

COMMITTEE OF THE WHOLE MEETING AGENDA**Tuesday, December 9, 2025****Immediately following the Village Board Meeting, but not before 6:15 p.m.****Caledonia Village Hall - 5043 Chester Lane****Caledonia, WI 53402**

1. **Meeting called to order**
2. **Roll Call**
3. **Approval of Minutes:** Committee of the Whole – November 25, 2025
4. **Public Comment** - Provides a two-minute opportunity for citizens to voice opinions to the Committee of the Whole. The Committee of the Whole cannot respond as this may conflict with open meeting requirements.
5. **Committee Updates**
 - A. Plan Commission – Nancy Pierce
 - B. Parks and Recreation Advisory Committee – Holly McManus
 - C. Caledonia Utility District Commission – Lee Wishau
 - D. Visit Racine County – Fran Martin
 - E. Other Committees – Tom Weatherston
6. **New Business**
 - A. Discussion on the standing agenda item “Suggested items to be placed on a future meeting agenda.”
 - B. Suggested items to be placed on a future meeting agenda (*with no action*)
7. **Continuing Business**
 - A. Discussion and Review of Ordinance Sec. 2-5-8 (a) changing Utility District Commission membership from 7 to 5 members (*Ad Hoc 4/24/2023*)
 - B. Discussion on potential revisions to Title 14 Chapter 3 Subdivision Controls (*CoW 2/13/24 layed over, CoW 2/27/24 layed over to 3/26/24 meeting, CoW 3/26/24 schedule SEWRPC presentation, VB 6/25 SEWRPC presentation, CoW 1/28/25 update*)
8. **Adjournment**

**Committee of the Whole Meeting
November 11, 2025**

1 - Order

President Weatherston called the Committee of the Whole meeting to order at 6:15 p.m. at the Caledonia Village Hall.

2 – Roll Call

PRESENT: 6 –

President Weatherston, Trustee Martin, Trustee Pierce, Trustee McManus, Trustee Stillman and Trustee Wishau

EXCUSED: 1 – Trustee Lambrecht

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Finance Director Wayne Krueger, Public Works Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Lt Erin Laehr, Fire Chief Walter Leininger, Deputy Clerk Brittany Kickland, and Village Clerk Jennifer Bass

3 – Approval of Minutes

A motion was made by Trustee Pierce to approve the November 11, 2025 Committee of the Whole meeting, seconded by Trustee Martin.

A motion was made by Trustee Martin to amend minutes. Trustee Pierce. **Motion carried 6-0.**

Minutes as amended approved 6-0.

4 – Public Comment

The following people appeared to speak before the Committee:
None

5 – Committee Updates

- A. Plan Commission – Nancy Pierce
- B. Parks and Recreation Advisory Committee – Holly McManus and Michael Lambrecht
- C. Caledonia Utility District Commission – Lee Wishau
- D. Visit Racine County – Fran Martin
- E. Other Committees – Tom Weatherston

6 – New Business

- A. **Discussion on and review of Ordinance Sec. 2-3-11 Meeting Agendas**

Motion by Trustee Martin to direct staff to revise Ordinance Sec. 2-3-11(b)(3) to replace “at least forty-eight hours prior to the meeting” to “one week prior to a meeting”, seconded by Trustee Pierce.

Motion failed by the following roll call vote:

Ayes: 3 – Martin, Wishau, and Pierce
Nays: 3 – Weatherston, McManus, Stillman
Excused: 1 – Lambrecht

B. Discussion on Mt. Pleasant’s “Dark Skies” Ordinance

Motion by Trustee Pierce to receive and file, seconded by Trustee Martin.
Motion carried 6-0.

C. Repeal and Replace Ordinance Sec. 12-1 Park Regulations and Repeal Sec. 12-2 East Side Community Center (PRAC 11/11/25, 5-0)

Motion by Trustee McManus to recommend approval to the Village Board, subject to Village Attorney review, seconded by Trustee Pierce. **Motion carried 6-0.**

D. Creation of Ordinance Sec. 9-4-14 Point of Sale Certification and Maintenance and Repair of Sanitary Sewer Laterals (CUD 11/5/25, 4-0)

Motion by Trustee Wishau to recommend approval to the Village Board, subject to Village Attorney review, seconded by Trustee Stillman. **Motion carried 6-0.**

E. Suggested items to be placed on a future meeting agenda (*with no action*)

1. Discussion on the standing agenda item “Suggested items to be placed on a future meeting agenda.”

7 – Adjournment

President Weatherston adjourned the meeting at 7:30 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk

SEC. 2-5-7 CALEDONIA ECONOMIC DEVELOPMENT COMMITTEE.

- (a) **Establishment.** There is hereby established a seven (7) person Caledonia Economic Development Committee for the Village of Caledonia, Racine County, Wisconsin.
- (b) **Membership.** The committee members shall be comprised of the President of the Village Board, one other Village Trustee and five (5) persons from the community, at least three (3) of whom shall be residents of the Village. The members of the committee shall be appointed by the President subject to confirmation by the Village Board. Each member shall serve for a three (3) year term, except that of those community members first appointed two (2) shall serve for one year, and three (3) for two (2) years. Each term shall commence on May 1st.
- (c) **Meetings.** Meetings shall be held and conducted in accordance with the provisions of Section 2-5-2 of this Code of Ordinances.
- (d) **Organization.** The Caledonia Economic Development Committee shall organize itself in accordance with the provisions of Section 2-5-2 of this Code of Ordinances.
- (e) **Duties.** The Caledonia Economic Development Committee shall have the following duties and functions along with those others the Village Board may direct:
 - (1) To investigate and report to the Village Board on the impact that any commercial or industrial development may have on the provision of services.
 - (2) Investigate and report lands within the Village of Caledonia which are suitable or potentially suitable for commercial or industrial development.
 - (3) Investigate and report to the Village Board on means by which commercial and industrial establishments may be attracted to the Village of Caledonia.
 - (4) Investigate and report to the Village Board on the economic impact any particular commercial or industrial development may have on the Village or the community in general.
 - (5) Investigate and report to the Village Board on the economic impact any particular commercial or industrial development may have on the Village or the community in general.

SEC. 2-5-8 CALEDONIA UTILITY DISTRICTS COMMISSION.

- (a) **Commission.** The Caledonia Water Utility District, the Caledonia Sewer Utility District, and the Caledonia Storm Water Utility District (collectively referred to herein as “the Districts”) shall be governed by one Utility District Commission, comprised of one (1) Village Board Trustee and six (6) citizen commissioners who are residents of the Village. The one (1) appointed Village Board Trustee shall serve as a liaison to the Village Board. The Village President shall appoint the liaison member, and an

alternate liaison member, subject to confirmation by the Village Board. The liaison member shall have the same rights as the other Commission members, and shall be counted in determining the number required for a quorum or whether a quorum is present. The liaison member, and his or her alternate, shall serve a one-year term commencing on May 1st. The six (6) citizen commissioners shall be appointed for staggered three (3) year terms by the Village Board, each term commencing May 1st. Initially, the terms of the various members shall be staggered so that two terms shall expire each year. The compensation paid to the six (6) citizen commissioners shall be determined from time-to-time by Resolution of the Village Board.

- (b) The Commission shall have the following powers and obligations:
 - (1) The charge and management of the Projects within the Utility Districts are subject to the general control and supervision of the Village Board as provided in this Section.
 - (2) Preparation of a proposed budget for each of the Utility Districts in accord with Sec. 65.90, Wis. Stats., and shall file it with the Village Clerk for review and approval by the Village Board.
 - (3) Shall choose a president and secretary from its membership.
 - (4) Shall review the books of account in the manner and form prescribed by the Village and as required by law. Utility District expenses shall be audited by the Commission at its regular meetings, and if approved by the Commission, shall be paid by the Village Clerk and Treasurer pursuant to Sec. 66.0607, Wis. Stats. The Commission may authorize the payment of regular expenses as the Commission may determine to be paid as they become due, if approved by the Commission.
 - (5) The Commission shall from time-to-time as required by the Village Board, provide the Village Board with reports and other details of activities.
 - (6) Subject to the appropriations in the budget as approved by the Village board: (a) the Commission may employ the services and fix the compensation of such other agents or consultants as the Commission deems necessary or convenient for the operation and management of the Utility District; (b) The Commission shall have authority to enter into contracts as are necessary or convenient for the management and operation of the Utility Districts; provided, however, that contracts for any purchase, service, or project that involves an expenditure of \$25,000.00 or more shall be subject to prior approval by the Village Board. All purchasing shall occur in accordance with the Village's adopted purchasing policy under Sec. 2-4-25(d), as applicable.
 - (7) The Commission shall have the authority to administer each Utility District and set such rules and regulations for the operation of each Utility District and the delivery of services within each Utility

District as are authorized by law. Any Commission rules and regulations shall be subject to approval by the Village Board by resolution from time-to-time. The Commission may not adopt rules and regulations governing Utility District personnel. Utility District's personnel are Village employees subject to the Village Personnel Policy Manual.

SEC. 2-5-9 REPEALED.

SEC. 2-5-10 HISTORICAL PROTECTION COMMISSION

- (a) **Creation.** There is hereby created the Historical Protection Commission of the Village of Caledonia.
- (b) **Definitions.**
 - (1) "Commission" means the Historic Protection Commission created under this section.
 - (2) "Historical Preservation Covenant" means an agreement entered into under this section.
 - (3) "Historic Site" means any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which a historic event has occurred, and which has been so designated under this section, or an improvement parcel, or part thereof, on which is situated a Historic Structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.
 - (5) "Historic Structure" means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the Village, state or nation, and which has been so designated by under this section.
- (c) **Commission Membership and Organization.** The Commission shall be composed of seven (7) members who shall be appointed by the Village Board to five-year terms. At least six Commissioners shall be residents of the Village and all shall have a known, and preferably demonstrated interest in local, state, or national history and/or the protection of historical sites and structures. Commissioners shall not be compensated. The Commission shall appoint from among its membership a President who shall retain such title for the period of one year. The Commission shall meet as often as its membership determines necessary and in any event no less than once per month.
- (d) **Commission Powers and Duties.**
 - (1) The Commission shall designate, applying the criteria set forth in paragraph (e), Historic Sites and Historic Structures located within the Village, and prepare a list of such Historic Sites and Historic Structures against which the Village Building Department shall cross-reference parcels for which building construction, plumbing, electrical, HVAC and razing permits have been applied. When designating Historical Sites and

Call to Order

Trustee Martin called the meeting to order at 5:00 p.m. in the Conference room of the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

Present: Trustee Martin, Trustee McManus (Sat in for Trustee Stillman) and Trustee Wishau. President Weatherston, Trustee Pierce, and Trustee Hammes were also present.

Absent: Trustee Stillman was excused.

Staff present: HR Manager/Assistant Village Attorney Tyler Helsel, Director of Public Services Anthony Bunkelman, and Village Administrator Kathy Kasper.

Motion by Trustee Martin to take the agenda out of order starting with item number 4. and to continue on with the rest of the agenda. Seconded by Trustee Wishau. Motion carried unanimously.

1. Review applications and recommend appointments for openings on various commissions and committees

CALEDONIA UTILITY DISTRICT - 2 openings

Howard Stacey; (1 Vacancy Remaining)

The Committee decided to leave the other opening vacant at this time.

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

Trustee Martin motioned to appoint Trustee Wishau to the Utility District Commission as Liaison. Seconded by Trustee McManus. Motion carried unanimously.

CALEDONIA POLICE & FIRE COMMISSION – 1 opening

Mark Lendvay

Motion by Trustee Wishau to make the above recommendation to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

PARK & REC ADVISORY COMMITTEE - 2 openings

Christen De Jong; Tom Dovorany

Another member of this Committee had to resign due to moving out of the Village. At this time, there are 3 openings.

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

CALEDONIA PLAN COMMISSION – 3 openings

Ron Bocciardi; David Gobis

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee Martin.

Trustee McManus abstained from voting.

Motion carried unanimously.

BOARD OF APPEALS – 2 openings

Rosanne Kuemmel; Richard Mielke

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

SEXUAL OFFENDERS APPEAL BOARD – 2 openings

John Barnes; (1 Alternate Vacancy Remaining)

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

BOARD OF REVIEW – 2 openings

Sam Christensen; Richard Mielke

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

WEED COMMISSIONER – 1 opening

Joyce Brainard

Motion by Trustee Wishau to make the above recommendations to the Committees/Commissions to the Village Board. Seconded by Trustee McManus. Motion carried unanimously.

2. Future of the Ad Hoc Committee

The Committee discussed the future of the Committee and changes that could be made to the current Ordinance.

3. Structure of Parks and Recreation Advisory Committee

The Committee discussed the option of downsizing this Committee to 5 members. Trustee McManus would like to leave this Committee with 7 members.

4. Structure of Utility District

The Committee discussed downsizing the Commission down to 5 members.

5. Adjournment

Trustee McManus motioned to adjourn. Seconded by Trustee Martin. Motion carried unanimously. Meeting adjourned at 5:46 p.m.

Respectfully submitted,
Megan O'Brien, Deputy Village Clerk

MEMORANDUM

Date: December 9, 2025

To: Committee of the Whole

From: Todd Willis
Village Administrator



Re: Discussion on Title 14 Chapter 3 (Subdivision Ordinance) for Recommend Changes

Recommended Motion: That the Village Board refer the draft of Title 14 Chapter 3 to the Plan Commission for ordinance review and revision, to schedule and hold a public hearing on the ordinance, and to make a report and recommendation to the Village Board after a public hearing.

Overview

1. On January 28, 2025, the Committee of the Whole was informed that staff was going through the subdivision ordinance (Title 14 Ch. 3).

History

2. In 2002, the Village adopted an updated subdivision ordinance based on the Conservation Subdivision Design model by land use planner Randall Arendt in the 1990's. A summary of the adopted ordinance is attached to this memo for reference and to provide context regarding its original intent. **(Attachment 1)**
3. In February of 2002, the Village was provided a memo from SEWRPC related to the updates to the County's Land Use Plan. Within the memo it discussed the 4 types of development areas in the Town:
 - A. The area planned to be served by sanitary sewers over the period of time covered by the future agreement with the City of Racine.
 - B. The area planned to be served by sanitary sewers at an unspecified future date.
 - C. The area which is generally designated as "Country Lots" by the present Town Land Use Plan with an overall density of one home per five acres.
 - D. The are area which is designated "Agricultural" by the present Town Land Use Plan which would be retained as such or developed for rural residential use. It was anticipated that most new subdivisions in this area would be cluster subdivisions.

The memo stated that work would begin in May of 2002.

4. In May of 2002 the Final Plat for the Ponds was approved on the condition that a "stewardship plan" to maintain the common conservancy areas, with the Town

President explaining that the Town had other subdivisions coming that included “natural features” and a long-term plan needed to be in place. The original Final Plat for the subdivision was 17 single-family homes on 7.8 acres.

5. Other initiatives taken up at the same time were:
 - A. Neighborhood Planning Process – was part of the Town’s smart growth planning, which would address the Town by neighborhoods. This effort was being undertaken by SEWRPC and the Town (Rural Areas) and PDI (Urban Area).
 - B. PDI, citizens, developers, and other entities that work with planning issues were also reviewing the update to the Village’s subdivision ordinance to create a conservation subdivision ordinance.
6. On July 31, 2002 the Village Attorney’s presented the Conservation Subdivision Ordinance to the Plan Commission, with the main change that the ordinance would enforce subdivision controls town wide (sewered and unsewered areas). A developer would have the option to come before the Plan Commission and the Town Board to receive a variance to not develop a conservation subdivision. The public Hearing was set for September 3, 2002 (**Attachment 2**) and possible adoption on September 17, 2002.
7. On September 3, 2002, the Town Board approved the Ponds conservation easement and stewardship plan. The Town Chairman explained that this was the first stewardship plan for the Town and permanently protects the open space in the conservation subdivision.
8. On September 17, 2002, the Town Board adopted the revised subdivision ordinance to be partially recodified to Title 14 Chapter 3. (**Attachment 3**)

Conservation Subdivision Theory (1990’s)

9. In the 1990’s land use planner, lecturer, and advocate for conservation planning Randall Arendt authored several publications for the American Planning Association (APA) including the article *Growing Greener: Conservation Subdivision Design* (1999). The Editor’s Note stated the following:

On the following pages, excerpts from Randall Arendt’s Model Ordinance Provisions for Conservation Subdivision Design are set out, along with discussion of nine key issues — including the “economics” of conservation subdivisions....In reading through the model ordinance note, in particular, how the focus is on identifying land to be conserved before moving on to locate house sites and streets.

The article focused on the idea that your subdivision ordinance when integrated with a community’s comprehensive planning efforts and zoning encourage the

preservation of open space, over time, it would be able to protect an interconnected network of conservation lands.

10. Conservation subdivisions were meant to make it easier for communities to implement community wide greenway plans, that would at times have to rely on developers providing critical links in previously identified areas. As a selling point, Mr. Arendt relied on surveys to show that people had a strong desire for open space, recreation areas, and scenic views, and a study comparing two Amherst, Massachusetts subdivisions and the values of the homes over a 20-year period.
11. One of Mr. Arendt's main focal points, besides the conservation of open space, was the use of compact residential development that should be consistent with the policies contained in a communities Park and Open Space/Recreation, and Environmental Element of the Comprehensive Plan. The areas of conservation would be classified into two groups: Primary and Secondary conservation areas. Primary conservation areas would include wetlands, bodies of water, excessive slopes and certain soil types and would be deducted from the total parcel acreage. Secondary conservation areas would typically consist of upland forests, meadows, pastures, farm fields, and natural wildlife areas. These secondary conservation areas were expected to designate at least 50% of the remaining acreage after removal of the primary conservation areas, but never more than 50%.
12. Mr. Arendt's design evaluation criteria include:
 - A. Preservation of the primary conservation areas,
 - B. Preservation and maintaining woodlands, meadows, creates a buffer from agricultural uses
 - C. Maintains or creates an upland buffer
 - D. Designs around existing hedgerows and tree lines minimizing the impact on woodlands
 - E. Leaving scenic views and vistas unblocked
 - F. Eliminating construction on hilltops or ridges
 - G. Protects wildlife habitat of endangered species
 - H. Protects historical or archeological sites
 - I. Protects the rural roadside character
 - J. Landscapes common areas
 - K. Provides active recreational areas while providing adequate screening from nearby households
 - L. Includes pedestrian circulation that connects to off-road trails, that should also connect to open space on adjoining undeveloped or existing open space on adjoining developed parcels
 - M. Provides contiguous open space
13. Lastly, the article describes the ownership mechanisms in place to ensure the open space areas are maintained. The four options described are:
 - A. Individual Landowner – the original landowner maintains ownership.

- B. Homeowners' Association – conservation areas are owned and managed by the HOA, but membership must be automatic, and zoning should allow for bylaws to allow for liens to be placed on properties that fail to pay, facilities should be minimal, and detailed maintenance plans as part of approval.
- C. Land Trusts – While HOA's are the most logical, occasionally it appropriately resides with a land trust when a rare or significant natural area is involved.
- D. Municipality – when areas have been identified in a community's open space plan, is a good location for a park, or a link to a community trail network.

Progression of Conservation

14. The article *Conservation Comes to the City (2015)* by Daniel McGraw highlights the shifting change in dynamics of *Community Land Trusts* (focusing more on affordable housing) and *Conservation Land Trusts* (creating parks). Adding that while previously conservation land trusts limited their focus on creating parks- sometimes in urban settings, but more often in the exurbs where an old farm might be repurposed into a public green space. The article further adds

Conservation land trusts have historically represented wealthy estate owners on the outer edges of an urban area, and often performed the task of acquiring a "gentlemen's farm" that hadn't seen a plow in 50 years and then deeding it to the local government agency as passive open space. The end result was nice, but the purpose was mainly to keep housing and retail development out."

15. Jenifer Wolch wrote an article *Green Urban Worlds* that "detailed the links between social justice and ecological justice, the interconnectivity of agrarian and suburban and urban interests in a region, and the need to make environmental design appealing to people beyond the "hikey-bikies and tree hugging set.""
16. Avana Andrade wrote a research paper on how land trusts are making it into urban planning with 2 conclusions:
- A. "Land trusts have the skills to do and solve many of the issues cities are dealing with today."
 - B. "A younger generation is defining preservation as more than just having some open space in a rural setting."

Practical Applications in the Village

17. Since the passing of the ordinance, several things have changed (state influences, planning practices, resident priorities, etc.) and should be considered as the Village looks to establish itself within Racine County and the Milwaukee Metropolitan region. **Sec. 14-3-1(2)** describes what the Village Plan Commission and Village Board while reviewing subdivisions shall use for consideration if a waiver or modification of the ordinance is requested:

- A. Whether, instead of granting the request for a waiver or modification, the Chapter itself should be changed to accommodate the kind of situation presented by the Subdivider.
 - B. Whether the conditions upon which the request for a modification or waiver is based are unique to the situation or property for which the modification or waiver is sought and are not applicable generally to other situations or property.
18. A review of all 15 subdivisions approved or approved preliminarily since 2002 (**Attachment 4**), takes a very high-level overview based on the approved plat or built out environment. Using the principles of the conservation subdivision from Randall Arendt on these subdivisions:
- A. 7 do not meet the current ordinance open space requirements when taking into consideration primary conservation areas.
 - B. 9 do not meet the current ordinance open space requirements when taking into consideration primary and secondary conservation areas.
 - C. Limited pedestrian circulation has been produced, lack of connectivity to off-road trails, open space connectivity
 - D. Lack of contiguous open spaces between developments
 - E. Good use of designs around existing hedgerows and tree lines
 - F. Acceptable use of preservation and maintaining woodlands, meadows, while creating a buffer from agricultural uses, but missed opportunity for using as a connectivity piece.
 - G. Recreational and passive greenspace areas identified as private rather than public.
19. As mentioned earlier, the original Final Plat for the Pond's subdivision was 17 single-family homes on 7.8 acres, with the current buildout being 23 homes on 131 acres. When you remove the common open space, you have an average home lot size of little more than 2 acres. When you use the overall site, the average home lot size is more than 5 acres per home. While the original focus of the development was to be less than half acre lots with the use of the current subdivision ordinance became generally designated as "Country Lots" by the Town Land Use Plan in 2002. **Attachment 4** is intended to show that the Village has missed some opportunities that would have still allowed for the required preservation of open space while allowing for residential development to occur. 14-3-4(c)(2)(b) states:

Areas not served by sewer shall have a maximum Net Density of one dwelling unit per five acres unless the Subdivision receives a bonus under subsection 14-3-4(b)(2)

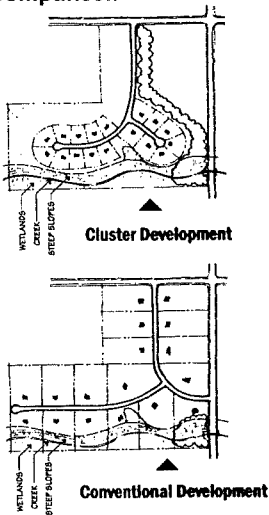
The unintended or maybe intended consequence of this requirement relates back to the Town's use of "Country Lots" requiring one home per five acres. Requirements like this do not align with the foundations and principles of creating a

sense of community in the modern era based on the common practice of accredited planning associations.

20. Village staff is looking to update the current subdivision ordinance with the original intent of the conservation subdivision theory with a more practical modern approach that creates connectivity, recreational and educational spaces, and most importantly community. This would be achieved by looking at other nationally used open space ordinances, LEED certification requirements for neighborhood planning, and resources from the American Planning Association to guide the new ordinance.

Recommended Motion: That the Village Board refer the draft of Title 14 Chapter 3 to the Plan Commission for ordinance review and revision, to schedule and hold a public hearing on the ordinance, and to make a report and recommendation to the Village Board after a public hearing.

A Comparison

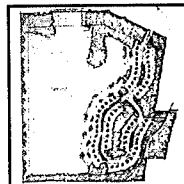


Purpose



Save the
woodland

or



Save the
farmland

Preserve rural character

Interconnect open space

Protect natural areas

Restore wetlands, prairies

Protect watershed

Cluster housing

Plan for range of housing

Preserve scenic views

Buffer agricultural lands

Create walking trails

Preserve historic buildings

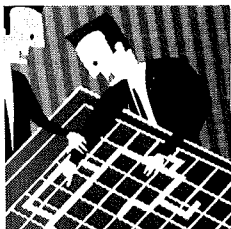
A SUMMARY

Caledonia's Conservation Subdivision Ordinance

Purpose of Ordinance

- Guide the future growth and development of the community in accordance with the Town's adopted land use plan.
- Preserve the rural character of the Town through the permanent preservation of meaningful open space and sensitive natural resources, including those areas identified in the Town's resource inventory maps.
- Protect and restore environmentally sensitive areas and biological diversity, minimize disturbance to existing vegetation, and manage primary and secondary environmental corridors.
- Ensure that appropriate conservation lands will be identified, protected and restored during the development design process to meet future community needs for storm water management, floodwater storage, and ground water recharge.
- Provide for a diversity of lot sizes, housing choices and building densities to accommodate a variety of age and income groups.
- Use ecological planning principles in the design, construction and long-term management of conservation developments.
- Allow housing to be concentrated on portions of a parcel in order to protect, preserve and restore environmentally sensitive areas or agriculture-productive areas on other portions of the parcel.
- Preserve scenic views by minimizing visibility of new development from existing roads.
- Provide buffering between residential development and non-residential uses.
- Provide commonly owned open space for passive and/or active recreational use by residents of the development and, where specified, the larger community.
- Preserve significant archaeological sites, historic buildings and their settings.
- Protect and preserve an interconnected network of open space throughout the Town, and to help establish effective buffers around working farms and along boundaries of existing protected lands.

Pre-Planning



Initial conference

Initial application

Inventory and mapping

Approvals



Open House

Rezone

Concept Plan

Density

Preliminary Plat

Drainage Plan

Final Plat

Conservation Easement

Stewardship Plan

Land Trust

Developers Agreement

County Board

Planning Commission

Drainage Commission

Town Board

PLANNING

Re-Zone

- Caledonia is under Racine County zoning.
- Rezoning allows for clustering of houses and more flexibility in site design.
 - a) Planned Unit Development (PUD) zoning for area served by municipal sewer and water.
 - b) Conservation-2 (C-2) zoning for rural lands outside of the sewer service area.

Next Step: Conserve & Protect The Land

- **Plan for open space.** 40% preserved in urban areas (municipal sewer & water) and 60% preserved in rural areas (private onsite sewer and water). Goal is to preserve an interconnected network of open space throughout the Town, and help to establish effective buffers around working farms and along boundaries of existing protected lands.
- **Identify and map potential conservation lands: environmentally sensitive lands, agricultural lands.** Protect and restore environmentally sensitive areas and biological diversity, minimize disturbance to existing vegetation, and manage primary and secondary environmental corridors.
- **Plan for water resource protection.** Conservation lands are identified, protected and restored during the development design process to meet future community needs for storm water management, floodwater storage, and ground water recharge.

Next Step: Calculate the Density

- Number of dwelling units allowed
- Subtract from Parent Parcel the following non-buildable acreage:
 1. Floodplain (FEMA)
 2. Wetlands
 3. 75 feet of a high water mark of navigable streams and lakes
 4. Slopes greater than 12 percent
 5. Habitats for rare, threatened or endangered species
 6. Burial sites and Indian mounds
 7. Drainage ways and 25 foot buffer from edge of drainage way.
 8. Environmentally sensitive areas
 9. Existing Roads

Calculate Density & Open Space



An Example

Municipal sewer

40% Open space

Low density

Development Yield	
Parent Parcel	40 acres
30% Unbuildable	<u>12 acres</u>
Net Buildable	28 acres

Net Density	
1.5 DU x 28 acres	42 DUs
Density Bonus (20%)	<u>+8.4 DUs</u>
Development Yield	50 DUs

Open Space	
Parent parcel	40 acres
Right-of-Way	<u>-5 acres</u>
	35 acres

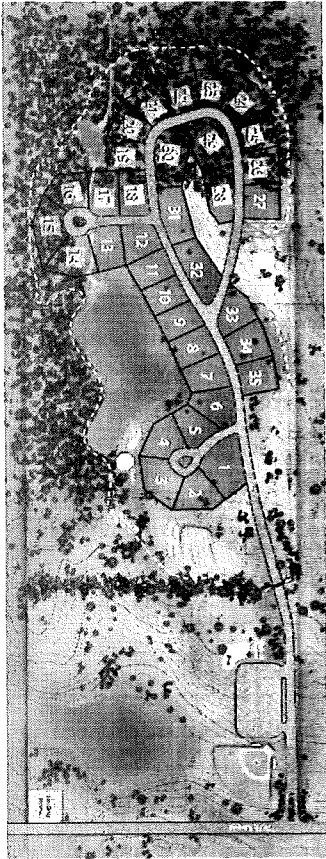
40% x 35 acres = 14 acres

Final Development Yield
50 houses clustered on 21 acres
with 14 acres of open space.
Open space includes 7 acres of
wetlands.

Next Step: Determine Density Bonuses

1. Bonuses are at the discretion of the Town.
2. Development Yield shall not exceed the maximum allowable density permitted under the plan for that area.
3. Each standard provides a Development Yield Bonus of 5% of the Base Development Yield. The maximum bonus permitted is 20%.
4. Complies with one or more of the following standards.
 - a. Creating a funding mechanism which will generate sufficient annual revenue to cover the restoration and management costs of the Common Open Space areas, including taxes, insurance, management and enforcement.
 - b. Encouraging public trail connection by linking new trails along the outer boundaries of the development to existing local or regional public trails, parks, primary or secondary environmental corridors, or other recreational facilities.
 - c. Providing for connection of internal open spaces, whenever possible, and connection with existing or potential open space lands or adjoining parcels outside of the development.
 - d. Providing affordable housing, to include a minimum of 15 percent of all units that would be affordable to moderate-income households, as defined by the U.S. Department of Housing and Urban Development and as applicable to the Town's demographics. Affordable housing refers to the value equal to 80% of the median value of houses in the local area.
 - e. Reusing historical buildings and structures, including those sites inventoried by the State Historical Society of Wisconsin. The U.S. Department of Interior's Standards for Rehabilitation of Historic Properties shall apply.
 - f. Providing for more than 75% of the lots within a neighborhood to abut significant open space on at least one side. A bonus under this subsection shall be prorated on the basis for 1% of each 5% over the minimum as follows
 - 80% = 1% bonus
 - 85% = 2% bonus
 - 90% = 3% bonus
 - 95% = 4% bonus
 - 100% = 5% bonus.
 - g. Preserving in its entirety any portion of a primary or secondary environmental corridor which is within the subdivision.

Cluster To Preserve Open Space



Homeowners Association

Conservation Easement

Land Trust

Stewardship Plan

Homeowner Education

Ordinance adopted by Caledonia
Town Board September, 2002

Ordinance & summary available on
website: www.caledoniawi.com

Town Contact:
Fred Haerter, Town Engineer
262-835-6423

DESIGN SITE

Next Step: Cluster House Lots Around Open Space

- Dwelling units (houses, condos) are clustered on smaller lots in order to protect and restore environmentally sensitive areas or agricultural lands.
- Lots can range in size and be clustered in different groups around the protected lands.
- Most dwelling units abut the open space, providing views and direct access to it.
- Walking trails are encouraged to provide access to entire open space network.

Next Step: Establish Homeowners Association

- A legal entity first formed by the developer and ultimately taken over by the actual homeowners.
- By-Laws are created and an elected Board of Directors is formed.
- Each homeowner shares a divided interest/ownership in the common open space and pays a share of the property taxes.
- The Association is responsible for managing the common open space. Annual, monthly or quarterly fees are assessed to all homeowners to maintain the open space in compliance with the conservation easement and stewardship plan.

Other Ownership of Open Space

- Open space can be donated or sold to a land trust, which would assume responsibility for its maintenance.
- Open space could be donated to Caledonia Parks Department for a public park.
- Open space could be productive farmland that is owned by the farmer/developer or rented to a farmer for crop production.
- Open space could be pasture land for horses, cows or other animals.

Next Step: Protect Open Space

- **Stewardship Plan** — Prepared by an ecologist or other expert trained in natural resource protection. Advises homeowners association on how to maintain natural lands.
- **Conservation Easement** — Legal document that permanently protects open space from further land divisions. Held and enforced by land trust and/or town and includes annual monitoring by a trained ecologist

Where Does Ordinance Apply?

Applies to a land division of a Parent Parcel of three (3) acres or more where the land division creates five (5) or more new parcels or building sites by successive division within a five (5) year period.



**Public Hearing for Ordinance 2002-19 to
Revise, Amend, Supplement and Recodify
Title 19 – Subdivision Regulations
September 3, 2002**

Chairman Greenfield called the Public Hearing to order at 7:00 p.m. in the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin. Present at the meeting were Supervisor Stacey, Supervisor Delagrave, Supervisor McCalvy and Supervisor Coutts. Also present were Town Administrator Mark Luberd, Town Engineer Fred Haerter, Attorney Tim Pruitt and Attorney Elaine Ekes.

Chairman Greenfield said that copies of the ordinance have been available at the Town Hall. This evening there would be a public hearing on the proposed changes. This ordinance had been developed over two years and a number of people had helped the town to draft this. The Planning Commission had recommended adoption of the ordinance.

QUESTIONS

Doug Wheaton, 4709 Indian Hills Drive, asked about incentives to do this type of development. He then talked about making conservation subdivisions optional, but providing incentives if they were done. Chairman Greenfield said there were incentives in the ordinance relating to density, based on a developer meeting specific criteria. Julie Anderson from Racine County Planning & Development gave an explanation regarding some of the criteria. The incentives included in the ordinance would give the developers a reason to want to use conservation development. Chairman Greenfield referred to a section in the ordinance (starting on page 44), which dealt with incentives. There was also an option for a developer to be relieved from doing a conservation subdivision under certain conditions where there was a hardship. Mr. Wheaton asked about permitting and if this would be made a quicker process for getting approval for a conservation subdivision. Chairman Greenfield said one of the reasons for the ordinance was to give the developers clearer direction.

Joyce Brainard, 5301 Oldfield Drive, asked what would be considered a hardship. Chairman Greenfield gave an example of a developer looking at a very narrow piece of land in an urban area. The emphasis was on trying to protect open space in the areas that were planned for development. There was a handout available relating to the waiver. Attorney Pruitt said they had been talking to other developers. This was designed so that you would submit why you should be excluded from the ordinance at the time that you submit your plat. Ray Leffler had suggested doing this at the conceptual plan stage. This would give the developer some early indication from the municipality before investing a lot of money in developing a plat.

Mr. Wheaton asked if there had been any market studies regarding the marketability of these conservation studies. Chairman Greenfield said she didn't have anything here tonight, but she had a number of studies at her office. One of the first types of conservation subdivisions were the ones developed around a golf course.

Ron Last, 3420 Leo Lane, said regarding the financial hardship. If you dissect any hardship, you can always point an arrow at the financials. He thought the ordinance then had all the control. Chairman Greenfield said that this was going by the assumption that the town wasn't here to make money for the developers. We were building a community and there were other factors to consider.

Mr. Levin said if you look in other communities that failed to do proper planning. There was overuse of sewers, there were subdivisions along the highway, etc.

TESTIMONY

1. Joyce Brainard, 5301 Oldfield Drive, was for this type of development. She lived in Oldfield Development, which was a conservation subdivision. She was in support of the ordinance.
2. Tom Paquin, 5424 Oldfield Drive, said he lived in a conservation subdivision. He referred to the opportunity that Oak Creek had in the past to control development. He felt this type of development was a credit to the community. He was in favor of the ordinance.
3. John Holding, 5230 Nicholson Road, was in favor of the ordinance. He commended the Town Board for taking this forward. The Planning Commission had been pushing for this for a long time. He thought it was good that there was a waiver to opt out. It was for the benefit of the town.
4. Ron Last, 3420 Leo Lane, was for the ordinance. He thought it needed some review.
5. Brett Engelking, from Bielinski Development, said it was great to see this in an ordinance format. They had three of these developments going in southeast Wisconsin.
6. Ray Leffler, 111 Lamplighter Lane, said as a long-time developer in Caledonia, they had been given a lot of input. It was a very open process. He supported the ordinance. They addressed the issue he had been talking about for a long time.
7. Molly Bartelt, 4905 Mary Drew Drive, thought it was good for neighbors to be involved early in the process. She was in favor of the ordinance.

Chairman Greenfield adjourned the Public Hearing at 7:52 p.m.

Respectfully submitted,

Wendy M. Christensen, CMC,
Town Clerk

8A – Ordinance 2002-19 – 1st & 2nd Reading – An Ordinance to Revise, Amend, Supplement and Recodify Title 14 of the Code of Ordinances of the Town of Caledonia Entitled Subdivision Regulations

Chairman Greenfield reminded those in attendance that the Town Board held a Public Hearing on this ordinance. Most of the people had been in support of the ordinance.

Supervisor Stacey moved to suspend the rules hold the 1st & 2nd Readings of Ordinance 2002-19 simultaneously. Seconded by Supervisor Delagrave.

Chairman Greenfield called for a Roll Call vote and the vote was recorded as follows:

Supervisor Stacey – aye

Supervisor Coutts – aye

Supervisor Delagrave – aye

Chairman Greenfield – aye

Supervisor McCalvy – aye

Motion carried unanimously.

Supervisor Delagrave moved to approve and adopt Ordinance 2002-19, An Ordinance to Revise, Amend, Supplement and Recodify Title 14 of the Code of Ordinances of the Town of Caledonia Entitled Subdivision Regulations. Seconded by Supervisor Stacey.

Supervisor McCalvy asked if the Town had received any written communications on this ordinance after the public hearing. Chairman Greenfield said the Town hadn't, but she had been contacted by another developer who was in favor of the ordinance. Mr. Luberta said the format of this ordinance was set as a recodification of the code, so the entire text did not need to be published. Chairman Greenfield said this ordinance would replace the Town's current subdivision ordinance. She talked about the open space that was required in a conservation subdivision.

Doug Wheaton, 4709 River Hills Drive, said he had raised a question about "financial hardship". He said the ordinance indicated this was not a valid hardship. Chairman Greenfield said that a number of developers had been involved with the development of this ordinance. Mr. Wheaton said he believed one of their members had met with the Town Attorney regarding this. Chairman Greenfield said there has been no indication from the developer that anything further needed to be changed. Mr. Wheaton said this looks like faulty drafting. He asked that those two words be struck from the text.

Alan Andreasen, 6880 Beechnut Drive, said they were in favor of the ordinance.

Doug Wheaton said realtors love conservation subdivisions. They were not against them; they just did not want that wording in the ordinance.

Alma Vacek, Beechnut Drive, was here in support of the ordinance.

Florence Vacek, 6 Mile Road was here in support of the ordinance.

Ponds 1 of Caledonia – Predated Conservation Ord. (9/13/2002)



*Village is co-holder of easement with KRLT

Current

of Lots – 23 single-family Homes

Total Acres – 131 acres (estimated from Racine County GIS)

Common Area/Open Space – 64.5 acres or 49% (estimated from Racine County GIS)

Average Home Lot Size – 2.07 acres

Requirements under current Ordinance w/ 60% Open Space Requirement

Total Acres – 131 acres (est.)

Common/Open Space – 79 acres

Home Lot .5 acres – 104 single-family, condos, duplexes

Home Lot .25 acres – 208 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 40% Open Space Requirement for Rural Subdivisions

Total Acres – 131 acres (est.)

Common/Open Space – 52 acres (est.)

Home Lot .5 acres – 158 single-family, condos, duplexes

Home Lot .25 acres – 316 single-family, condos, duplexes

Auburn Hills – Predated Conservation Ord. (4/2/2003)



Current

of Lots – 113 single-family Homes
Total Acres – 81 acres (estimated from Racine County GIS)
Common Area/Open Space – 32 acres or 40% (estimated from Racine County GIS)
Average Home Lot Size – .43 acres

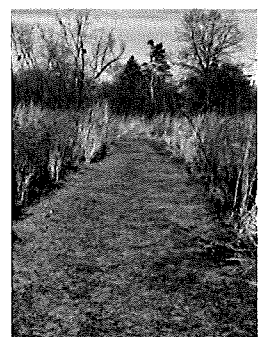
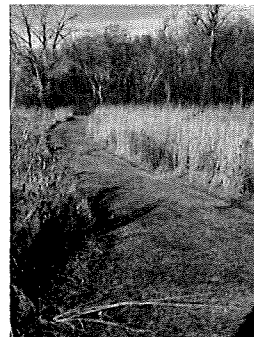
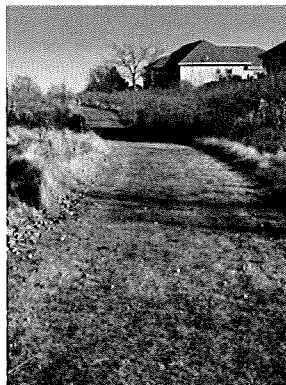
Requirements under current Ordinance w/ 40%

Open Space Requirement

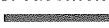
Total Acres – 81 acres (est.)
Common/Open Space – 32 acres
Home Lots .5 acres – 98 single-family, condos, duplexes
Home Lots .25 acres – 196 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

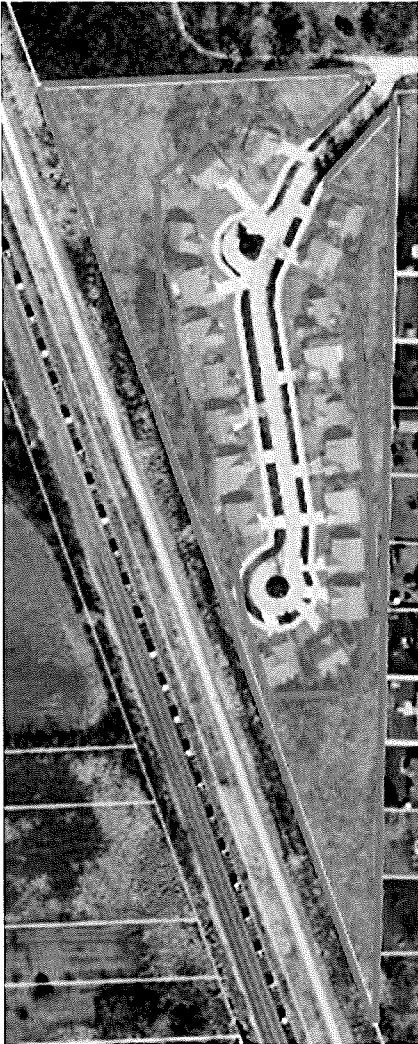
Total Acres – 81 acres (est.)
Common/Open Space – 20 acres (est.)
Home Lot .5 acres – 122 single-family, condos, duplexes
Home Lot .25 acres – 244 single-family, condos, duplexes



*Village is holder of easement with Bielinski Conservation Community Land Foundation, Inc.

** Walking Path 

Woodland Pines – Predated Conservation Ord. (4/15/2003)



Current

of Lots – 20 single-family condos
Total Acres – 8.6 acres (estimated from Racine County GIS)
Common Area/Open Space – 3.5 acres or 40% (estimated from Racine County GIS)
Average Home Lot Size – .25 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 8.6 acres (est.)
Common/Open Space – 3.5 acres
Home Lots .5 acres – 10.2 single-family, condos, duplexes
Home Lots .25 acres – 20 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

Total Acres – 8.6 acres (est.)
Common/Open Space – 2.15 acres (est.)
Home Lot .5 acres – 13 single-family, condos, duplexes
Home Lot .25 acres – 26 single-family, condos, duplexes

*Village is co-holder of easement with KRLT

Ponds II of Caledonia – (10/3/2003)



*Village has 3rd-party enforcement rights

Current

of Lots – 20 Single-family homes

Total Acres – 85.36 acres (estimated from Racine County GIS)

Common Area/Open Space – 42.965 or 50% (estimated from Racine County GIS)

Average Home Lot Size – 2.12 acres

Requirements under current Ordinance w/ 60% Open Space Requirement

Total Acres – 85.36 acres (est.)

Common/Open Space – 51.3 acres

Home Lot .5 acres – 68 single-family, condos, duplexes

Home Lot .25 acres – 136 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 40% Open Space Requirement for Rural Subdivisions

Total Acres – 85.36 acres (est.)

Common/Open Space – 34.15 acres (est.)

Home Lot .5 acres – 102 single-family, condos, duplexes

Home Lot .25 acres – 204 single-family, condos, duplexes

Wooded Valley Estates (North & South) – (11/12/2003)



*Outlot 4 owned separately by the Caledonia Conservancy (received DNR Stewardship Grant requiring public access)

**Village is a co-holder of easement with KRLT for outlots 1,2,3,5,6

***Village is co-holder of easement with KRLT for outlot 4

****Village has 3rd-party enforcement rights

Current

of Lots – 58 Single-family homes

Total Acres – **52.45 without Outlot 4**, 77.57 with Outlot 4 acres (estimated from Racine County GIS)

Common Area/Open Space – **13.252 acres without Outlot 4 or 25%**, 38.162 with Outlot 4 or 49% (estimated from Racine County GIS)

Average Home Lot Size – .67 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 52.45 acres (est.)

Common/Open Space – 20.98 acres

Home Lot .5 acres – 62 single-family, condos, duplexes

Home Lot .25 acres – 125 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Rural Subdivisions

Total Acres – 52.45 acres (est.)

Common/Open Space – 13.11 acres (est.)

Home Lot .5 acres – 78 single-family, condos, duplexes

Home Lot .25 acres – 157 single-family, condos, duplexes

Wood View – (4/28/2004)



*Easement runs over individual lots w/minimal active management

** Village is co-holder of easement with KRLT

*** Village has 3rd-party enforcement rights

Current

of Lots – 5 Single-family homes

Total Acres – 5 (estimated from Racine County GIS)

Common Area/Open Space – 1.22 acres or 24% (estimated Racine County GIS)

Average Home Lot Size – .75 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 5 acres (est.)

Common/Open Space – 2 acres

Home Lot .5 acres – 6 single-family, condos, duplexes

Home Lot .25 acres – 12 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Rural Subdivisions

Total Acres – 5 acres (est.)

Common/Open Space – 1.25 acres (est.)

Home Lot .5 acres – 7.5 single-family, condos, duplexes

Home Lot .25 acres – 15 single-family, condos, duplexes

Prairie Pathways – (2/16/2006)
(EAST)



(WEST)



*Easement held by KRLT **Village has 3rd-party enforcement rights

Current

of Lots – 286 Single-family homes 4 condos

Total Acres – 148 (estimated from Racine County GIS)

Common Area/Open Space – 53.24 acres or 35% (estimated Racine County GIS)

Average Home Lot Size – .32 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 148 acres (est.)

Common/Open Space – 59.2 acres

Home Lot .5 acres – 177 single-family, condos, duplexes

Home Lot .25 acres – 355 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Rural Subdivisions

Total Acres – 148 acres (est.)

Common/Open Space – 37 acres (est.)

Home Lot .5 acres – 222 single-family, condos, duplexes

Home Lot .25 acres – 444 single-family, condos, duplexes




Blue River Preserve – (1/11/2007)



*Easement held by KRLT on outlots 1,2,3, & 5 including walking paths

** Outlot 4 dedicated to Racine County in conjunction with Root River Corridor

*** Village has 3rd-Party enforcement rights

**** Walking Path 

Current

of Lots – 63 Single-family homes 4 condos

Total Acres – 66 acres (estimated from Racine County GIS)

Common Area/Open Space – 22.28 acres or 33% (estimated Racine County GIS)

Average Home Lot Size – .69 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 66 acres (est.)

Common/Open Space – 26.4 acres

Home Lot .5 acres – 79 single-family, condos, duplexes

Home Lot .25 acres – 158 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Rural Subdivisions

Total Acres – 66 acres (est.)

Common/Open Space – 16.5 acres (est.)

Home Lot .5 acres – 99 single-family, condos, duplexes

Home Lot .25 acres – 198 single-family, condos, duplexes

Husher Highlands – (2005)



*Easement held by KRLT pending signatures

**Village has 3rd-party enforcement rights pending signatures

Current

of Lots – 26 Single-family homes

Total Acres – 106 acres (estimated from Racine County GIS)

Common Area/Open Space – 64.73 acres or 60% (estimated Racine County GIS)

Average Home Lot Size – 1.47 acres

Requirements under current Ordinance w/ 60% Open Space Requirement

Total Acres – 106 acres (est.)

Common/Open Space – 63.6 acres

Home Lot .5 acres – 84 single-family, condos, duplexes

Home Lot .25 acres – 169 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 40% Open Space Requirement for Rural Subdivisions

Total Acres – 106 acres (est.)

Common/Open Space – 42.4 acres (est.)

Home Lot .5 acres – 127 single-family, condos, duplexes

Home Lot .25 acres – 250 single-family, condos, duplexes

Parkland – (12/12/2006)



Current

of Lots – 8 Single-family homes

Total Acres – 3.81 acres (estimated from Racine County GIS)

Common Area/Open Space – 1.41 acres or 37% (estimated Racine County GIS)

Average Home Lot Size – .3 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 3.81 acres (est.)

Common/Open Space – 1.5 acres

Home Lot .5 acres – 4 single-family, condos, duplexes

Home Lot .25 acres – 9 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

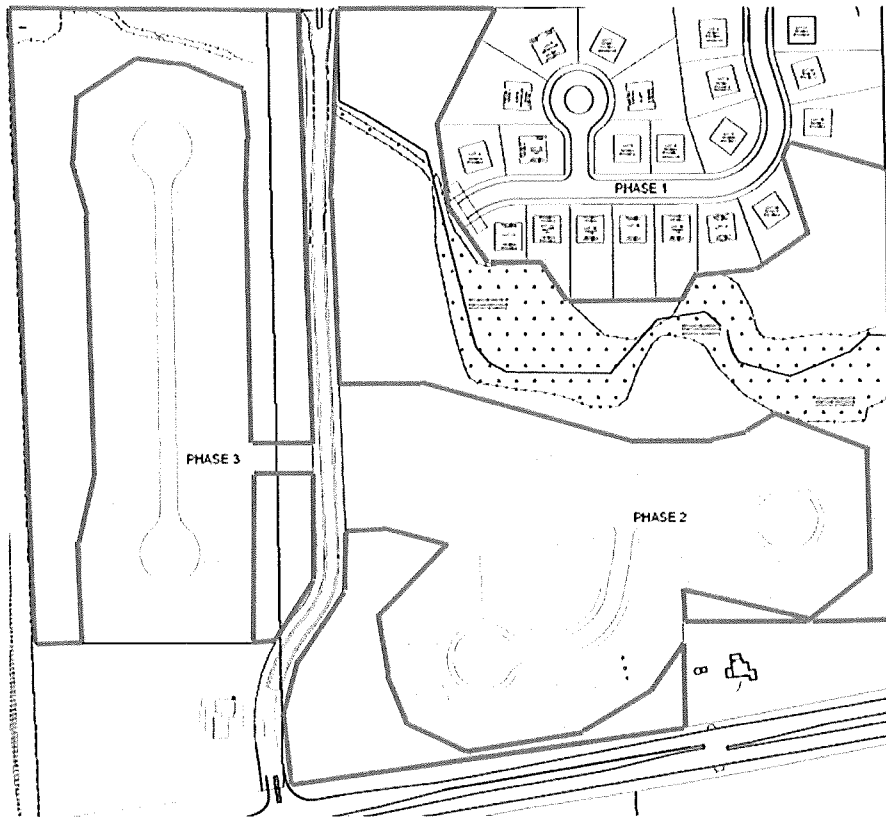
Total Acres – 3.81 acres (est.)

Common/Open Space – 1 acres (est.)

Home Lot .5 acres – 5 single-family, condos, duplexes

Home Lot .25 acres – 11 single-family, condos, duplexes

Homestead Acres – (2025)



Current

of Lots – 75 Single-family homes

Total Acres – 66.6 acres (estimated from Racine County GIS)

Common Area/Open Space – 27.5 acres or 41% (estimated Racine County GIS)

Average Home Lot Size – .52 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 66.6 acres (est.)

Common/Open Space – 26.6 acres

Home Lot .5 acres – 80 single-family, condos, duplexes

Home Lot .25 acres – 160 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

Total Acres – 66.6 acres (est.)

Common/Open Space – 16.65 acres (est.)

Home Lot .5 acres – 100 single-family, condos, duplexes

Home Lot .25 acres – 200 single-family, condos, duplexes

Cascade Ridge – (1/24/2019)



Current

of Lots – 7 Single-family homes

Total Acres – 20.88 acres (estimated from Racine County GIS)

Common Area/Open Space – 1.78 acres or 8.5% (estimated Racine County GIS)

Average Home Lot Size – 2.73 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 20.88 acres (est.)

Common/Open Space – 8.35 acres

Home Lot .5 acres – 25 single-family, condos, duplexes

Home Lot .25 acres – 50 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

Total Acres – 20.88 acres (est.)

Common/Open Space – 5.22 acres (est.)

Home Lot .5 acres – 31 single-family, condos, duplexes

Home Lot .25 acres – 62 single-family, condos, duplexes

Harbach Estates – (2003)



Current

of Lots – 5 Single-family homes

Total Acres – 4.5 acres (estimated from Racine County GIS)

Common Area/Open Space – 0 acres or 0% (estimated Racine County GIS)

Average Home Lot Size – .9 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 4.5 acres (est.)

Common/Open Space – 1.8 acres

Home Lot .5 acres – 5 single-family, condos, duplexes

Home Lot .25 acres – 10 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

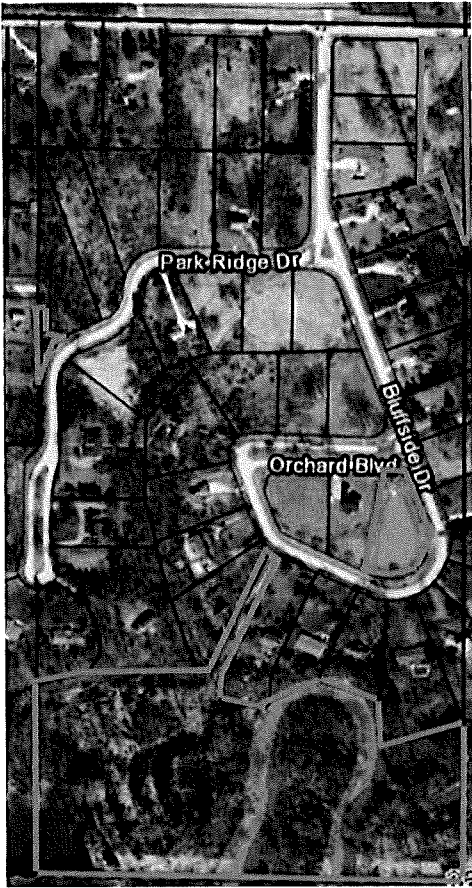
Total Acres – 4.5 acres (est.)

Common/Open Space – 1.1 acres (est.)

Home Lot .5 acres – 6 single-family, condos, duplexes

Home Lot .25 acres – 13 single-family, condos, duplexes

Bluffside – 2022



Current

of Lots – 19 Single-family homes

Total Acres – 45 acres (estimated from Racine County GIS)

Common Area/Open Space – 19.67 acres or 43% (estimated Racine County GIS)

Average Home Lot Size – 1.3 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 45 acres (est.)

Common/Open Space – 18 acres

Home Lot .5 acres – 54 single-family, condos, duplexes

Home Lot .25 acres – 108 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

Total Acres – 45 acres (est.)

Common/Open Space – 11.25 acres (est.)

Home Lot .5 acres – 67 single-family, condos, duplexes

Home Lot .25 acres – 135 single-family, condos, duplexes

Creekview Estates – 2019



Current

of Lots – 9 Single-family homes

Total Acres – 8.5 acres (estimated from Racine County GIS)

Common Area/Open Space – 3.49 acres or 41% (estimated Racine County GIS)

Average Home Lot Size – .55 acres

Requirements under current Ordinance w/ 40% Open Space Requirement

Total Acres – 9 acres (est.)

Common/Open Space – 3.6 acres

Home Lot .5 acres – 10 single-family, condos, duplexes

Home Lot .25 acres – 21 single-family, condos, duplexes

Potential if Ord. Updated as presented w/ 25% Open Space Requirement for Urban Subdivisions

Total Acres – 9 acres (est.)

Common/Open Space – 2.25 acres (est.)

Home Lot .5 acres – 13 single-family, condos, duplexes

Home Lot .25 acres – 27 single-family, condos, duplexes