
PLAN COMMISSION AGENDA
Monday, April 28, 2025 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting Called to Order

2. Roll Call

3. Approval of Minutes

A. Meeting Minutes – March 25, 2024

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

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

A. COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REVIEW – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictions Comprehensive Plan for Racine County: 2035 for the parcel located on the southeast corner of 4 Mile Road and North Green Bay Road changing the land use category from Office Park to High Density Residential to accommodate the rezoning of the parcel for future multi-family development submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)

More Information at Caledonia ZoningHub: <https://s.zoninghub.com/GZ7Y2RGUFL>

B. REZONE REVIEW – Review a request to rezone a ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road from R-4, Single-Family Residential District and M-1, Light Manufacturing District to Rm-1, Multi-Family Residential District for the future multi-family development submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)

More Information at Caledonia ZoningHub: <https://s.zoninghub.com/Q0HU2M8FGQ>

6. New Business

A. CERTIFIED SURVEY MAP REVIEW – Review a proposed certified survey map creating two lots from the ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)

More Information at Caledonia ZoningHub: <https://s.zoninghub.com/EHE8R9IP6O>

B. CONDOMINIUM SUBDIVISION PLAT REVIEW – Review a condominium subdivision plat creating 22 units for the parcel located at 7930 East Frontage Road submitted by Greg Thompson, Applicant, StorageShopUSA-Caledonia LLC, Owner. (Parcel ID No. 104-04-22-07-053-000)

More Information at Caledonia Zoning Hub: <https://s.zoninghub.com/P9C3RKW5YF>

6. Adjournment

Dated April 24, 2025

Jennifer Bass
Caledonia Village Clerk

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

1. Meeting called to order

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

2. Roll Call/Introductions

PRESENT: 7 – President Tom Weatherston, Trustee Nancy Pierce, Jeff Hintz, Ami May, Ron Bocciardi, Vice President Joe Kiriaki, and Michael Moore

ABSENT: 0

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Deputy Village Clerk Norgie Metzinger, and Village Clerk Jennifer Olsen

ALSO IN ATTENDANCE: Trustee Fran Martin

3. Approval of Minutes

Motion by Pierce to approve the minutes from February 24, 2025, seconded by Moore.

Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Fran Martin, 5630 5 Mile Road - Concerns that population projection is inaccurate in the proposed Park & Open Space Plan.
2. Lisa Christensen, 2901 5 1/2 Mile Rd – Concerns about erosion control at end of 5 ½ Mile Road, would like native replanting, and would like an overpass at 7 Mile Road overpass to connect trails. Would also like to maintain open space requirements in subdivisions.
3. Marissa Schultz, 5491 Short Road – Would like to see fewer new parks and focus on developing existing ones. Would like to see more about horse trails in the Parks and Open Space Plan.
4. Joel Lechner, 1615 5 Mile Road – Concerns about subdivisions being built and how long will it take.

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

- A. CONDITIONAL USE REVIEW – Review a request for a conditional use allowing the applicant to construct a detached accessory building that consists of a storage area on the first floor and an agricultural laborer’s quarters (not for rent) on the second floor of the building located at 6208 STH 31 submitted by Kjell Erlandsson and Elizabeth Cameron, Applicants and Owners. (Parcel ID No. 104-04-22-13-042-000)**

Staff summarized the material provided in the packet.

Public Hearing opened at 6:15 PM

President Weatherston asked three times if anyone wanted to speak for or against.

- Howard Stacey, 5750 5 Mile Rd - in favor
- Fran Martin, 5630 5 Mile Road - in favor
- Kjell Erlandsson, 6208 Highway 31 (applicant) - in favor

Public Hearing closed at 6:17 PM

Motion by Kiriaki to recommend that the Village Board approves the Conditional Use request allowing the applicant to construct a detached accessory building that consists of a storage area on the first floor and an agricultural laborer's quarters (not for rent) on the second floor of the building for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use will not negatively impact neighboring parcels.

Seconded by Pierce. Motion carried 7-0.

6. New Business

A. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating three lots for the parcel located directly west of 5015 3 Mile Road submitted by Christin Cech, Applicant & Owner. (Parcel ID No. 104-04—22-36-013-020)

Motion by Moore to recommend that the Village Board approves:

1. A waiver to 14-1-5-(g)(3)(b) for exceeding the lot size ratio of 2.5:1
2. A waiver to 18-1-4-(d)(1)-(4) for allowing multiple access points onto a principal thoroughfare
3. The Certified CSM for Parcel ID 104-04-22-36-013-020 subject to the 11 conditions listed in Exhibit A of this report.

Seconded by Pierce.

Motion carried 7-0.

B. FINAL SUBDIVISION PLAT REVIEW – Review a final subdivision plat for Phase 1 of the Homestead Acres Subdivision creating 21 lots located along Northwestern Avenue north of 7208 Northwestern Avenue submitted by Nancy Washburn, Applicant, Newport Group LTD, Owner. (Parcel ID No. 104-04-22-35-029-030)

Motion by Kiriaki to recommend that the Village Board approves the Final Plat for the Homestead Acres subdivision subject to the 7 conditions listed in Exhibit A of this report.

Seconded by Pierce.

Motion carried 7-0.

C. PRELIMINARY SUBDIVISION PLAT REVIEW - Review a preliminary subdivision plat creating 62 lots for the two parcels located north of 1913 5 Mile Road submitted by Daniel Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-077-000 & 104-04-23-17-081-000)

Motion by Moore to recommend that the Village Board approves the Preliminary Plat for the Thomas Farms subdivision subject to the 23 conditions listed in Exhibit A of this report.

Seconded by Hintz.

Motion carried 5-1. Pierce voted nay, Kiriaki abstained.

D. COOPERATIVE BOUNDARY AGREEMENT PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±53,000 square-foot commercial building located at 3030 CTH K submitted by Mark Molinaro Jr., Applicant, Top Flight LLC, Owner. (Parcel ID Nos. 168-14-21-25-005-010 & 168-14-21-25-005-020)

Motion by Kiriaki to recommend to the Village Board the proposed building, site, and operation plan for the construction and utilization ±53,000 square-foot commercial building located at 3030 CTH K in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and finds that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Seconded by Pierce.
Motion carried 7-0.

7. Continuing Business

A. PARK & OPEN SPACE PLAN REVIEW – Review and make a recommendation on the proposed update to the Park & Open Space Plan for the Village of Caledonia: 2050. Its purpose is to help guide the future development, preservation, and enhancement of parks, trails, and recreational spaces within the Village; submitted by the Village of Caledonia, Applicant.

Staff addressed questions and concerns raised during the public comment period, submitted in writing prior to the meeting, and submitted on social media.

Motion by Moore to recommend that the Village Board that the Park & Open Space Plan for the Village of Caledonia: 2050 be adopted as presented.

Seconded by Bocciardi.

Motion passed by the following roll call vote:

Ayes: 6 – Nancy Pierce, Ami May, Ron Bocciardi, Tom Weatherston, Jeff Hintz, Michael Moore

Nays: 1 – Joe Kiriaki

8. Adjournment

Meeting adjourned at 7:33 PM.

Respectfully submitted,
Jennifer Bass
Village Clerk



Meeting Date: April 28, 2025

PLAN COMMISSION REPORT

Item No. **5a & 5b**

Proposal: Land Use Amendment & Rezone

Description: Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located the southeast corner of 4 Mile Road and N. Green Bay Road, changing the land use category from Office Park to High Density Residential to accommodate the rezoning to Rm-1, Multi-Family Residential District for future multi-family residential development.

Applicant(s): Nicklaus Jung

Address(es): 4 Mile Road

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2025-02 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Office Park to High Density Residential for the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
3. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the Rm-1, Multi Family Residential District for the future multi-family residential development.

REZONE

That the Plan Commission recommends to the Village Board that the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000) be rezoned from R-4, Single-Family Residential District and M-1, Light Manufacturing District, to Rm-1, Multi-Family Residential District for the following reason:

1. The 2035 Land Use Plan designates this property as High Density Residential and the proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Rita Lui & Carol Thelen

Tax Key(s): 104-04-23-30-001-000

Lot Size(s): 17.0 acres

Current Zoning District(s): R-4, Single Family Residential District & M-1, Light Manufacturing District

Overlay

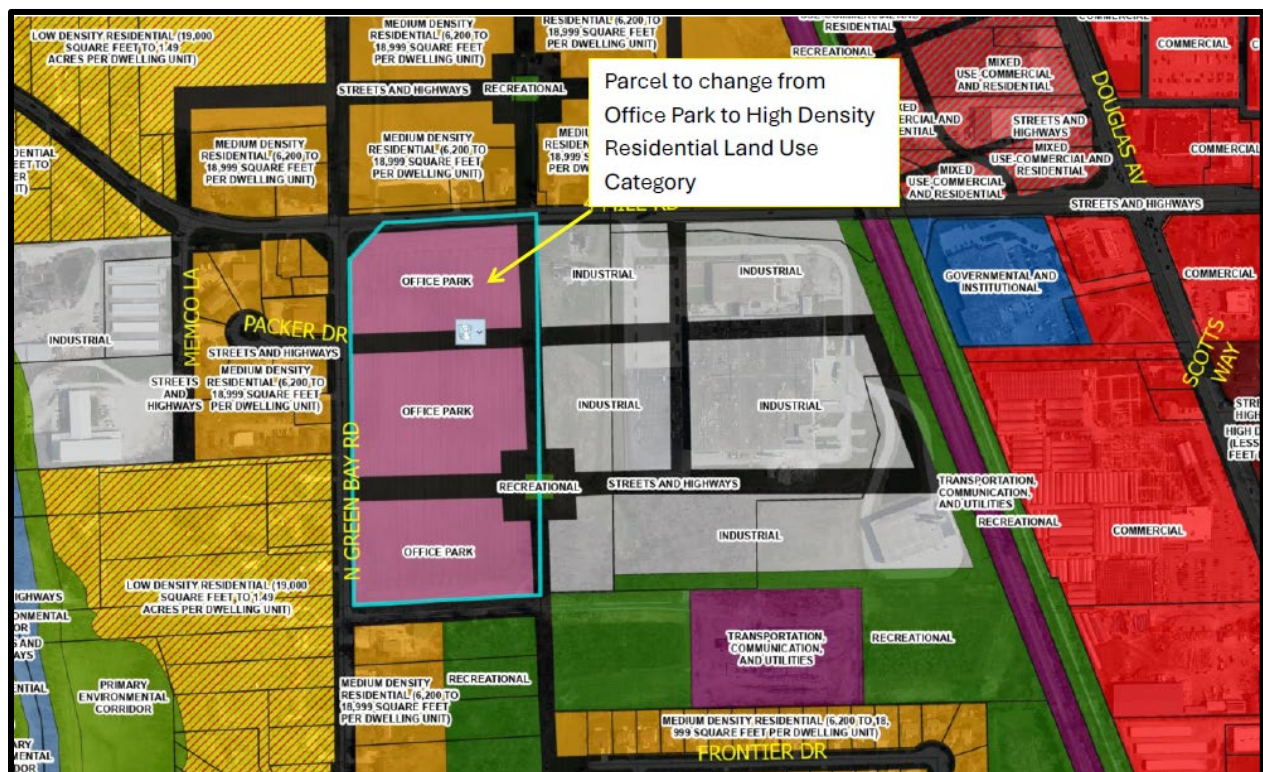
District(s): None

Wetlands: ☐ Yes ☒ NoFloodplain: ☐ Yes ☒ NoComprehensive Office Park
Plan:**Overview Land Use Amendment and Rezone Request**

The applicant is requesting a Land Use Amendment and subsequent rezoning for the development of a multi-family residential development on approximately ±17 acres of the parcel located on the southeast corner of 4 Mile Road and North Green Bay Road. Of the 17 acres, the applicant is proposing 9 acres to be multi-family residential and the remaining 8 acres to the south be developed later as a single-family housing development.

Existing Site Conditions and Adjacent Land Uses

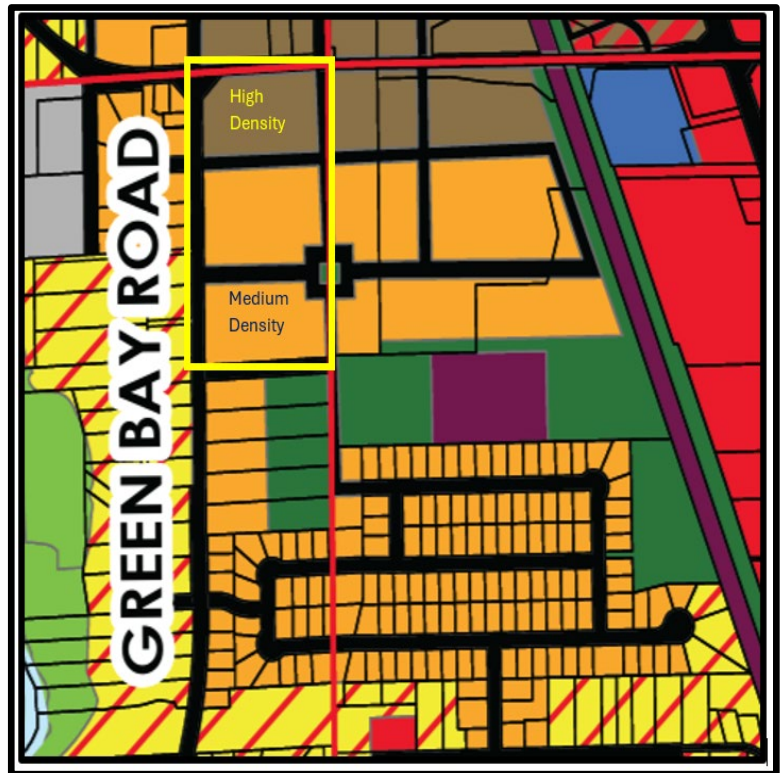
The parcel is currently vacant and is used for growing agricultural crops. The current land use category is Office Park. This land use category allows for a variety of business uses such as general or clerical offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, medical facilities, research and testing laboratories, schools and training centers, cleaning, pressing and dyeing establishments, commercial greenhouses, wholesalers and distributors, food locker



plants and light industrial plants such as required for production of millwork, machine tools, paper containers, patterns, die castings, and light metal fabrication as well as limited retail.

This land use category prohibits the rezoning of the property for multi-family residential development as the Wisconsin Smart Growth Law requires that all local land use decisions be consistent with land use categories adopted for the area on the Village's Land Use Plan Map. Prior to 2016, the Village Land Use Map identified the area as both medium and high-density residential.

Both single-family and multi-family dwellings are located to the west, north, and south of the parcel considered for review. To the east of the parcel is a home and an industrial building. The proposed change to a high-density residential land use category will provide a buffer between the industrial use to the east and provide a transition of multi-family dwellings to single-family dwellings. This transition aligns well with these neighboring land uses, ensuring compatibility with the surrounding residential development patterns.



Adjacent land use categories include:

- **Low-Density Residential**
- **Medium-Density Residential**
- **Industrial**
- **Recreational**

As part of this review, the applicant submitted a concept development plan. This plan is preliminary and not a final proposal; it will be subject to further site plan review. The Land Use Plan Map amendment is the first step in changing the land use designation for the parcel. The Plan Commission's decision on this amendment will determine whether the next step—rezoning the parcel—can proceed. Specific details and potential impacts, including traffic, lighting, landscaping, stormwater management, and building size and scale, will be evaluated for compliance during the building, site, and operational plan review.

The proposed multi-family residential development is located within the Village's water and sewer service area, and is near the commercial district, public recreational trail, and public transportation. The Village's housing stock is currently dominated by single-family homes, creating an imbalance. A varied housing stock in a community supports a diverse and vibrant community by accommodating residents of different ages, incomes, and life stages. It allows young families, singles, seniors, and low- to high-income individuals to find suitable and affordable housing, promoting inclusivity, economic resilience, and long-term community sustainability.

Compliance with Wisconsin Smart Growth Law and Comprehensive Plan

In accordance with **Wisconsin Smart Growth Law** (post-2010), all local land use decisions must conform to the land use map and align with goals, objectives, and policies within the Land Use Plan. This amendment request is also consistent with multiple goals and policies of the Comprehensive Plan, which include:

- **Goals:**
 - Encouraging development patterns and densities that promote efficient use of land and resources.
 - Providing adequate infrastructure to meet residential demand.
 - Balancing property rights with community interests and goals.
 - Promoting infill and redevelopment within areas that already have infrastructure, thereby enhancing the value of existing residential areas.
- **Housing Policies:**
 - Supporting a variety of housing types at appropriate densities.
 - Encouraging connectivity between housing developments for both motorized and non-motorized travel.
 - Supporting infill development that benefits existing residents, strengthens the tax base, and enhances community resources.

With the proposed change to high-density residential, the parcel would be eligible for rezoning to **Rm-1, Multi-Family Residential District** and would support and align with the Land Use Plan's goals.

Recommendation for Land Use Amendment

The Plan Commission is advised to consider the applicant's request to reclassify the property to high-density residential. If in agreement, the Commission may make a motion to adopt a resolution approving the amendment, facilitating the subsequent rezoning.

Rezoning Request**Proposed Rezoning**

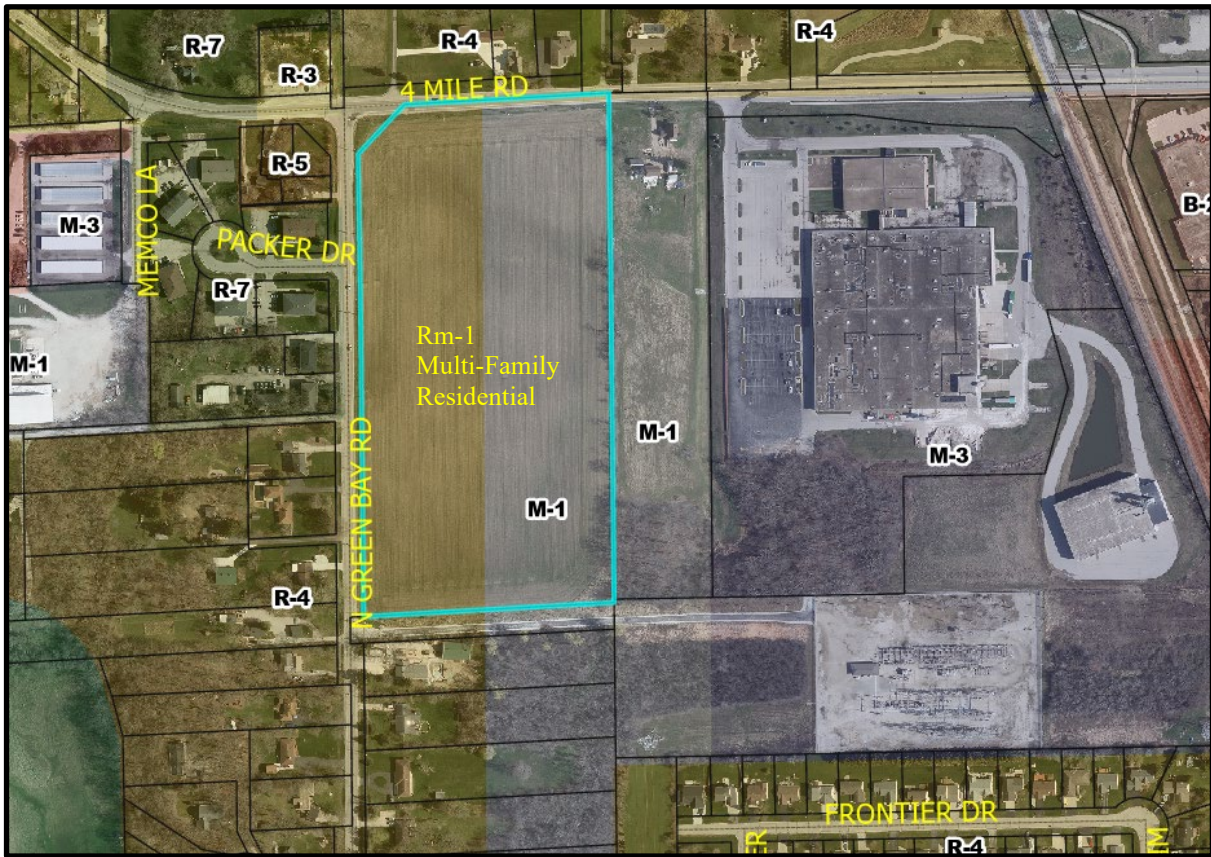
The applicant is seeking to rezone the parcel from **R-4, Single-Family Residential District** and **M-1, Light Manufacturing District**, to **Rm-1, Multi-Family Residential District**.

Zoning Context

The proposed Rm-1 zoning aligns with nearby zoning and land use patterns:

- **West:** The adjacent subdivision is zoned **R-7, Multi-Family Residential District**, allowing on average one unit for every 2,500 square feet of area.
- **South:** Adjacent to the south, zoning includes **R-4, Single-Family Residential District**, which permits 3 dwellings per net acre.
- **East:** Adjacent to the east, zoning includes **R-4, Single-Family Residential District & M-1, Light Manufacturing District**.
- **North:** Across the road zoning includes **R-4, Single-Family Residential District**, which permits 3.0 dwellings per net acre.

The proposed Rm-1 zoning is compatible with neighboring uses and supports the applicant's request for increased housing density.



Recommendation for Rezoning

The proposed rezoning to Rm-1 is compatible with surrounding residential uses and provides a buffer between the industrial use to the east. The location is adjacent to a major east/west throughfare providing easy access to and from the Village. This requested zoning district aligns with the Land Use Plan's objectives and state law requirements. Approval of the Rm-1 zoning change would enable the applicant to proceed with the planned multi-family development.

Conclusion

The requested **Land Use Amendment** to high-density residential and subsequent **rezoning to Rm-1, Multi-Family Residential District**, meet the requirements of local planning regulations, supports Comprehensive Plan goals, and are compatible with adjacent land uses. Approval of these requests is recommended to enable the applicant's planned multi-family development on the property.

Respectfully submitted:

Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2025-02

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATION FROM “OFFICE PARK” TO “HIGH DENSITY RESIDENTIAL” AS IT PERTAINS TO THE PARCEL LOCATED ON THE SOUTHEAST CORNER OF 4 MILE ROAD AND NORTH GREEN BAY ROAD IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

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

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

WHEREAS, the Village of Caledonia has proposed an amendment to the Comprehensive Plan to change the land use designation of the ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road (Parcel No. 104-04-23-30-001-000) from office park to high density residential on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on April 28, 2025, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

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

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

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

Adopted this _____ day of April, 2025.

Ayes _____ Noes _____ Absent _____

VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Joe Kiriaki
Plan Commission Vice-President

EXHIBIT A



Southeast Corner of 4 Mile Road and N. Green Bay Road

N





RE: Narrative for Rezoning, Comprehensive Plan Amendment, and Certified Survey Map (CSM) Submission by F Street and Northterra

Dear Village of Caledonia Plan Commission

F Street and Northterra are pleased to submit this narrative along with our request for a rezoning, comprehensive plan amendment, and Certified Survey Map (CSM) approval for approximately 17.4 acres of land located at the SE corner of N Green Bay Road and 4 Mile in the Village of Caledonia. Our proposal aligns with the Village's objectives by creating a balanced residential development that meets the evolving housing needs of the community. The proposed project includes the rezoning of the entire parcel to RM1 and 9 acres for development of approximately 140 high-quality market rate multifamily units, and the remaining land into future housing. This thoughtful land use strategy reflects the intent of prior planning efforts and supports the Village's long-term vision for responsible and sustainable development.

The Village of Caledonia, like many communities, is facing an increasing demand for diverse housing options. Our proposed rezoning will allow for the creation of modern, well-designed multifamily housing, which will help address the growing need for attainable housing options. By introducing approximately 140 multifamily units, we are not only meeting market demand but also contributing to the economic vitality of the area by attracting new residents and supporting local businesses.

Our request aligns with the prior comprehensive plan, which envisioned this area as an appropriate location for residential growth. The proposed mix of multifamily and single-family housing is consistent with the Village's planning objectives and reflects the existing neighborhood development patterns. This amendment enhances the overall planning framework by facilitating responsible residential expansion while preserving the character of the surrounding area.

Community and Economic Benefits

This project brings several key benefits to the Village of Caledonia:

- **Increased Housing Supply:** Helps meet the demand for quality housing in a growing market.
- **Diverse Housing Options:** Provides both multifamily and single-family homes, catering to a wide range of residents.
- **Economic Growth:** Brings new residents to the area, supporting the downtown Caledonia local businesses and services.
- **Efficient Land Use:** Maximizes the potential of the site while maintaining harmony with surrounding developments.



- **Increasing Tax Base:** Increasing the overall tax base for the Village.

The joint venture between F Street and Northterra presents a well-conceived development plan that thoughtfully integrates multifamily and single-family housing. Our proposal not only fits within the framework of the prior comprehensive plan but also enhances the Village's housing landscape by providing diverse living options for current and future residents. We look forward to working with the Village of Caledonia to bring this vision to reality and contribute to the continued growth and prosperity of the community.

We appreciate your consideration of this request and welcome the opportunity to discuss how this project will be a valuable addition to the Village of Caledonia.

Sincerely,

Nick Jung
Director of Development
F Street
nick@fstreet.com
612-810-7023

F-STREET CALEDONIA

VILLAGE OF CALEDONIA, WISCONSIN

Kahler Slater

JANUARY 10, 2025

northterra  **F STREET**
real estate group

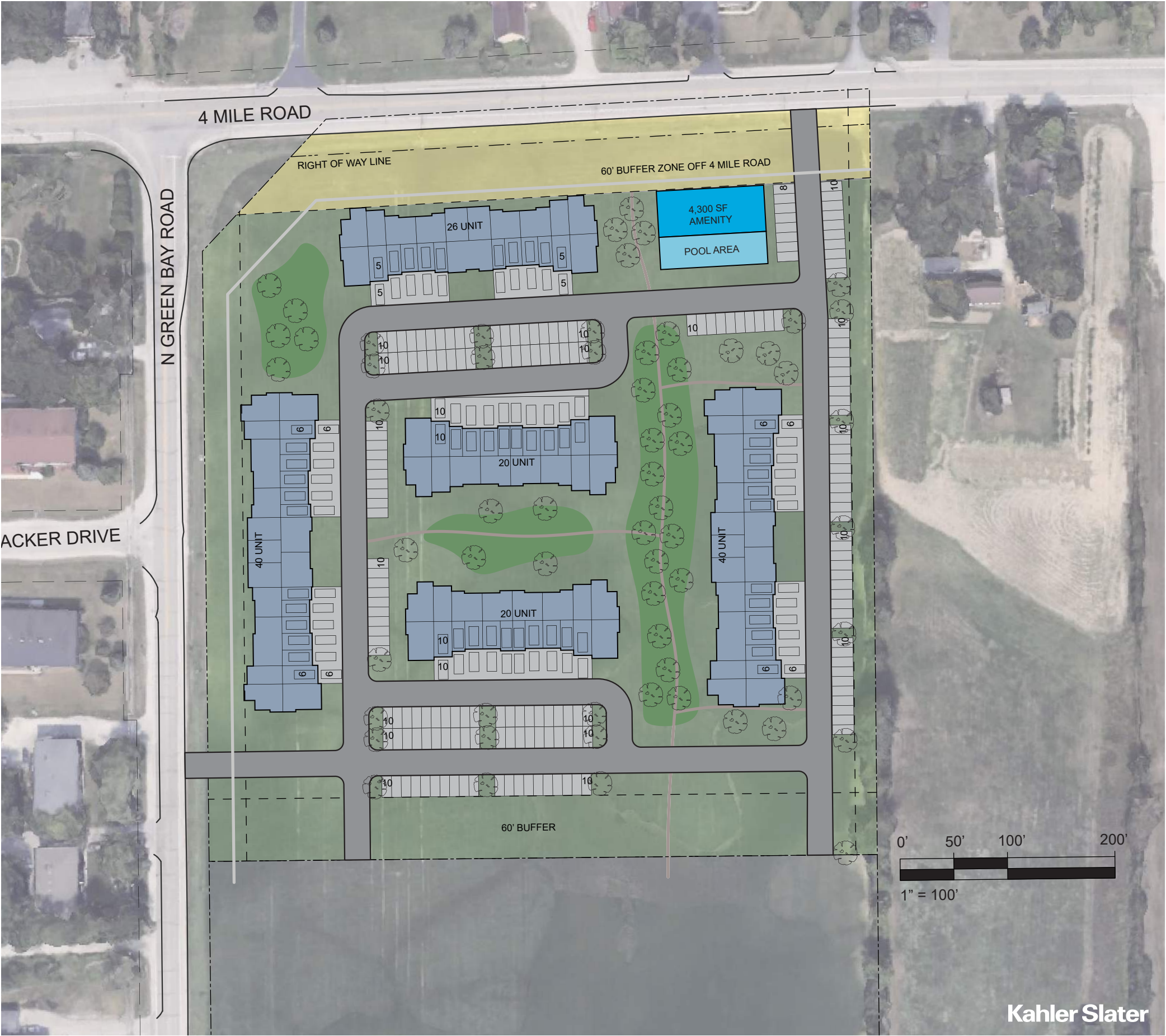


S I T E C O N T E X T



PROJECT LOCATION

S I T E C O N C E P T



5 MULTIFAMILY BUILDINGS

- 2x 20-unit buildings (40 units)
- 1x 26-unit buidlings (26 units)
- 2x 40-unit buildings (80 units)
- Net 146 units, all flats

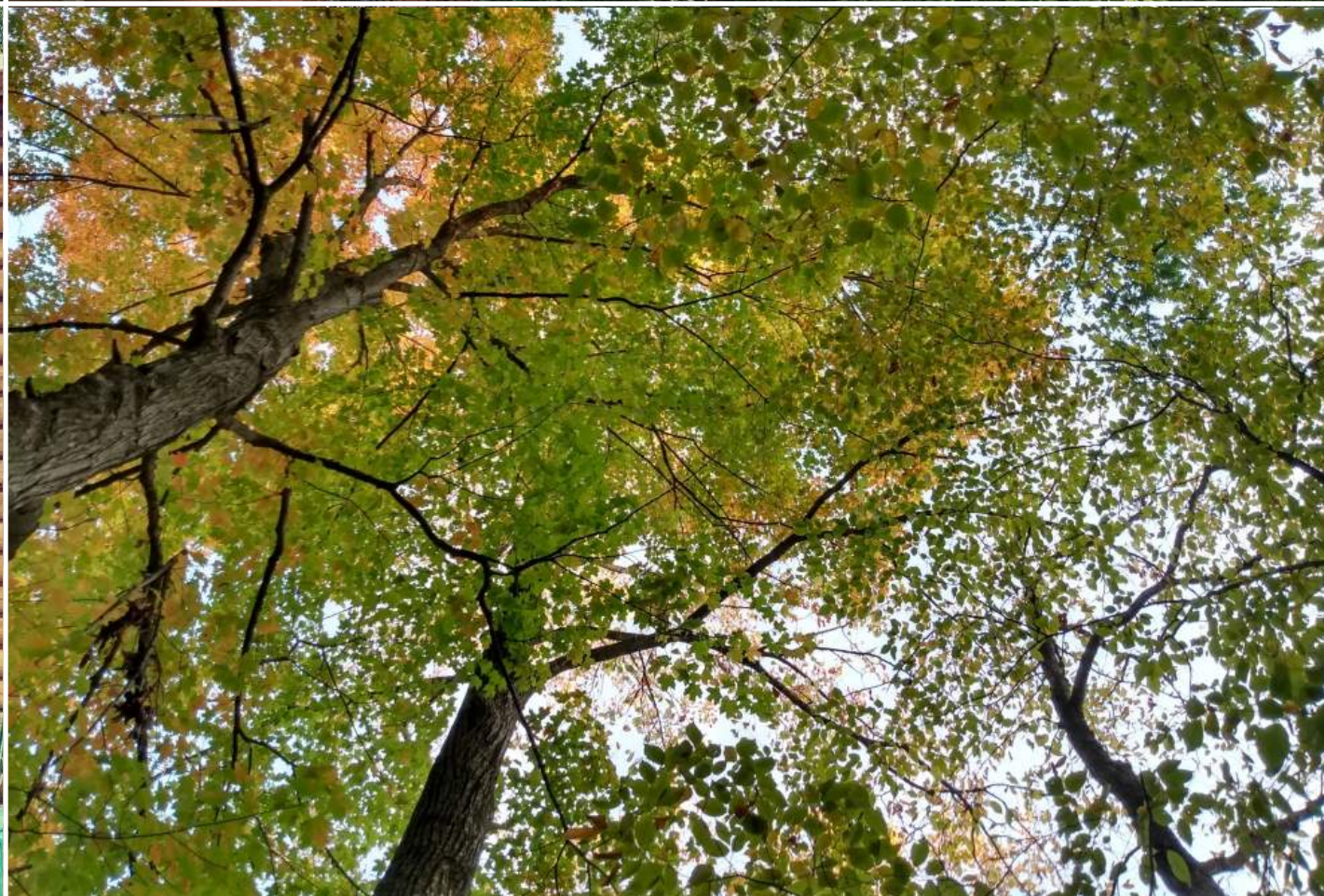
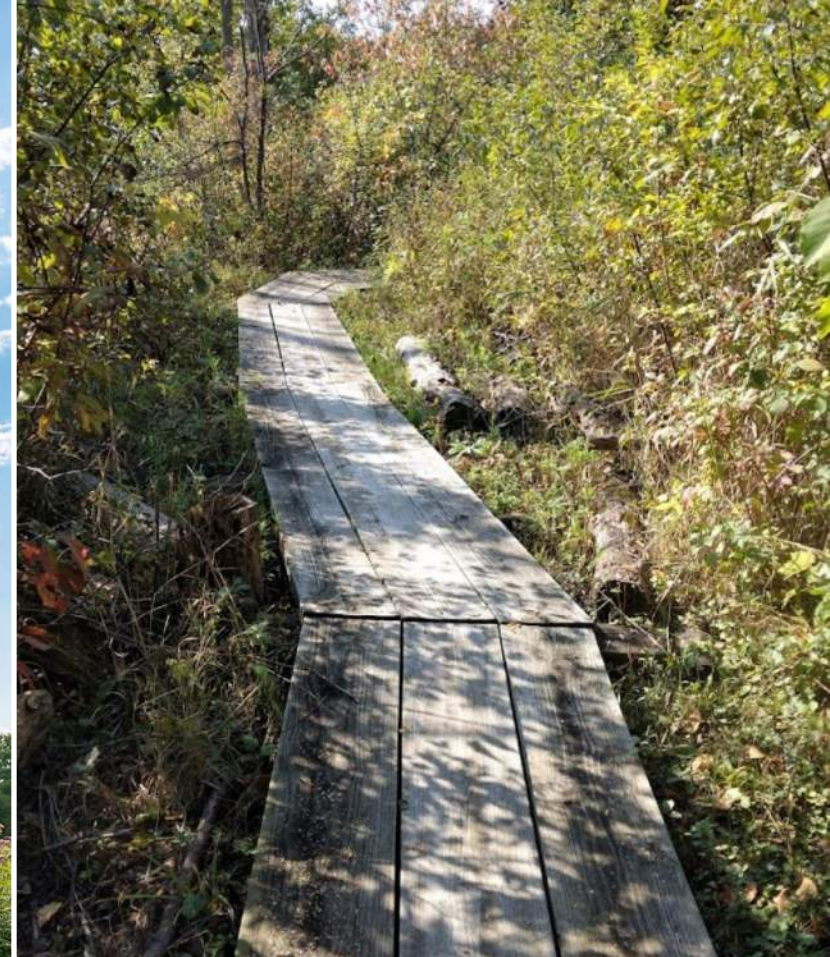
UNIT MIX

10	Studio	(7%)
94	1 Bed	(64%)
22	2 Bed	(15%)
20	3 Bed	(14%)

PARKING >2:1 UNITS

- 54 garage stalls
- 54 apron stalls
- 188 surface stalls
- Net 296 parking stalls

CONTEXT



CALEDONIA



MOOD IMAGES



PRECEDENTS

EXAMPLE



EXAMPLE BUILDING CONCEPT

F-STREET | CALEDONIA | KAHLER SLATER | COPYRIGHT 2025 | ALL RIGHTS RESERVED | 1.10.2025

PROJECT GOALS

GREEN

Connection to greenspace

HOME

Provide a diverse unit layout offering

PLACE

Create a sense of community and place

PROJECT GOALS

THANK YOU

MEMORANDUM

Date: April 10, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: Certified Survey Map – 4 Mile Road & North Green Bay Road
Parcel ID 104-04-23-30-001-000
Rita Lui & Carol Theilen –Owner
Nicklaus Jung (F Street & Northterra Developers) - Applicant

Recommended Motion

That the Plan Commission recommends to the Village Board to approve the Certified Survey Map for Parcel ID 104-04-23-30-001-000 subject to the 14 conditions listed in Exhibit A of this report.

Background Information

The Village Planning Department and Engineering Department has received a Certified Survey Map for the above-mentioned parcel at the intersection of 4 Mile Road & North Green Bay Road from Nicklaus Jung; agent for F Street and Northterra and the property owners Rita M Lui and Carol A Thielen. The gross property size is 17.8784 acres in size and primarily consists of vacant agricultural farmland. The proposed land division is for 2 lots of similar size and is being considered for future development. The parcel lies within the newly created TID 6.

Zoning & Planning

As part of the CSM request, a Land Use Plan Amendment and Rezone Request are also taking place. The proposed land division is split zoned between R-4 Single Family Residential and M-1 Light Manufacturing and Office. The Owner and Developer are requesting RM-1 zoning for the entire parcel for the potential development of 140 high-quality multifamily units on Lot 1 at this time. RM-1 standards for street yard and rear yard setbacks are 35 feet and side yard setbacks of 20 feet. These will need to be listed on the CSM and shown graphically.

The Village Comprehensive Land Use Plan calls for Office Park for this property as part of the Amendments to the Comprehensive Plan Chapter 13-2-2 (c). The Land Use Plan Amendment is requested to be changed for the entire parcel to High Density Residential. This request will go before the Plan Commission in advance of the CSM. The Development Director is recommending approval of the Land Use Plan Amendment and Rezone Request subject to his review and report submitted with those individual items.

Engineering

The proposed land division contains two total lots. Lot 1 being 8.8897 acres and Lot 2 being 8.4421 acres. The property will require the dedication of a 45' Right-of-Way for public road purposes along

4 Mile Road as this is considered a principal thoroughfare in the Village. This has been shown and is acceptable on the current CSM submittal. N. Green Bay Road is not considered a principal thoroughfare and contains an already dedicated 33' ROW which should be sufficient to support any future development. Any additional Right-of-Way needed for acceleration lanes, turn lanes, or other geometric features for any future development shall be acquired by a separate dedication by the owner to the Village. No Access will be required at the Northwest corner of the property as well as for 100' in each direction from the new corners of the property. The angled corner of the property will function as a built-in vision triangle but due to the existing roadway features of N. Green Bay Road and 4 Mile Road and access will need to be restricted to reduce any chance of poor traffic engineering principles or conflict.

A set of Site Grading, Drainage, & Utility Plans will need to be submitted, reviewed, and approved by the Engineering Department & Utility District for any development on the site. A Storm Water Management Plan will be required and need to meet Title 9-2. The 100-year post development peak runoff needs to be reduced to the 10-year pre-development peak runoff and the 10-year down to the 2-year. Total Suspended Solids must also be reduced by a minimum of 80%. These shall be reviewed and approved by the Utility District.

The proposed land division includes 2 primary drainage basins M-16-15A and M-16-15B per the Village Master Drainage Plan. Aerial footage and site topography confirm the location of 2 designated drainage ways that should be maintained with 30' drainage easements; one on each of the proposed lots. Due to the proposed development on Lot 1, the drainage easement will be addressed with the Civil/Site Plans mentioned above. A 30' easement shall be provided on Lot 2 over the drainage path per the Master Drainage Plan provided by the Village to the Surveyor and the surveyed as-built field location of the swale unless a concept development plan is provided for Lot 2 that would provide alternatives to requiring the swale in its proposed location.

A Traffic Impact Analysis (TIA) is required for the anticipated development on the property, especially regarding the intersection of North Green Bay Road and 4 Mile Road. The report shall be reviewed and approved by the Village Engineer and meet Village Ordinance requirements for Level of Service. Only one access will be allowed onto 4 Mile Road and it is recommended that any major access along N. Green Bay Road aligns with the existing Packer Drive to follow traffic engineering principles.

There are a couple minor corrections to the CSM document itself that will need to be made prior to recording this document. The surveyor's certificate should include language regarding the exception of the northern 45' for public roadway purposes and should also refer to the right of way dedication being included or excluded in the gross/net acreage calculation. In addition, the Village approval sheet can be reduced to simply the "Village Board Approval" section which only needs the Village Clerk signature line.

Utility

The property is located within the Urban Service Area & Utility District. The property owner will need to coordinate all sewer and water needs for the lots with the Caledonia Utility District. This includes creating the necessary plans for new utility connections and pulling the appropriate permits. As mentioned above, a set of Utility Plans will need to be reviewed and approved by the Utility District. Depending on the ultimate buildout of Lot 1 or 2, DNR or Racine Wastewater submittals may be necessary for sewer and water extensions.

Environmental

A wetland delineation will need to be performed and submitted to the Village prior to recording the document. The wetlands, if any, will need to be shown and documented on the CSM graphically.

Village Staff has reviewed the proposed Certified Survey Map and recommends the motion listed at the top of the page subject to the 14 conditions attached in Exhibit A.

Exhibit A

Conditions of approval for the Certified Survey Map at 104-04-23-30-001-000:

1. The Owner/Developer submits a set of Civil Engineering Plans (Site Grading, Drainage and Utility) for review and approval by the Caledonia Utility District and Village Staff for any proposed development on site.
2. The Owner/Developer must submit a Storm Water Management Plan for review and approval conforming to Village Ordinance Title 9-2 for any proposed development on site.
3. The Owner/Developer is restricted to one access along 4 Mile Road. A note shall be placed on the CSM.
4. No access will be authorized for a minimum of 100 feet each direction from the new corners at the Northwest Corner of the proposed Lot 1 as well as the entire 103.18' of the property in this location. This shall be shown graphically and listed on the CSM.
5. The Owner/Developer submits a TIA for review and approval with any new development on site.
6. The Owner/Developer completes a wetland delineation, shows any impacts graphically on the CSM, and provides a copy to the Village prior to recording.
7. The Owner/Developer lists the requested zoning requirements on the CSM on the CSM and shows them graphically.
8. The Owner/Surveyor updates the document section for the Village Certificate to include one signature by the Village Clerk – Jennifer Bass and that the language is corrected to show “Village Board”.
9. The Owner/Surveyor updates the document to include language about the exception of the 45' of Right-of-Way dedication in the Surveyors Certificate for both the legal description and information about gross land size.
10. The Owner/Developer provides a 30' Drainage Easement on Lot 2 per the provided Master Drainage Plan and as-built field conditions per the surveyor. A separate exhibit or sheet shall be provided on the CSM for this easement with Line Table as required unless a concept development plan is provided that would include the relocation of the drainage way.
11. Prior to any construction or earthmoving activities, the Owner and or his/her Contractor shall obtain a Land Disturbance Permit with the Village and DNR (if over one acre).
12. The Owner shall ensure the CSM conforms to all Ordinances in Title 9, 14, and 18.
13. The Owner is subject to the individual land division fee per parcel created.
14. The CSM is recorded within 1 year of approval.

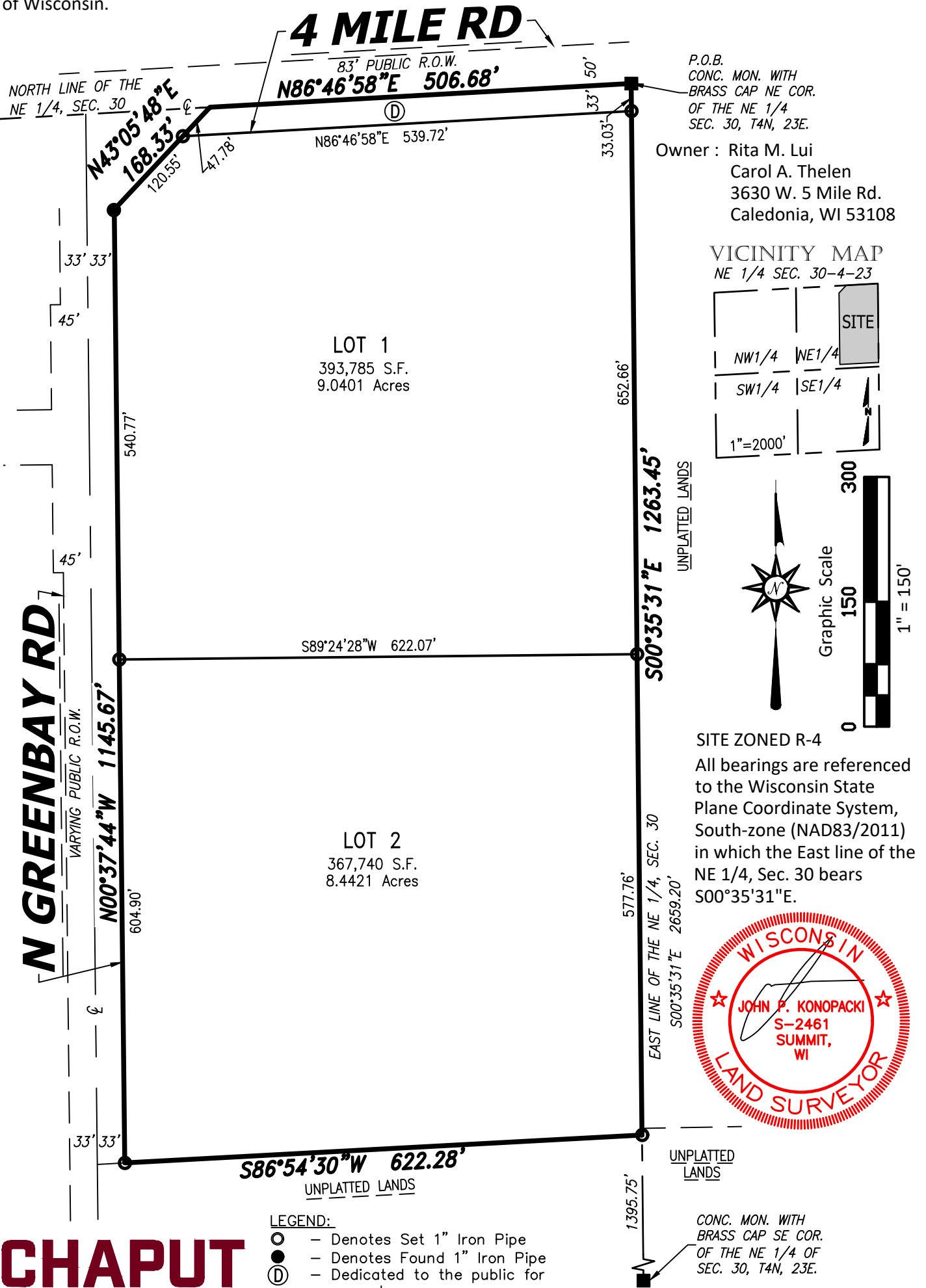
Southeast Corner of 4 Mile Road and N. Green Bay Road

N



CERTIFIED SURVEY
MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: February 5, 2025
Survey No. 5928.00-lpm
Sheet 1 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
WAUKESHA COUNTY}

I, JOHN P. KONOPACKI, a professional land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of the Northeast 1/4 of said Section 30; thence South 00°35'31" East along the East line of the said 1/4 Section 1263.45 feet to a point; thence South 86°54'30" West 622.28 feet to a point on the East line of North Greenbay Road; thence North 00°37'44" West along said East line 1145.67 feet to a point; thence North 43°05'48" East 168.33 feet to a point on the North line of aforesaid 1/4 Section also being the centerline of 4 Mile Road; thence North 86°46'58" East along said North line 506.68 feet to the point of beginning.

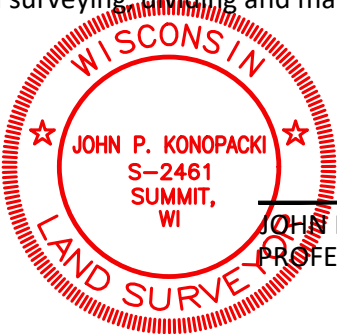
Containing 778,785 square feet or 17.8784 acres of land (gross) and 761,525 square feet or 17.4822 acres of land (net).

THAT I have made this survey, land division and map by the direction of Rita M. Lui and Carol A. Thelen, respective owners of said land.

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

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Caledonia in surveying, dividing and mapping the same.

DATE: February 5, 2024





JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

OWNER'S CERTIFICATE

Rita M. Lui and Carol A. Thelen, as owners, hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Caledonia.

Rita M. Lui and Carol A. Thelen, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval: Village of Caledonia.

Date _____

Rita M. Lui

Date _____

Carol A. Thelen

STATE OF _____ }
 _____ :SS
 _____ COUNTY }

Personally came before me this _____ day of _____, 2025, _____ (name), the _____ (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature:_____

Print Notary Name: _____

Notary Public, State of _____. My commission expires:_____ (Notary Seal)



CHAPUT LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: February 5, 2025
Survey No. 5928.00-lpm
Sheet 3 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

CONSENT OF ENTITY MORTGAGEE

_____, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described on this certified survey map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date: _____

Entity Name: _____

Signature: _____

Type or Print Name: _____

Title: _____

STATE OF _____ }
 :SS
 _____ }
 COUNTY }

Personally came before me this _____ day of _____, 2025, _____ (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____

Print Notary Name: _____

Notary Public, State of _____

My commission expires:_____

(Notary Seal)



CHAPUT LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

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This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: February 5, 2025
Survey No. 5928.00-lpm
Sheet 4 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Caledonia, on this _____ day of _____, 2025.

Date

Tom Weatherston, Village President

Date

Ron Bocciardi, Secretary

VILLAGE BOARD APPROVAL

Approved by the Town Board of the Village of Caledonia on this _____ day of _____, 2025.

Date

Jennifer Bass, Village Clerk

Date

Tom Weatherston, Village President



MEMORANDUM

Date: April 21, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Concept Condominium Plat – Storage Shop USA – 7930 E. Frontage Road**
Parcel ID 104-04-22-07-053-000
Applicant & Owner – Greg Thomas – Storage Shop USA

Recommended Motions:

1. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop with less than 40% Open Space within the Urban Service Area.
2. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop without Conservation Easements within the Urban Service Area.
3. That the Plan Commission recommends to the Village Board to approve the Net Density of the Proposed StorageShopUSA Condominium Development of 7.33 units per acre based on the limited information to date and subject to the XX conditions listed in Exhibit A of this report.
4. That the Plan Commission recommends to the Village Board to approve a waiver to Title 14-3 authorizing staff to combine the Preliminary Condo Plat and Final Condo Plat process for this Commercial Condo Plat.

BACKGROUND INFORMATION

Storage Shop USA has submitted a Concept Condominium Plat to the Planning & Engineering Department for a 22 Unit commercial condominium. The property is located at 7930 E. Frontage Road and the project includes 11 duplex buildings with twenty-two (22) 1,250 square-foot condominium units used for commercial business spaces. To create individual Parcel ID's for the units and meet the intended business model for the development, a Condominium Plat is required.

The property has been approved for a Zoning District Amendment via Ordinance 2024-10 to rezone the property from A-2 to B-3 Highway Business District. The property has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site

Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively.

ZONING

The property, as described above, has been rezoned to meet Village Standards and has also acquired the BSO approvals necessary to develop. The last step is to complete the Condominium Plat process per the Village Code of Ordinances 14-3. The property is designated as Commercial in the 2035 Land Use Plan and this use in accordance with the plan.

This Condominium Plat is a new concept in the Village and as such, should not be treated identically to a residential subdivision/condo plat. State Statutes and the DOA requirements still apply, in which commercial style condo plats are much more commonplace and recognized. The property will not meet the Open Space requirements as listed in Ordinance 14-3 and should be authorized for waivers to that requirement and the Conservation Easement requirement.

The Concept Condominium Plat as proposed has a 7.33 unit per acre density. This density is not based on residential dwelling units but the number of condo units on a commercial development. This is another difference in the commercial nature of the condominium development which separates it from the traditional density calculations and requirements of our current Code of Ordinances 14-3. The density does not coincide with a Land Use Category for dwelling units per acre either.

Declaration documents have been submitted for the condominium. These are going to be reviewed and approved by the Village prior to the recording of the Final Plat. Staff also recommends that due to the nature of this type of development and condominium plat, that a waiver to the requirement of both a Preliminary and Final Plat review at the Plan Commission and Village Board allow the Final Plat to be reviewed if the concept condo plat is approved.

ENGINEERING & UTILITY DISTRICT

The property is located within the Urban Service Area but does not have Sewer or Water available at this time. The property will need to execute a Declaration of Restrictive Covenants document requiring that when municipal Sanitary Sewer and Water are available, that the property be connected and on-site improvements are updated to meet WDNR and Caledonia Utility District Standards. This document will need to be reviewed and approved by the Village Attorney and Public Services Director prior to recording.

As described in the beginning of this memorandum, a set of civil engineering plans and a Storm Water Management Plan have been reviewed and approved by Staff. The Owner has applied for a Land Disturbance permit and acquired a DNR WPDES General Permit. There are two storm water ponds proposed for the site that are required to have storm water easements over them. These shall be shown on the Final Plat and executed with an easement agreement separately with the Village of Caledonia and Utility District.

Trans233 of the Wisconsin State Statutes provides guidelines for the division and development of land abutting a state trunk highway or connecting highway. This property abuts the E. Frontage Road of USH 41 and shall follow any and all requirements of the Wisconsin DOT for access or other restrictions. The Owner/Developer has been working with the DOT regarding the modification of the E. Frontage Road to accommodate an improved access. Trans233.03 (3) also requires the submittal of the Preliminary and Final Plat for review through the DOA. The Owner/Developer shall follow this requirement in addition to any local approvals.

No access restriction shall be placed and shown along 7 Mile Road, the Northeast corner of the property, and Hagemann Road. It is recommended that No Access be placed in conjunction with the Wisconsin DOT along the E. Frontage Road as well, but this area is outside of Village Jurisdiction. In addition to the no access, a 25'x25' vision triangle shall be placed at the NE corner of the property.

The proposed commercial Condo Plat as presented shows multiple bearings with 2 corrective or alternative bearing angles and distances. Staff would like clarity on these bearings and to ensure the appropriate legal description of the property is being used to ensure no legal gaps are created as part of this Condo Plat. The coordinates shall also be placed on the Condo Plat for the Quarter Sections being referenced. Lastly, there is a minor error with the misplacement of the well house label that should be corrected along with a typing error in the surveyor's certificate calling out the "StorageSuiteUSA" rather than the StorageShopUSA being referred to.

ENVIRONMENTAL

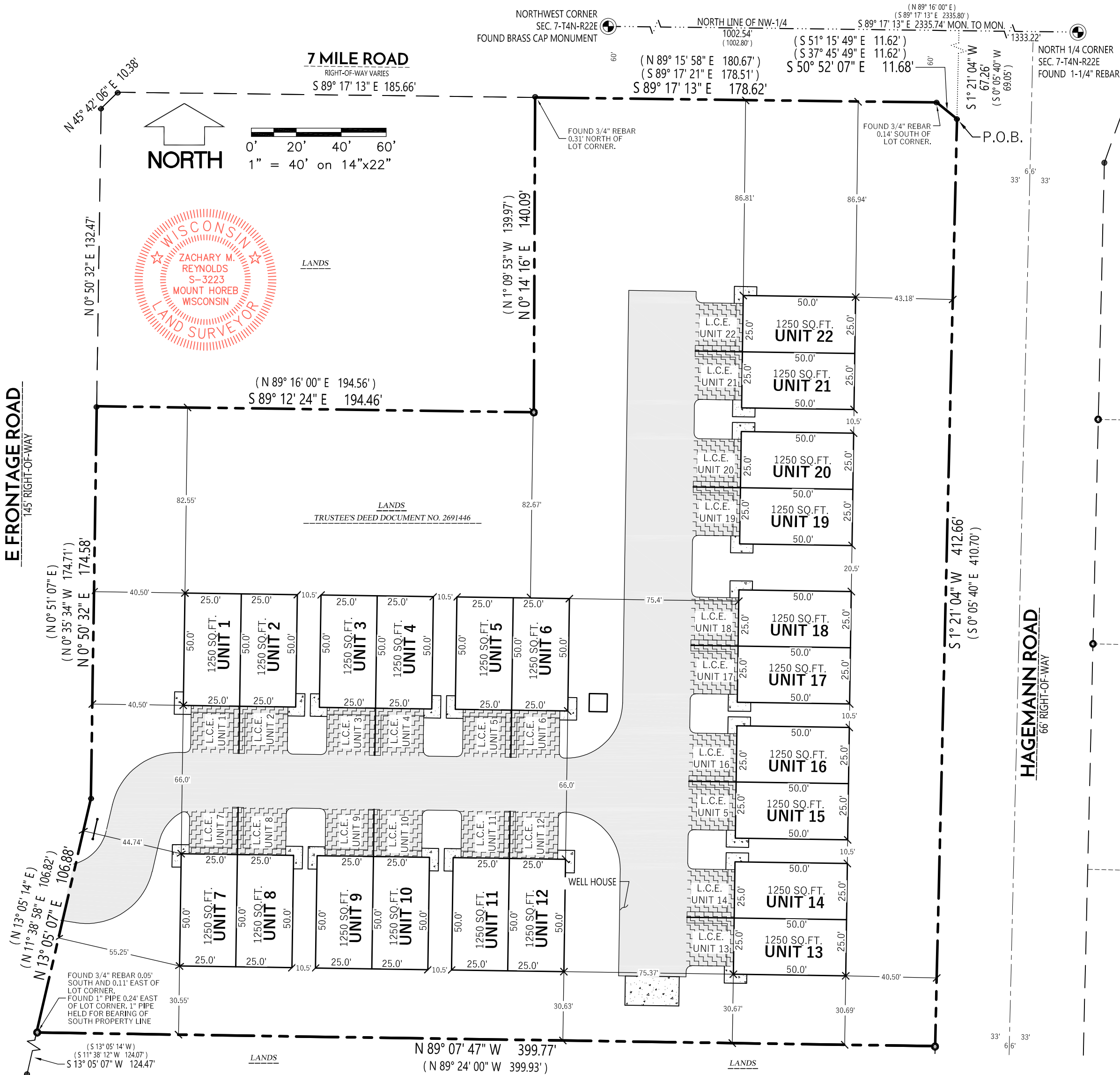
Per Ordinance 14-3, a Phase I Environmental Site Assessment should be provided as well as a wetland delineation. These items may have already been completed during the field work for the property and should be submitted before the recording of the Final Plat.

Exhibit A

Conditions of approval for the proposed Concept Condominium Plat:

1. Approval of Modification Waivers from Sec. 14-3-4(c)(4)(b)(ii) and Sec. 14-3-5(b) of Municipal Code.
2. Owner/Developer shall provide a Phase I ESA for the site and provide the documentation to the Village.
3. Owner/Developer shall perform a wetland delineation and provide the documentation to the Village.
4. Owner/Developer shall provide the sign and execute the Declaration of Restrictive Covenants requiring the need to connect to Municipal Sewer and Water once available.
5. Owner/Developer shall update the plat to show the proposed Storm Water Pond Easements and record the easement document and agreement separately with the Village of Caledonia Utility District.
6. Owner/Developer is required to record the Final Plat and provide the Village a digital copy prior to any Building Permits being issued.
7. Surveyor to update the Condo Plat to show name and ownership information on all lands within 100' of the subject property.
8. Surveyor to update the Condo Plat to show No Access along 7 Mile Road, Hagemann Road, and the E. Frontage Road as required by the WisDOT.
9. Surveyor to update the Condo Plat to show a 25'x25' Vision Triangle at the NE corner of the property.
10. Surveyor to Update the Condo Plat to include coordinates of the Section Corners and to clarify or correct the measurements provided for the bearings and distance measurements for this property.
11. Surveyor to update the Condo Plat to provide the corrections on the well house label and errors in the surveyor's certificate.
12. Owner/Developer to execute and record the Village approved revision of the declaration documents for the condominium in conjunction with the recording of the Final Plat.
13. Owner/Developer follows all necessary WisDOT requirements for access and submits the Condo Plat to the DOA per Trans233.
14. The Concept Condominium must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code, Trans233, and Chapter 703 of Wis. Stats.





STORAGESHOPUSA - CALEDONIA

A CONDOMINIUM PLAT

A TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED, RECORDED ON DECEMBER 16, 2024 AS DOCUMENT NO. 2691446, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

LEGAL DESCRIPTION, PER DEED DOC. NO. 2691446

A TRACT OF LAND BEING A PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89° 16' 00" EAST FOR A DISTANCE OF 1002.80 FEET, ALONG THE NORTH LINE OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 00° 05' 40" EAST FOR A DISTANCE OF 69.05 FEET, TO A THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HAGEMAN ROAD; THENCE SOUTH 00° 05' 40" EAST FOR A DISTANCE OF 410.70 FEET, ALONG SAID WEST LINE, TO A POINT; THENCE SOUTH 89° 24' 00" WEST FOR A DISTANCE OF 399.93 FEET, TO A POINT ON THE EAST LINE OF THE EAST FRONTAGE ROAD; THENCE NORTH 11° 38' 58" EAST FOR A DISTANCE OF 106.82 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 00° 35' 34" WEST FOR A DISTANCE OF 174.71 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 89° 16' 00" EAST FOR A DISTANCE OF 194.56 FEET, TO A POINT; THENCE NORTH 01° 09' 53" WEST FOR A DISTANCE OF 139.97 FEET, TO A POINT; THENCE NORTH 89° 15' 58" EAST FOR A DISTANCE OF 180.67 FEET, ALONG THE SOUTH LINE OF THE SEVEN MILE ROAD, TO A POINT; THENCE SOUTH 37° 45' 49" EAST FOR A DISTANCE OF 11.62 FEET, CONTINUING ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. CONTAINS 3.05447 ACRES.

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON THE WEEK OF JUNE 3 AND OCTOBER 30, 2024.
- NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS-RACINE, GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T4N, R22E, BEARS S 89° 17' 13" E.
- BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
- ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
- UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS (LCE's) SHALL BE GOVERNED BY THE TERMS & CONDITIONS OF THE DECLARATION.
- UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED .

SURVEYORS CERTIFICATE

I, ZACHARY M REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, EXISTING IMPROVEMENTS, AND THOSE TO BE CONSTRUCTED UPON THE PROPERTY FROM THE INFORMATION PROVIDED, AND THAT THIS SURVEY COMPLIES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF "STORAGESHOPUSA - CALEDONIA" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

ZACHARY M REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

WYSER
ENGINEERING

SURVEYED BY: DZ/ML
DRAWN BY: AJL
APPROVED BY: ZMR

PREPARED BY:

WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:

STORAGESHOPUSA -
CALEDONIA LLC
6810 CROSS COUNTRY
ROAD
VERONA, WI 53593

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE, UNLESS SIZE NOTED
- FOUND 3/4" REBAR
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED EDGE OF ASPHALT
- LIMITED COMMON ELEMENT

OFFICE OF THE REGISTER OF DEEDS

_____, COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20____ AT _____ O'CLOCK _____M AS

DOCUMENT NO. _____

IN VOLUME _____ OF CONDOMINIUM

PLATS ON PAGE(S) _____

KARIE L. POPE, REGISTER OF DEEDS

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.

DATED THIS _____ DAY OF _____, 20____

RACINE COUNTY PLANNING AND DEVELOPMENT

SHEET 1 OF 1 SHEET