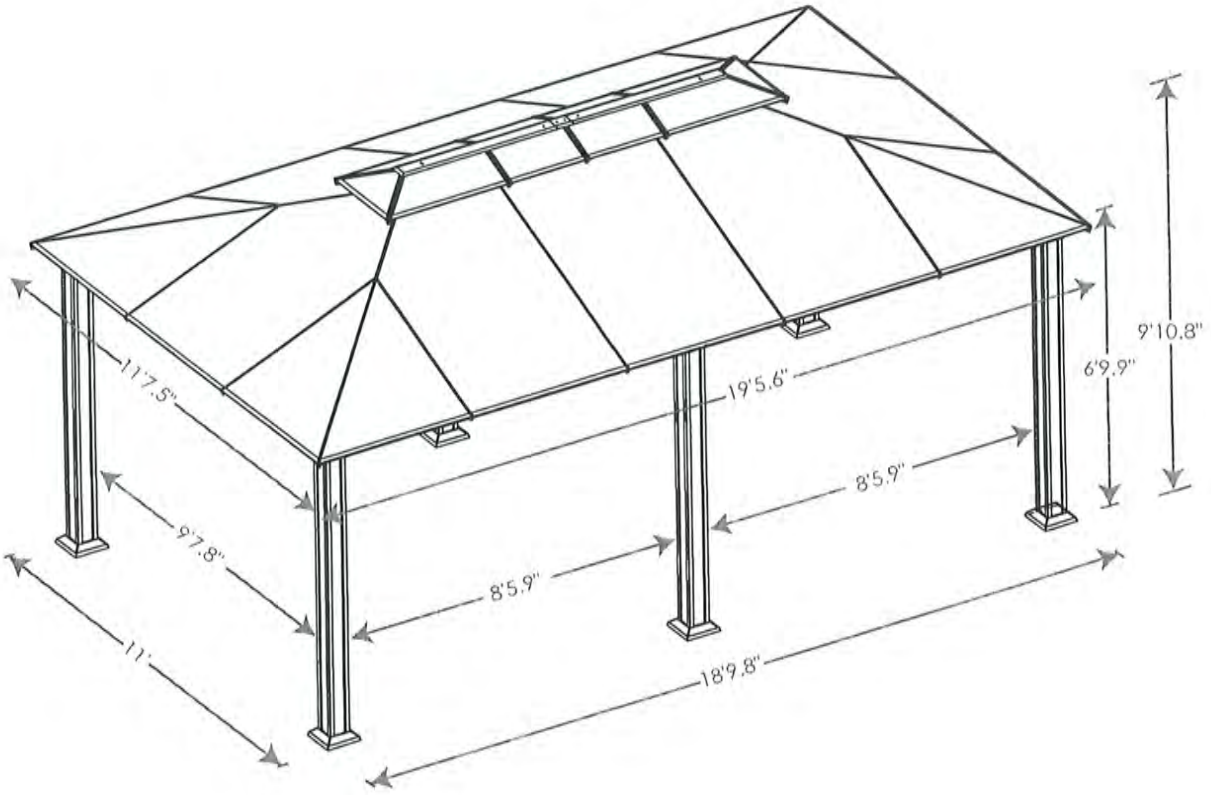
- Multipurpose gazebo designed for all seasons, rust-resistant and requires zero maintenance
- Premium quality structure constructed of heavy-gauge aluminum
- Powder-coated black finish won't chip, peel or fade
- Innovative multi-layer aluminum composite roof provides temperature and sound insulation
- Robust posts with pre-drilled anchor plates and plate covers make for a sturdy and stylish structure
- Cream roof underside creates an inviting ambiance
- Wind escapement at peak of roof provides optimal air flow
- Wind Rating: 65 MPH

Frame Material: **Aluminum**
Roof Material: **Aluminum Composite**
Roof Style: **Hard Top**
Roof Shape: **Hipped**
Square Feet: **226 ft**
Overall Dimensions: **11′ 8″ W x 19′ 5″ D x 9′ 11″ H**
Weight: **580.0 lb**

Gazebo GZH3-1220BK

Aluminium Composite Roof Panels

Assembly Instructions



Paragon Group USA

Customer Service:(877) 782 4482 Email:cs-outdoors@paragongroupusa.com

@paragonoutdoorcompany

Village of CALEDONIA

Meeting Date: February 26, 2024

Item No. **6c**

PLAN COMMISSION REPORT

Proposal:	Building, Site & Operations Plan Review
Description:	Review a request to approve a site plan for the relocation of two cabins on site and the construction of two new cabins on site located at 8425 STH 38.
Applicant(s):	Bear Country Inc.
Address(es):	8425 STH 38/10006 7 Mile Road
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of two new cabins and the relocation of two cabins on the site located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons: 1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process. 2. The proposed use is consistent with the existing recreational uses on the property.

Owner(s):	Bear Country Holdings, LLC
Tax Key(s):	104-04-22-04-017-000
Lot Size(s):	222.2 acres
Current Zoning District(s):	P-2, Recreational Park District
Overlay District(s):	N/A
Wetlands:	☒ Yes ☐ No Floodplain: ☐ Yes ☒ No
Comprehensive Plan:	Recreational

Background: The applicant is requesting approval for the relocation of two cabins on site and the construction of two new cabins located at 8425 STH 38. Modifications to the site within the P-2 District require a site plan review prior to being issued building permits.

The proposed facilities will be located in the north-central portion of the site that is commonly referred to as Bear Paw Beach and Adventure Island. Cabin Sites 466 and 467 on the site plan have two existing cabins. The applicant it proposing to relocate those cabins to Sites 434 and 435. Included in your packet are renderings of the proposed cabins. The Village does not have design standards for private campgrounds. The proposed buildings are interior to the site and will not be seen from the road. Staff believes the proposed cabins have a suitable design for a campground. No additional facilities are required as part of this addition.

As part of the building permit process, the applicant will need to get the necessary approvals from the Engineering Department to ensure all drainage, stormwater and erosion controls measures are compliant with Village regulations prior to construction.

No additional lighting is being proposed as part of the recreational facility expansion. If in the future lighting is proposed, the applicant will need to submit a photometric plan to the Development Director for review and approval prior to submitting for permits.

No additional parking is being proposed as these cabins are part of the overall approved site plan and can accommodate the additional parking associated with the two additional cabins.

No landscape plan was submitted as part of this proposal. As the location is within the central portion of the site, the visual impact from the public right-of-way is minimal.

If the Plan Commission is comfortable with the proposed site modifications, staff has drafted a suggested motion recommending approval of the relocation of existing cabins and the construction of two new cabins are located at 8425 STH 38 with conditions as shown in Exhibit A.

EXHIBIT A - CONDITIONS
Bear Country Holdings LLC Recreational Facilities
(Relocation of two cabins and construction of two cabins)

1. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.

2. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.

3. Plans. The proposed construction of two new cabins and relocation of two existing cabins on the site shall be constructed and utilized in accordance with the plans and documents received by the Village Planning Department on February 9, 2024.

4. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

5. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.

6. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.

7. Lighting. Any future lighting of the area will require the submittal of a photometric plan and received approval from the Development Director prior to submitting for electrical permits. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

8. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

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

10. Performance Standards. The applicant must comply with the provisions of Title 16, Chapter 10, Section 4, Various Performance Standards.

11. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.

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

13. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

14. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.

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

Respectfully submitted:

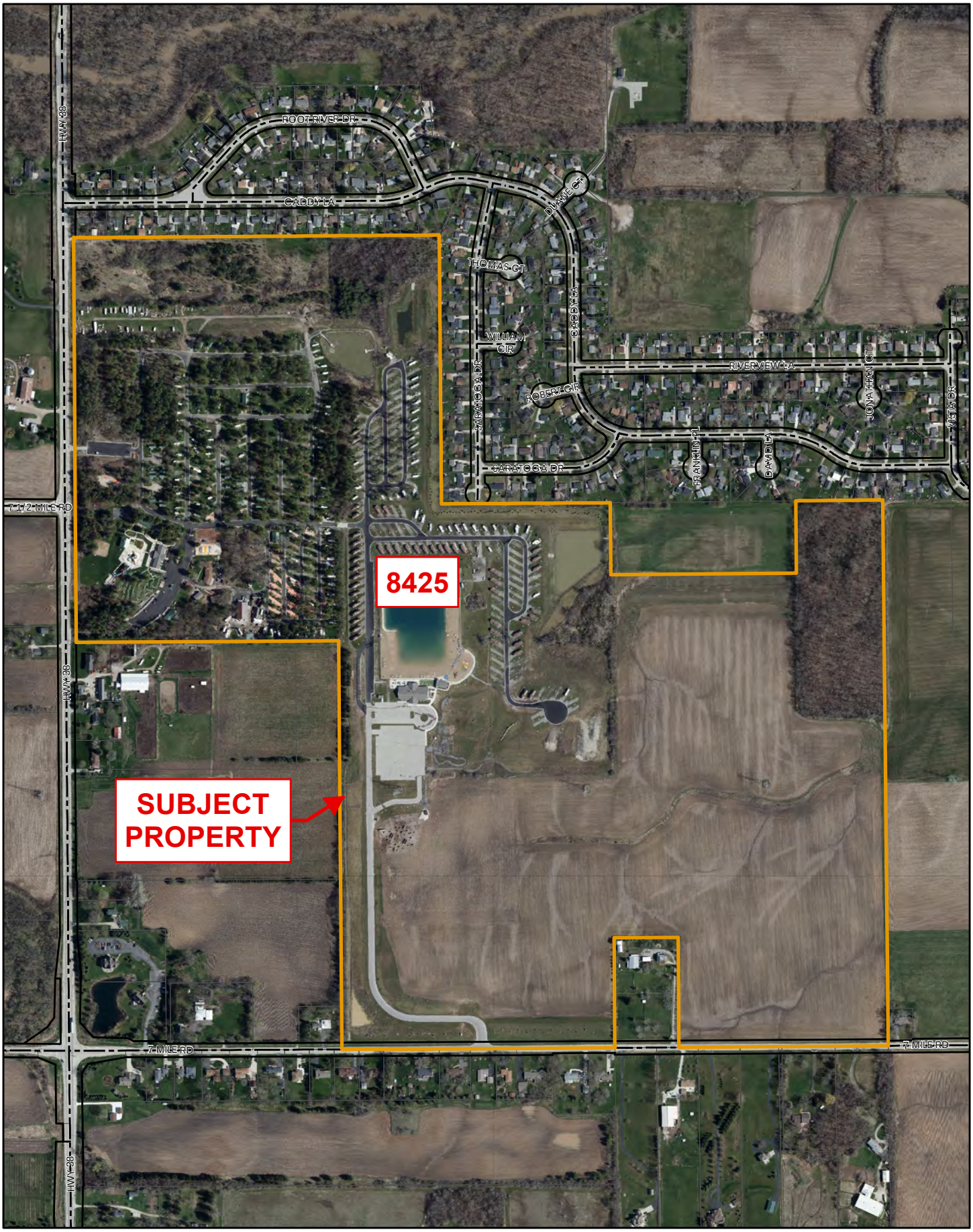
Peter Wagner

Peter Wagner, AICP
Development Director

Location Map: 8425 State Highway 38

0 250 500 1,000 Feet

N



Cabin BSO Narrative

A Written Description/Narrative of the intended use describing in reasonable detail:

Jellystone Park is a family campground resort that excels at providing guests with a first class camping experience which could include tents, pop-ups, travel trailers, motor homes and cabins for rent. Currently Jellystone Park has 4 levels of cabins including Boo Boo Cabins, Cindy Cabins, Yogi Cabins and Glamping Cabins with varying amenities included with each cabin type. We are looking to expand our cabins options by adding a 5th option called the Sky Deck Cabins. These cabins will take the experience to another level with granite countertops, linens provided and a rooftop area to lay in the sun, watch the beach and/or the Northern Lights Drone Show. The proposed change would move 2 of our existing cabins to other sites within the campground and place the 2 new cabins on the space previously occupied by our existing cabins.

- **Full Name and contact information of the petitioner and / or agent, and property owner, if different;**

  Bear Country, Inc. is a petitioner represented by Scott Bender, CEO of Bear Country, Inc. The property owner is Bear Country Holdings, LLC, for which Scott Bender is the managing member.

- **Full name and contact information of petitioner's engineers / surveyors / architects, and other design professionals used in BSO Plan preparation;**

  For this project, we have not engaged any engineers, surveyors, architects or other design professionals as this project involves the movement of 2 existing cabins to other sites within the campground and the placement of the 2 new cabins on sites that were previously occupied by a cabin.

  Designer/Builder: The new cabins will be designed, built and installed by Utopia Villas located in Mt. Pleasant, Wisconsin.

- **Existing zone district(s) and proposed zoning district(s) if different;**
  The proposed use is allowed by the property's current zone district.

- **Current land uses present on the subject property:**

  Jellystone Park features 100 acres of property which supports the camping activities and accommodations for the campground. The site currently has a water park, recreation building, retail and food outlets, a reservation office, maintenance building, a day use facility called Bear Paw Adventure Park and a variety of site and cabin accommodations.

- **Proposed land uses for the the subject property;**

  See Attachment A for a site plan of the proposed new cabins and the relocation of the existing cabins on water, electric and sewer sites. See Attachment A (Full View) to see a picture of the entire property.

- **Land use designation(s) as depicted on the adopted Comprehensive Plan;**

  The proposed use fits with other structures and uses in the area as the proposal is an

expansion of the existing long-standing campground.

- **Description of existing environmental features;**

  The current environmental features of the area include a manmade lake and beach, evergreen trees, greenspace, storm water ponds, a mixture of both asphalt and concrete walkways, drainage areas and previously designated wetlands.

- **Projected number of residents, employees, and / or daily customers;**

  0 residents

  0 additional employees

  This project is being pursued to add another accommodation at Jellystone Park™ Campground for our cabin customers. We do not anticipate a meaningful uptick in traffic during the summer.

- **Proposed amount of dwelling units, floor area, open space area, and landscape surface area, expressed in square feet and acreage to the nearest one-hundredth of an acre;**

  The proposed modification to the site plan would add two new camping units on existing water electric and sewer sites. The cabins will be less than 400 sq ft of living space and a technical drawing of the cabins and pictures are provided at attachments B and C.

- **Resulting site density, floor area ratios; open space ratios, and landscape surface area ratios;**

  There is minimal impact on the site density, floor area ratios, open space ratios and landscape surface area ratios.

- **Operational items relating to hours of operation, projected normal/peak water usage, sanitary sewer or septic loadings;**

  We will maintain our current operating hours for the campground as a result of the revision to the site plan.

- **Traffic generation**

  No meaningful impact to the traffic generation at this location as a result of the revisions to the site plan.

- **Operational considerations relating to potential nuisance creation pertaining to the appropriate design of street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;**

  Given its proposed location, we do not anticipate any potential nuisance to the area.

- **Exterior building and fencing materials;**

The cabin plans have been provided at Attachments B and C.

- **Possible future expansion and related implication for (1) to (14), above, and;**

  We anticipate replacing approximately 10 more cabins which have been identified by the dotted lines in future years. See Attachment A. The future locations of the existing cabins will be placed on the new expansion that was approved in 2023.

- **Any other information pertinent to adequate understanding by the Plan Commissions of the intended use and its relation to nearby properties.**

  None

SITE INFORMATION:

TOTAL SITE = 109.83 ACRES

TOTAL DISTURBED AREA = 53.27 ACRES

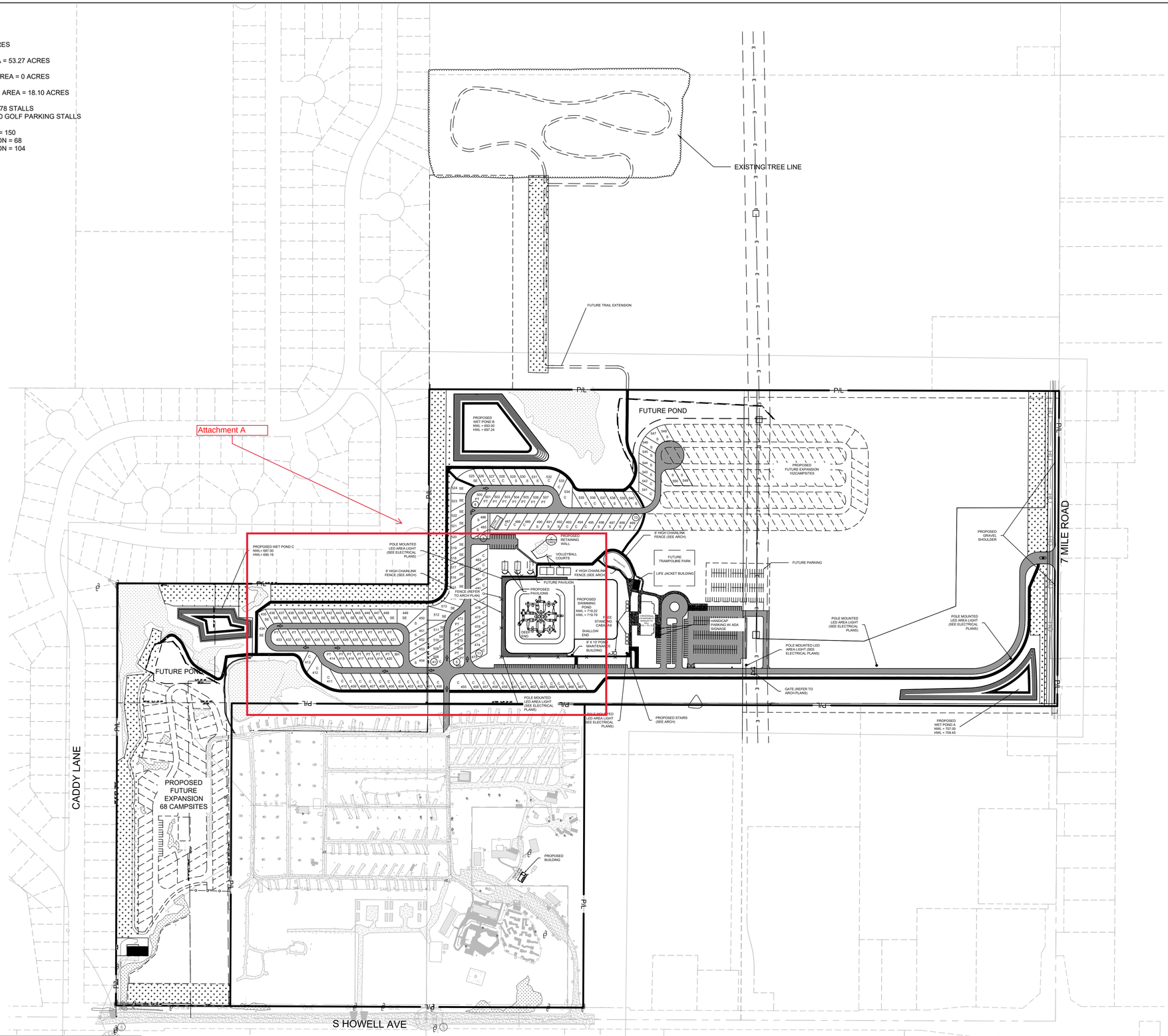
EXISTING IMPERVIOUS AREA = 0 ACRES

PROPOSED IMPERVIOUS AREA = 18.10 ACRES

PROPOSED PARKING = 378 STALLS
70 GOLF PARKING STALLS

PROPOSED CAMPSITES = 150
PHASE 2 EXPANSION = 68
PHASE 3 EXPANSION = 104

2018-6-13



GRAPHIC SCALE

0 200' 400'

LEGEND:

- CONCRETE WALK (B C401)
- CONCRETE PAVEMENT (N C401)
- 2" CRUSHED ASPHALT SURFACE OVER 8" STONE (A C401)
- GRAVEL PATH (C C401)
- BERM (H C401)
- GRAVEL SHOULDER (M C401)
- EXISTING WETLANDS

C - CABIN
PT - PULL THROUGH
S - SITES
SE - SEASONAL

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

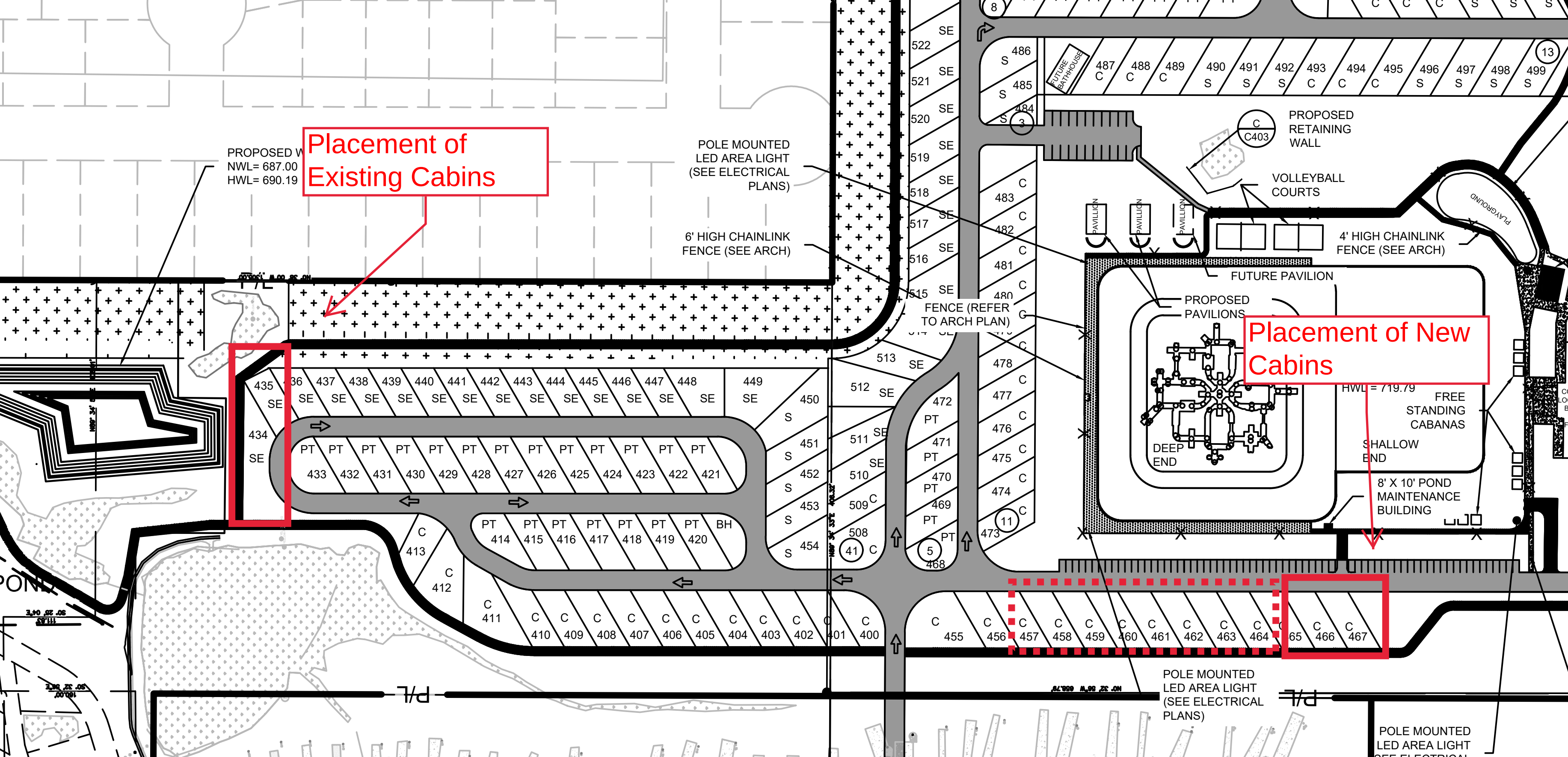
JELLYSTONE
VILLAGE OF CALEDONIA
RACINE COUNTY, WISCONSIN

OVERALL SITE PLAN

NO.	REVISION	DATE	BY
	CALEDONIA SUBMITTAL	4/30/18	
	FINAL PERMIT SET	6/13/18	

DRAWING NO.	17492-SITE PLAN.DWG
DRAWN BY:	CJS
DATE:	2018-6-05
PROJECT NO:	17492
CHECKED BY:	CTC
APPROVED BY:	CTC
SHEET NO.:	C 100

File: I:\BEAUDRY\17492 - JELLYSTONE\060 CAD\C - CIVIL\500 PRODUCTION - CIVIL PLANS\503-SITE DIMENSION PLAN\17492-SITE PLAN.DWG



Placement of Existing Cabins
Placement of New Cabins
PROPOSED W
NWL= 687.00
HWL= 690.19
POLE MOUNTED LED AREA LIGHT (SEE ELECTRICAL PLANS)
6' HIGH CHAINLINK FENCE (SEE ARCH)
FENCE (REFER TO ARCH PLAN)
PROPOSED RETAINING WALL
VOLLEYBALL COURTS
4' HIGH CHAINLINK FENCE (SEE ARCH)
FUTURE PAVILION
PROPOSED PAVILIONS
FUTURE BATHHOUSE
PLAYGROUND
HWL = 719.79
FREE STANDING CABANAS
DEEP END
SHALLOW END
8' X 10' POND MAINTENANCE BUILDING
POLE MOUNTED LED AREA LIGHT (SEE ELECTRICAL PLANS)
P/L
POND

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS

DESIGN CODES:

PARK MODEL RV
ANSI A119.5 HANDBOOK

DESIGN CRITERIA:

TYPE OF CONSTRUCTION
WOOD FRAME UNPROTECTED

ROOF LOAD = 40 PSF LIVE
ROOF LOAD = 20 PSF DEAD
CEILING LOAD = 5 PSF LIVE
CEILING LOAD = 7 PSF DEAD
FLOOR LOAD = 40 PSF LIVE
FLOOR LOAD = 10 PSF DEAD
WIND LOAD = 20 PSF

CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	WINDOW U-FACTOR
28	13	28	0.29

JOB SITE
JELLYSTONE PARK
8425 HWY 38
CALEDONIA, WI 53108

BASE MODEL AREA

FIRST FLOOR	399 SQ.FT.
LOFT	209 SQ.FT.
SCREEN PORCH	166 SQ.FT.
ROOF DECK	359 SQ.FT.

COVER PAGE

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. | MT. PLEASANT, WI 53403
1041 PARK AVE. | SPICEWOOD, TX 78669
414.762.0950 | FAX 414.762.0955
UTOPIAN-VILLAS.com

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN
SERIAL: -

CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

1

SCALE: NTS

PRODUCT SPECIFICATIONS

FLOOR SYSTEM
PATENTED STEEL & TRUSS FLOOR SYSTEM 10" #6018421
EXTERIOR RIMS 1 3/4" x 18" LVL
1/2" PRESSURE TREATED PLYWOOD ATTACHED TO BOTTOM W/ GALV. FASTENERS
PATENTED DETACHABLE HITCH SYSTEM
6000 LB AXLES x 5
1/2" PRESSURE TREATED UNDER FLOOR PROTECTION
SILL BOX INSULATION R-25 FIBERGLASS
FLOOR INSULATION R-25 FIBERGLASS
3/4" T & G OSB SUBFLOOR GLUED & SCREWED

ROOF SYSTEM
ROOF DECK
.25/12 ROOF PITCH
2x12 SPF #2 & BTR RAFTERS @ 16" O.C.
3/4" OSB ROOF SHEETING
INSULATION - 5" R-35 CLOSED CELL SPRAY FOAM
2x8 SPF #2 & BTR FASCIA
LOFT
.25/12 ROOF PITCH
2x12 SPF #2 & BTR RAFTERS @ 16" O.C.
3/4" OSB ROOF SHEETING
INSULATION - 5" R-35 CLOSED CELL SPRAY FOAM
2x8 SPF #2 & BTR FASCIA

EXTERIOR
WALL HEIGHT VARIES
SINGLE BOTTOM & DOUBLE TOP PLATES SPF #2 & BTR
2x4 STUDS @ 16" O.C.
R-3 INSULATED WINDOW & DOOR HEADERS
WALL INSULATION - R-13 FIBERGLASS
7/16" ZIP SYSTEM WALL SHEETING GLUED & STAPLED
SCREEN PORCH
WALL - SUNSPACE WEATHERMASTER 4 TRACK SCREENS W/ VINYL
COLOR - BLACK
VINYL - CLEAR
DECKING - TIMBERTECH PRO LEGACY
COLOR - ASHWOOD
POSTS - N/A
COLOR - N/A
RAILING - N/A
COLOR - N/A
SPINDLES - N/A
COLOR - N/A
CEILING - DIAMOND KOTE LP SMARTSIDE RIGIDSTACK 8" WOOD GRAIN
COLOR - CANYON
STAIRS - ON SITE BY OWNER
COLOR - N/A
ROOF DECK
DECKING - DURADEK VINYL MEMBRANE
COLOR - CEDARWOOD
POSTS - 4x4 AC2 PRESSURE TREATED
COLOR - TBD
RAILING - 2x4 AC2 PRESSURE TREATED
COLOR - TBD
SPINDLES - HORIZONTAL REBAR
COLOR - BLACK
STAIRS - ON SITE BY OWNER
COLOR - N/A
DOORS
FRONT DOOR - WAUDENA TIMBERLINE HALF LIGHT 984F
GLASS - CLEAR W/ LOW-E ARGON
GRIDS - N/A
ALUMINUM CLAD FRAME - COLOR - SYMPHONY
EXTERIOR DOOR COLOR - SYMPHONY
INTERIOR DOOR COLOR - CLASSIC WHITE
JAMBS - PAINTED PINE
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
DECK DOOR - WAUDENA TIMBERLINE HALF LIGHT 984F
GLASS - CLEAR W/ LOW-E ARGON
GRIDS - N/A
ALUMINUM CLAD FRAME - COLOR - SYMPHONY
EXTERIOR DOOR COLOR - SYMPHONY
INTERIOR DOOR COLOR - CLASSIC WHITE
JAMBS - PAINTED PINE
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
LOCKSETS
STYLE - SCHLAGE LATTITUDE LEVER - NO LOCKS
COLOR - MATTE BLACK
DEADBOLT - SCHLAGE - KEYED ALIKE
COLOR - MATTE BLACK
WINDOWS
VECTOR ENVISION - VINYL FIXED/SLIDER/CASEMENT
GLASS - LOW-E ARGON
GRIDS - N/A
EXTERIOR COLOR - BLACK
INTERIOR COLOR - BLACK
JAMBS - PAINTED PINE
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
BLINDS - N/A
COLOR - N/A
SIDING
STYLE - DIAMOND KOTE LP SMARTSIDE RIGIDSTACK 8" WOOD GRAIN
COLOR - SEAL
STYLE - DIAMOND KOTE LP SMARTSIDE BOARD & BATTEN 12" O.C.
COLOR - CANYON
STYLE - DIAMOND KOTE LP SMARTSIDE RIGIDSTACK 8" WOOD GRAIN
COLOR - CLAY
SIDING TRIM
CORNERS - DIAMONDKOTE LP SMARTSIDE 5/4"x4" WOODGRAIN
COLOR - ONYX
WINDOWS & DOORS - N/A
COLOR - N/A
HORIZONTAL TRIM
STYLE - N/A
COLOR - N/A
STONE
STYLE - N/A
COLOR - N/A
MORTAR - N/A
SOFFIT & FASCIA
SOFFIT - QUALITY EDGE TRULINE HP SOLID
COLOR - BLACK
FASCIA - QUALITY EDGE TRULINE HP RIBBED
COLOR - BLACK
ROOFING
LIVING/KITCEN/PORCH - DURADEK VINYL MEMBRANE
COLOR - CEDARWOOD
VALLEYS - N/A
RIDGE VENT - N/A
LOFT - DURADEK VINYL MEMBRANE
COLOR - CEDARWOOD
VALLEYS - N/A
RIDGE VENT - N/A

INTERIOR
VAULTED/FLAT CEILINGS
SINGLE BOTTOM & DOUBLE TOP PLATES SPF #2 & BTR
2x4 STUDS @ 16" O.C.
1/2" DRYWALL
WOOD TEXTURE
CEILING - N/A
COLOR - N/A
BEAMS - N/A
COLOR - N/A
WALLS - N/A
COLOR - N/A
CORNERS - N/A
COLOR - N/A
DRYWALL TEXTURE
CEILING - SMOOTH
WALLS - SMOOTH
CORNERS - SQUARE
PAINT
VAPOR BARRIER HCL8230W
WALL & CEILING FINISH - SHERWIN WILLIAMS PRO MAR 200 ZERO
COLOR - AGREEABLE GREY SW7029 (EGGSHELL CEILINGS/EGGSHELL WALLS)
ROOM COLORS - N/A
COLOR - N/A
ACCENT WALL - N/A
COLOR - N/A
SHELVING
TYPE - SCHULTE VENTILATED WIRE
COLOR - WHITE
INTERIOR DOORS
STYLE - MASONITE LOGAN SOLID CORE
COLOR - SHERWIN WILLIAMS EXTRA WHITE SW7006
JAMB - PAINTED POPLAR
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
LOCKSETS & ACCESSORIES
STYLE - SCHLAGE LATTITUDE LEVERS
COLOR - MATTE BLACK
NOTE - NO LOCKS ON BEDROOMS
POCKET DOOR HARDWARE - SCHLAGE
COLOR - MATTE BLACK
BARN DOOR HARDWARE - N/A
COLOR - N/A
HINGES & STOPS - SCHLAGE
COLOR - MATTE BLACK
CASING
STYLE - FLAT MDF #493 1/2" x 2 1/4"
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
BASE MOLDING
STYLE - FLAT MDF #433 3/8" x 3 1/4"
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
SHOE MOLDING
STYLE - PINE #126 1/2" x 3/4"
PAINT/FINISH - SHERWIN WILLIAMS EMERALD SERIES SEMI GLOSS
COLOR - EXTRA WHITE SW7006
STAIRS & STAIR RAILING
STAIRS - 81/2" TREADS, 10" RISERS
RISERS - URBAN SURFACES SOUNDTEC LVP
COLOR - PEMBROKE
TREADS - URBAN SURFACES SOUNDTEC LVP
COLOR - PEMBROKE
CABINET - WOLF CLASSIC DARTMOUTH
COLOR - AGREEABLE GREY SW7029
HARDWARE - DOORS - TUBE PULL
HARDWARE - DRAWERS - N/A
COLOR - MATTE BLACK
NEWEL - SQUARE
PAINT/FINISH - STAINED
COLOR - MATCH FLOOR
RAIL - PINE 1 5/8" HAND RAIL
PAINT/FINISH - STAINED
COLOR - MATCH FLOOR
SPINDLES - REBAR HORIZONTAL
PAINT/FINISH - N/A
COLOR - BLACK
LADDER
STYLE - N/A
COLOR - N/A
HARDWARE - COLOR - N/A
LOFT RAILING
NEWEL - N/A
PAINT/FINISH - N/A
COLOR - N/A
RAIL - N/A
PAINT/FINISH - N/A
COLOR - N/A
SPINDLES - N/A
PAINT/FINISH - N/A
COLOR - N/A

KITCHEN
CABINETS
STYLE - WOLF CLASSIC DARTMOUTH W/ SLAB DRAWER
COLOR - HAZELNUT STAIN
HARDWARE - DOORS - MODERN CENTER PULL
HARDWARE - DRAWERS - MODERN CENTER PULL
COLOR - MATTE BLACK
CROWN MOLDING - 3/4" FLAT
UNDER CABINET MOLDING - N/A
COUNTERTOP
STYLE - CARSTIN QUARTZ
COLOR - BELLA TERRA
EDGE - D EDGE
BACKSPLASH
STYLE - TILE TBD
COLOR - TBD
GROUT - TBD
SINK
STYLE - LANCER DOUBLE BOWL UNDERMOUNT SINK
COLOR - STAINLESS STEEL
SINK FAUCET
STYLE - KOHLER SIMPLICE K-597-BL
COLOR - MATTE BLACK
GARBAGE DISPOSAL
STYLE - N/A
COLOR - N/A
APPLIANCES
REFRIGERATORS - 30" WHIRLPOOL WRT318FZDM NO ICE
COLOR - STAINLESS STEEL
RANGE - 30" ELECTRIC WHIRLPOOL WRS325SDHV
COLOR - BLACK ON STAINLESS
RANGE HOOD - N/A
COLOR - N/A
MICROWAVE - 30" WHIRLPOOL WMH31017HS NON VENTED
COLOR - STAINLESS STEEL
DISHWASHER - 24" WHIRLPOOL WDF330PAHS
COLOR - STAINLESS STEEL

MASTER BATH
CABINETS
STYLE - WOLF CLASSIC DARTMOUTH W/ SLAB DRAWERS
COLOR - HAZELNUT STAIN
HARDWARE - DOORS - MODERN CENTER PULL
HARDWARE - DRAWERS - MODERN CENTER PULL
COLOR - MATTE BLACK
COUNTERTOP
STYLE - CARSTIN CULTURED MARBLE
EDGE - SQUARE
COLOR - BLACK
BACKSPLASH
STYLE - 4" CARSTIN CULTURED MARBLE
COLOR - BLACK
GROUT - N/A
SINK
STYLE - INTEGRATED CARSTIN CULTURED MARBLE WAVE BOWL
COLOR - WHITE
SINK FAUCET
STYLE - KOHLER HONESTY K-99760-4N-BL
COLOR - MATTE BLACK
LINEN CABINET
STYLE - N/A
COLOR - N/A
HARDWARE - DOORS - N/A
HARDWARE - DRAWERS - N/A
COLOR - N/A
TUB/SHOWER
STYLE - BASE - STERLING ENSEMBLE LEFT DRAIN TUB 71121110-0
COLOR - WHITE
GROUT - N/A
STYLE - WALLS - CARSTIN CULTURED MARBLE SHIPLAP PANELS
COLOR - WHITE GLOSS
GROUT - N/A
GLASS WALL - N/A
NICHE/SHELF - N/A
COLOR - N/A
GROUT - N/A
SEAT - N/A
COLOR - N/A
GROUT - N/A
TUB/SHOWER FAUCET
STYLE - KOHLER HONESTY K-T99763-4G-BL
COLOR - MATTE BLACK
CURTAIN ROD
STYLE - CURVED
COLOR - MATTE BLACK
TOILET
STYLE - KOHLER CORBELLE ELONGATED COMFORT HEIGHT K-3814-0
COLOR - WHITE
HEATED SEAT
BIDET
ACCESSORIES
TOWEL BAR - KOHLER HONESTY K-26633-BL
TOWEL RING - KOHLER HONESTY K-26637-BL
TOILET PAPER HOLDER - PURIST VERTICAL K-1444-BL
COLOR - MATTE BLACK
GRAB BARS - N/A
COLOR - N/A
MIRROR - FRAMED
COLOR - WOLF HAZELNUT STAIN

MASTER BEDROOM
BED
KING BED W/ CUBBIES - MAPLE
COLOR - WOLF HAZELNUT STAIN
CABINETS - NIGHT STANDS
STYLE - WOLF CLASSIC DARTMOUTH W/ SLAB DRAWERS
COLOR - HAZELNUT STAIN
HARDWARE - DOORS - MODERN CENTER PULL
HARDWARE - DRAWERS - MODERN CENTER PULL
COLOR - MATTE BLACK
COUNTERTOP
STYLE - CARSTIN QUARTZ
COLOR - BELLA TERRA
EDGE - D EDGE
CLOSET
BENCH - MAPLE
COLOR - WOLF HAZELNUT STAIN

BEDROOM 3
BED
QUEEN BED 4" HIGH FRAME - MAPLE
COLOR - WOLF HAZELNUT STAIN

FLOORING
FIRST FLOOR
STYLE - URBAN SURFACES SOUNDTEC LVP
COLOR - PEMBROKE
STYLE - BATHROOM - URBAN SURFACES SOUNDTEC LVP
COLOR - METEOR
LOFT & STAIRS
STYLE - URBAN SURFACES SOUNDTEC LVP
COLOR - PEMBROKE

ELECTRICAL
CUTLER HAMMER BR 100 AMP PANEL
SWITCHES - PASS & SEYMOUR TOGGLE
COLOR - WHITE
OUTLETS - PASS & SEYMOUR DUPLEX
COLOR - WHITE
USB OUTLETS - (4) PASS & SEYMOUR 1 USB/1 USB-C
COLOR - WHITE
EXTERIOR OUTLETS - WATERPROOF GFCI W/ COVER
COLOR - GREY
PHONE/CABLE - (5) RG6 &CAT6
COLOR - WHITE
SMOKE DETECTOR - HARDWIRED W/ BATTERY BACKUP
COLOR - WHITE
CO2 DETECTOR - HARDWIRED W/ BATTERY BACKUP
COLOR - WHITE
SOLAR PREP - N/A
GENERATOR PREP - N/A
SATELLITE/CABLE PREP - N/A

LIGHTING
EXTERIOR
FRONT DOOR - TBD
COLOR - MATTE BLACK
PORCH DOOR - TBD
COLOR - MATTE BLACK
PORCH RECESSED - ENSENIOR 4" 3000K SURFACE MOUNT LED
COLOR - WHITE
INTERIOR
CEILING FAN - N/A
COLOR - N/A
ISLAND PENDANT - TBD
COLOR - TBD
UNDER CABINET LIGHTING - N/A
COLOR - N/A
VANITY LIGHTING - TBD
COLOR - MATTE BLACK
BATH FAN - BROAN 679 W/ LIGHT
COLOR - WHITE
RECESSED LIGHTS - ENSENIOR 4" 3000K SURFACE MOUNT LED
COLOR - WHITE

PLUMBING
BLACK/GREY WATER - SEPTIC OR SEWER?
FRESH WATER - WELL OR CITY?
PEX WATER PIPES
PVC WASTE & DRAIN
WATER HEATER - RHEEM 30 GALLON ELECTRIC
HOSE BIB

LAUNDRY
WASHER/DRYER - 24" SPLENDID WASHER/DRYER COMBO
COLOR - WHITE
WASHER BOX W/ DRAIN
DRYER VENT

HEATING & COOLING
BOOTS
IN FLOOR AIR DISTRIBUTION - LIVING TO MASTER BEDROOM
REGISTERS
TYPE - N/A
COLOR - N/A
HEATING
LG RED DUCTLESS MINI SPLIT W/ WI-FI
CONDENSER - LMU240HHV
WALL UNIT - LIVING ROOM - LSN180HSV5
WALL UNIT - LOFT - LMN074HVT
FIREPLACE
STYLE - SUPERIOR DRT2000 GAS FIREPLACE (PORCH)
SURROUND - BORAL CULTURED STONE ALPINE LEDGESTONE
COLOR - ECHO RIDGE
GROUT - GREY
MANTLE - FINE
COLOR - WOLF HAZELNUT STAIN
HEARTH - N/A
COLOR - N/A
GROUT - N/A

OTHER
N/A

SHIP LOOSE
WINDOW SCREENS

KEY
BLUE - PROVIDED BY OWNER
RED - TBD
GREY - N/A

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

PRODUCT SPECIFICATIONS

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. | MT. PLEASANT, WI 53403
1041 PARK AVE. | SPICEWOOD, TX 78669
414.762.0950 | FAX 414.762.0955
UTOPIAN-VILLAS.com

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN
SERIAL: -

CUSTOMER PLAN

DATES

ORIGINAL PLAN
09.21.23

10.09.23	
11.15.23	

2

SCALE: 1/4"=1'

EXTERIOR OVERVIEWS

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
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CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
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3

SCALE: NTS

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DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

EXTERIOR OVERVIEWS

DATE:

CUSTOMER SIGNATURE:

CUSTOMER SIGNATURE:

DEALER SIGNATURE:

UTOPIAN VILLAS
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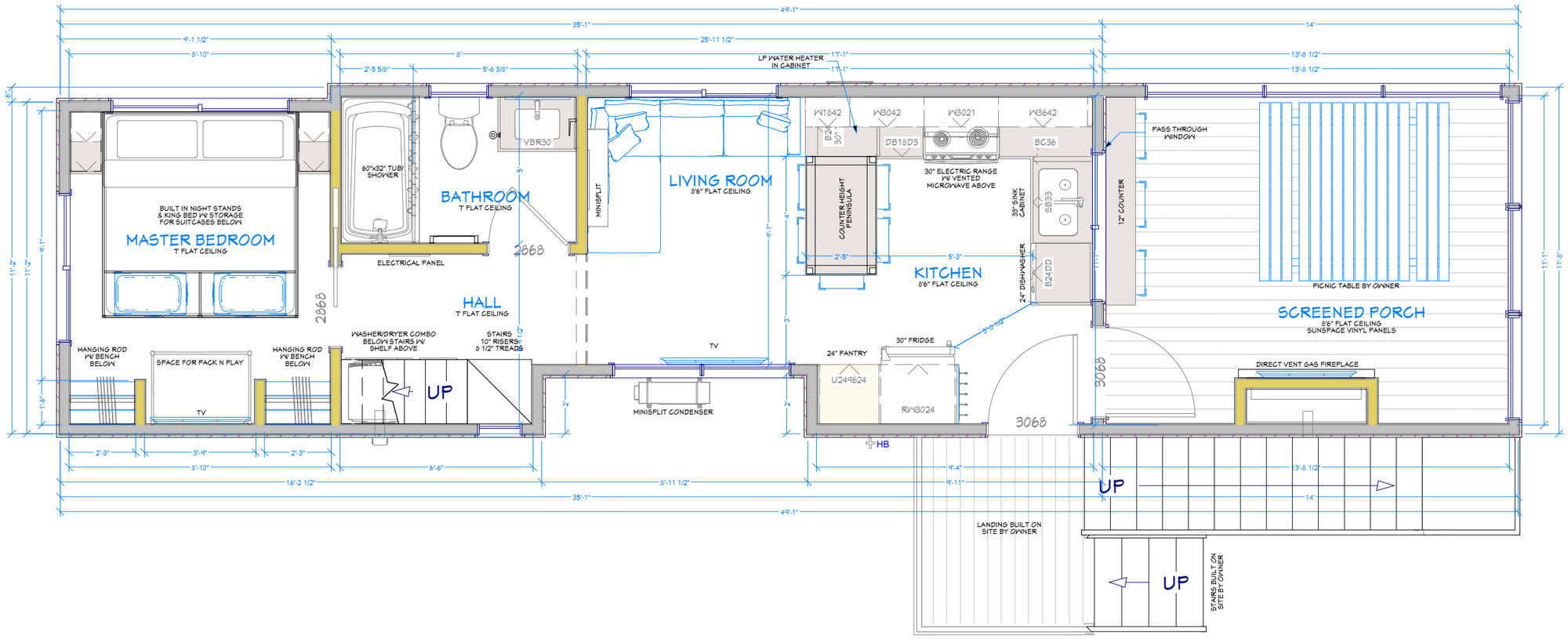
CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

4

SCALE: NTS



FIRST FLOOR PLAN

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. I MT. PLEASANT, WI 53403
1041 PARK AVE. I SPICEWOOD, TX 78669
414.762-0455 I FAX 414.762-0455
UTOPIAN-VILLAS.com

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN
SERIAL: -

CUSTOMER PLAN

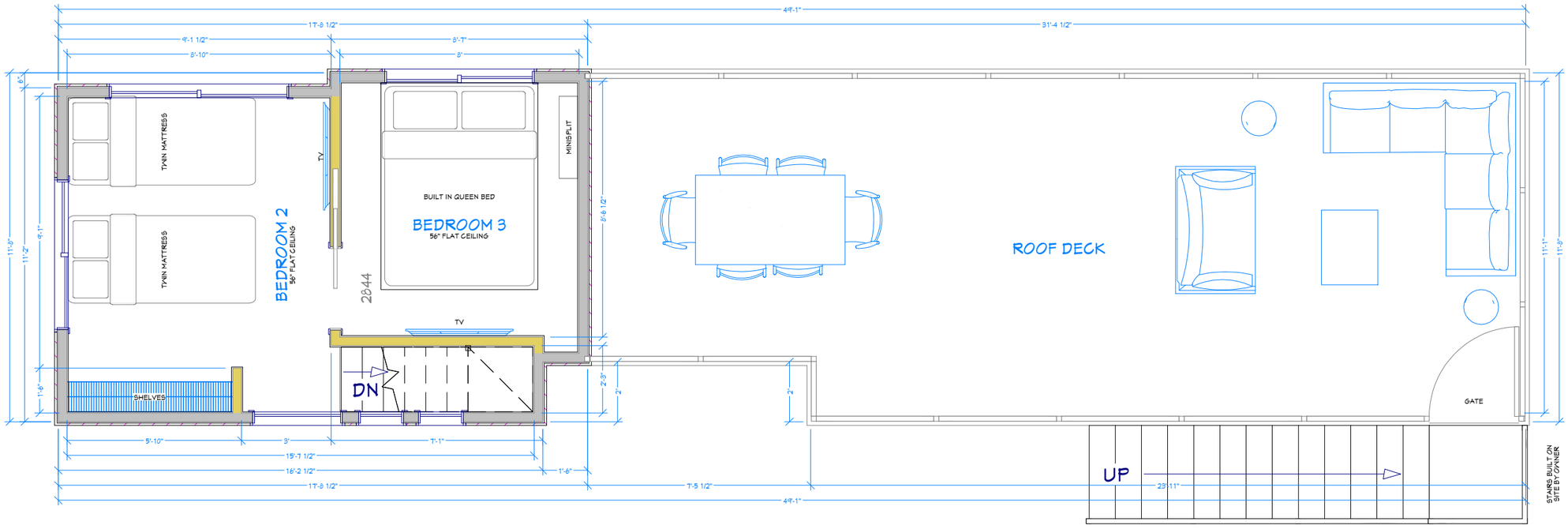
DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

5

SCALE: 1/4"=1'

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:



LOFT FLOOR PLAN

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN
SERIAL: -

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. I MT. PLEASANT, WI 53403
1041 PARK AVE. I SPICEWOOD, TX 78669
414.162.0450 I FAX 414.162.0455
UTOPIAN-VILLAS.com

CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

6

SCALE: 1/4"=1'

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

INTERIOR OVERVIEWS

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CUSTOMER: JELLYSTONE PARK
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CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

7

SCALE: NTS

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

INTERIOR OVERVIEWS

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN

CUSTOMER PLAN

DATES

ORIGINAL PLAN	
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8

SCALE: NTS

UTOPIAN VILLAS
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SERIAL: -

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

INTERIOR OVERVIEWS

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. | MT. PLEASANT, WI 53403
1041 PARK AVE. | SPICEWOOD, TX 78669
414.762.0950 | FAX 414.762.0955
UTOPIAN-VILLAS.com

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN

SERIAL: -

CUSTOMER PLAN

DATES

ORIGINAL PLAN
09.21.23
10.09.23
11.15.23

9

SCALE: NTS

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

INTERIOR OVERVIEWS

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN

CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

10

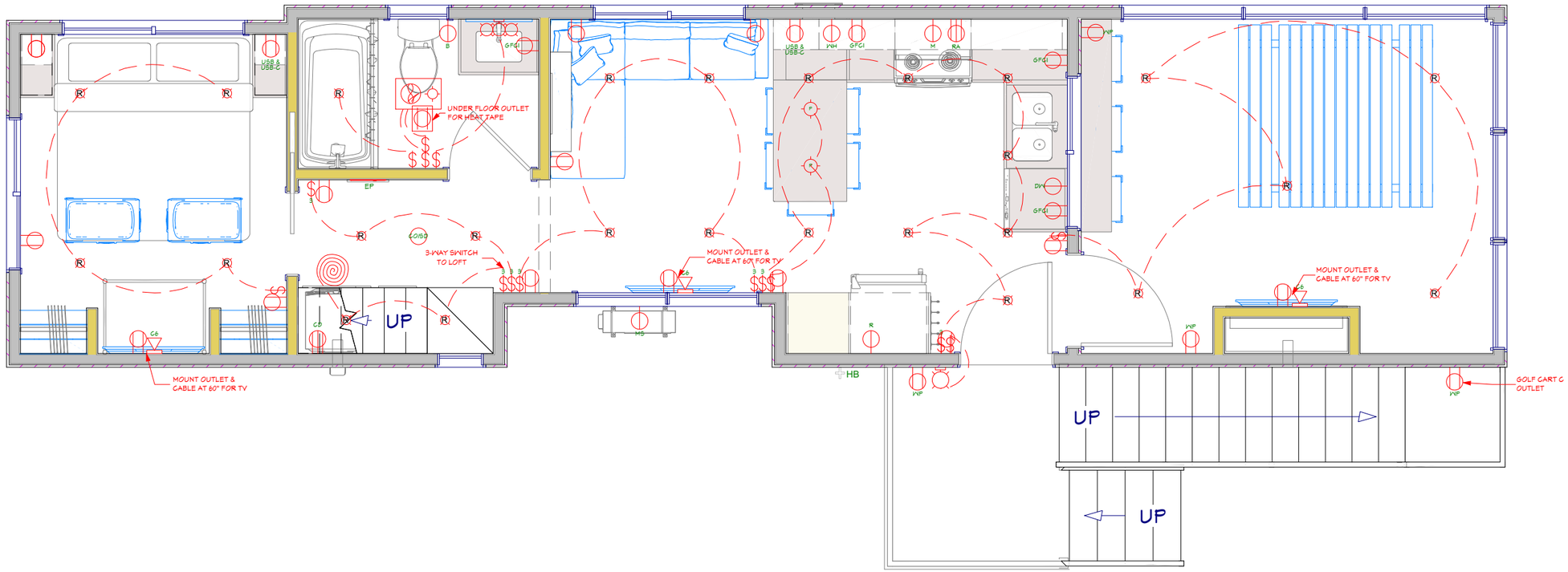
SCALE: NTS

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. | MT. PLEASANT, WI 53403
1041 PARK AVE. | SPICEWOOD, TX 78669
414.762.0150 | FAX 414.762.0155
UTOPIAN-VILLAS.com

SERIAL: -

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

ELECTRICAL SCHEDULE																								
DESCRIPTION	-CABLE-CAT-6/TV	-LIGHT-BATH FAN	-LIGHT-EXTERIOR	-LIGHT-PENDANT	-LIGHT-SURFACE MOUNT LED	-LIGHT-VANITY	-OUTLET-BIDET	-OUTLET-DISH WASHER	-OUTLET-DUPLEX	-OUTLET-ELECTRIC DRYER	-OUTLET-ELECTRIC RANGE	-OUTLET-FRIDGE	-OUTLET-GAS WATER HEATER	-OUTLET-GFCI	-OUTLET-MICROWAVE	-OUTLET-MINISPLIT	-OUTLET-UNDER FLOOR	-OUTLET-USB & USB-C DUPLEX	-OUTLET-WEATHER PROOF	-SWITCH-DOUBLE	-SWITCH-SINGLE	-SWITCH-THREE WAY	CO/SMOKE DETECTOR	ELECTRICAL PANEL	SMOKE DETECTOR
2D SYMBOL	C6			P	R		B	DW		CD	RA	R	WH	GFCI	M	MS		USB & USB-C	WP			3	CO/SD	EP	SD



FIRST FLOOR ELECTRICAL PLAN

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. I MT. PLEASANT, WI 53403
1041 PARK AVE. I SPICEWOOD, TX 78669
414.762.0150 I FAX 414.762.0155
UTOPIAN-VILLAS.com

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN
SERIAL: -

CUSTOMER PLAN

DATES

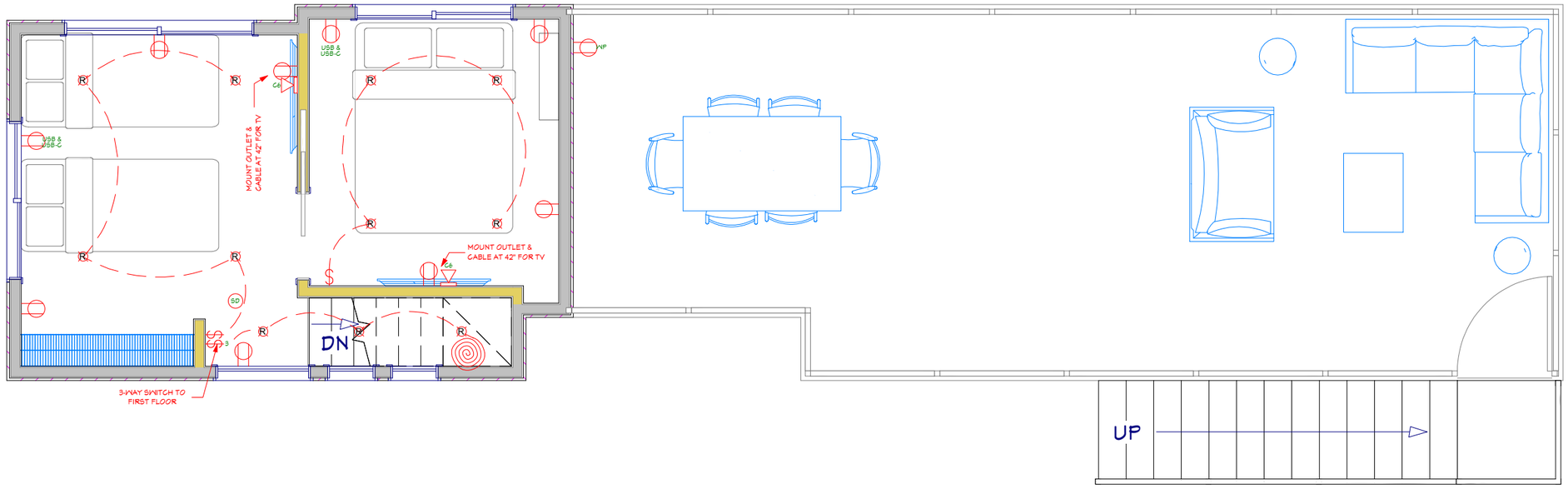
ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

11

SCALE: 1/4"=1'

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

ELECTRICAL SCHEDULE																								
DESCRIPTION	-CABLE-CAT-6/TV	-LIGHT-BATH FAN	-LIGHT-EXTERIOR	-LIGHT-PENDANT	-LIGHT-SURFACE MOUNT LED	-LIGHT-VANITY	-OUTLET-BIDET	-OUTLET-DISH WASHER	-OUTLET-DUPLEX	-OUTLET-ELECTRIC DRYER	-OUTLET-ELECTRIC RANGE	-OUTLET-FRIDGE	-OUTLET-GAS WATER HEATER	-OUTLET-GFCI	-OUTLET-MICROWAVE	-OUTLET-MINISPLIT	-OUTLET-UNDER FLOOR	-OUTLET-USB & USB-C DUPLEX	-OUTLET-WEATHER PROOF	-SWITCH-DOUBLE	-SWITCH-SINGLE	-SWITCH-THREE WAY	CO/SMOKE DETECTOR	ELECTRICAL PANEL	SMOKE DETECTOR
2D SYMBOL	C6			P	R		B	DW		CD	RA	R	WH	GFCI	M	MS		USB & USB-C	WP			3	CO/SD	EP	SD



LOFT FLOOR ELECTRICAL PLAN

UTOPIAN VILLAS
LUXURIOUS RECREATIONAL RETREATS
3123 S. MEMORIAL DR. | MT. PLEASANT, WI 53403
1041 PARK AVE. | SPICEWOOD, TX 78669
414.762.0150 | FAX 414.762.0455
UTOPIAN-VILLAS.com

CUSTOMER: JELLYSTONE PARK
DEALER: UTOPIAN VILLAS
MODEL: CAPITAL REEF
QUOTE: 0266-U
DRAWN BY: JEN
SERIAL: -

CUSTOMER PLAN

DATES

ORIGINAL PLAN	
09.21.23	
10.09.23	
11.15.23	

12

SCALE: 1/4"=1'

DATE: | CUSTOMER SIGNATURE: | CUSTOMER SIGNATURE: | DEALER SIGNATURE:

Village of CALEDONIA

Meeting Date: February 26, 2024

Item No. 6D

PLAN COMMISSION REPORT

Proposal:	Temporary Use
Description:	Review of a request to utilize a 20’ x 20’ canopy tent and 8’ x 20’ shipping container for storage and sales of fireworks from June 7, 2024 through July 7, 2024 located at 7952 USH 41.
Applicant(s):	Jacob Zamora
Address(es):	7952 USH 41
Suggested Motion:	That the Plan Commission recommends that the Village Board approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 20’ x 20’ canopy tent and the storage or fireworks in an 8’ x 20’ shipping container located on the property, as illustrated on the submitted site plan, at 7952 USH 41 for the following reasons: 1. The temporary use is allowed by underlying zoning. 2. The proposed temporary use is absent of detriment to the uses in the zoning district. 3. Based on review of Village records for temporary uses regarding sales of fireworks, this use has been conducted without complaints at various sites in the Village of Caledonia.

Owner(s):	KIDANGAYIL, INC.
Tax Key(s):	104-04-22-07-076-000
Lot Size(s):	1.192 acres
Current Zoning District(s):	B-4, Planned Business (Legacy)
Overlay District(s):	N/A
Wetlands:	☐ Yes ☒ No
Floodplain:	☐ Yes ☒ No
Comprehensive Plan:	Commercial

Background: The applicant is requesting approval for the temporary operation of fireworks sales in a 20' x 20' canopy tent on the property located at 7952 USH 41. When not operating, the product will be securely stored on site in an 8' x 20' shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report.

Staff has reviewed and determined that the proposed temporary use is allowed by the underlying zoning and complies with zoning requirements. Approval is recommended subject to the following proposed conditions:

EXHIBIT A: Temporary Use Conditions of Approval 7952 USH 41

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.

2. **Plans**. The proposed 20' x 20' temporary canopy tent, 8' x 8' shipping container, and parking area must be located and utilized in accordance with the plan and documents received by the Village Planning Department on February 12, 2024. All areas disturbed by the canopy tent and shipping container must be restored to their condition previous to the temporary use.

3. **Performance Standards**. The applicant must comply with the provisions of Sec. 16-10-5 Other Temporary and Accessory Use Restrictions, Village of Caledonia Code of Ordinances.

4. **Duration of Temporary Use.** This temporary fireworks sales activity may be conducted from June 7, 2024 through July 7, 2024. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 7, 2024.

5. **Hours of Operation.** Firework sales are limited to 8am - 8pm, seven days a week.

6. **Compliance with Law.** The applicant must obtain all necessary approvals and licenses from the Village of Caledonia. The applicant must also obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.

7. **No on-site demonstrations of fireworks are permitted**. No on-site demonstrations of fireworks are permitted.

8. **Fire Department Approval.** The applicant must contact the Village of Caledonia Fire Department for review and approval prior to occupying the site with the proposed temporary use. The Caledonia Fire Chief is requiring that there are "No Smoking" signs posted in the tent and on the storage container, a fire extinguisher is hung in the tent and readily accessible to customers and attendants, the storage container remains locked at all times and unlocked only to move product in and out of storage for sale, and a tent/site inspection is conducted by the Caledonia Fire Department prior to the stand opening for business.

9. **Parking.** All parking for this operation must be on-site as illustrated on the submitted plan. There must be no parking associated with the proposed temporary use within the right-of-way of 7 Mile Road or USH 41.

10. **Village of Caledonia Accepts No Liability.** The Village of Caledonia accepts no liability through the issuance of this temporary approval for this site, or any proposed operations or fireworks sales.

11. **Signage.** All signage will require a permit and must be in compliance with Sec. 16-11-6 Temporary Sign Regulations. No signs are allowed in the right-of-way of 7 Mile Road or USH 41.

12. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's implementation, operation, or maintenance.

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

14. **Certificate of Insurance.** The applicant must provide a certificate of insurance indicating that the Village of Caledonia is named as an additional insured by specific endorsement.

15. **Agreement.** Your accepting of the temporary use approval and beginning the temporary use means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Pyro Paradise Fireworks, Jacob Zamora and their heirs, successors, and assigns are responsible for full compliance with the above conditions.

Prepared by:

T. Roehl

Todd Roehl
Planner/Zoning Administrator

Respectfully submitted by:

Peter Wagner

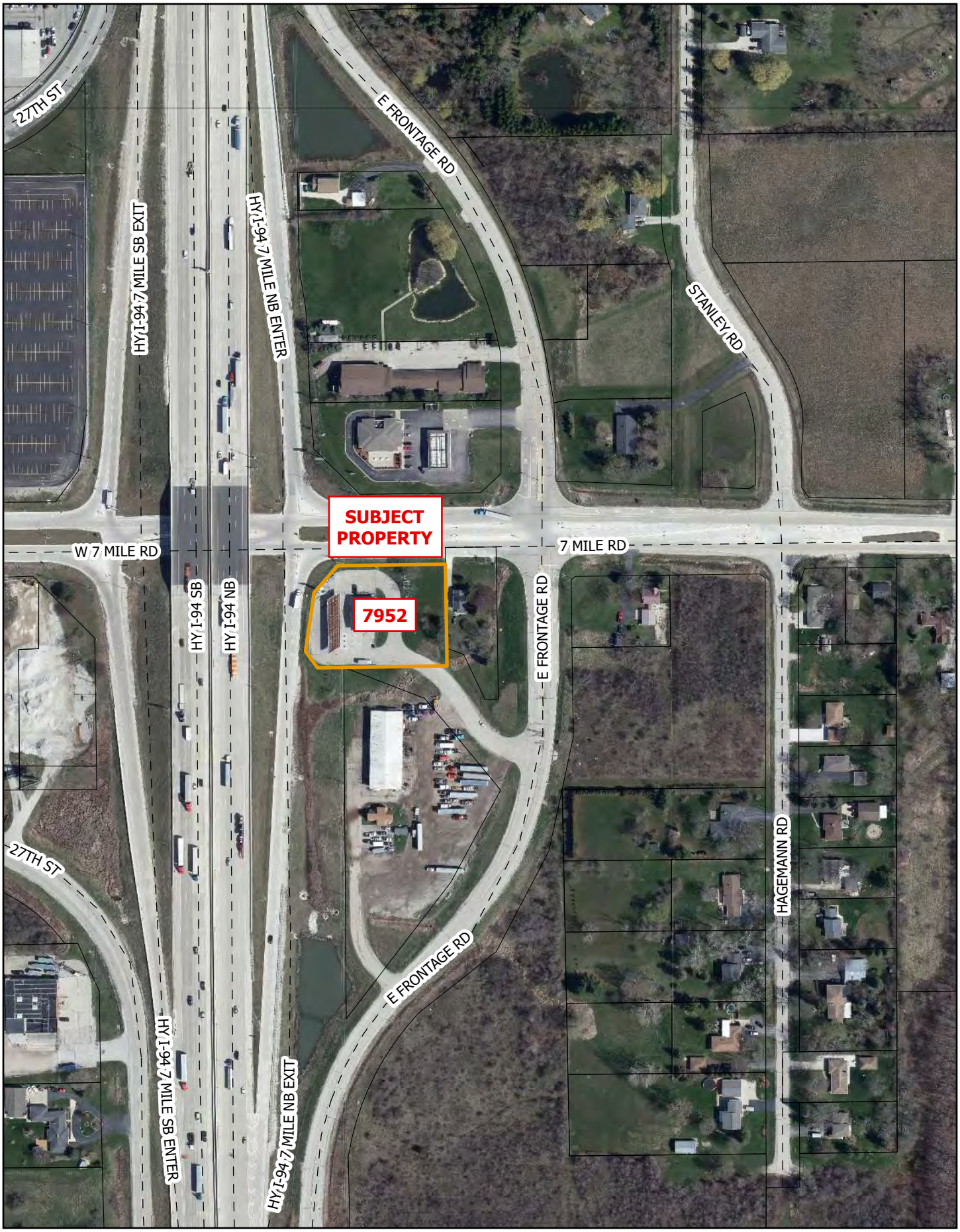
Peter Wagner, AICP
Development Director

VILLAGE OF CALEDONIA

7952 USH 41

0 125 250 500 US Feet

N



PYRO PARADISE FIREWORK TENT IN CALEDONIA:

Owner Information:

Jacob Zamora.

Phone Number: 224-723-3514

Address: 1396 Chippewa trl, Wheeling IL 60090.

Age 22

Nicholas Lang.

Phone Number: 847-530-2855

Address: 6 W Fabish DR, Buffalo Grove IL 60089.

Age 19

Business operations: We will use 7952 E Frontage Rd, Caledonia, WI as our business location to begin operations. We'll be utilizing the shell gas station property to set up a 20x20 tent and a 20x8 storage container. The firework tent will have all stickers for the regulations needed. The storage container will be where we store all the fireworks and it will be locked at all times. We do not intend to hire staff members. The fireworks tent is being opened, and Niko Lang and Jacob Zamora will be running everything. In the event that the tent becomes too full, we will bring on one or two staff members to assist. Most likely, they will be relatives. Open hours for the tent are 8 a.m. to 8 p.m. From June 7th, 2024, to July 7th, 2024. The Tent will be open with the proper fire extinguisher and no smoking signs inside the tent. On those precise dates, every piece of equipment will be assembled and disassembled.

Types of fireworks we will be selling: We plan on selling all fireworks that are legal to sell in Wisconsin. That includes Aerial Shells, Roman Candles, Firecrackers, Sparklers, Fountains, Cakes, and small Novelties like snaps and poppers. As of quantity of fireworks, we plan on starting off with a few pallets and going from there.

Site Plan: Please see picture below of the gas station layout and how we will be setting up the tent on the premises.

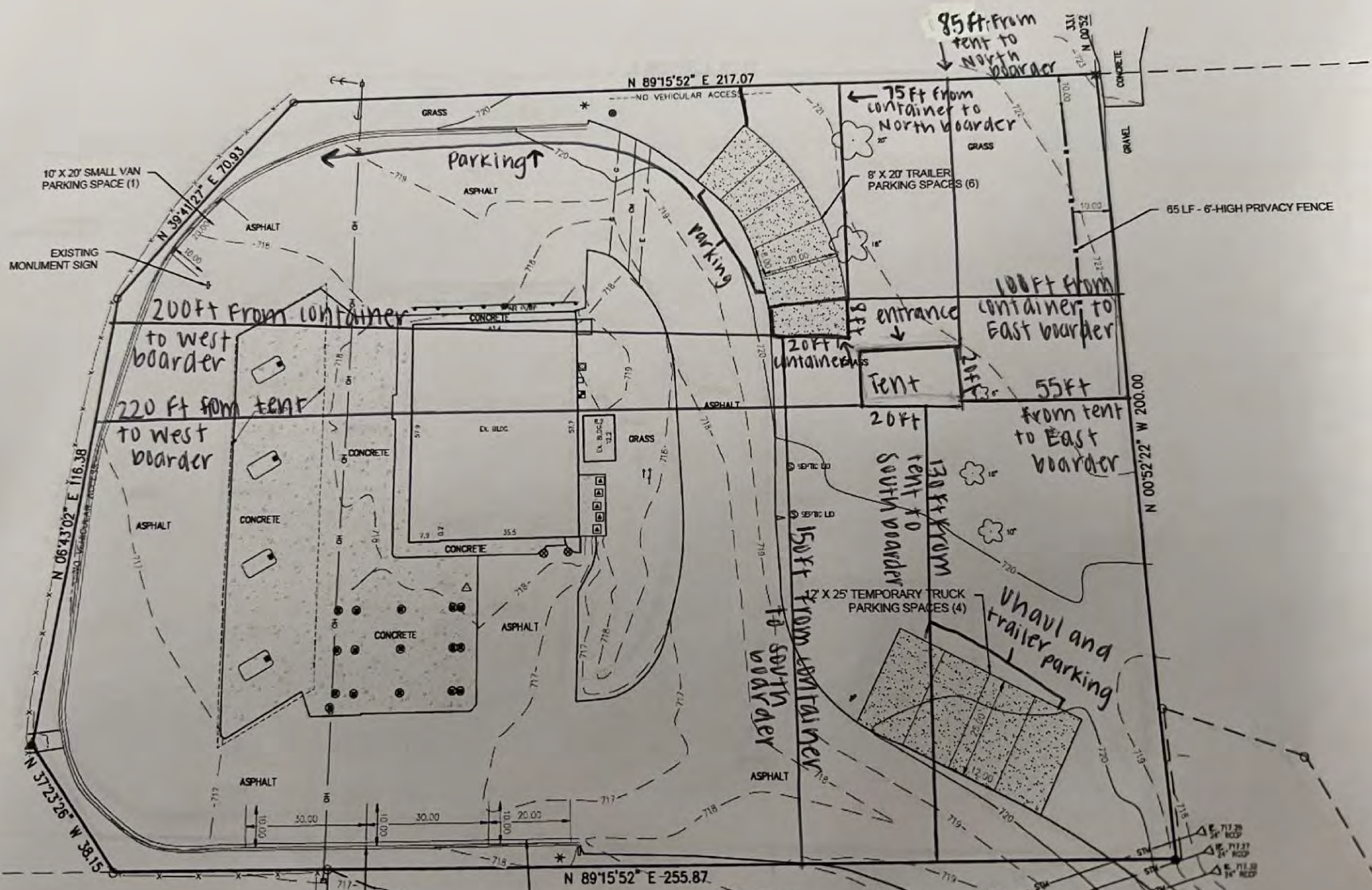
Any proposed signage: In order to attract customers from the highway, we plan to place two or three flags in front of the Shell gas station. Near the rear of the Shell gas station will be where the actual tent and container storage will be located. Regarding the signage near the tent, we plan to affix a banner or sticker to the structure. To make sure everything looks appropriate and formal for the Fourth of July,

there will also be little flags or signs directly next to the tent. (Signage may very)

Photos of the type of structures that will be used as part of the operation: Please see the pictures below of the structures we will be using for our operation.

Photos of the structures we will be using for the operation. Please see below of the firwork tent and firework storage container. Those are the two structures we will be using.

Firework insurance: Please see below of the proof of insurance. Star Spangled Novelties is the company providing the insurance. The document attatched Star Spangled Novelties said is the proof of insurance. I have not signed it or put a date because they said I can only apply and do that closer to the 4th of July when we purchase the fireworks. Star Spangled Novelties stated that if the village hall/Clerks office needs any more proof of the insurance before approval, they can send me all and any documents needed.


85 Ft from tent to North boarder
75 Ft from container to North boarder
N 89°15'52" E 217.07
NO VEHICULAR ACCESS
GRASS
Parking
ASPHALT
10' X 20' SMALL VAN PARKING SPACE (1)
N 39°41'27" E 70.93
EXISTING MONUMENT SIGN
8' X 20' TRAILER PARKING SPACES (6)
65 LF - 6'-HIGH PRIVACY FENCE
parking
100 Ft from container to East boarder
entrance
8 Ft
20 Ft container
Tent
20 Ft
55 Ft from tent to East boarder
200 Ft from container to west boarder
220 Ft from tent to west boarder
CONCRETE
EX. BLDG
GRASS
SEPTIC LID
GRAVEL
N 06°43'02" E 116.38
N 00°52'22" W 200.00
130 Ft from tent to South boarder
150 Ft from container to South boarder
12' X 25' TEMPORARY TRUCK PARKING SPACES (4)
Uhaul and trailer parking
N 37°23'26" W 38.15
E 118.04
N 89°15'52" E 255.87
30.00
20.00
10.00
12.00
25.00

Owner Approval

I, Joy Peter, the proprieter of the shall gas station off of Highway 41, address 7952 E Frontage Rd, Caledonia, WI 53108, hereby grant Pyro Paradise Fireworks LLC, permission to sell fireworks on my land. Additionally I, Joy Peter, permit the staff of Pyro Paradise Fireworks LLC to use my facilities as needed.

Print Name: Joy Peter Date: 1/25/24

Signature: Date: 1/25/24

Village of CALEDONIA

Meeting Date: February 26, 2024

Item No. **6E**

PLAN COMMISSION REPORT

Proposal:	Building, Site & Operations Plan Review
Description:	Review a building, site, and operation plan for the construction of a ±1,000 square-foot addition to the existing commercial building located at 13600 7 Mile Road.
Applicant(s):	Nathan Remitz
Address(es):	13600 7 Mile Road
Suggested Motion:	That the Plan Commission recommends to the Village Board that the Building, Site, and Operational Plan for the construction of a ±1,000 square-foot addition to the existing commercial building located at 13600 7 Mile Road be approved for the following reasons: 1. The proposed use is allowed by underlying zoning through the Building, Site & Operation Plan review process. 2. The proposed use is consistent with the existing use of the property & complies with the approved conditional use conditions and restrictions for a gas station with convenience store and drive through.

Owner(s):	Rahul Singh
Tax Key(s):	104-04-22-06-069-000
Lot Size(s):	1.427 acres
Current Zoning District(s):	B-3, Highway Business District
Overlay District(s):	N/A
Wetlands:	☐ Yes ☒ No
Floodplain:	☐ Yes ☒ No
Comprehensive Plan:	Commercial

Background: The current use is a gas station/convenience store with separate restaurant tenant. The use will not change. The applicant proposes a building addition to the south elevation to create additional space for both tenants, add an exterior entrance, and create an office space with a private restroom. The existing outdoor dining patio will be reduced in size to accommodate the addition.

Zoning & Land Use: The proposed building addition meets regulations set forth in the B-3 Highway Business District concerning setbacks and height. Furthermore, the proposed site plan aligns with the conditions and restrictions specified in the conditional use permit granted in 2008. The intended use is consistent with the Village Land Use Plan, which designates the area for Commercial use.

Parking: The addition of nine parallel parking spaces along the west and north sides of the existing parking lot and drive-through lane raises the total number of parking spaces to 29, exceeding the 19 parking spaces required by code. A striped pedestrian pathway is provided from the nine new parking spaces to the building.

Design: The proposed addition meets Village building design guidelines, as the architecture will match the existing masonry veneer materials, window styles, and colors. The new roof pitches, overhangs, and awnings will also match that of the existing building. Portions of the existing brick walls and metal fence enclosing the outdoor dining patio will be removed where in conflict with the proposed building addition.

Landscaping: In compliance with Village landscaping guidelines, the applicant proposes infilling existing landscaping on the south side of the addition and patio with 4-foot shrubs and 6-foot arborvitae. In addition, new 4-foot shrubs will be added along the outer edge of the new parallel parking spaces created along the north and west sides of the existing drive-through lane. The Plan Commission has the discretion to request additional landscaping around the addition or elsewhere on the site.

Lighting: Additional downlight wall-mounted lighting is being proposed and the applicant has submitted a photometric plan illustrating how the site will be illuminated. The plan meets exterior lighting regulations as stated in the Municipal Code.

Engineering: The proposed addition meets the State of Wisconsin setback requirement (5 feet) from the existing holding tank. There are no requirements to address stormwater runoff as it does not disturb enough land or create enough additional impervious surface on the site. Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department.

Access: Current access to the site is from East Frontage Drive. This development does not have access to 7 Mile Road.

Signage: No new/additional signage is proposed. Any future signage will need to comply with Municipal Code and the tenant/owner will need to apply for the necessary sign permits prior to the installation of commercial signs on the property.

Fire Department: The Fire Department indicated that the addition will require an expansion of the existing fire alarm system. That expansion will require plan review and inspection by a third-party agent. The Fire Department will work with the applicant to comply with all fire ordinances' requirements.

If the Plan Commission is comfortable with the applicant's proposal, staff has drafted a suggested motion recommending approval of the proposed Building, Site, & Operations Plan for the property located at 13600 7 Mile Road.

Prepared by:

Todd Roehl
Planner/Zoning Administrator

Respectfully submitted:

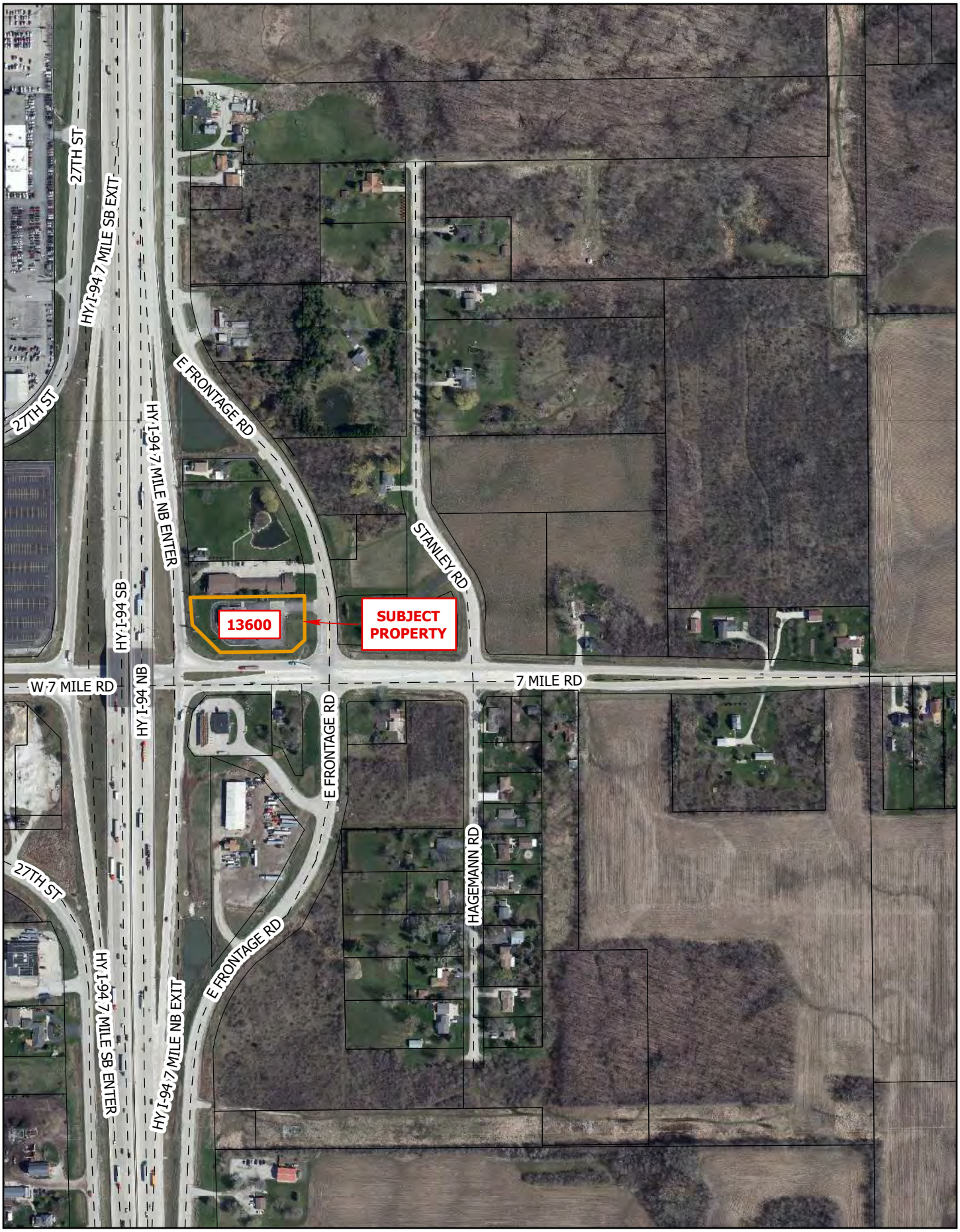
Peter Wagner, AICP
Development Director

VILLAGE OF CALEDONIA

13600 7 MILE ROAD

0 200 400 800 US Feet

N



patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(262) 786-6776 • pateraIlc.com

February 7, 2024

Village of Caledonia
Attn: Peter Wagner
5043 Chester Lane
Racine, WI 53402

Re: Mobil Gas Station remodel / addition written description
13600 7 Mile Road
Caledonia, WI

Architect / agent of owner:
Patera Architects / Engineers
Attn: Nathan Remitz
4040 N. Calhoun Rd.
Suite #200
Brookfield, WI 53005
262.786.6776 ext. #103
nathan@paterallc.com

Owner:
B&K Real Estate 7 mile, LLC
Attn: Rahul Singh
N52 W27681 Taylors Woods Dr.
Menomonee Falls, WI 53051
262.893.1967
dwarikansingh@gmail.com

The existing parcel is in the B-3 Highway Business zoning district. Current use is a gas station / convenience store with a separate restaurant tenant. There is an existing outdoor gas refueling canopy with 8 fuel dispensers and a drive-thru to the restaurant tenant. It is proposed to construct a 1000+/- s.f. addition to the south side of the existing building, to be shared among both tenants. The addition will re-locate the common use restrooms, add another exterior entrance, and create an office space for the convenience store management use. The existing outdoor dining patio will be shrunk to accommodate this addition, thus creating no new impervious surface area. The existing septic tank and private well will remain. The new addition has been designed to maintain proper setbacks to these utilities.

The interior of the restaurant tenant will remain untouched, other than a modified entrance to the new common use restrooms. The current restrooms will be renovated into a Liquor department, incorporated into the convenience store tenant space. A new liquor sales cashier will be added in this liquor room for security purposes and convenient purchasing. 6 full time employees will manage the remodeled convenience store, in varying shifts. The convenience store will be open 24 hours, 7 days per week, and the liquor department will be open 9 am to 9 pm, 7 days per week.

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The proposed addition Architecture will match the existing masonry veneer materials, window styles and colors. The new roof pitches, overhangs, and materials will also match the existing building. Nine new parallel parking spaces will be added along the west and north sides of the existing parking lot, providing a total of 29 parking stalls after remodel. They will be paved to match existing paving, and graded to maintain current drainage paths, with a new concrete curb and landscape screening added to conceal from street views. A stripped pedestrian pathway aisle is being provided from these new spaces and into the main building entrance. An existing dumpster enclosure will remain. New building perimeter landscape plantings will also be installed on the south and east sides of the addition.

During construction, it is proposed to have two temporary outdoor portable toilets located on site, as the existing restrooms are being demolished and re-built in the new addition. A mutually agreeable location can be coordinated with the village staff.

Thank you for your consideration!

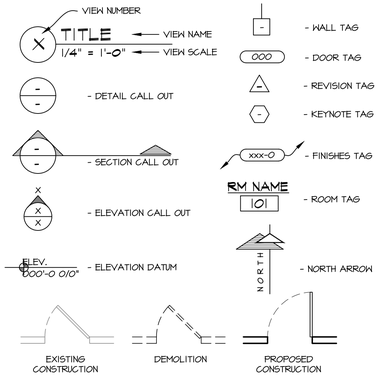
Nathan Remitz

Nathan Remitz A.L.A.
Architect / Partner

ABBREVIATIONS

AFF	Above Finished Floor
ALUM	Aluminum
ARCH	Architect
BLDG	Building
BLKG	Blocking
BRG	Bearing
CLG	Ceiling
CONC	Concrete
CONSTR	Construction
CONT	Continous
CONTR	Contract(or)
CTR	Center
DP	Deep
DBL	Double
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DR	Door
DS	Downspout
DWG	Drawing
EA	Each
ELEC	Electrical
ELEV	Elevation
EP	Electrical Panel
EXT	Exterior
FC	Fire Code
FD	Floor Drain
FDN	Foundation
FG	Fiberglass
FIN	Finished
FLR	Floor
FT	Foot or Feet
FTG	Footing
GYP	Gypsum
HT	Height
HC	Handicap
HDR	Header
HR	Hour
HVAC	Heating, Ventilating & Air Conditioning
INCL	Including
INSUL	Insulation
INT	Interior
JST	Joist
KD	Kiln Dried
LAV	Lavatory
LT	Light
LVL	Laminated Veneer Lumber
MAX	Maximum
MC	Moisture Content
MECH	Mechanical
MET	Metal
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
NIC	Not in Contract
NO	Number
NONCOM	Noncombustible
NTS	Not to Scale
O/	On, Over
OC	On Center
OPNG	Opening
OPP	Opposite
OH	Overhead
PLY	Plywood
PROP	Property
PT	Point
PVMT	Pavement
PWR	Power
PSF	Pounds per Square Foot
PSL	Parallam Structure Lumber
PLF	Per linear foot
R	Riser
RAD	Radius
REF	Refrigerator
REINF	Reinforcing
REQD	Required
REV	Revision
RM	Room
RO	Rough Opening
SECT	Section
SHT	Sheet
SHTG	Sheeting
SIM	Similar
SPEC	Specified
STD	Standard
STOR	Storage
SYP	Southern Yellow Pine
T	Tread
T & G	Tongue & Groove
TEMP	Temporary
THK	Thick
TOF	Top of Footing
TRTD	Treated
TV	Television
TYP	Typical
UL DES	Underwriters Laboratory Designation
UNO	Unless Noted Otherwise
VB	Vapor Barrier
VCT	Vinyl Composite Tile
VEN	Veneer
W	Wide
W/	With
WD	Wood
WIN	Window
W/O	Without
WP	Weatherproof
WWF	Welded Wire Fabric
&	And
@	At
℄	Center Line
DIA	Diameter

SYMBOL LEGEND



SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PLAN NOTES:

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT THE ARCHITECT WITH ANY QUESTIONS.
3. ALL INTERIOR WALLS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE. (SEE WINDOW TYPES FOR ACTUAL DIMENSIONS)
4. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

GENERAL NOTES:

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

SITE & BUILDING DATA :

2015 IBC CODE

USE AND OCCUPANCY CLASSIFICATION; (chapter-3)	NON-SEPARATED MIXED USE: "A-2" IS MOST RESTRICTIVE "M" - MERCANTILE OCCUPANCY (STORE) "A-2" - ASSEMBLY OCCUPANCY (ADJACENT RESTAURANT TENANT) "S-1" - MODERATE-HAZARD STORAGE (LIQUOR & STORAGE AREAS)	
ALLOWABLE AREA AND HEIGHT;	"A-2" (V-B)" ONE STORY - 6,000 sq. ft.	
ACTUAL AREA;	TOTAL FIRST FLOOR AREA: EXISTING C-STORE TENANT EXISTING "A-2" RESTAURANT TENANT PROPOSED ADDITION	5,521 sq. ft. 2,734 sq. ft. 1,811 sq. ft. 976 sq. ft.
SPRINKLERS;	NONE	
CONSTRUCTION TYPE; (Table-601)	"V-B"	
FIRE RATINGS (per table 601 & 602) STRUCTURAL FRAME; BEARING WALLS EXTERIOR; BEARING WALLS INTERIOR; NON-BEARING WALLS EXTERIOR; NON- BEARING WALLS INTERIOR; FLOOR CONSTRUCTION; ROOF CONSTRUCTION;	0 - HR. RATING 0 - HR. RATING 0 - HR. RATING 0 - HR. RATING 0- HR. RATING 0 - HR. RATING 0 - HR. RATING	
EXIT TRAVEL DISTANCE; (table 1017.2)	200 feet	
COMMON PATH OF TRAVEL; (per 1006.2.1)	75 FEET	
TOTAL OCCUPANCY LOADING (per TABLE 1004.1.1)	99 TOTAL OCCUPANTS IN BUILDING (MERCANTILE AREAS = 1 PER 60 S.F) (1,950 S.F. / 60 = 33) (STORAGE AREAS = 1 PER 300 S.F) (1,125 S.F. / 300 = 4) ("A-2" ASSEMBLY AREA = 1 PER 15 S.F) (850 S.F. / 15 = 57) ("B" BUSINESS AREAS = 1 PER 100 S.F) (555 S.F. / 100 = 5)	
PLUMBING FIXTURE REQUIREMENTS: (per TABLE 2902.1)		
WATER CLOSETS "TOTAL REQUIRED" MALE FEMALE LAVATORIES	= .44 REQUIRED = .44 REQUIRED = .343 REQUIRED	3.5 PROPOSED 2.5 PROPOSED 5 PROPOSED
WATER CLOSETS "A-2 ASSEMBLY" MALE (1 PER 75) FEMALE (1 PER 75) LAVATORIES (1 PER 200)	(30 / 75) = .4 REQUIRED (30 / 75) = .4 REQUIRED (59 / 200) = .29 REQUIRED	
WATER CLOSETS "M MERCANTILE" MALE (1 PER 500) FEMALE (1 PER 500) LAVATORIES (1 PER 750)	(20 / 500) = .04 REQUIRED (20 / 500) = .04 REQUIRED (40 / 750) = .053 REQUIRED	

3 EXISTING SATELLITE IMAGE
N.T.S.

2 EXISTING PHOTO (VIEW FROM S.W.)
N.T.S.

1 PROPOSED RENDERING (VIEW FROM S.W.)
N.T.S.

SHEET INDEX

APPROVAL SET
NOT FOR CONSTRUCTION
VILLAGE

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
9/23-12/23: ORIG. DESIGN
1/29/24: PRELIM #1
1/31/24: PRELIM #2
-
-
-

MOBIL GAS STATION REM./ADDITION

2/8/24: APPROVAL SET

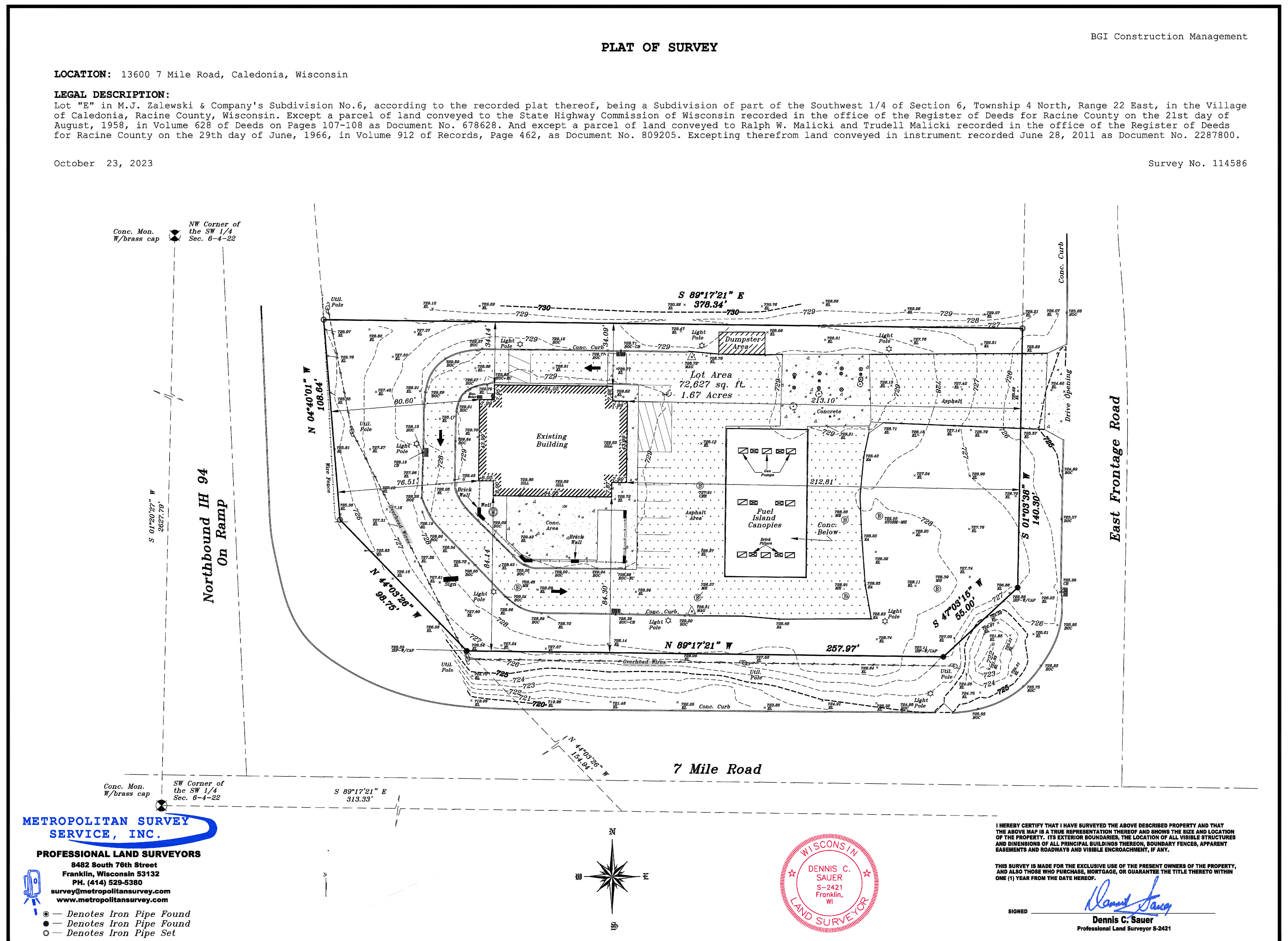
13600 7 MILE RD.
CALEDONIA, WI 53108

SHEET TITLE:
EXISTING SATELLITE IMAGE, PROPOSED RENDERING, BUILDING DATA, DETAILS, & GENERAL NOTES

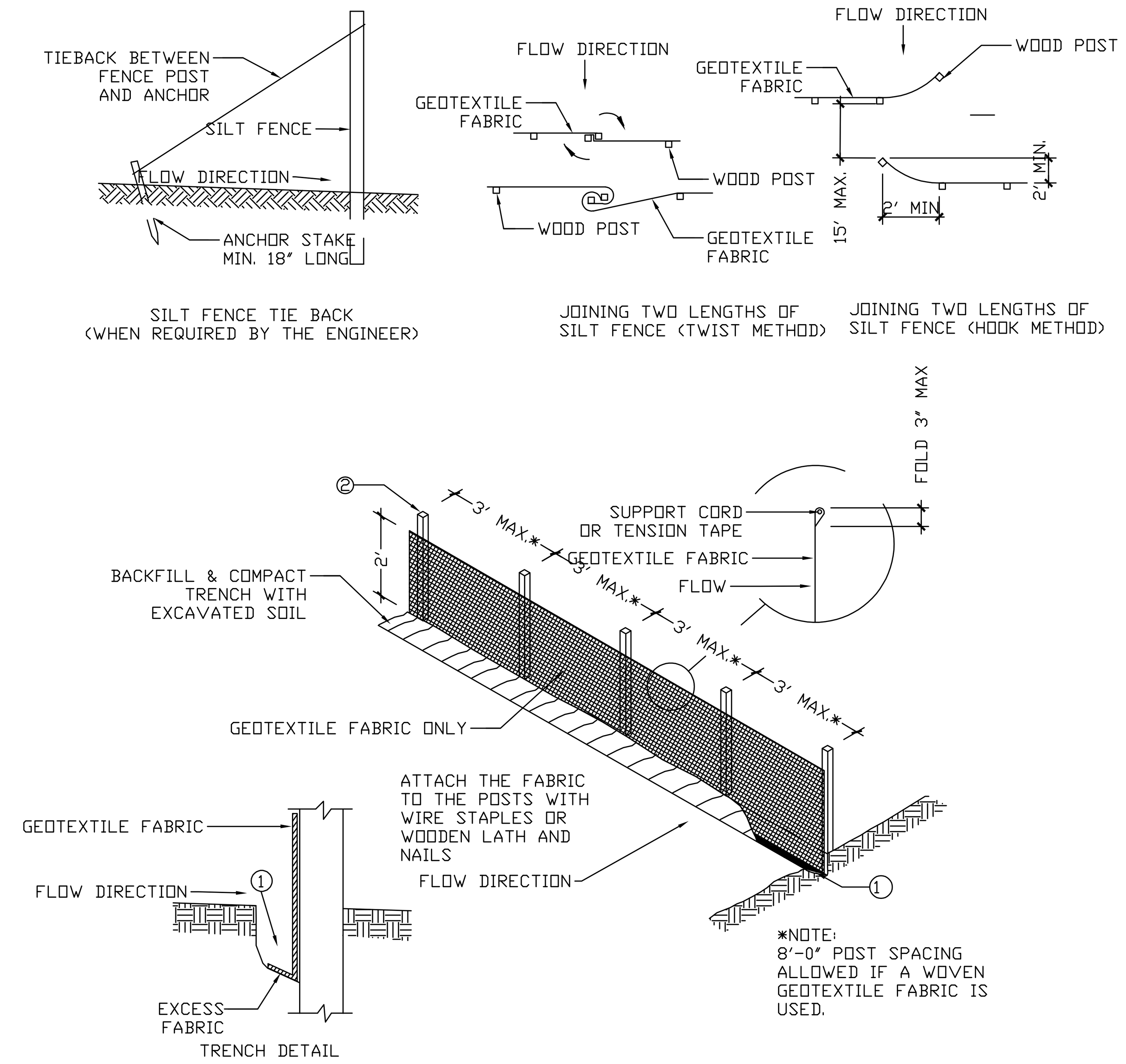
T-1

DATE: SEPT. 22ND, 2023

PROJECT NUMBER: 21-532


PLAT OF SURVEY
BGI Construction Management
LOCATION: 13600 7 Mile Road, Caledonia, Wisconsin
LEGAL DESCRIPTION:
Lot "E" in M.J. Zalewski & Company's Subdivision No.6, according to the recorded plat thereof, being a Subdivision of part of the Southwest 1/4 of Section 6, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin. Except a parcel of land conveyed to the State Highway Commission of Wisconsin recorded in the office of the Register of Deeds for Racine County on the 21st day of August, 1958, in Volume 628 of Deeds on Pages 107-108 as Document No. 678628. And except a parcel of land conveyed to Ralph W. Malicki and Trudell Malicki recorded in the office of the Register of Deeds for Racine County on the 29th day of June, 1966, in Volume 912 of Records, Page 462, as Document No. 809205. Excepting therefrom land conveyed in instrument recorded June 28, 2011 as Document No. 2287800.
October 23, 2023
Survey No. 114586
Lot Area
72,627 sq. ft.
1.67 Acres
Existing Building
Fuel Island Canopies
Dumpster Area
Northbound IH 94 On Ramp
East Frontage Road
7 Mile Road
S 89°17'21" E 378.34'
N 89°17'21" W 257.97'
N 04°40'01" W 108.64'
N 44°03'26" W 98.75'
S 01°03'38" W 140.30'
S 47°03'15" W 55.00'
S 01°20'27" W 2627.79'
S 89°17'21" E 313.33'
NW Corner of the SW 1/4 Sec. 6-4-22
SW Corner of the SW 1/4 Sec. 6-4-22
Conc. Mon. W/brass cap
METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com
— Denotes Iron Pipe Found
— Denotes Iron Pipe Found
— Denotes Iron Pipe Set
WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.
SIGNED
Dennis C. Sauer
Professional Land Surveyor S-2421

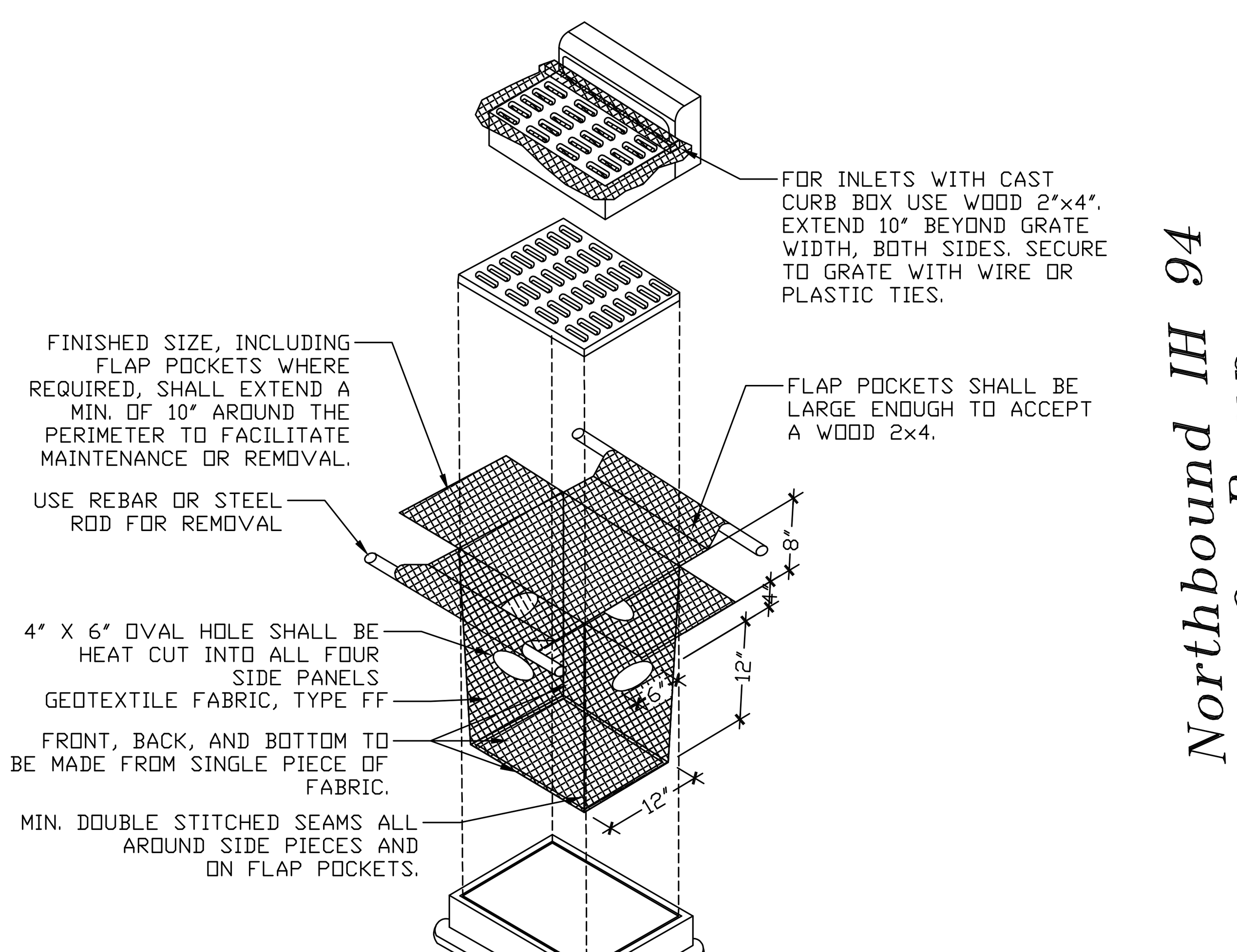
1 EXISTING SURVEY (BY OTHERS)
N.T.S.


TIEBACK BETWEEN FENCE POST AND ANCHOR
SILT FENCE
FLOW DIRECTION
ANCHOR STAKE MIN. 18" LONG
SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)
FLOW DIRECTION
GEOTEXTILE FABRIC
WOOD POST
WOOD POST
GEOTEXTILE FABRIC
JOINING TWO LENGTHS OF SILT FENCE (TWIST METHOD)
FLOW DIRECTION
GEOTEXTILE FABRIC
WOOD POST
15' MAX.
2' MIN
2' MIN.
JOINING TWO LENGTHS OF SILT FENCE (HOOK METHOD)
FOLD 3" MAX
SUPPORT CORD OR TENSION TAPE
GEOTEXTILE FABRIC
FLOW
BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL
3' MAX.*
2'
GEOTEXTILE FABRIC ONLY
ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS
FLOW DIRECTION
GEOTEXTILE FABRIC
FLOW DIRECTION
EXCESS FABRIC
TRENCH DETAIL
*NOTE:
8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

2 SILT FENCE DETAIL
N.T.S.

GENERAL NOTES:

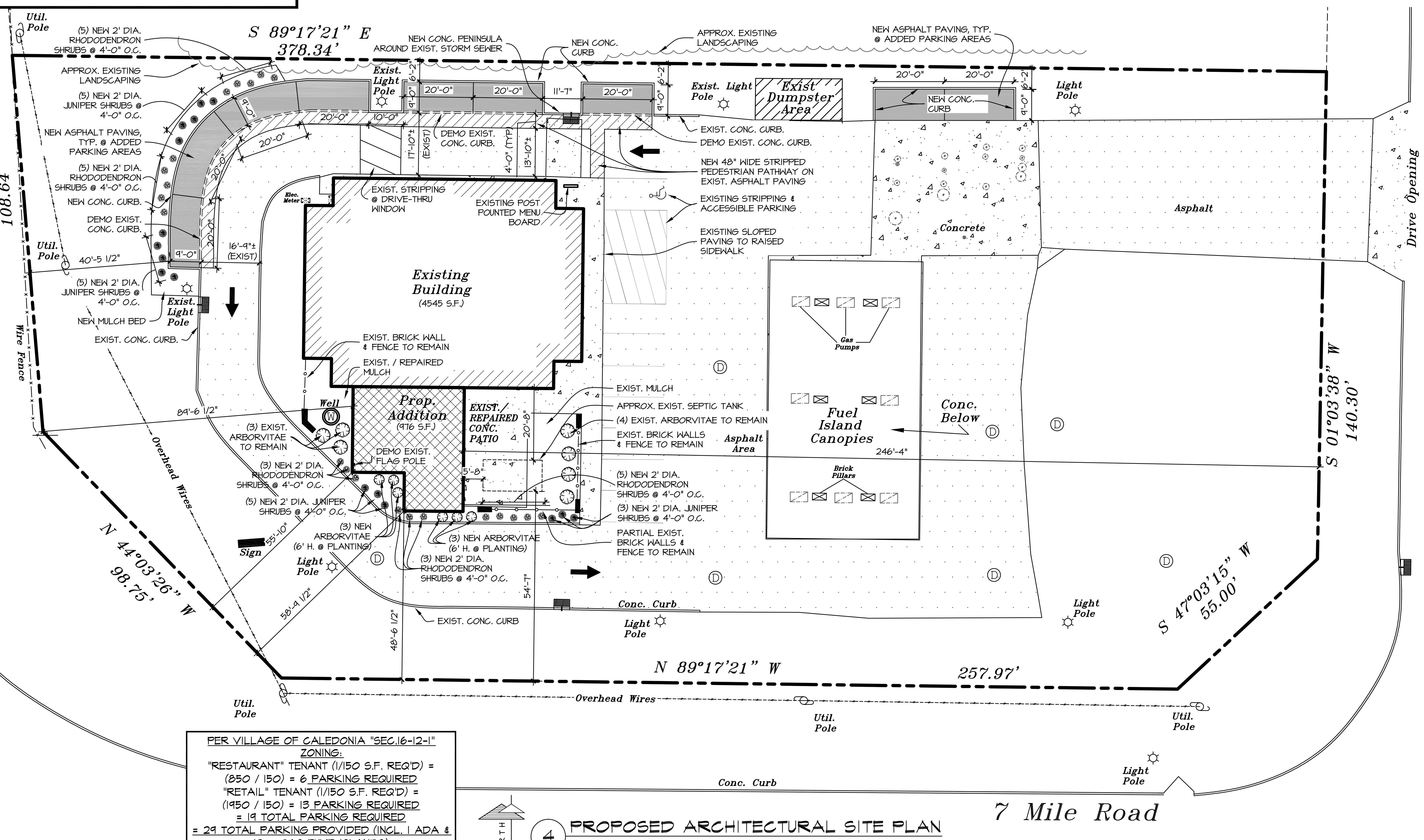
1. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY
3. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
4. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
5. 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056
6. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
7. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
8. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".
9. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD AND TECHNICAL SPECIFICATIONS.
10. CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
11. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
12. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
13. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
14. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
15. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.


FOR INLETS WITH CAST CURB BOX USE WOOD 2"x4". EXTEND 10" BEYOND GRATE WIDTH, BOTH SIDES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.
FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MIN. OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2x4.
USE REBAR OR STEEL ROD FOR REMOVAL
8"
4" X 6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS
GEOTEXTILE FABRIC, TYPE FF
12"
6"
FRONT, BACK, AND BOTTOM TO BE MADE FROM SINGLE PIECE OF FABRIC.
12"
MIN. DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.

GENERAL NOTES:

A. FABRIC SHALL BE REPLACED AT THE ENGINEER'S DISCRETION.
B. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
C. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
D. DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
E. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
F. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.
G. INLET PROTECTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

3 INLET PROTECTION, TYPE D
N.T.S.


Northbound IH 94 On Ramp
East Frontage Road
7 Mile Road
S 89°17'21" E 378.34'
N 89°17'21" W 257.97'
N 04°40'01" W 108.64'
N 44°03'26" W 98.75'
S 01°03'38" W 140.30'
S 47°03'15" W 55.00'
(5) NEW 2' DIA. RHODODENDRON SHRUBS @ 4'-0" O.C.
APPROX. EXISTING LANDSCAPING
(5) NEW 2' DIA. JUNIPER SHRUBS @ 4'-0" O.C.
NEW ASPHALT PAVING, TYP. @ ADDED PARKING AREAS
(5) NEW 2' DIA. RHODODENDRON SHRUBS @ 4'-0" O.C.
NEW CONC. CURB.
DEMO EXIST. CONC. CURB.
(5) NEW 2' DIA. JUNIPER SHRUBS @ 4'-0" O.C.
NEW MULCH BED
EXIST. CONC. CURB.
NEW CONC. PENINSULA AROUND EXIST. STORM SEWER
NEW CONC. CURB
APPROX. EXISTING LANDSCAPING
NEW ASPHALT PAVING, TYP. @ ADDED PARKING AREAS
EXIST. CONC. CURB.
DEMO EXIST. CONC. CURB.
NEW 48" WIDE STRIPPED PEDESTRIAN PATHWAY ON EXIST. ASPHALT PAVING
EXISTING STRIPPING & ACCESSIBLE PARKING
EXISTING SLOPED PAVING TO RAISED SIDEWALK
EXIST. STRIPPING @ DRIVE-THRU WINDOW
EXISTING POST POUNTED MENU BOARD
DEMO EXIST. CONC. CURB.
Existing Building
(4545 S.F.)
EXIST. BRICK WALL & FENCE TO REMAIN
EXIST. / REPAIRED MULCH
Prop. Addition
(976 S.F.)
EXIST./ REPAIRED CONC. PATIO
DEMO EXIST. FLAG POLE
Well
(3) EXIST. ARBORVITAE TO REMAIN
(3) NEW 2' DIA. RHODODENDRON SHRUBS @ 4'-0" O.C.
(5) NEW 2' DIA. JUNIPER SHRUBS @ 4'-0" O.C.
(3) NEW ARBORVITAE (6' H. @ PLANTING)
(3) NEW ARBORVITAE (6' H. @ PLANTING)
(3) NEW 2' DIA. RHODODENDRON SHRUBS @ 4'-0" O.C.
EXIST. MULCH
APPROX. EXIST. SEPTIC TANK
(4) EXIST. ARBORVITAE TO REMAIN
EXIST. BRICK WALLS & FENCE TO REMAIN
(5) NEW 2' DIA. RHODODENDRON SHRUBS @ 4'-0" O.C.
(3) NEW 2' DIA. JUNIPER SHRUBS @ 4'-0" O.C.
PARTIAL EXIST. BRICK WALLS & FENCE TO REMAIN
EXIST. CONC. CURB
Asphalt Area
Fuel Island Canopies
Gas Pumps
Brick Pillars
Conc. Below
Concrete
Asphalt
Drive Opening
Exist Dumpster Area
Exist. Light Pole
Light Pole
Util. Pole
Sign
Wire Fence
Overhead Wires
Conc. Curb
20'-0"
9'-0"
6'-2"
11'-7"
10'-0"
17'-10"±
(EXIST)
4'-0" (TYP)
13'-10"±
16'-9"± (EXIST)
40'-5 1/2"
89'-6 1/2"
20'-8"
5'-8"
54'-7"
55'-10"
58'-9 1/2"
48'-6 1/2"
246'-4"
NORTH

PER VILLAGE OF CALEDONIA "SEC.16-12-1" ZONING:
"RESTAURANT" TENANT (1/150 S.F. REQ'D) = (850 / 150) = 6 PARKING REQUIRED
"RETAIL" TENANT (1/150 S.F. REQ'D) = (1950 / 150) = 13 PARKING REQUIRED
= 19 TOTAL PARKING REQUIRED
= 29 TOTAL PARKING PROVIDED (INCL. 1 ADA & 12 @ GAS PUMP ISLANDS)

4 PROPOSED ARCHITECTURAL SITE PLAN
1" = 20'-0"

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
9/23-12/23: ORIG. DESIGN
1/29/24: PRELIM #1
1/31/24: PRELIM #2
-
-
-

MOBIL GAS STATION REM./ADDITION

2/8/24: APPROVAL SET

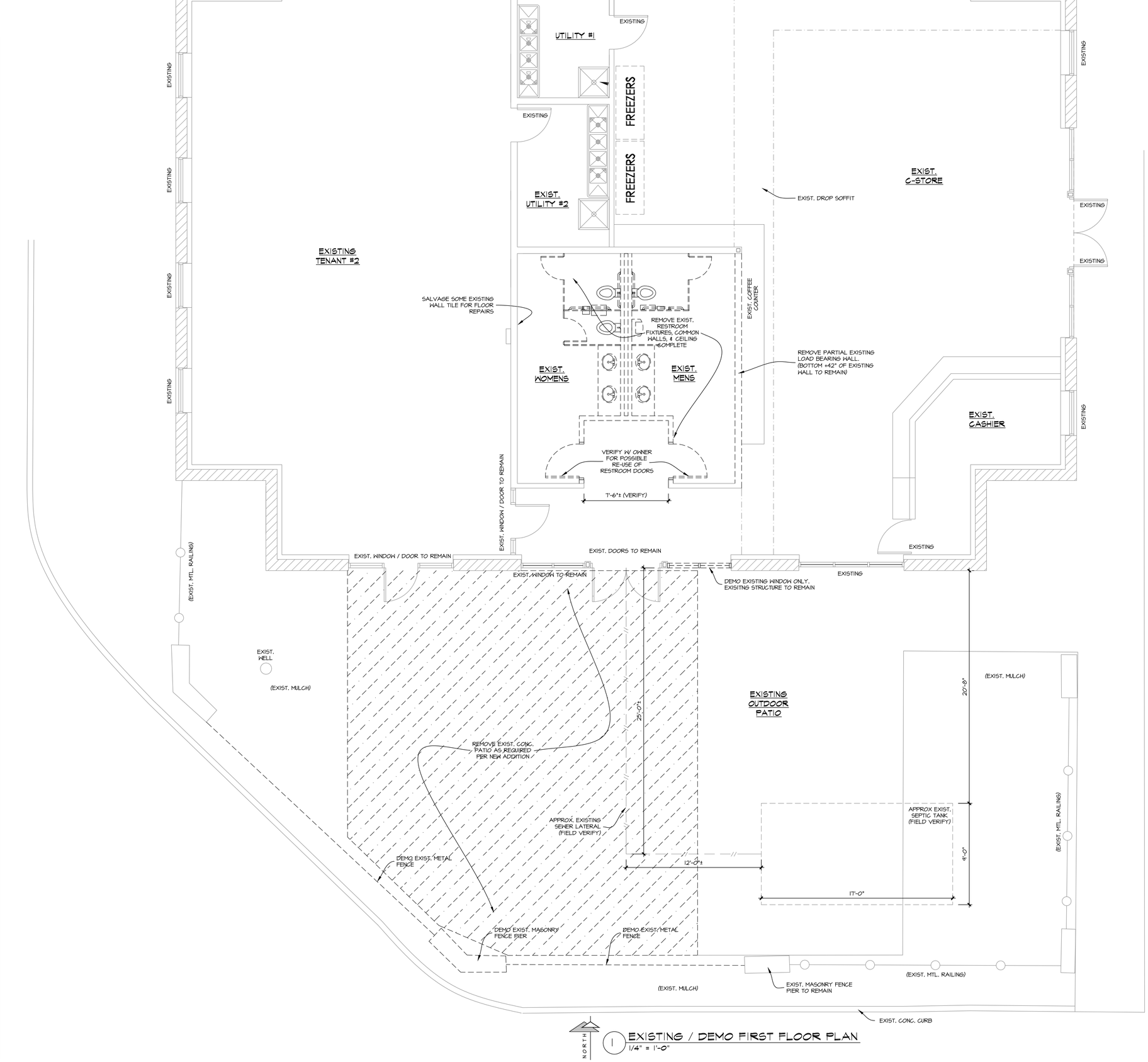
13600 7 MILE RD.
CALEDONIA, WI 53108

SHEET TITLE:
EXISTING SURVEY & PROPOSED ARCHITECTURAL SITE PLAN & DETAILS

C-1

DATE: SEPT. 22ND, 2023

PROJECT NUMBER: 21-532



1 EXISTING / DEMO FIRST FLOOR PLAN
1/4" = 1'-0"

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

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ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
9/23-12/23: ORIG. DESIGN
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1/31/24: PRELIM #2
-
-
-

MOBIL GAS STATION REM./ADDITION

2/8/24: APPROVAL SET

13600 7 MILE RD.
CALEDONIA, WI 53108

SHEET TITLE:
EXISTING / DEMO PARTIAL FIRST FLOOR PLAN

EX-1

DATE: SEPT. 22ND, 2023

PROJECT NUMBER: 21-532

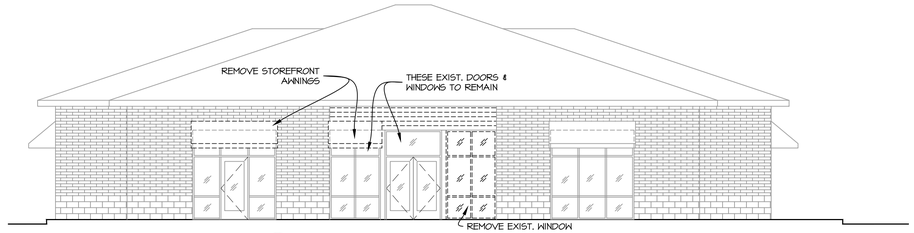
WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

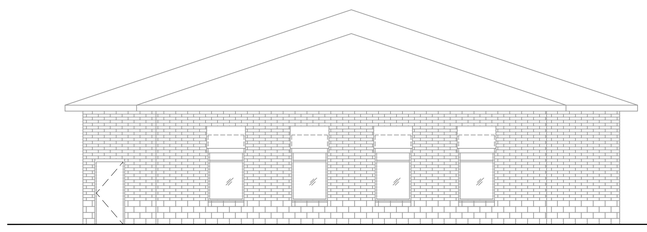
1 EXISTING SOUTH PHOTO
N.T.S.

2 EXISTING EAST PHOTO
N.T.S.

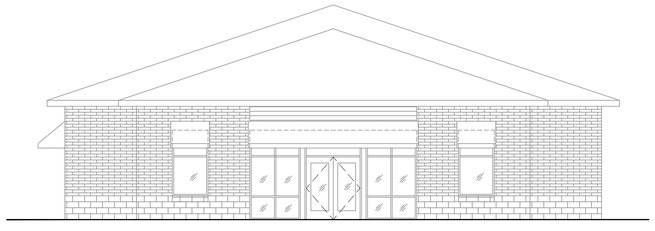
3 EXISTING WEST PHOTO
N.T.S.



4 EXISTING / DEMO SOUTH ELEVATION
1/8" = 1'-0"



5 EXISTING / DEMO WEST ELEVATION
1/8" = 1'-0"



6 EXISTING / DEMO EAST ELEVATION
1/8" = 1'-0"

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(OFFICE) 262-786-6776

REVISIONS:
9/23-12/23: ORIG. DESIGN
1/29/24: PRELIM #1
1/31/24: PRELIM #2
-
-
-

MOBIL GAS STATION REM./ADDITION

2/8/24: APPROVAL SET

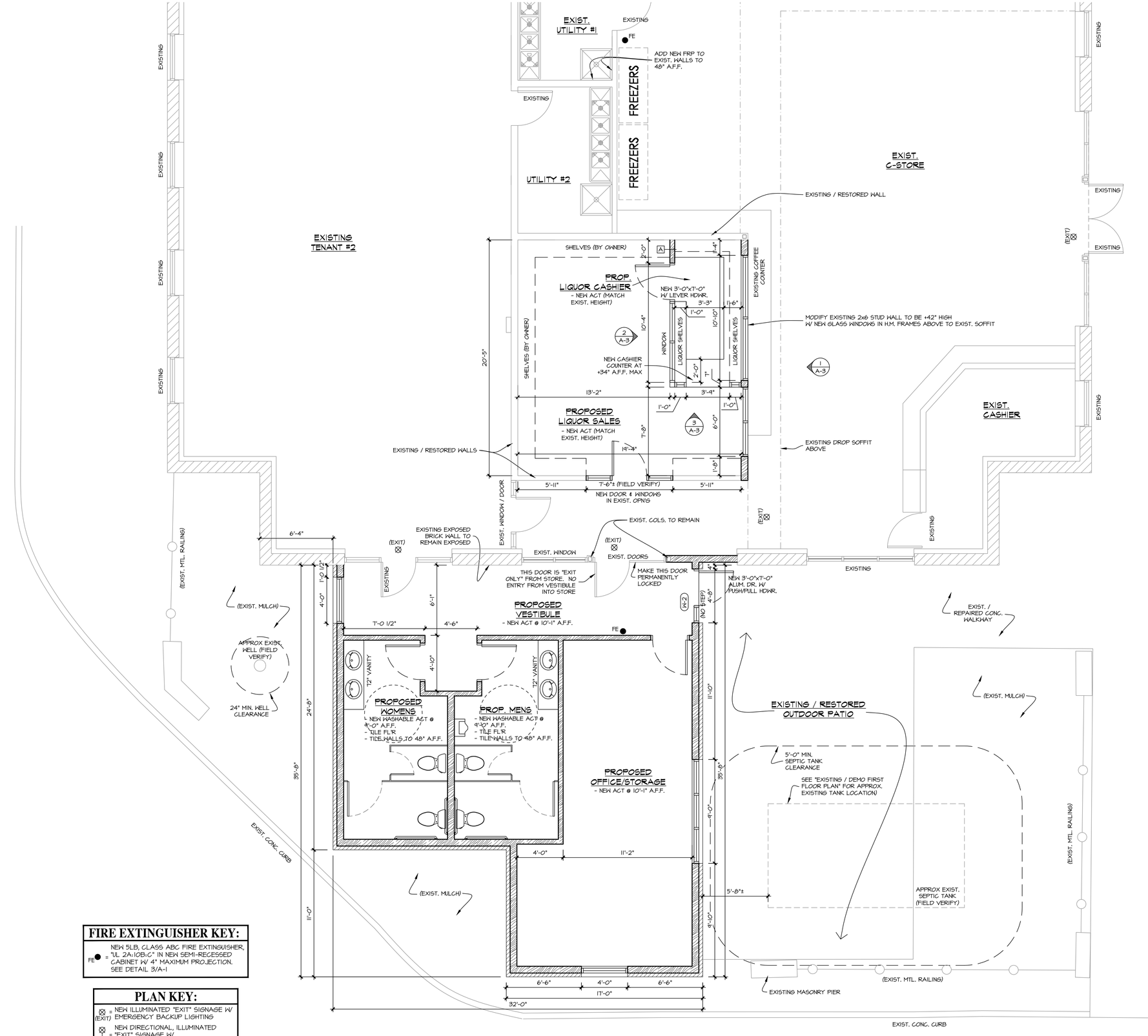
13600 7 MILE RD.
CALEDONIA, WI 53108

SHEET TITLE:
EXISTING / DEMO ELEVATIONS & PHOTOS

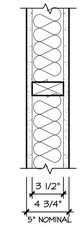
EX-2

DATE: SEPT. 22ND, 2023

PROJECT NUMBER: 21-532

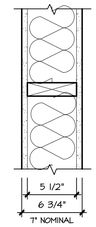


1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



A

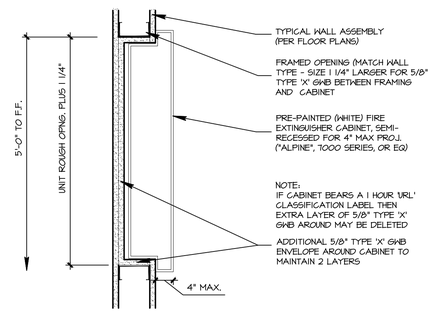
TYP. INTERIOR WALL:
5/8" GWB. @ OFFICE SIDES (5/8" MOISTURE RES. GWB. @ RESTROOM SIDES) ON EACH SIDE OF 2x4 WOOD STUDS AT 16" O.C. 5/8" CEMENT BOARD @ ALL TILE LOCATIONS. 3 1/2" SOUND BATTS. RUN ALL TO UNDERSIDE OF ROOF TRUSS ABOVE.



B

TYP. PLUMBING WALL:
5/8" GWB. @ OFFICE SIDES (5/8" MOISTURE RES. GWB. @ RESTROOM SIDES) ON EACH SIDE OF 2x6 WOOD STUDS AT 16" O.C. 5/8" CEMENT BOARD @ ALL TILE LOCATIONS. 5 1/2" SOUND BATTS. RUN ALL TO UNDERSIDE OF ROOF TRUSS ABOVE.

2 WALL TYPES
1-1/2" = 1'-0"



3 FIRE EXTINGUISHER CABINET SECTION
1 1/2" = 1'-0"

FIRE EXTINGUISHER KEY:
FE● = NEW 5LB, CLASS ABC FIRE EXTINGUISHER, "UL 2A:10B:C" IN NEW SEMI-RECESSED CABINET W/ 4" MAXIMUM PROJECTION. SEE DETAIL 3/A-1

PLAN KEY:
⊗ (EXIT) = NEW ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING
⊗ = NEW DIRECTIONAL, ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING

WALL KEY:
= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
9/23-12/23: ORIG. DESIGN
1/29/24: PRELIM #1
1/31/24: PRELIM #2
-
-
-

MOBIL GAS STATION REM./ADDITION

2/8/24: APPROVAL SET

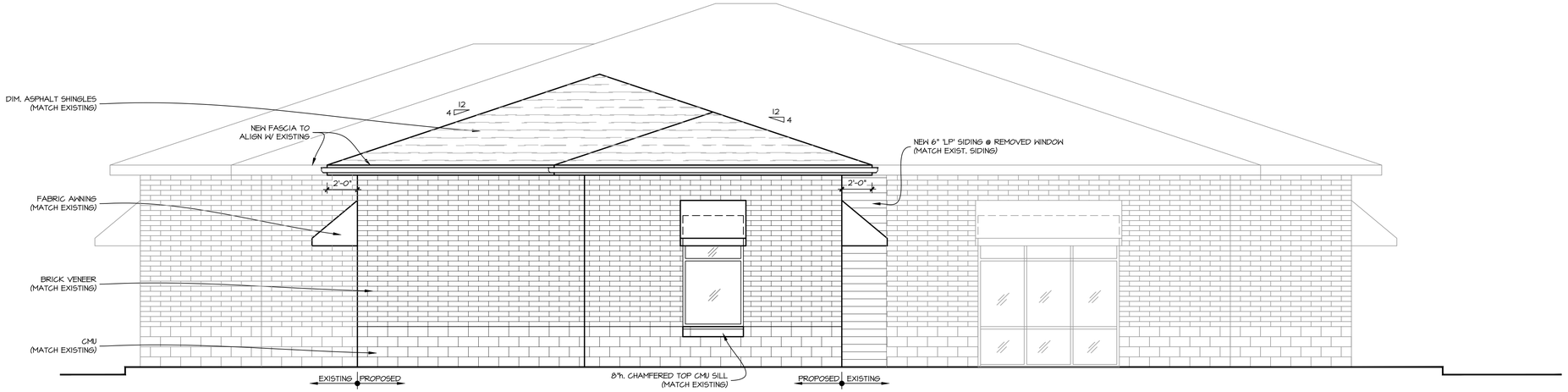
13600 7 MILE RD.
CALEDONIA, WI 53108

SHEET TITLE:
PROPOSED PARTIAL FIRST FLOOR PLAN & WALL TYPES

A-1

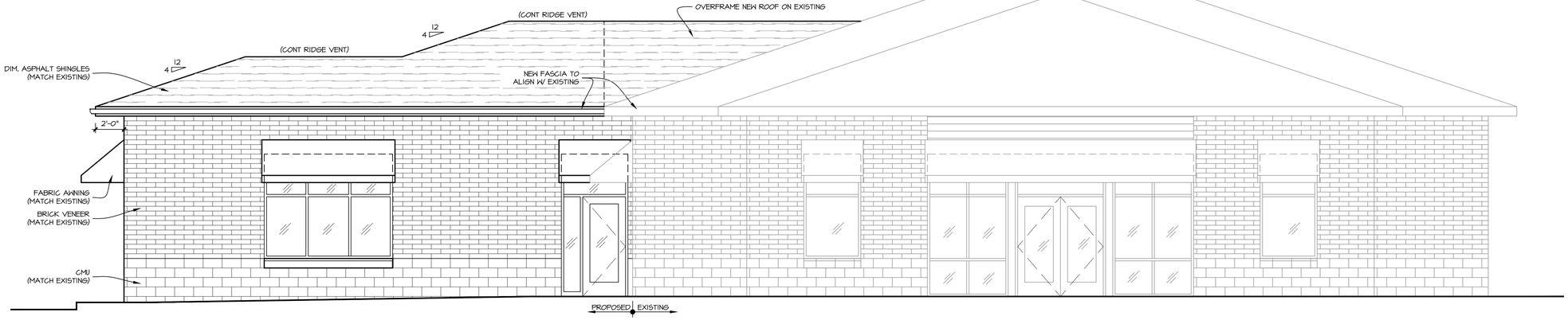
DATE: SEPT. 22ND, 2023

PROJECT NUMBER: 21-532



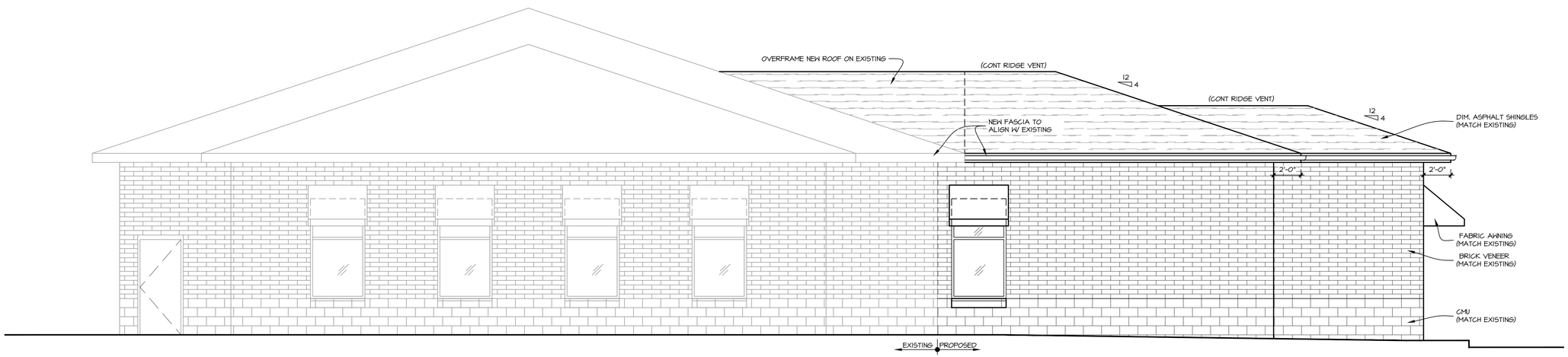
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

NEW WINDOWS & DOOR NOTE:
- PROVIDE METAL SECURITY BARS ON INTERIOR OF ALL NEW WINDOWS AND DOOR @ 6" O.C. EACH WAY, TO 60" A.F.F.



NEW WINDOWS & DOOR NOTE:
- PROVIDE METAL SECURITY BARS ON INTERIOR OF ALL NEW WINDOWS AND DOOR @ 6" O.C. EACH WAY, TO 60" A.F.F.

1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"

NEW WINDOWS & DOOR NOTE:
- PROVIDE METAL SECURITY BARS ON INTERIOR OF ALL NEW WINDOWS AND DOOR @ 6" O.C. EACH WAY, TO 60" A.F.F.

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-
-
-

MOBIL GAS STATION REM./ADDITION

2/8/24: APPROVAL SET

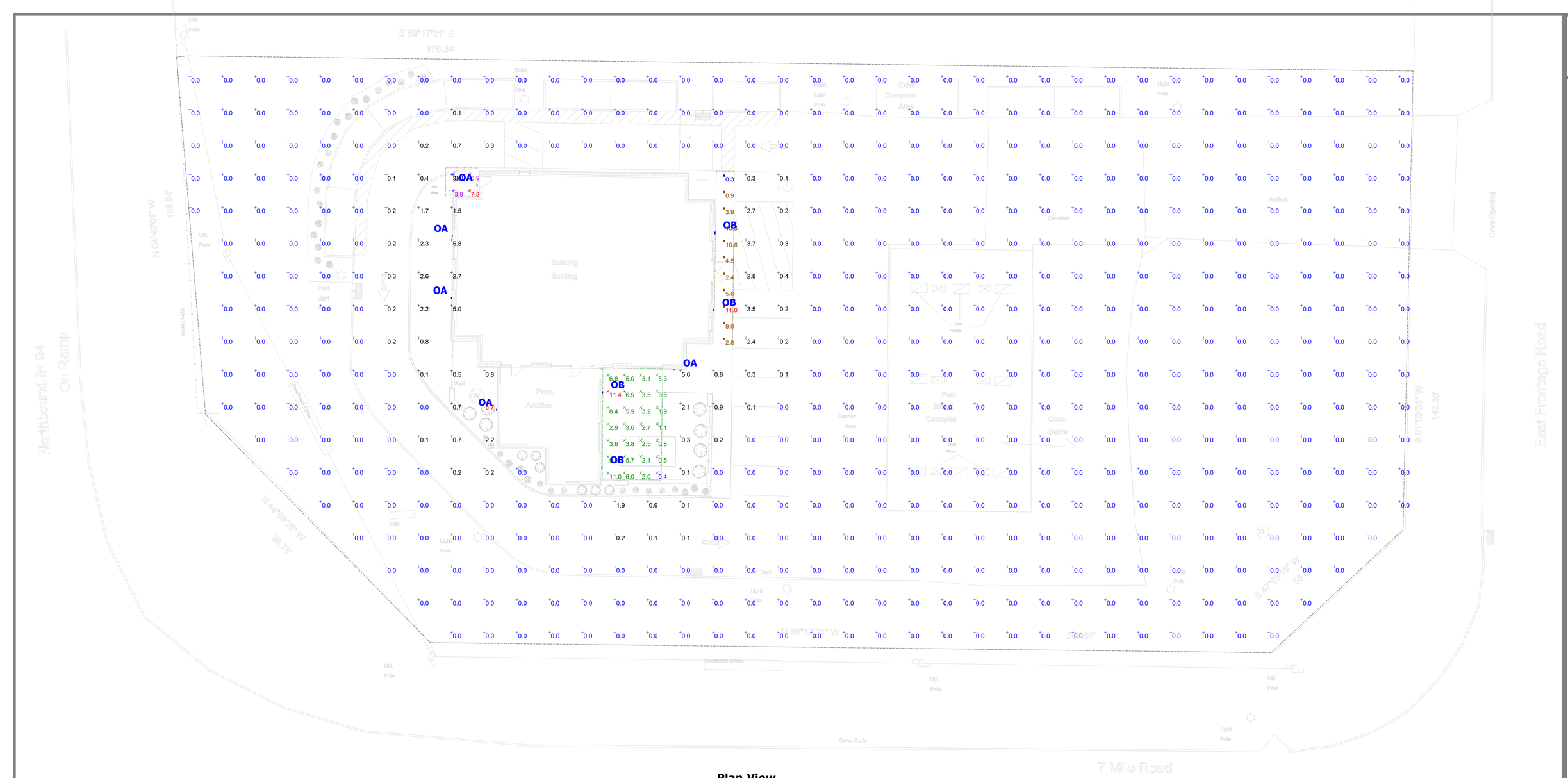
13600 7 MILE RD.
CALEDONIA, WI 53108

SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

A-2

DATE: SEPT. 22ND, 2023

PROJECT NUMBER: 21-532



Plan View
Scale - 1" = 14ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT DOOR	■	5.6 fc	11.0 fc	0.3 fc	36.7:1	18.7:1
PATIO	×	4.4 fc	11.4 fc	0.4 fc	28.5:1	11.0:1
SITE ALL	+	0.1 fc	6.7 fc	0.0 fc	N/A	N/A
BACK DOOR	×	5.5 fc	7.8 fc	3.3 fc	2.4:1	1.7:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
▭	OA	5	LIGMAN	ULEE-30011-T4-W40-XX-120/277V *VERIFY MOUNTING PLATE*	WALL SCONCE DOWNLIGHT ONLY MOUNTED 7'-8" AFF	0.9	14
▭	OB	4	LIGMAN	ULEE-30021-T4-W40-XX-120/277V *VERIFY MOUNTING PLATE*	WALL SCONCE DOWNLIGHT ONLY MOUNTED 7'-8" AFF	0.9	20

Woodland Consulting, LLC

MOBIL GAS STATION REMODEL
13600 7 MILE ROAD
CALEDONIA, WI 53108
EXTERIOR BUILDING MOUNT PHOTOMETRICS

Designer
JAW
Date
2/7/2024
Scale
SEE PLAN