

PLAN COMMISSION AGENDA Monday, September 29, 2025 at 6:00 p.m. Caledonia Village Hall – 5043 Chester Lane Caledonia, WI 53402

- 1. Meeting Called to Order
- 2. Roll Call
- 3. Approval of Minutes
 - A. Meeting Minutes July 28, 2025
- **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. New Business, Public Hearing and Possible Action on Items set for Public Hearing
 - A. REZONE REVIEW Review a request to rezone 42.047 acres currently zoned A-3, General Farming III (Legacy District) to A-2, Agricultural District updating the zoning classification to the current agricultural zoning district located on the northwest corner of 4 Mile Road and Nicholson Road, submitted by Helding & Kolb Inc, Applicant and Owner. (Parcel ID No. 104-04-22-21-042-000). More Information at Caledonia ZoningHub: https://s.zoninghub.com/GPGS76QI5N
 - B. CONDITIONAL USE REVIEW Review a request for a two-year extension for a conditional use allowing the applicant to construct a 73-unit apartment building located on a ±4.29-acre parcel located east of 5333 Douglas Avenue submitted by Alf McConnel, Applicant, McConnell Trust Alfred G, Owner. (Parcel ID No. 104-04-23-20-102-131). More Information at Caledonia ZoningHub: https://s.zoninghub.com/9ZWI3RN8JT
 - C. CONDITIONAL USE & BUILDING SITE AND OPERATION PLAN REVIEW Review a request for a conditional use allowing the applicant to utilize a parcel for the operation of a self-storage facility and review a proposed a building, site, and operation plan for the construction of four self-storage buildings on a ±2.164-acre parcel located at the southwest corner of Storage Drive and Quick Drive submitted by John Greenwood, Applicant, Sam Modder, Owner. (Parcel ID No. 104-04-22-27-018-060). More information at Caledonia ZoningHub: https://s.zoninghub.com/CUM3VRVLGE
 - D. COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REVIEW Continued Public Hearing and consideration of an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictions Comprehensive Plan for Racine County: 2035 for the parcels located along Douglas Avenue and Botting Road, west of the WE Energies power plant, encompassing approximately 244 acres, changing the land use category from Agricultural, Rural Residential, & Open Land, and Low-Density Residential to Transitional Light Industrial. (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000). More Information at Caledonia ZoningHub: https://s.zoninghub.com/SI6D9WAFLE
 - E. REZONE REVIEW Continued Public Hearing and review of a request to rezone ±244 acres covering multiple parcels located along Douglas Avenue and Botting Road, west of the WE Energies power plant, from A-2, Agriculture District to M-1, Light Manufacturing and Office District. (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000. More Information at Caledonia ZoningHub: https://s.zoninghub.com/79D91XD0CC

6. New Business

- A. CERTIFIED SURVEY MAP Review a proposed certified survey map creating three parcels located on the southwestern corner of 4 Mile Road and Nicholson Road submitted by Helding & Kolb Inc., Applicant and Owner. (Parcel ID No. 104-04-22-21-042-000). More Information at Caledonia ZoningHub: https://s.zoninghub.com/3SYYNZH0OZ
- B. BUILDING SITE, AND OPERATION PLAN REVIEW Review a building, site, and operation plan for a proposed 0.241-acre, ground solar array for Gifford School located at 8332 Northwestern Avenue submitted by Sean Currie, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-22-34-064-000). More Information at Caledonia ZoningHub: https://s.zoninghub.com/92NZRHT6YA
- C. BUILDING, SITE, AND OPERATION PLAN REVIEW Review a building, site, and operation plan that expands an electric charging station located at 13712 Northwestern Avenue submitted by Philip Johnson, Applicant, Pilot Travel Centers LLC, Owner. (Parcel ID No. 104-04-22-30-022-001). More Information at Caledonia ZoningHub: https://s.zoninghub.com/CUM3VRVLGE
- D. COOPERATIVE BOUNDARY AGREEMENT REVIEW Review a proposed building, site, and operation plan for the construction of a ±9,440 square-foot commercial building for the purpose of storing and repairing tractor trailers located at USH 41, Village of Raymond, submitted by Scott Truehl, Applicant, STI LLC, Owner (Parcel ID No. 168-04-21-25-004-200). More information at Caledonia ZoningHub: https://s.zoninghub.com/G9HULHW3TL
- E. COMPREHENSIVE PLAN PUBLIC PARTICIPATION PLAN REVIEW Review the proposed plan outlining engagement activities as it pertains to gathering public input as it relates to the update to the Village's Comprehensive Plan. More Information at ZoningHub: https://s.zoninghub.com/3GF8L4LLKZ
- F. COMPREHENSIVE PLAN ONLINE SURVEY REVIEW Review the proposed public, online survey that will be conducted to gather public input at it relates to the update to the Village's Comprehensive Plan. More Information at ZoningHub: https://s.zoninghub.com/O26OYDDDTR
- G. COMPREHENSIVE PLAN STAKEHOLDER EXERCISE Plan Commission members will participate in a word-cloud exercise and a structured discussion of the Village's strengths, weaknesses, opportunities, and threats (SWOT) serving as a key step in assessing current conditions and identify community priorities. More Information at ZoningHub: https://s.zoninghub.com/VOQQU8M6TC
- H. PLAN COMMISSION CONSULTATION Listen to a proposal to modify the Village's Land Use Map and a rezone request allowing for a property owner to construct a 4-unit multi-family dwelling on the parcel located on the northeast corner of Erie Street and 4 Mile Road by Jack Coury, Applicant John Coury, Owner. (Parcel ID NO. 104-04-23-21-321-000). More Information at Caledonia ZoningHub: https://s.zoninghub.com/G9HULHW3TL

7. Adjournment

Dated September 25, 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 6:30 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call

PRESENT: 5 – President Tom Weatherston, Michael Moore, Jeff Hintz, and Trustee

Nancy Pierce. Michelle Cook excused late arrival.

EXCUSED: 2 – Fred Bruhn and Ami May

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes,

Development Director Peter Wagner, Planner and Zoning Administrator Natalia Nery de Farias, Public Services Director Tony Bunkelman, Deputy

Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

3. Approval of Minutes

Motion by Pierce to approve the minutes from June 23, 2025 meeting, seconded by Moore. **Motion carried unanimously.**

4. Public Comment

The following people appeared to speak before the Commission:

1. Wendy McCalvy, 4825 Richmond Dr – Concerns about the make up of the Plan Commission and the Special Comprehensive Plan Review Committee

5. New Business, 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 parcels located along Douglas Avenue and Botting Road, west of the WE Energies power plant, encompassing approximately 244 acres, changing the land use category from Agricultural, Rural Residential, & Open Land, and Low-Density Residential to Transitional Light Industrial. (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-01-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000)
- **B. REZONE REVIEW** Review a request to rezone ±244 acres covering multiple parcels located along Douglas Avenue and Botting Road, west of the WE Energies power plant, from A-2, Agriculture District to M-1, Light Manufacturing District. (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000)

Public Hearing opened at 6:36 PM

Staff summarized and clarified the material provided in the packet and a representative from Dewberry Engineers, Inc. gave a presentation. The applicant has requested that we keep the public hearing open until next month's meeting (8/25/2025) in order to continue a dialogue with the public.

President Weatherston asked three times if anyone wanted to speak for or against for either the land use amendment or rezone request.

- 1. Ted Voskuil, 7821 Botting Rd Concerns about development in agricultural area.
- 2. Barbara Hugier, 8741 Foley Rd Concerns about preserving wetlands.
- 3. Sandy Welsher, 8804 Foley Rd Against all development in that area.
- 4. Vanessa Luther, 8907 Foley Rd Concerns about loss of natural land uses.
- 5. Diana Lesnjak, 4421 Harvest Ln Against any industrial development in the area.
- 6. David Payment, 7833 Botting Rd Against any development in that area.
- 7. Chris Lehnert, 3531 Partridge Terrace Against data centers being built.
- 8. Valerie Lancelle, 10810 7 Mile Rd Against development in the area.
- 9. Ken Schmidt, 7526 Botting Rd Concerns about issues with similar development in Mt. Pleasant.
- 10. Jerilynn Barkdull, 5147 Pine Tree Cir Against development in the area.
- 11. Martha Hutsick, 4502 Harvest Ln Listed several questions to be answered by the applicant and/or staff.
- 12. Jill Buchman, 6508 Running Horse Concerns about data centers in general.
- 13. Marla Wishau, 8345 Foley Rd Recommended a new Innovation and Technology zoning category instead of M-1; environmental concerns.
- 14. Ryan Clementz, 4722 Bay Filly Environmental concerns.
- 15. Nancy Mayer, 6401 Running Horse Environmental concerns.
- 16. Helen Knoll, 6621 County Line Rd Concerns about water drainage.
- 17. Lee Wishau, 8345 Foley Rd Would prefer to see development in existing TIDs.
- 18. Wendy McCalvy, 4825 Richmond Dr Environmental concerns.
- 19. Andrew Hendricks, 4644 Acorn dr Concerns about water
- 20. Tiffany Hammond, 8937 Foley Rd Against development in the area.
- 21. John Pintor 6400 Running Horse Against development in the area.

Public Hearing closed at 7:42 PM

Motion by Hintz to adjourn the public hearing to the August 25, 2025 meeting on these two items for the limited scope of receiving input on the draft proposed conditions and any proposed deed restriction from the applicant, seconded by Pierce. **Motion carried unanimously.**

Commissioner Cook arrived at the meeting.

6. **Continuing Business**

A. SPECIAL COMPREHENSIVE PLAN COMMITTEE APPOINTMENTS -

Approve appointments to the Special Comprehensive Plan Review Committee for the

purpose to assist in the development, review, and recommendation of updates to the Village's Comprehensive Plan. This committee will serve in an advisory capacity to the Plan Commission.

Appointees:

- 1) Michael Moore 2) Josh Sobczak 3) Laura Million 4) Dave Pennings
- 5) Chris Tribbey 6) Marla Wishaw 7) Bob Prochaska 8) Kim Hood
- 9) Roger Therkelsen 10) Torben Christensen 11) Nate Haig

Motion by President Weatherston to approve the proposed appointments to the Special Comprehensive Plan Review Committee as presented, seconded by Moore. **Motion carried by the following roll call vote:**

Ayes: 4 – Weatherston, Moore, Cook, and Hintz

Nays: 1 – Pierce

Absent: - Fred Bruhn and Ami May

7. Adjournment

President Tom Weatherston adjourned the meeting at 8:01 p.m.

Respectfully submitted: Jennifer Bass Village Clerk

Statement from Trustee Fran Martin, received by the Village Clerk on 7/28/2025

As often happens, we are putting the cart before the horse. We don't know any specifics of the proposed data center, -who would the owners be, what their reputation is, what economic benefit it would bring the Village in terms of tax base, jobs, likely number and pay scale of jobs. Nor do we know what any objectionable side effects would be-in terms of energy cost to the public, noise pollution or others. For example, I have recently heard from people who live near one in Mequon that it is very loud and disturbing to neighbors.

Most importantly, if this is rezoned and the land use plan changed, and the investors behind this proposal decide against it, it would very difficult to oppose any other "light industry" use. I do understand that some safeguards would be put in place but those safeguards as I understand them could be dismantled by a vote of just 4 members of the Village Board.

If more information and greater certainty, including certainty of very great benefit to the tax base, elimination of side effects, limitation to only a data center, degree and distance of buffering from adjacent properties were presented, It is possible that it might be more acceptable.

Statement from Trustee Fran Martin, received by the Village Clerk on 7/28/2025

Although President Weatherston has said that he spoke with over 40 people about being on the Planning Commission's special committee on long range planning, it is not clear to me why none of the 5 very well qualified people whose names and contact information I forwarded him were even contacted to discuss their participation. Those people included a business owner who is also past president of both RCEDC and RAMAC, an engineer who ran his own successful business, and equally qualified others. I am puzzled by the inclusion instead of a member who was rejected by the voters as trustee, and rejected as vice chair by his own committee .

Regardless of this ,I do wish the committee well, and hope and trust it will fulfill the heavy public participation required by state statute.



Meeting Date: September 29, 2025

Item No. 5A

Proposal:	Rezone		
Description:	Review a request to rezone parcel zoned A-3, General Farming III District to A-2, Agricultural District to accommodate the change in zoning code districts and allow for the future development of single- or two-family dwellings.		
Applicant(s):	Gary Kolb		
Address(es):	Nicholson Road		
Suggested Motion:	 That the Plan Commission recommends to the Village Board that the parcel located between Nicholson Road and 4 Mile Road be rezoned from A-3, General Farming III District to A-2, Agricultural District for the following reason: 1. The rezoning of the parcel will maintain existing property rights for agricultural uses and develop the property as a single- or two-family residential development. 		
Owner(s):	Helding & Kolb Inc		
Tax Key(s):	104-04-22-21-042-000		
Lot Size(s):	42.047 acres		
Current Zoning District(s):	A-3, General Farming III		
Overlay District(s):	N/A		
Wetlands:	⊠ Yes □ No Floodplain: ⊠ Yes □ No		
Comprehensive Plan:	Agricultural, Rural Residential, and Open Land		

Background: The applicant is requesting the rezoning of the parcel located on the northwest corner of 4 Mile Road and Nicholson Road from A-3, General Farming III District to A-2, Agricultural. The applicant intends to divide the parcel into three lots.

The reason for the rezoning request is the result of the Village adopting the new zoning code. As part of the revision, some zoning districts were renamed, reclassified, or deleted. In this case, the currently zoning district for this parcel was renamed to A-2. As part of the revision process, staff chose not to modify the zoning map but rather update the zoning map as development proposals were received. These old districts are considered legacy districts and remain on the Village zoning map. Staff included language in the new zoning code that states when a property owner wishes to develop a parcel with a legacy district designation, the property owner is required to rezone the parcel to an existing zoning district. In this case, the parcel has a legacy zoning district of A-3, which is general farming. The applicant wishes to continue the same use, however, they need to rezone the parcel to the existing A-2, agricultural district.

Staff recommends the rezoning request, as the use of the property is not being changed. The land use category for this parcel is Agricultural, Rural Residential, and Open Land, which is consistent with the proposed A-2 zoning classification. If the Plan Commission is comfortable with the rezoning request, staff has drafted a suggested motion recommending to the Village Board approval of the rezoning request.



Prepared by:

Natalia Nery de Farias

Matalia Mery de Larias

Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner, AlCP

Development Director



NICHOLSON RD 104-04-22-21-042-000

0 180 360 720 US Feet

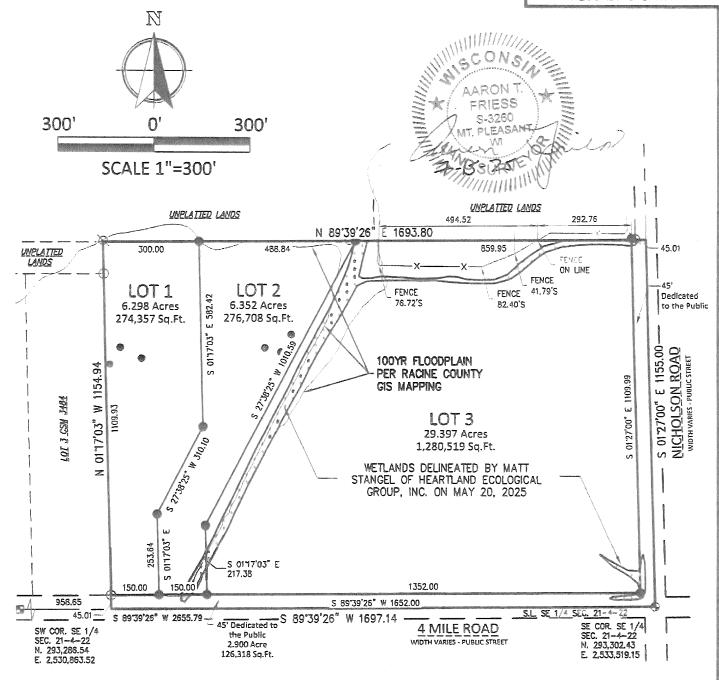




CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH. RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

RECORDING DATA



NOTES:

ZONING OF PARCEL IS: A-3.

SETBACKS: 75 FEET STREET, 25 FEET SIDEYARD AND 25 FEET REAR YARD

OWNER / LAND SPLITTER: HELDING & KOLB. INC. 4638 NICHOLSON ROAD, FRANKSVILLE, WISCONSIN 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-4-22 IS ASSUMED TO BEAR S 89°39'26" W.

SEE PAGE 3 FOR LEGEND



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025

LOCATION MAP

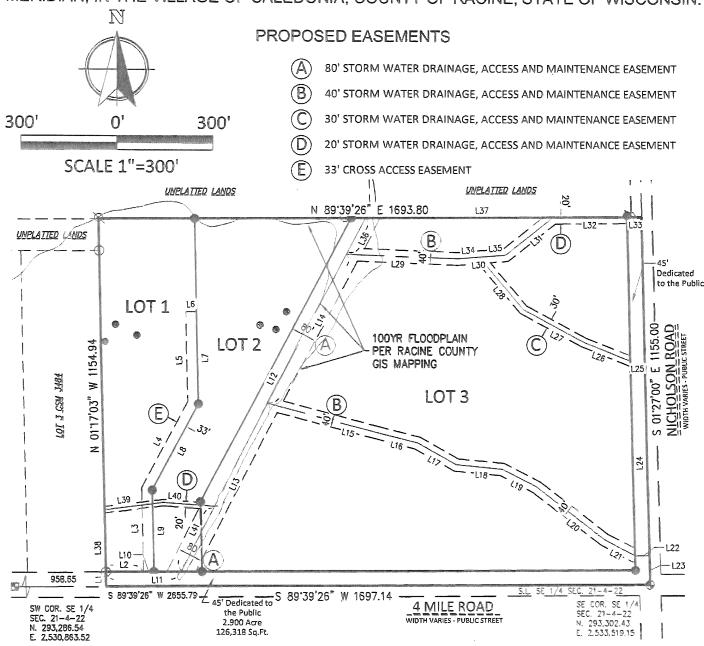


SE 1/4 SEC. 21-4-22

2025.0026.01 CSM.DWG SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



Easement Line Table			
Line#	Length	Direction	
L1	45.01	N01° 17' 03"W	
L2	117.00	N89° 39' 26"E	
L3	261.61	N01° 17' 03"W	
L4	310.10	N27° 38' 25"E	
Ļ5	282.70	N01° 17' 03°W	
L6	33.00	N88° 42' 57"E	
L7	291.21	S01° 17' 03"E	
L8	310.10	S27° 38' 25"W	
L9	253.64	S01° 17' 03"E	
L10	33.00	S89° 39' 26"W	
L11	235.25	N89° 39' 26"E	

Easement Line Table			
Line#	Length	Direction	
L12	528.63	S27° 38' 25"W	
L13	595.71	N26° 52' 30"E	
L14	528.63	N27° 38' 25°E	
L15	357.60	N74° 59' 17"W	
L16	125.25	N75° 38' 58"W	
L17	140.16	N60° 21' 00"W	
L18	144.21	N84° 27' 36"W	
L19	121.08	N62° 17' 40"W	
L20	266.09	N52° 21' 58"W	
L21	109.06	N61° 58' 42"W	
L22	45.00	S88° 33' 00"W	

Easement Line Table			
Line#	Length	Direction	
L23	91.85	N01° 27' 00"W	
L24	705.93	N01° 27' 00"W	
L25	45.00	S88° 33' 00"W	
L26	155.79	N68° 14' 08"W	
L27	214.90	N61° 32' 16"W	
L28	213.92	N40° 12' 37"W	
L29	346.93	N87° 49' 36"W	
L30	67.32	S85° 26' 08"W	
L31	189.72	\$51° 26' 22"W	
L32	229.19	S89° 39' 26"W	
L33	45.01	S89° 39' 26"W	

10000	Easement Line Table			
-	Line#	Length	Direction	
-	L34	67.32	N85° 26' 08"E	
-	L35	83.06	N85° 26' 08*E	
	L36	128.20	N27° 38' 25°E	
-	L37	859.66	N89° 39' 26"E	
-	L38	238.94	N01° 17' 03"W	
and the same of the same of	L39	184,40	N82° 41' 28"E	
	L40	160.77	S85° 57' 08"E	
-	L41	229.36	N26° 52′ 30°E	



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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2025.0026.01 CSM.DWG

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Helding & Kolb, Inc;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the code of General Ordinances for the Village of Caledonia Code in surveying, dividing, and mapping the land;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

That part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Southeast corner of the Southeast 1/4 of said Section 21; run thence S89°39'26"W, 1697.14 feet along the South line of the Southeast 1/4 of said Section 21 to the East line of Lot 3 of Certified Survey Map No. 3484; thence N01°17'03"W, 1154.94 feet along the East line of said Lot 3; thence N89°39'26"E, 1693.80 feet parallel with the South line of the Southeast 1/4 of said Section 21 to the East line of the Southeast 1/4 of said Section 21; thence S01°27'00"E, 1155.00 feet along the East line of the Southeast 1/4 of said Section 21 to the point of beginning. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 1,957,902 square feet or 44.947 acres. 1,831,584 square feet or 42.047 acres after road dedications.

July 15, 2025

Aaron T. Friess, P.L.S. (S-3260) Nielsen Madsen & Barber, \$.¢.3 1458 Horizon Blvd. Suite 200

Racine, WI 53406 (262)634-5588

FRIESS 3260

LEGEND:

1" O.D. IRON PIPE FOUND

5/8" REBAR FOUND

3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET

CONC. MON. W / BRASS SEWRPC CAP FOUND

CAST IRON MON. W / BRASS CAP FOUND SOIL BORINGS

INDICATES EASEMENT TYPE



Nielsen Madsen – Barber CIVIL ENGINEERS AND LAND SURVEYORS

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2025.0026.01 CSM.DWG SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO
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OWNER'S CERTIFICATE
I, Gary Kolb, on behalf of Helding & Kolb, Inc. hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Village Board of the Village of Caledonia.
IN WITNESS WHEREOF the said Gary Kolb has caused these presents to be signed as Owner at Wisconsin on this day of 2025.
Gary Kolb, on behalf of Helding & Kolb, Inc. Vice President
STATE OF) COUNTY OF)
Personally came before me this day of, 2025, Gary Kolb on behalf of Helding & Kolb, Inc., to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing .
Notary Public, My commission expires:



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

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CERTIFIED SURVEY MAP NO
PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.
CONSENT OF CORPORATE MORTGAGEE
Community State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Helding & Kolb, Inc., owner.
IN WITNESS WHEREOF, the said Community State Bank, Inc. has caused these presents to be signed by its, at,
and its corporate seal to be hereunto affixed this day of, 2025.
Community State Bank
STATE OF WISCONSIN COUNTY OF) Personally came before me this day of, 2025, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority. Notary Public, My commission expires:
VILLAGE CERTIFICATE
APPROVED as a Certified Survey Map this day of, 2025.
Jennifer Olsen, Village Clerk



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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Village of Caledonia

2025.0026.01 CSM.DWG SHEET 5 OF 5 SHEETS



Meeting Date: September 29, 2025

Item No. 5B

Proposal:	Conditional Use		
Description:	Review a request for an extension for conditional use to construct a 73-uni apartment building in the existing Parkview Apartment Complex located on Douglas Avenue east of the Ascension medical office.		
Applicant(s):	Alf McConnell		
Address(es):	Douglas Avenue (located directly east of 5333 Douglas Avenue)		
Suggested Motions:	That the Plan Commission recommends that the Village Board reapproves the conditional use allowing an additional two years to begin the construction and utilization of a 73-unit senior-living apartment building for the parcel located directly east of 5333 Douglas Avenue with conditions outlined in Exhibit A for the following reasons: 1. The proposed use is allowed by underlying zoning through the conditional use review process. 2. The proposed use is consistent with the 2035 Land Use Plan designating high density residential land use for the parcel. 3. The Proposed use is consistent with the approved Planned Unit Development Overlay District regulations.		
Owner(s):	McConnell Trust Alfred G.		
Tax Key(s):	104-04-23-20-102-131		
Lot Size(s):	4.26 acres		
Current Zoning District(s):	Rm-1, Multi-Family Residential District & B-2, Community Business District		
Overlay District(s):	PUD		
Wetlands:	☐ Yes ☒ No Floodplain: ☐ Yes ☒ No		
Comprehensive Plan:	High Density Residential		

Background: In 2009, the applicant received a conditional use approval for the construction of a 73-unit senior-living facility on the property located along Douglas Avenue. As part of conditional use, there was a provision that allowed the applicant to apply for extensions if the building was never started. Since that time, the Village has granted extensions multiple times. In 2020, the Development Director informed the applicant that no more extensions would be granted

Meeting Date: September 29, 2025 Item No.: 5b

due to planned zoning code changes and that the applicant would need to start the conditional use process again. In December 2023, the Village approved the conditional use allowing the applicant to construct a 73-unit apartment building. As part of the conditions of approval, the applicant has until December 2025 to begin construction.

The applicant has informed staff that due to economic conditions, the construction of the building cannot be started by this date. Therefore, the applicant is requesting reapproval of the conditional use permit allowing an additional two years to begin construction.

Nothing different is being proposed as part of this review. The conditions of approval detailed in Exhibit A, will still apply.

If approved, the applicant will need to submit a building, site, and operation plan for review by the Plan Commission and approval by the Village Board prior to submitting building permits. If after that, the applicant will need to start the process again.

If the Plan Commission is comfortable with extending the conditional use, staff has drafted a motion for consideration.

Respectfully submitted:

Peter Wagner, AlCP, Development Director

Exhibit A:

Conditions and Restrictions

Applicant: McConnell Trust Alfred G. Approved by Plan Commission: Property Address(es): Douglas Avenue Approved by Village Board:

Parcel ID No.: 104-04-23-20-102-131

1. LEGAL DESCRIPTION

BEING A PART OF LOTS 1 OF CERTIFIED SURVEY MAP NO. 2862 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE S 00"28'33" E ALONG THE EAST LINE OF SAID 1/4 SECTION, 601.48 FEET; THENCE S 89"11'18" W, 1049.75 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE S 00"05'36" W, 362.70 FEET; THENCE N 89"11'18" E, 60.01 FEET; THENCE S 00"05'38" w, 19.21 FEET; THENCE S 47"14'44" W, 152.30 FEET; THENCE N 45"50'52" W, 300.41 FEET; THENCE N 00"22'56" W, 271.36 FEET; THENCE N 89"11'18" E, 269.83 FEET, TO THE POINT OF BEGINNING. CONTAINING 108,378 SQUARE FEET 2.488 ACRES MORE OR LESS.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and concept site plans received November 16,2023 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

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

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the RM-1, Multi-Family Residential zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Construction and operation of a 73-unit, senior-housing building.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-ofway.

4. PARKING AND ACCESS

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

5. LIGHTING

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

6. SETBACKS

The external setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	35 ft	50 ft	20 ft
Accessory Structure	35 ft	25 ft	10 ft
Parking	15 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within two (2) years from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within two (2) years after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

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

9. STORMWATER

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

10. FIRE DEPARTMENT APPROVAL

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

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

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

12. SIGNAGE

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

13. NO ACCUMULATION OF REFUSE AND DEBRIS

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

14. PROPERTY MAINTENANCE REQUIRED

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

15. PERFORMANCE STANDARDS

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

16. ACCESS

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

17. COMPLIANCE WITH LAW

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

18. REIMBURSE VILLAGE COSTS

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

19. AMENDMENTS TO CONDITIONAL USE

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

20. BINDING EFFECT

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

21. VIOLATIONS & PENALTIES

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

22. REVOCATION

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

23. AGREEMENT

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

24. SUBSEQUENT OWNERS

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



DOUGLAS AVE 104-04-23-20-102-131

0 125 250 500 US Feet





LIBERTY MORTGAGE & DEVELOPMENT COMPANY

Alf G. $M^{\mathbb{Q}}$ Connell President alfmcconnell@gmail.com

2677 Orrington Avenue Evanston, IL 60201-1760

PHONE: (847) 491-9707 Fax: (847) 556-6528

September 11, 2025

Village Board Village of Caledonia 5043 Chester Lane Caledonia, WI 53402

Re: Parkview IV
Zoning and Conditional Use
Extension of prior approval

Dear members of the Village Board,

Over these past two years, given the COVID pandemic and the related supply-chain issues, as has been the case with many businesspeople throughout the United States, it has been nearly impossible to plan for and proceed with the construction of a new project — (i.e., in this case, specifically, Parkview IV).

Therefore, to abide by the terms and conditions of the Village of Caledonia's letter (issued December 15, 2023), I respectfully request an appropriate extension of that approval of that December 15th letter related to the zoning/conditional use for the construction and subsequent operation of the Parkview IV building).

With an appropriate extension, and despite the difficult economy and the uncertain times we live in, we now have a chance of making affordable housing available to our seniors.

Respectfully,

Alfred G. McConnell

On behalf of Parkview IV, LLC

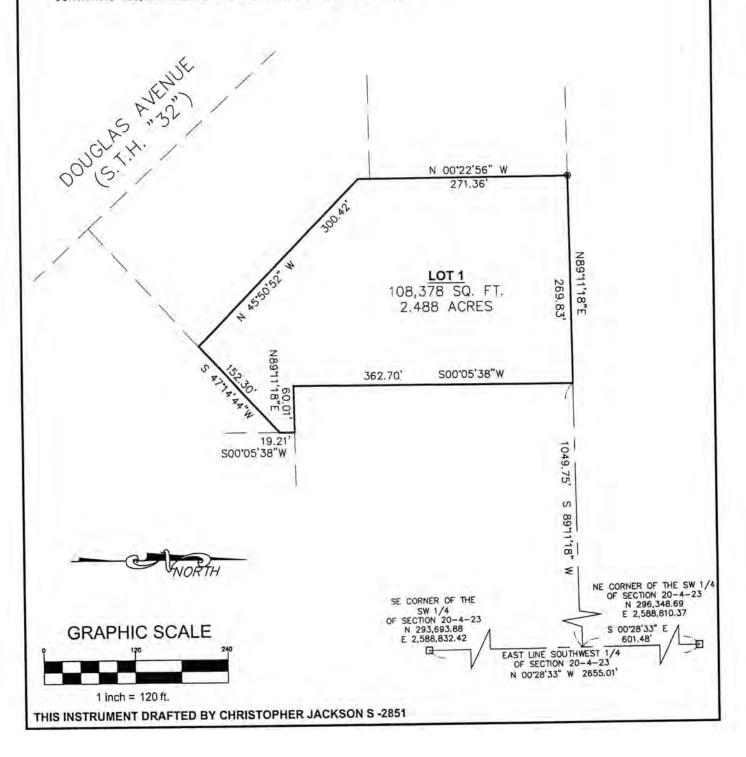
c/o Liberty Mortgage & Development Company

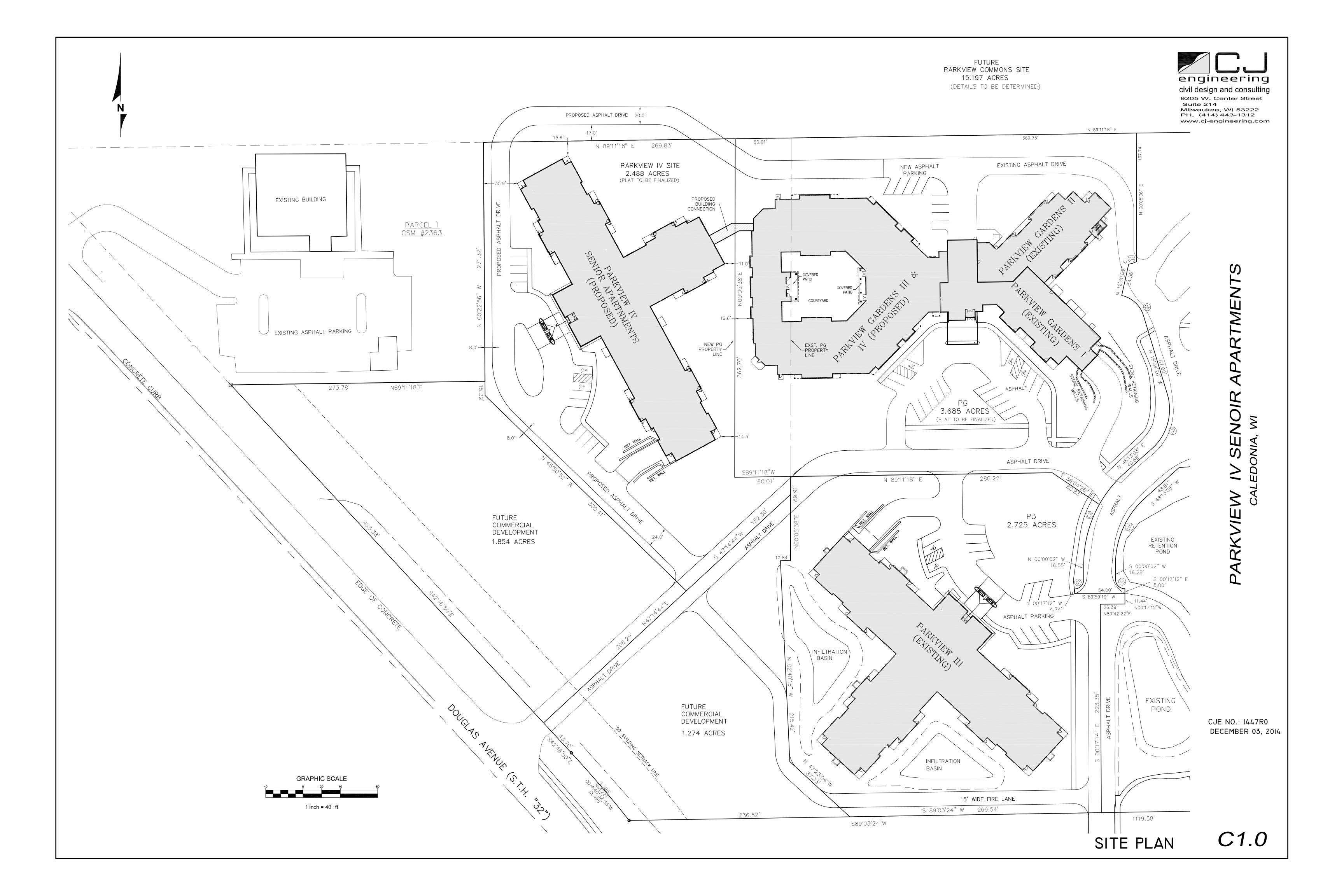
PARKVIEW 4 - PROPERTY EXHIBIT

BEING A PART OF LOTS 1 OF CERTIFIED SURVEY MAP NO. 2862 IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY. STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE S 00°28'33" E ALONG THE EAST LINE OF SAID 1/4 SECTION, 601.48 FEET; THENCE S 89°11'18" W, 1049.75 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE S 00°05'36" W, 362.70 FEET; THENCE N 89°11'18" E, 60.01 FEET; THENCE S 00°05'38" W, 19.21 FEET; THENCE S 47°14'44" W, 152.30 FEET; THENCE N 45°50'52" W, 300.41 FEET; THENCE N 00°22'56" W, 271.36 FEET; THENCE N 89°11'18" E, 269.83 FEET, TO THE POINT OF BEGINNING.

CONTAINING 108,378 SQUARE FEET 2.488 ACRES MORE OR LESS.







Proposal:

Building, Site, & Operation Plan Review

Meeting Date: September 29, 2025

Item No. 5C

Description:	Review a request for a conditional use allowing the applicant to utilize a parcel for the operation of a self-storage facility and review a proposed a building, site, and operation plan for the construction of four self-storage buildings on a ±2.164-acre parcel located at the southwest corner of Storage Drive and Quick Drive.		
Applicant(s):	John Greenwood		
Address(es):	Storage Drive		
Suggested Motion:	 That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction of four self-storage buildings on the parcel located on the southwest corner of Storage Drive and Quick Drive be approved with conditions for the following reasons: The proposed use is allowed by underlying zoning and building, site, and operations plan review process. This use is consistent with the 2035 Comprehensive Land Use Plan designation of industrial/business park. 		
Owner(s):	Sam Modder		
Tax Key(s):	104-04-22-27-018-060		
Lot Size(s):	± 2.164 acres		
Current Zoning District(s):	M-2, General Manufacturing		
Overlay District(s):	N/A		
Wetlands:	☐ Yes ☐ No Floodplain: ☐ Yes ☐ No		
Comprehensive Plan:	Industrial/Business Park		

Background: The applicant is requesting approval of a building, site, and operation plan to construct and utilize four buildings to operate a self-storage business on the parcel located on the southwest corner of Storage Drive and Quick Drive.

Meeting Date: September 29, 2025 Item No.: 5C

Building Exterior/Design

Each building will feature metal panel siding with a masonry base on the east and west sides, and metal siding and overhead doors on the north and south sides. The design does not meet zoning requirements that mandate 75% of the visible building perimeter be clad in acceptable exterior materials—metal is not considered a qualifying material under code. A ¾ majority vote of the Plan Commission is required to approve the proposed metal exterior.

The north elevation of Building 1 includes fourteen overhead doors facing a public road. Per design standards, loading areas, service entries, and mechanical equipment must be screened or attractively designed to minimize visual impact. Screening options include densely planted trees or shrubs, opaque fencing, and/or garden walls at least 7 feet tall (i.e., plant material must reach 7 feet within 2 years). The proposed landscape plan includes a mix of trees and shrubs for screening. Additionally, a 6-foot-tall chain-link fence with privacy slats is proposed on the site plan, providing further screening of the overhead doors.

The aforementioned 6-foot-tall chain-link fence along Storage Drive is located within the street yard setback. Under the requirements outlined in Title 15, Chapter 5, fences on industrial properties shall not exceed 4 feet in height when located within a street yard setback. The Plan Commission has the discretion to allow additional height if deemed necessary for screening, security, or other relevant purposes.

The main entrance to the facility is on Quick Drive, with plantings proposed along both Quick Drive and Storage Drive. Proposed building colors include beige metal wall panels, brown one-piece metal cover trims between overhead doors, a brown metal roof, and neutral-colored brick wainscot.

Site Design

The buildings meet all M-2 District setback and height requirements. A 20-foot drainage easement and a 10-foot utility easement along the southern portion of the site restrict development and landscaping in that area. The site plan currently proposes fencing, paving, and southern driveway access within both easements. The applicant must revise the site plan to show that the fence, pavement, and access were relocated completely outside of the 20-foot drainage easement. Regarding the improvements proposed within the 10-foot utility easement, the applicant must provide additional documentation demonstrating either vacation of the easement or authorization to encroach upon it.

No parking is included on the site plan. Should the facility employ staff on site, the site plan must be revised to include the number and dimensions of parking stalls in compliance with code.

The proposed site plan does not indicate any exterior dumpster location. Any future outdoor dumpsters will require the submission of a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure.

Landscaping

The proposed landscaping plan requires revisions to comply with Village requirements. With 285.50 feet of frontage along Storage Drive, six trees are required, while 330.06 feet along Quick Drive requires seven trees. Necessary revisions include:

- Relocation of a Common Hackberry proposed within the 50-foot vision triangle easement;
- Relocation of a Jeffersred Autumn Blaze Maple obstructing the northern driveway;
- Relocation of an Accolate Elm obstructing the southern driveway;
- Relocation of a mass of Limelight Hydrangeas obstructing the southern driveway;
- Addition of one tree along Quick Drive and one along Storage Drive.

Meeting Date: September 29, 2025 Item No.: 5C

Landscaping also includes various species of shrubs and plantings both on Storage Drive and Quick Drive, in compliance with Village requirements.

Lighting

The applicant has submitted a photometric plan demonstrating that site lighting will comply with the Village's lighting ordinance, ensuring no more than ½ foot-candle of light crosses the lot line. All light fixtures must comply with exterior lighting standards and be installed to prevent glare on neighboring properties. The proposed light fixture is shielded.

Signs

No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

Engineering/Fire Department

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan with the inclusion of a secondary access on Storage Drive; however, they will work with the applicant to ensure compliance with fire codes for this building type.

Suggested Motion

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the four self-storage buildings for the property located on the southwest corner of Storage Drive and Quick Drive, with the condition that the landscape plan and site plan be revised to comply with Village standards as outlined earlier in this report and be submitted to the Development Director prior to the building, site, and operations plan being reviewed by the Village Board.

If the Plan Commission is not comfortable with recommending approval without reviewing the revised landscape plan and site plan, the Plan Commission can move to hold the building, site, and operation plan until such time the applicant has provided both revised plans for the Plan Commission's review.

Prepared by:

Natalia Nerv de Farias

Matalia Mery de Laria

Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner AICP **Development Director**



Meeting Date: September 29, 2025

Item No. 5C

PLAN COMMISSION REPORT

Conditional Use Proposal: Review a request for a conditional use allowing the applicant to utilize a parcel for Description: the operation of a self-storage facility and review a proposed a building, site, and operation plan for the construction of four self-storage buildings on a ±2.164-acre parcel located at the southwest corner of Storage Drive and Quick Drive Applicant(s): John Greenwood Address(es): Storage Drive Suggested That the Plan Commission recommends to the Village Board that the building, site, Motion: and operation plan for the construction of four self-storage buildings located on the southwest corner of Storage Drive and Quick Drive be approved with conditions for the following reasons: 1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process. 2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of industrial/business park. Sam Modder Owner(s): Tax Key(s): 104-04-22-27-018-060 ± 2.164 acres Lot Size(s): **Current Zoning** M-2, General Manufacturing District(s): Overlay District(s): Wetlands: ☐ Yes \bowtie No Floodplain: ☐ Yes \bowtie No Comprehensive Industrial/Business Park Plan:

Background: The applicant is requesting a conditional use to operate a self-storage facility on the parcel located on the southwest corner of Storage Drive and Quick Drive. The M-2 Zoning District allows for this type of use as a conditional use. If the Plan Commission is comfortable with the conditional use, the

Meeting Date: September 30, 2025 Item No.: 5C

applicant is also requesting approval of a proposed building, site, and operational plant to construct four buildings to operate the self-storage business. Each review requires a motion and is provided in this report.

CONDITIONAL USE REVIEW

Currently, the parcel is a vacant lot created in 2005 along with three other lots. The requested use is a conditional use in the M-2 Zoning District and is consistent with the Village's land use map designation of Industrial/Business Park. The proposed use is also comparable to the use previously approved for the parcel to the north. Staff has no record of any complaints or violations regarding the operation of the existing business and does not anticipate negative impacts to the surrounding area.

If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion and conditions of approval for the proposed self-storage facility.

BUILDING, SITE, AND OPERATION PLAN REVIEW

The proposed buildings will consist primarily of metal panels with a masonry base on the east and west sides, and metal panels with overhead doors on the north and south side elevations. No office space is proposed, given the nature of the business.

Per code, metal is not an approved primary material; however, the Plan Commission may approve the use of metal materials with a ¾ majority approval. For buildings 1 to 3, the north and south elevations will each have four overhead doors, and the west elevations will have four overhead doors. For building 4, the north and south elevations will each have thirteen overhead doors, and the west elevation will have four overhead doors. Overhead doors facing the right-of-way must be screened or designed with a high degree of visual appeal. This treatment can minimize the negative visual impact these elements may have and can help enhance and define adjacent spaces. Various techniques should be used to completely screen views into these elements. Densely planted trees, shrubs, opaque fencing, and/or garden walls should be used to screen service areas, loading areas, trash receptacles (if any), and ground-floor mechanicals. These elements should be at least seven (7) feet high (i.e., plant material should be at least seven (7) feet within 2 years of planting).

A 20-foot drainage easement and a 10-foot utility easement along the southern portion of the site restrict development and landscaping in that area. The site plan currently proposes fencing, paving, and southern driveway access within both easements. The applicant must revise the site plan to show that the fence, pavement, and access were relocated completely outside of the 20-foot drainage easement. Regarding the improvements proposed within the 10-foot utility easement, the applicant must provide additional documentation demonstrating either vacation of the easement or authorization to encroach upon it.

The main entrance to the facility is on Quick Drive, with plantings proposed both along Quick Drive and Storage Drive to provide screening. Building colors include beige metal wall panels, brown one-piece metal cover trims between overhead doors, a brown metal roof, and neutral-colored brick wainscot.

No parking has been proposed on site. Should the facility employ staff on site, the number and dimensions of parking stalls must comply with code. The driveways and fenced area around the buildings will be paved, while grass is proposed around the retention basin and outside the fenced area.

The proposed site plan does not indicate any exterior dumpster location. In the future, a tenant wishing to locate dumpsters outside on the site will need to submit a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure. Cyclone fencing with privacy slats is not an acceptable enclosure design. It is prohibited to have dumpsters not screened from roadways.

Meeting Date: September 30, 2025 Item No.: 5C

The applicant is not proposing any accessory structures. If the applicant wishes to construct any accessory structure or building on the site, the applicant will need to resubmit a building, site, and operations plan showing where on the site these accessory buildings or structures will be located prior to submitting for permits or constructing such structures.

The proposed landscaping plan requires revisions to comply with landscape design requirements. Under the Village's Design Guidelines, a ratio of one tree per fifty feet of linear roadway frontage is required. The parcel has 285.50 feet of roadway frontage on Storage Drive and 330.06 feet on Quick Drive. The applicant will need to revise the landscape plan to show six trees along Storage Drive, and seven trees along Quick Drive. Trees or shrubs obstructing driveways or within the 50-foot vision triangle easement must be relocated.

Building 1 overhead doors face north toward Storage Drive. Per design code, overhead doors should be screened from the roadway. The landscape plan does provide landscaping along Storage Drive in addition to a chain-link fence with privacy slats.

The proposed 6-foot-tall chain-link fence along Storage Drive is located within the street yard setback. Under the requirements outlined in Title 15, Chapter 5, fences on industrial properties shall not exceed 4 feet in height when located within a street yard setback. The Plan Commission has the discretion to allow additional height if deemed necessary for screening, security, or other relevant purposes.

The proposed lighting plan complies with the regulations outlined in Section 16-10-4 for outdoor lighting.

No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

Prior to any building permits being issued, the applicant must obtain approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan with the inclusion of a secondary access on Storage Drive; however, they will work with the applicant to ensure compliance with fire codes for this building type.

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the four self-storage buildings for the property located on the southwest corner of Storage Drive and Quick Drive with the condition that the landscape plan and site plan be revised to comply with Village standards as outlined earlier in this report and be submitted to the Development Director prior to the building, site, and operations plan being reviewed by the Village Board.

If the Plan Commission is not comfortable with recommending approval without reviewing the revised landscape plan and site plan, the Plan Commission can move to hold the building, site, and operation plan until such time the applicant has provided both revised plans for the Plan Commission's review.

Prepared by:

Natalia Nerv de Farias

Matalia Mery de faria

Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner, AICP

Development Director

Exhibit A:

Franksville Storage Conditions and Restrictions

Applicant: Franksville Storage LLC Property Address(es): Storage Drive Parcel ID No.: 104-04-22-27-018-060

Approved by Plan Commission: Approved by Village Board:

1. LEGAL DESCRIPTION

PT SW ½ CSM No. 2745 V8 P744 DOC No. 2056520 Lot 4 from 004-04-22-27-018-000 IN 05 for 06 ROLL **TOTAL ACRES** 2.16.

A parcel of land located in the Southeast ¼ of the Southwest ¼ of Section 27, Town 4 North, Range 22 East, Racine County, Wisconsin, described as follows:

Commencing at a county monument found marking the South ¼ corner of said Section 27; thence S 89°54′22″ W, 372.51 feet along the South line of the Southwest ¼ to the point of beginning; thence continue S 89°54′22″ W, 943.32 feet to the West line of the Southeast ¼ of the Southwest ¼ of said Section 27; thence N 01°12′58″ W, 330.06 feet along said ¼ - ¼ Section line to a point hereinafter described as Point "A", on the Southerly line of Storage Drive; thence N 89°54′22″ E; 943.10 feet to the West line of Quick Drive; thence S 01°15′15″ E, 330.07 feet along Quick Drive to the point of beginning; also a parcel described as commencing at the aforesaid point "A"; thence N 01°12′58″ W; 75.01 feet to the North line of Storage Drive; thence N 89°54′22″ E; 585.03 feet to the point of beginning; thence N 01°12′54″ W, 578.00 feet along the East line of Certified Survey Map No. 2333; thence N 89°54′17″ E, 377.83 feet; thence S 01°15′15″ E, 575.02 feet; thence S 89°54′22″ W, 378.03 feet to the point of beginning.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and concept site plans received August 27, 2025 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

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

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the M-2, General Manufacturing District, these Conditions and Restrictions, and all applicable sections of Municipal Code.
- B. Operation of a self-storage business is permitted.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-ofway.

4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer.
- B. Should the business have employees working on site, the site plan shall include parking stalls with an average of no more than 1 stall for each 2 employees during any 12-hour period. Parking stall dimensions shall be in accordance with SEC. 16-12-1(d) of Municipal Code.

5. LIGHTING

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

6. SETBACKS

The external setbacks for the development, per SEC. 16-6-14 General Manufacturing District, shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	25 ft	25 ft
Accessory Structure	40 ft	25 ft	25 ft
Parking	15 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

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

9. STORMWATER

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

10. FIRE DEPARTMENT APPROVAL

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

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

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

12. FENCING

The Village's fence requirements are set forth in Title 15 of the Village's Code of Ordinances. Notwithstanding these requirements, the applicant is permitted to install a 6-foot security fence within the street yard setback along Storage Drive, as presented on the site plan.

13. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please

contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

14. NO ACCUMULATION OF REFUSE AND DEBRIS

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

15. PROPERTY MAINTENANCE REQUIRED

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

16. PERFORMANCE STANDARDS

The applicant must comply with the provisions of SEC. 16-10-4 of Municipal Code related to various performance standards and any conditions established by subsequent conditional use approval.

17. ACCESS

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

18. COMPLIANCE WITH LAW

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

19. REIMBURSE VILLAGE COSTS

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

20. AMENDMENTS TO CONDITIONAL USE

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

21. BINDING EFFECT

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

22. VIOLATIONS & PENALTIES

Any violations of the terms of this conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 22 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

23. REVOCATION

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

24. AGREEMENT

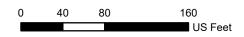
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and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

25. SUBSEQUENT OWNERS

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

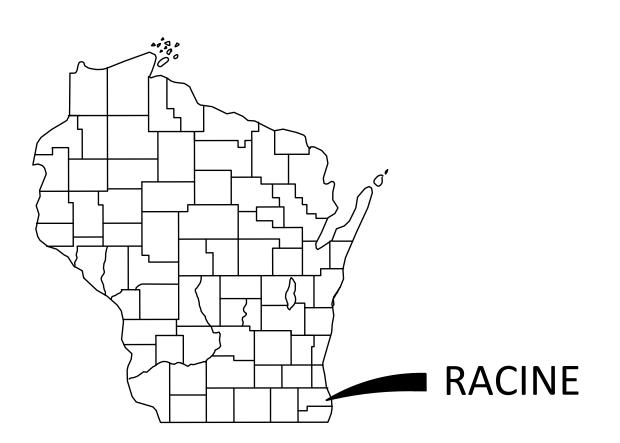


STORAGE DR 104-04-22-27-018-060









CONSTRUCTION PLANS

for

FRANKSVILLE STORAGE

SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS

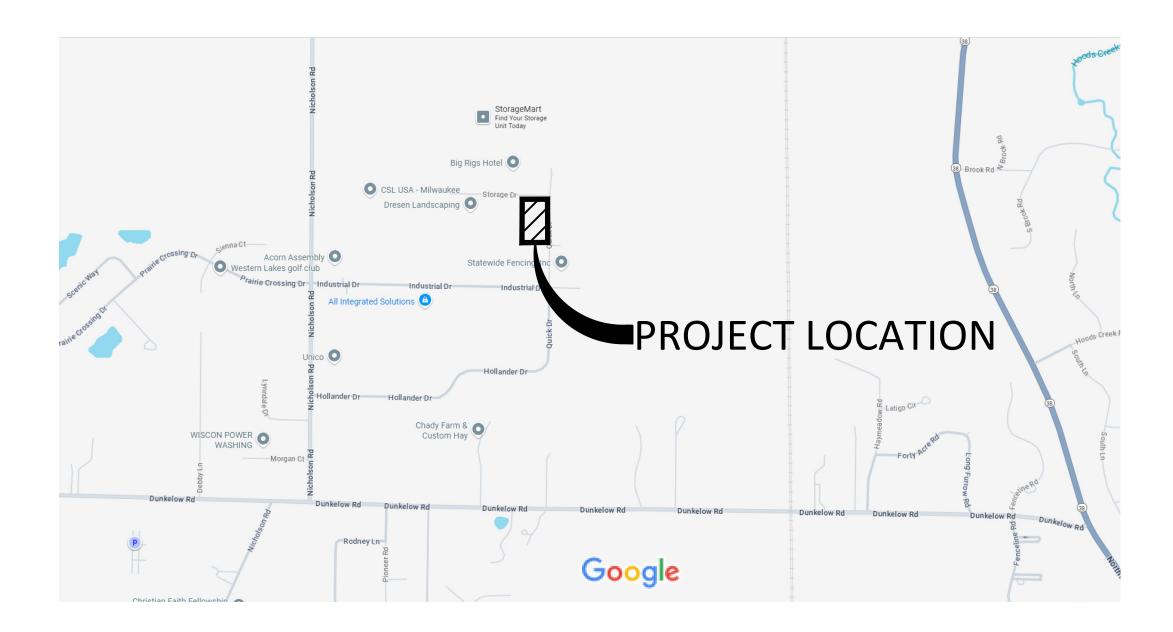
for

FRANKSVILLE STORAGE, LLC

Village of Caledonia, Racine County, Wisconsin

LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF	**	
DECIDUOUS TREE	(;) ^{6"}	WATER MAIN VALVE	₩	\bowtie
DECIDUOUS TREE REMOVA	AL S	HYDRANT	Q	
CONIFEROUS TREE	6"	WATER MAIN REDUCER	\triangleright	>
CONIFEROUS TREE REMOV	VAL 6"	SANITARY MANHOLE	S	
BUSH	a	SANITARY CLEAN OUT	0	•
SOIL BORING	⊘ S8 1	STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN	$\overline{\cdot}$	
GUY WIRE	$\stackrel{-}{\longrightarrow}$	LIGHT POLE	-×	
UTILITY POLE	•	ENDWALL	\triangleleft	◀
GAS VALVE	ĕv ⊠	STORM SEWER	——STM——	—)—
GAS METER		SANITARY SEWER	——SAN——	>
SEPTIC VENT	٢	WATERMAIN	——w—	—
ELECTRIC MANHOLE		CONTOURS	650	 650
COMMUNICATION MANH	OLE 🔘	FIRE PROTECTION		——FP ——
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE	_	
UNDERGROUND VAULT	Δ	CULVERT		12" CMP
SECTION CORNER	•	RAILROAD TRACKS		
MAIL BOX		FENCE	—X———X—	
GUARD POST	8	NO VEHICULAR ACCESS	<u> </u>	
STREET SIGN	þ	UNDERGROUND ELECTRIC	——Е——	
ELECTRIC PEDESTAL	X	UNDERGROUND GAS MAIN	—— G——	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	СМ	
PAD MOUNT TRANSFORM	IER 🔳	SILT FENCE	<i>//</i>	
FOUND IRON PIPE	0	OVERHEAD ELECTRIC	—— ОНЕ ——	
SET IRON PIPE	•	FORCE MAIN	\	



ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	ΙE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	AR
CURB AND GUTTER	C&G	MANHOLE	ΜI
CATCH BASIN	CB	NORMAL WATER LEVEL	N۷
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TΑ
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PV
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	RC
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SA
TOP OF BANK	TOB	STORM SEWER	ST
TOP OF CURB	TOC	TOP OF FOUNDATION	TC
TOP OF WALK	TOW	WATER MAIN	W



UTILITY NOTE

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

SHEET INDEX

PLAN SHEET	SHEET NO.
TITLE SHEET	C-1
EXISTING CONDITIONS & SITE DEMOLITION PLAN	C-2
DIMENSIONED SITE PLAN	C-3
SITE GRADING & EROSION CONTROL PLAN	C-4
SITE UTILITY PLAN	C-5
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-6 - C-7

DEVELOPER

RANKSVILLE STORAGE LLC
JOHN GREENWOOD
3032 OLD MILL ROAD
RACINE, WI 53450
PHONE: 262-311-3815
EMAIL: tjohn@amiinfosys.com

MARK D. EBERLE E-34030 RACINE W

GOVERNING AGENCY CONTACTS

VILLAGE OF CALEDONIA
TONY BUNKLEMAN, P.E.
PUBLIC SERVICES DIRECTOR
OFFICE: 262-835-6416
EMAIL: abunkleman@caledonia-wi.gov

VILLAGE OF CALEDONIA
RYAN SCHMIDT, P.E.
VILLAGE ENGINEER
OFFICE: 262-835-6475
EMAIL: rschmidt@caledonia-wi.gov

PUBLIC UTILITY CONTACTS

UTILITY COORDINATOR
OFFICE: 414-277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

AT&T
BRENT LEWIS
MANAGER OSP PLANNING

& ENGINEERING DESIGN

TIME WARNER CABLE STEVE CRAMER

OFFICE: 414-429-4214 EMAIL: bl521d@att.com TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 877-483-7142 TOM SCHULTZ
VILLAGE OF CALEDONIA
OFFICE: (262) 552-3223
EMAIL: Tom.Schultz@we-energies.com
NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797
AMERICAN TRANSMISSION COMPANY

MERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: 262-506-6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

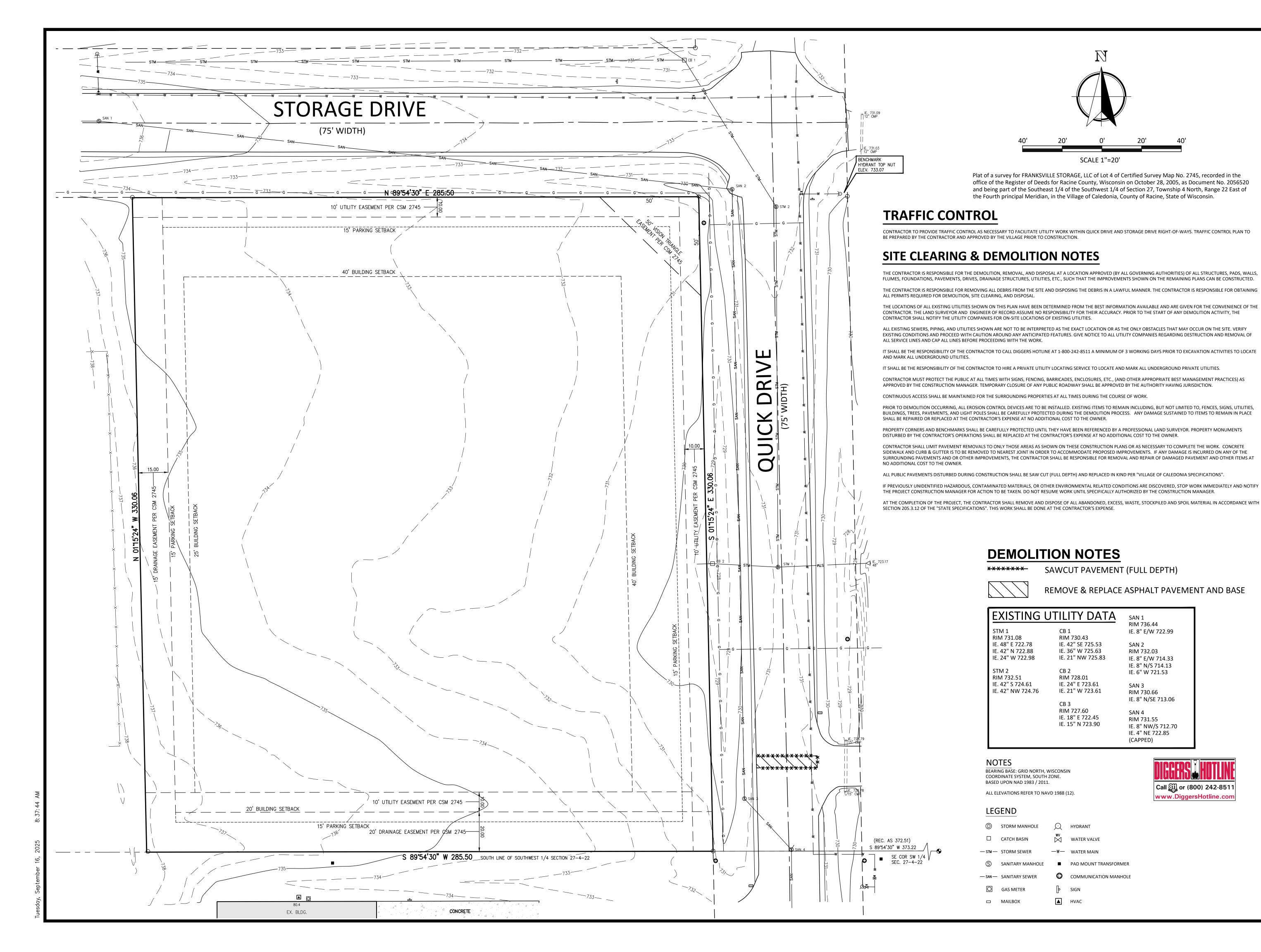
RANKSVILLE STORAGE

REVISION BY DATE

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DRAFTED: IPL / SCB
DATE: 9-16-2025
CHECKED: MDE
DATE: 9-16-2025

DATE: 9-16-2025 2025.0091.01

C-1





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RIM 732.03

SAN 2

SAN 3

RIM 730.66 IE. 8" N/SE 713.06

RIM 731.55

IE. 8" NW/S 712.70 IE. 4" NE 722.85 (CAPPED)

Call or (800) 242-8511

www.DiggersHotline.com

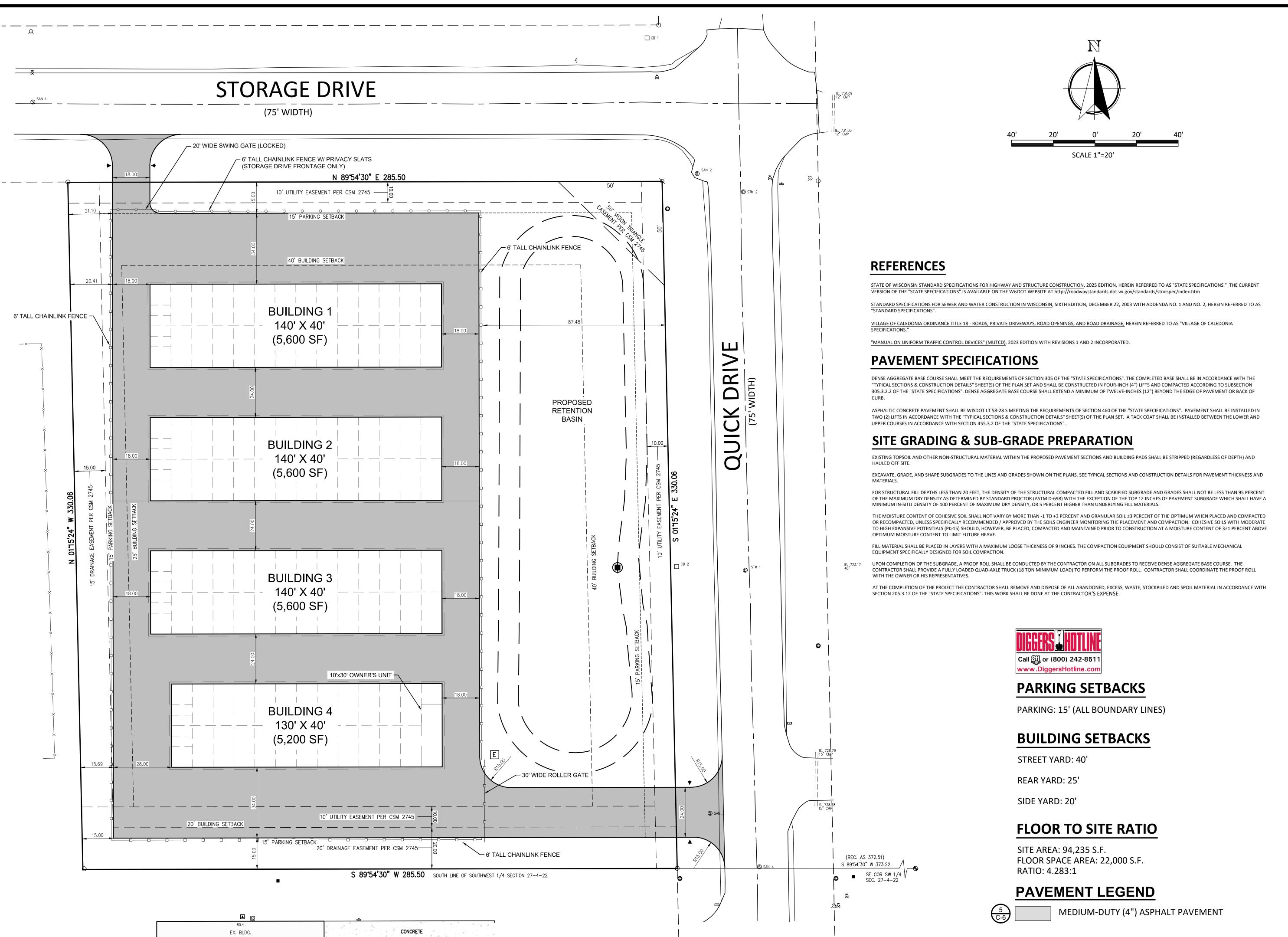
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IE. 8" E/W 714.33 IE. 8" N/S 714.13

IE. 6" W 721.53

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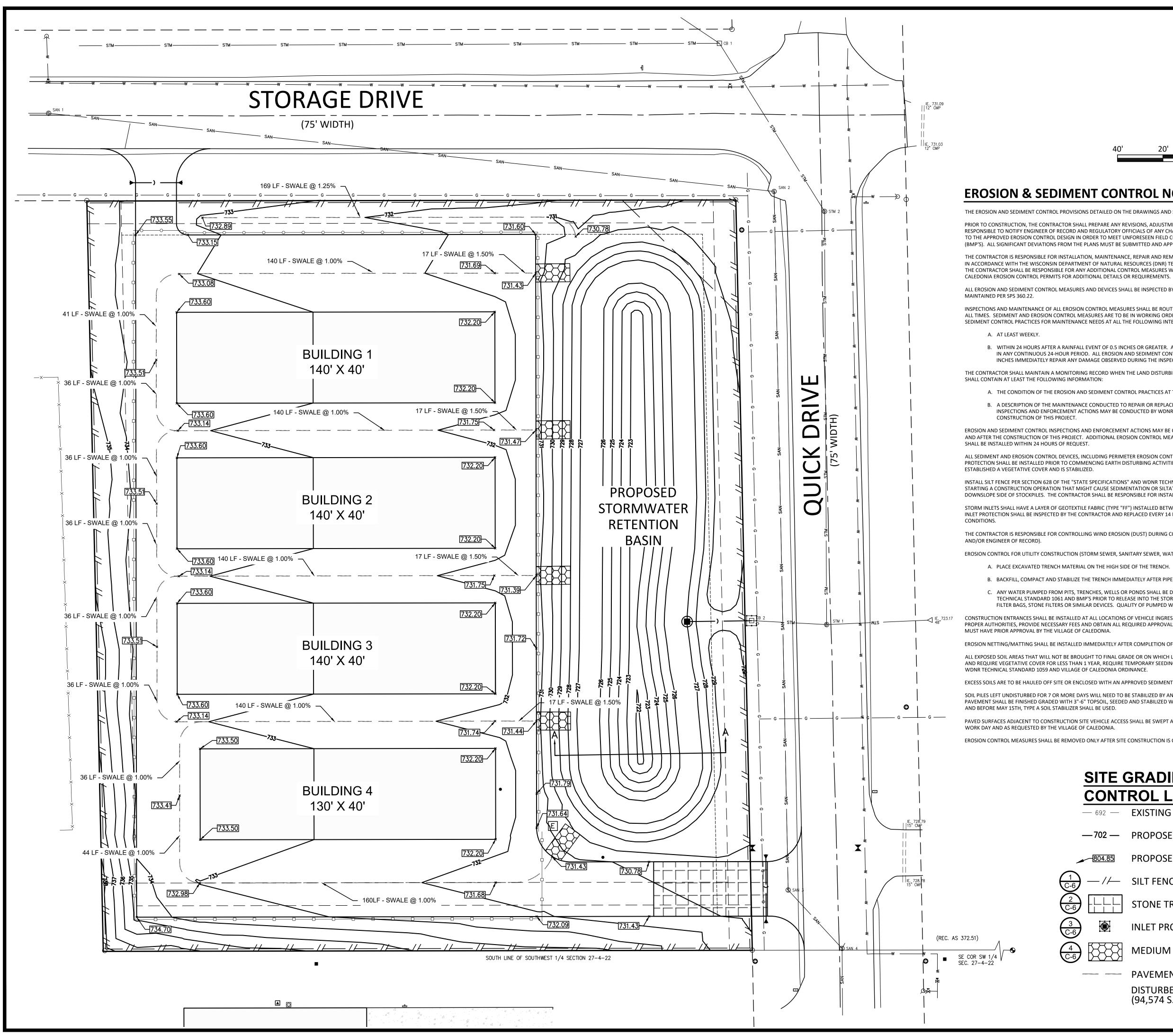


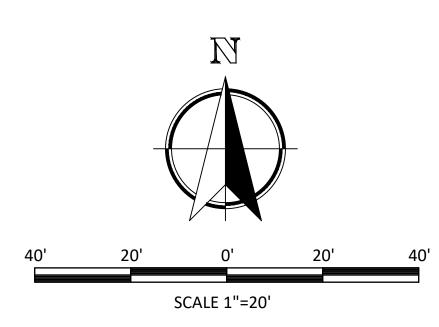


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EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL.

RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. MODIFICATIONS

IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF CALEDONIA ORDINANCES.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:

B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION

- A. THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET

STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. CONTRACTOR SHALL INSTALL SILT FENCING AT

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

- A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
- B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- C. ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE DISCHARGED INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 AND BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH. PUMPED WATER CAN BE TREATED IN FILTER BAGS, STONE FILTERS OR SIMILAR DEVICES. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES, OTHER THAN SHOWN ON THE PLANS, MUST HAVE PRIOR APPROVAL BY THE VILLAGE OF CALEDONIA

EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH

EXCESS SOILS ARE TO BE HAULED OFF SITE OR ENCLOSED WITH AN APPROVED SEDIMENT CONTROL DEVICE WITHIN 24 HOURS.

SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS WILL NEED TO BE STABILIZED BY AN APPROVED METHOD. ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENT SHALL BE FINISHED GRADED WITH 3"-6" TOPSOIL, SEEDED AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE. IF DISTURBANCE OCCURS AFTER NOVEMBER 15TH AND BEFORE MAY 15TH, TYPE A SOIL STABILIZER SHALL BE USED.

PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AT THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF CALEDONIA.

EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

SITE GRADING & EROSION **CONTROL LEGEND**

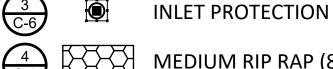
— 692 — EXISTING CONTOURS

—702 — PROPOSED CONTOURS

PROPOSED FINISHED SPOT GRADES

— //— SILT FENCE

STONE TRACKING PAD



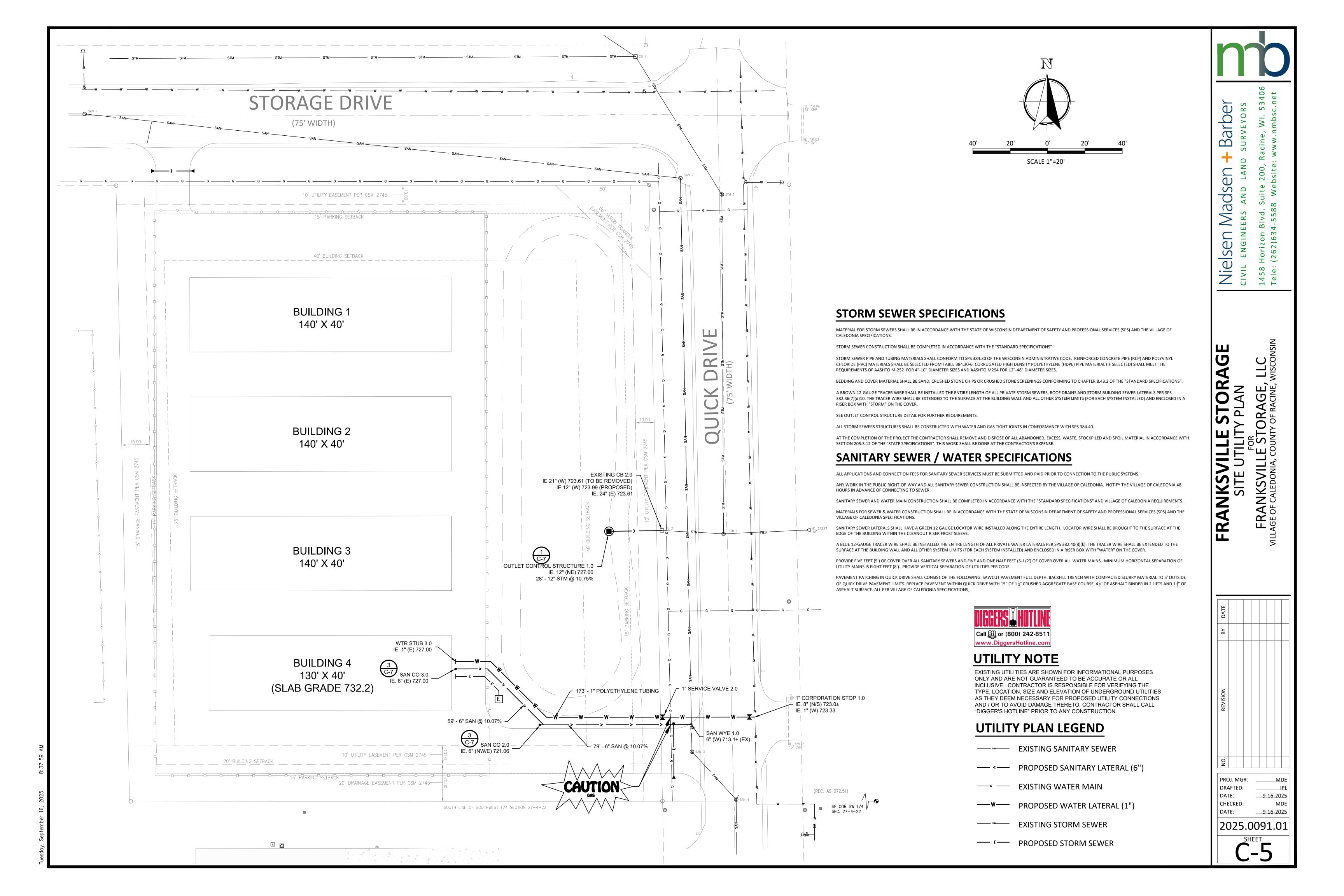
MEDIUM RIP RAP (8' X 15')

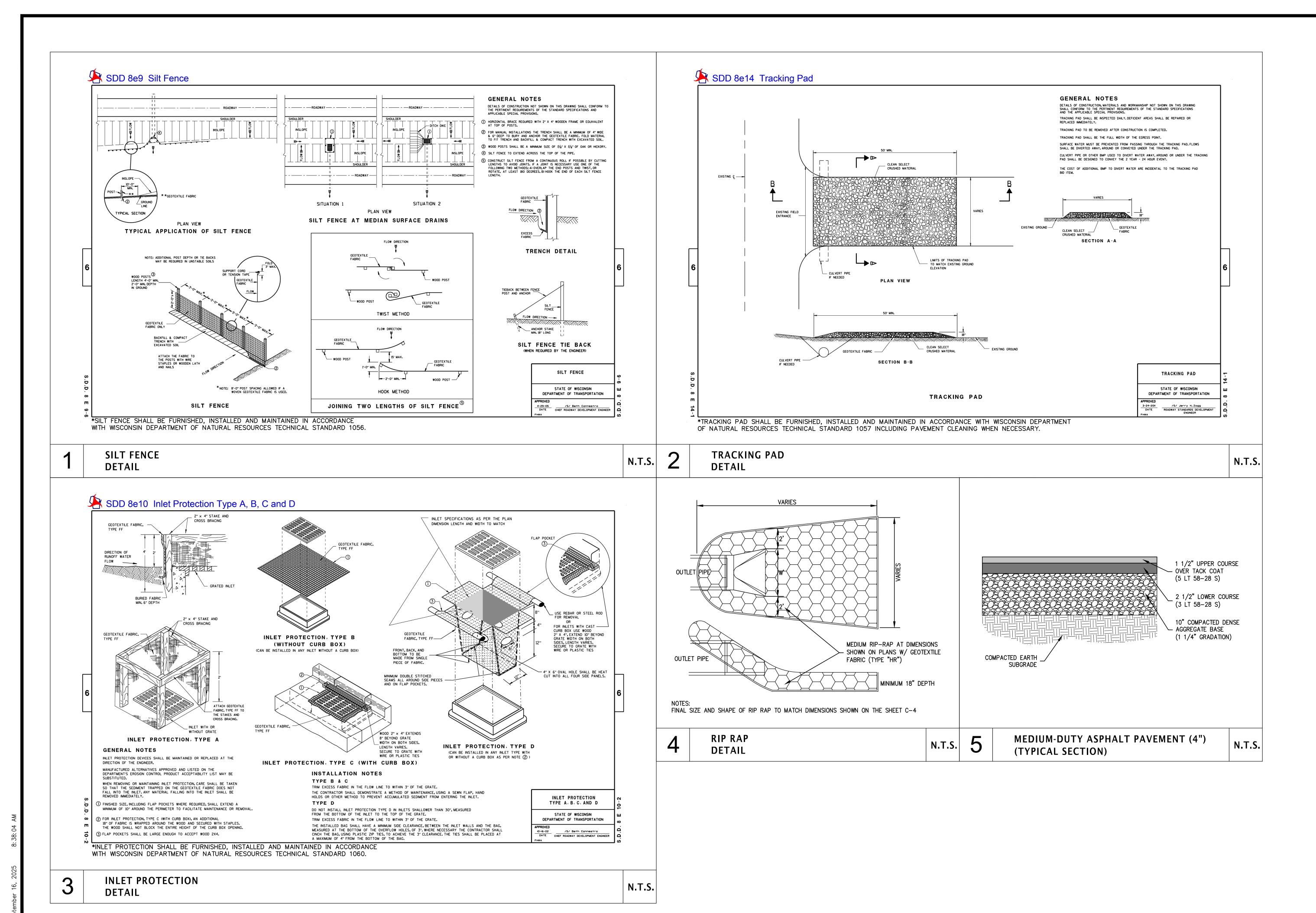
Call or (800) 242-8511

PAVEMENT SWALE CENTERLINE DISTURBED AREA (94,574 S.F. = 2.17 AC)

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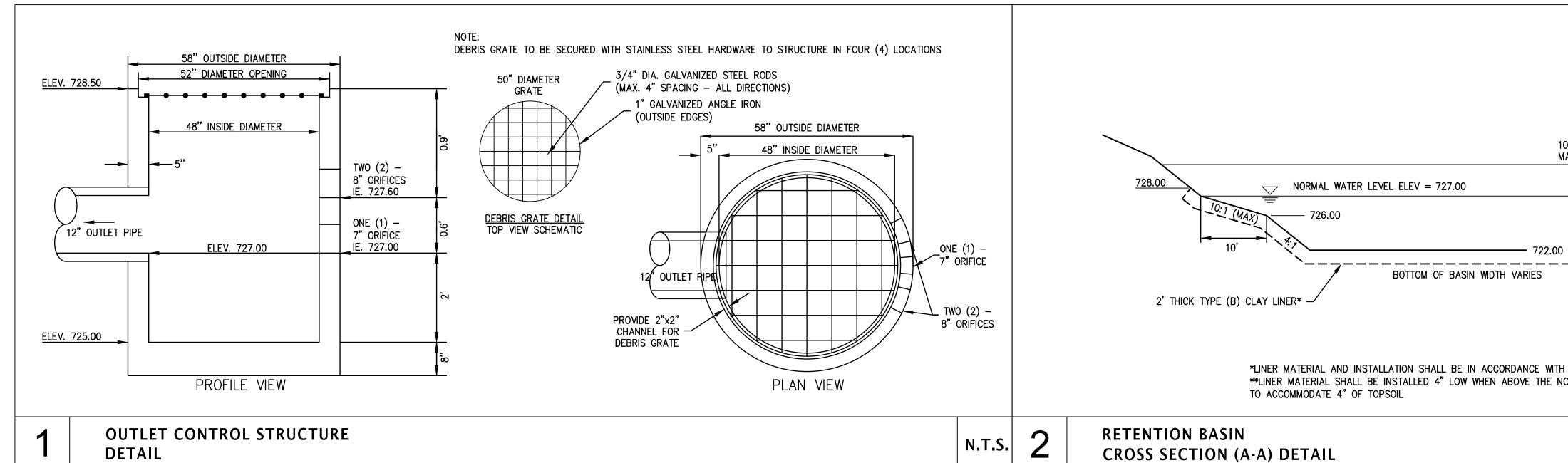
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2025.0091.01 SHEET



FROST SLEEVE TO BE PROVIDED WITH A SCREW-ON

EXTEND RISER 2" ABOVE FINISHED GRADE IN ALL LAWN AND/OR LANDSCAPE AREAS

8" FROST SLEEVE (6" LATERAL OR LARGER)

6" CLEANOUT RISER (6" LATERAL OR LARGER)
4" CLEANOUT RISER (4" LATERAL)

SEWER LATERAL (SIZE PER PLAN)

N.T.S.

CAP IN ALL LAWN & LANDSCAPE AREAS

EXTEND TRACER WIRE TO SURFACE

6" FROST SLEEVE (4" LATERAL)

(INCLUDE 12" OF SLACK)

NOTE: SEWER CLEANOUTS TO BE LOCATED A MAXIMUM OF 5' OUTSIDE OF BUILDING WALL AND WHERE SHOWN ON PLAN

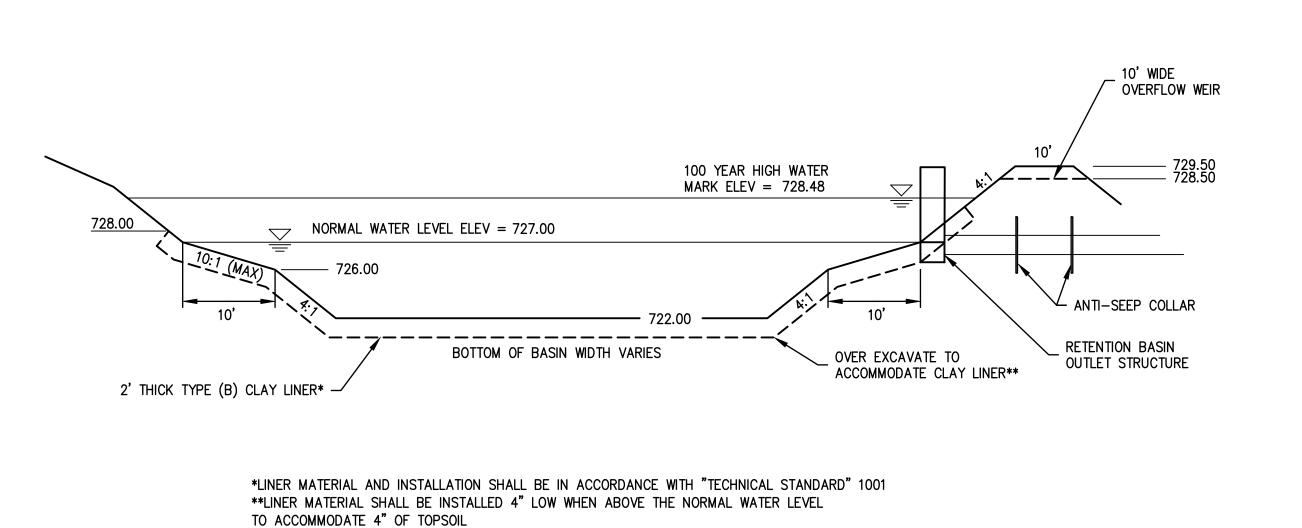
SEWER CLEANOUT (CO) RISER

DETAIL

SCREW ON CAPS -

2" MAX.

TRACER WIRE



N.T.S.

Barber WI. mbs

cine, ww.n

Nielsen Madsen +

CIVIL ENGINEERS AND LAND S

1458 Horizon Blvd. Suite 200, Ra

Tele: (262)634-5588 Website: w

CHECKED: DATE: 9-16-2025 2025.0091.01

<u>9-16-2025</u>

PROJ. MGR:

DRAFTED: DATE:

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

gersHotline C

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha Wi 53142

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Landscape Architecture

Project Management

QUICK STORAGE ALADONIA, WISCONSIN

Thomas H. Nordloh Landscape Architect Reg. # 057-000629

Project 20250826

Date 8-29-25_1

Scale

Sheet L-1.0

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

Project 20250826 8-29-25 1

L-2.0

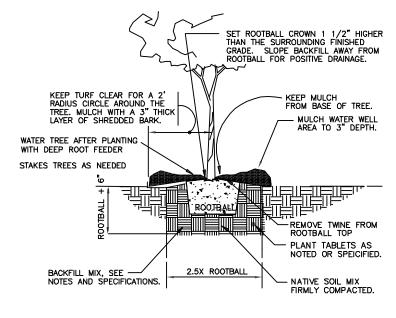
LANDSCAPE SCHEDULES AND DETAILS

REFERENCE NOTES SCHEDULE

SYMBOL CODE	DESCRIPTION	<u>aty</u>
Planting		
32-93-2	SHORT TERM DOUBLE NET STRAW EROSION CONTROL BLANKET OVER MULCH BEFORE INSTALLING PLANTS, INSTALL WITH METAL STAKES FULLY INSTALLED IN SOIL. DO NOT USE LONG TERM EROSION BLANKET.	<i>15,086</i> sf
Planting Accessories		
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	<i>3,9</i> 75 sf
32-94-136	3' DIAMETER MULCH TREE RING	9
32-95-01	EDGE, SHOVEL OUT BED EDGE, 4" DEPTH-SEE DETAIL	<i>,0</i> 6 f

PLANT SCHEDULE

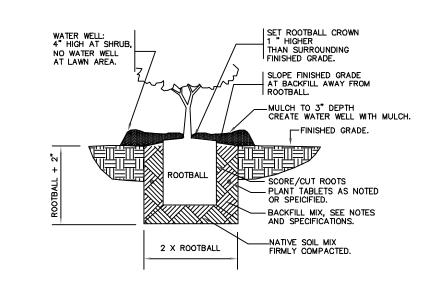
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	ACE FRE	Acer freemanii 'Jeffersred' TM / Jeffersred Autumn Þlaze Maple	2.5" Cal.	B&B	3
	CEL OCI	Celtis occidentalis / Common Hackberry	2.5" Cal.	₿&₿	3
	GYM KEN	Gymnocladus dioica / Kentucky Coffee Tree	2.5" Cal.	B&B	3
	ULM M <i>O</i> R	Ulmus x 'Morton Accolade' TM / Accolade Elm	2.5" Cal.	B&B	3
SHRUBS					
	COR BA2	Cornus sericea 'Þailey's Redtwig' / Red Twig Dogwood	ゔ Ht.		18
	HYD LIM	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	ゔ Ht.		4
	ROS FRA	Rosa rugosa 'Frau Pagmar Hastrup' / Frau Pagmar Hastrup Rose	5 gal.		10
	VIB EXE	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	ゔ Ht.		8
SHRUB EV	ERGREENS	3			
	JUN <i>O</i> LP	- Juniperus chinensis 'Old Gold' / Old Gold Juniper	5 gal.		2
	JUN FOR	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		8

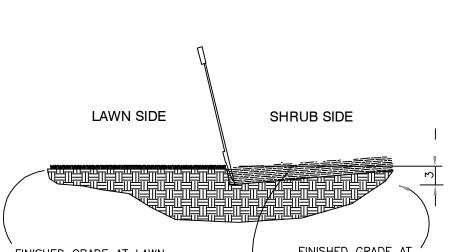


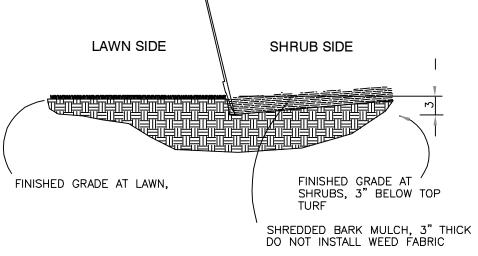


SHRUB PLANTING

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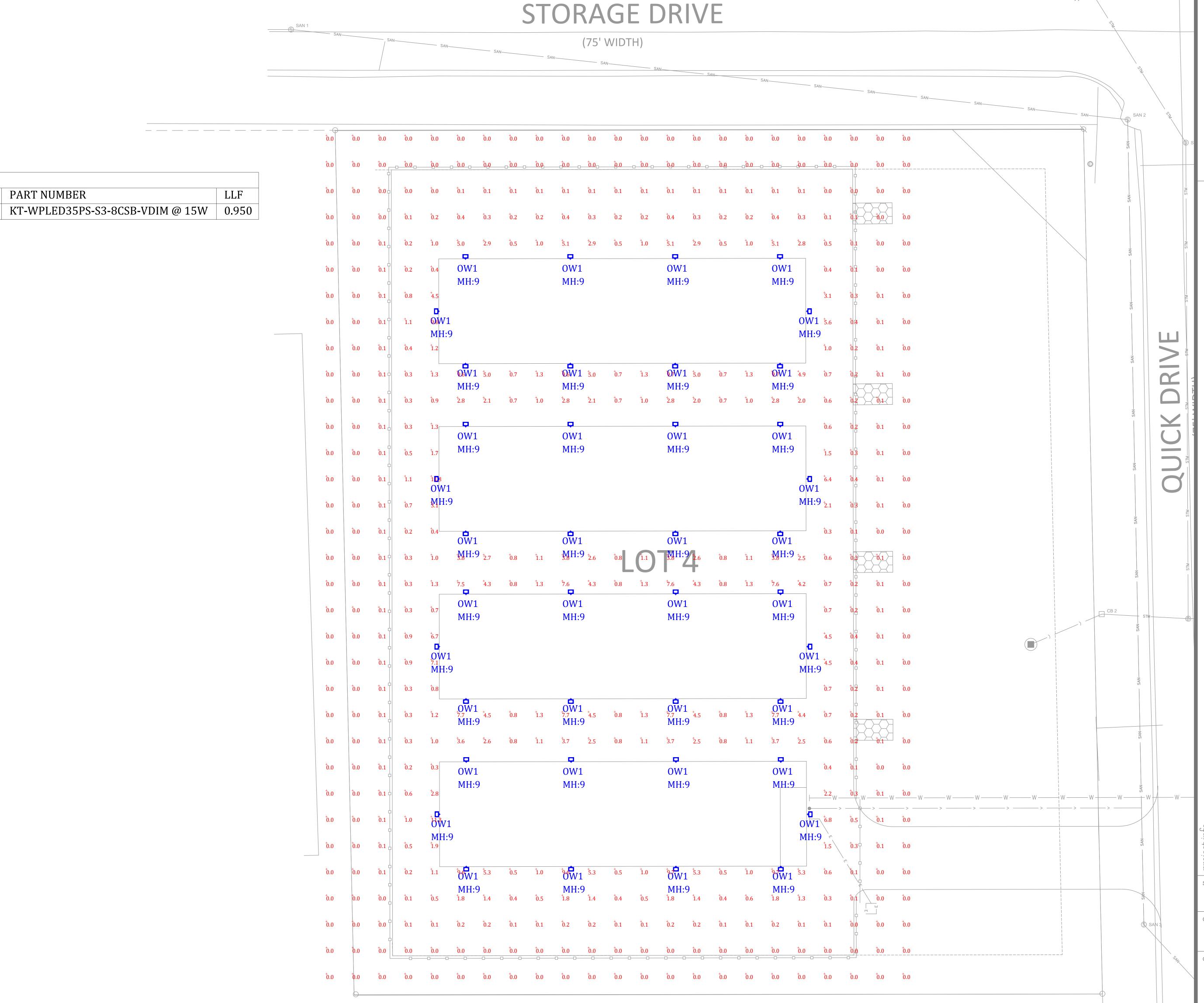




SHOVEL CUT BED EDGE

GENERAL LANDSCAPE NOTES;

- 1. Topsoil return to depth of 6" minimum is by excavating contractor. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- 2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
- 3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- 4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester.
- 5. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas.
- 6. Spade cut plant beds and tree rings with a 4" deep shovel cut.
- 7. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- 8. Erosion blanket shall be installed using 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- 9. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- 10. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
- 11. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. One replacement will be required of each dead plant at the end of the warranty period.

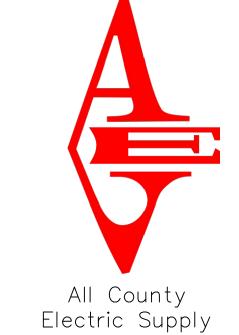


Luminaire Schedule

QTY TYPE MFR

Keystone

PART NUMBER



Storage Greenwood

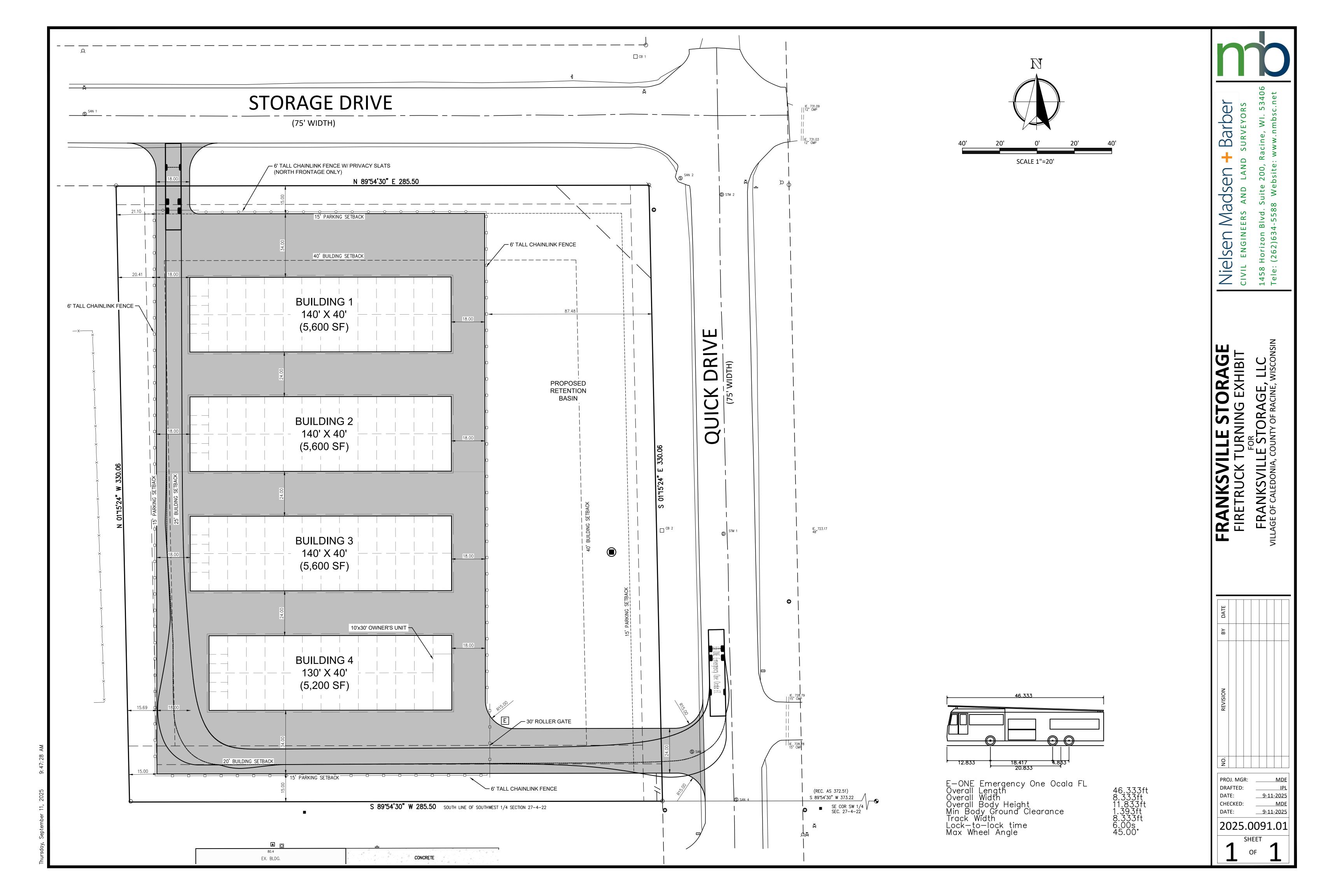
ATIONS

1" = 16'-0"

date 8 / 27 / 2025

designer

JS





Meeting Date: September 29, 2025

Item No. 5D & 5E

Proposal: Land Use Amendment & Rezone

Description: The purpose of the proposed land use plan amendment is to change the land use

category from agricultural, rural residential, & open land and low-density residential to Transition Light Industrial to allow for the future rezoning of the site to M-1, Light Manufacturing & Office District, creating an opportunity for future development of high-quality, low-traffic light industrial development, i.e. datacenter, along Douglas Avenue, west of the WE Energies power plant encompassing approximately 244

acres.

Applicant(s): Rich Brittingham

Address(es): 8591, 8414, 8127 Botting Road, 8632 Douglas, 6005 County Line Road, Multiple

parcels without numeric addresses along Douglas Avenue

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2025-03 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category for multiple parcels located along Douglas Avenue and Botting Road , west of the WE Energies power plant, encompassing approximately 244 acres from agricultural, rural residential, & open land and low-density residential to Transition Light Industrial, creating an opportunity for future development of a datacenter (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000), for the following reasons:

- 1. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
- This Land Use Plan amendment will lay the foundation for rezoning the subject property to the M-1, Light Manufacturing & Office District for future light industrial uses.

REZONE

That the Plan Commission recommends to the Village Board that multiple parcels located along Douglas Avenue and Botting Road encompassing approximately 244 acres, as illustrated in Exhibit A, and with conditions stated in Exhibit B, be changed from A-2, Agriculture to M-1, Light Manufacturing allowing for the opportunity for future development of a datacenter, Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000 for the following reasons:

1. The proposed rezoning to the M-1 Light Industrial Zoning District for the purpose of constructing the proposed Data Center Development appears to fit with surrounding uses, especially its close proximity to WE Energies facilities that will be necessary for the transmission of high voltage electrical energy required for the operation of the Data Center Development.

Meeting Date: September 29, 2025 Item No.: 5d & 5e

2. The proposed rezoning is in compliance with the contemporaneously proposed amendment of the Village's adopted comprehensive plan and land use map as contained in the Village of Caledonia's 2035 Comprehensive Plan from Agricultural, Rural Residential, and Open Land to a Transition Light Industrial designation for the subject property (Isolated Natural Resource Area designation not to change).

Owner(s): WE Energies, Anthony Palivoda

Tax Key(s): 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-

02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020,

104-04-22-01-045-000 and 104-04-22-01-033-000

Lot Size(s): 244.24 acres

Current Zoning District(s):

A-2, Agricultural District

Overlay

District(s): None

Wetlands: \square Yes \square No Floodplain: \square Yes \square No

Comprehensive

Agriculture, Low Density Residential & Open Lands and Isolated Natural Resource Area

Plan:

And Low-Density Residential

Overview Land Use Amendment and Rezone Request

The applicant is requesting a Land Use Amendment and subsequent rezoning for the development of a light industrial facility, a datacenter, on approximately ±244 acres spanning multiple parcels located west of the WE Energies power plant along Douglas Avenue and Botting Road. Included with this report is a concept plan of where potential datacenter buildings would be constructed. The applicant is requesting a land use category change for the areas identified as Agriculture, Rural Residential & Open Lands, and Low-density residential to Transition Light Industrial. The remaining areas identified as Isolated Natural Resources would not be changed. Furthermore, the applicant is requesting this area to be rezoned from A-2, Agricultural District to M-1, Light Manufacturing & Office District to allow for the future development of a datacenter.

Existing Site Conditions and Adjacent Land Uses

Most parcels within the proposed area are currently vacant and are used for growing agricultural crops. One parcel currently has an existing home and is occupied. This resident granted the applicant authority to request to reclassify the land use and zoning district of their property.

There are two parcels abutting the proposed area to the east and currently used for single-family residential use. Further east is the WE Energies power plant. West and south of the proposed area exist large-lot, low density, residential homes. Overall, eight parcels with homes are adjacent to the proposed area.

The current land use category prohibits the rezoning of the property for light industrial 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. Earlier this year, the Village adopted a new land use category, Transition Light Industrial. This land use category is explained in detail in the January 2025 staff report included with this report.

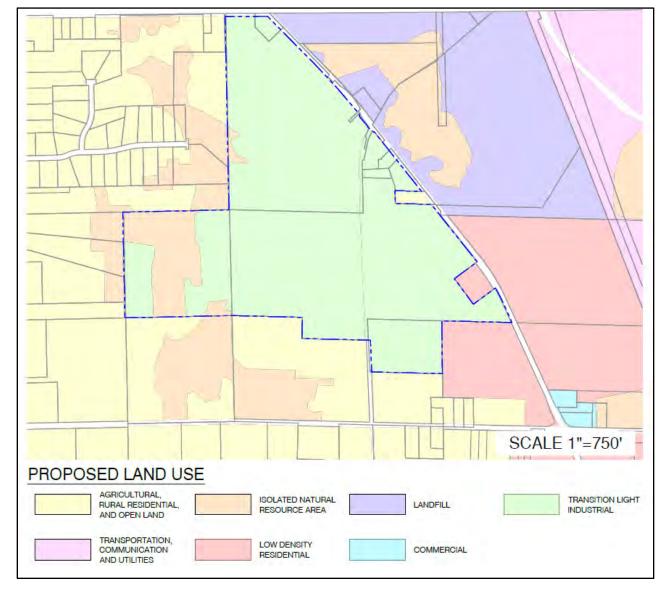


Figure 1: Proposed Land Use Map Amendment

As part of this review, the applicant submitted a concept development plan. This plan is preliminary plan and <u>not</u> 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 parcels. 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.

Meeting Date: September 29, 2025 Item No.: 5d & 5e

The proposed light industrial development is located outside Village's water and sewer service area and will require that the applicant request an expansion of the service area prior to site plan review.

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:

A. Goals:

- 1. Encouraging development patterns and densities that promote efficient use of land and resources.
- 2. Balancing property rights with community interests and goals.
- 3. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

B. **Objectives:**:

- 1. Provide a balanced allocation of space to each of the various land uses in order to meet the social, physical, and economic needs of Racine County and its communities.
- 2. Maintain and enhance the economic vitality of the County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
- 3. Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites bother in terms of physical characteristics and location.
- 4. Strive to create a balance between private rights and public interests that ensures the best interest of the community as a whole.

With the proposed change to Transition Light Industrial, the parcels would be eligible for rezoning to **M-1**, **Light Manufacturing & Office District** and would support and align with the Land Use Plan's goals. To address the concern about whether the intended project does not move forward as a datacenter, staff has drafted the Plan Commission resolution to include language giving Village authorization to revert the land use category to Agriculture, Rural Residential, and Open Lands and Low-Density Residential if a datacenter development does not occur. Further in this report will be additional conditions applied to the rezoning to further protect the Village from having anything else, but a datacenter development occur in the area.

Recommendation for Land Use Amendment

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

Proposed Rezoning

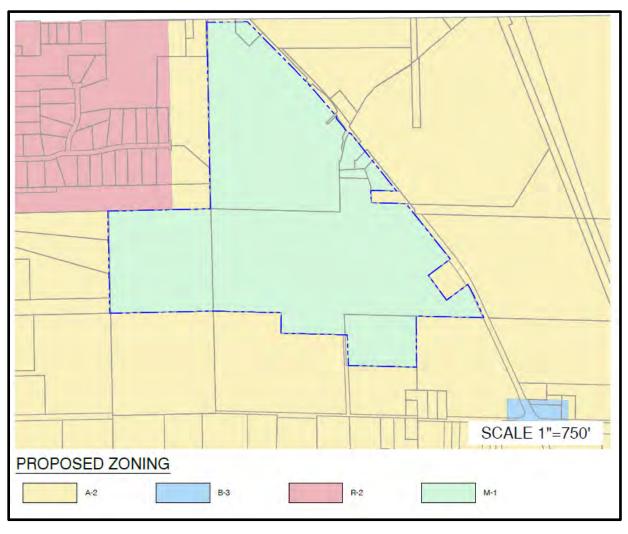
The applicant is seeking to rezone multiple parcels from A-2, Agricultural District to M-1, Light Manufacturing & Office District. To ensure that only a datacenter development occurs within this area, staff recommends including language that conditionally approves the rezone to M-1 only if a datacenter is constructed and constructed within a set amount of time as shown in Exhibit B. If the applicant does not meet the conditions of rezoning, the parcels will revert to their A-2, Agricultural District classification.

Zoning Context

The proposed M-1 zoning aligns with the land use category Transition Light Industrial. Abutting zoning district are:

- C. West: A-2, Agricultural District
- D. South: A-2, Agricultural District
- E. East: A-2, Agricultural District
- F. North: A-2, Agricultural District and City of Oak Creek
- G. Northwest Corner: A portion of land is zoned R-2, Single Family Residential





Recommendation for Rezoning

The proposed conditional rezoning to M-1 will provide the applicant with the correct zoning district to proceed with the development of a datacenter. The location is on the Village's northern border and isolated from highly populated neighborhoods. Furthermore, its location will be bordering the WE Energies power plant providing a transitional industrial use from heavy manufacturing to light manufacturing. This requested zoning district aligns with the Land Use Plan's objectives and state law requirements. Approval of the M-1 zoning change would enable the applicant to proceed with a datacenter development.

Meeting Date: September 29, 2025 Item No.: 5d & 5e

EXHIBIT B Conditions of Approval

For purposes of these Conditions of Approval, the parcels described in Exhibit A and Exhibit B are each referred to individually as a "Property" and collectively as the "Properties." Compliance with these conditions shall be determined separately for each Property.

If the following conditions are not complied with the rezoning for the applicable Property (as defined below) will become null and void and only that Property shall revert to their prior zoning designation:

- 1. Acceptance. Subject to the Applicant, or its successors and assigns acknowledging in writing that (1) they have received a copy of this conditional approval, (2) they understand and accept the terms and conditions of this conditional zoning ordinance, and (3) they understand that upon failure to satisfy these terms and conditions as to a Property, this approval shall be deemed void as to that Property, and that Property shall revert to its prior zoning designation,, and the Owner and Applicant will therefore need to re-commence the rezoning application process for such Property.
- 2. <u>Comprehensive Plan Amendment.</u> Subject to amendment of the Village's comprehensive plan and land use map as contained in the Village of Caledonia's "2035 Comprehensive Plan from Agricultural, Rural Residential, and Open Land to a Transition Light Industrial designation for Property.
- 3. <u>Acquiring Ownership.</u> Subject to the Applicant, or its successors and assigns acquiring ownership of the Property(ies) described in Exhibit A by December 31, 2026, and the Property(ies) described in Exhibit B by December 31, 2035. This condition shall be deemed satisfied as to each individual Property when Applicant, or its successors and assigns acquires ownership of them. The Village Board may, upon written request of the Applicant, extend either deadline for good cause shown.
- 4. Restrictive Covenant. Subject to the Applicant and the Village executing and recording a restrictive covenant limiting the use of the Property to data center use and accessory uses.
- 5. **Compliance with Performance Standards.** The Applicant understands that the Village of Caledonia is in the process of updating its performance standards for developments contained in industrially zoned districts, and that the proposed Data Center Development will have to comply with those standards which are expected to be finalized on or before January 31, 2026.
- 6. <u>Development Agreement.</u> Execution of a development agreement addressing all facets of the proposed Data Center Development by December 31, 2031, including:
 - i. Extension of public sanitary sewer and water facilities.
 - ii. Construction of necessary storm water facilities.
 - iii. Amendment of the Village's water and sewer utility district boundaries.
 - iv. Amendment of the Village's Urban Service Area (i.e., sanitary sewer service area).
 - v. Road extensions and/or vacations.
 - vi. Reimbursement of the Village's costs related to the proposed Data Center Development.
 - vii. Process for permit approval, including required building, site, and operational plans. The Applicant, or its successors and assigns' long-term vested rights to zoning and performance standards, as well as other terms reasonably necessary to address the unique operational or security needs of data center use.
- 7. <u>Time to Satisfy Conditions.</u> Subject to the Applicant, or its successors and assigns satisfying all aforementioned conditions as to each Property by December 31, 2035, unless that compliance date is extended by resolution of the Village Board. If the Applicant fails to satisfy the conditions as to a particular Property by the deadline, only that Property shall revert to its prior zoning designation. In addition, the Applicant agrees that the Village may initiate proceedings to revert the Land to its prior land use category under the Village's 2035 Comprehensive Plan to maintain consistency between its zoning ordinance and comprehensive plan as required by Wis. Stat. Section 66.1001.

Meeting Date: September 29, 2025 Item No.: 5d & 5e

Conclusion

The requested Land Use Amendment to transition light industrial and subsequent rezoning to M-1, Light Manufacturing & Office District, meets the requirements of local planning regulations, and supports Comprehensive Plan goals. Approval of these requests is recommended to enable the applicant's planned datacenter development on the property.

Respectfully submitted:

Peter Wagner, AICP Development Director

RESOLUTION NO. PC2025-03

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 "AGRICULTURAL, RURAL RESIDENITAL, AND OPEN LAND" AND "LOW DENSITY RESIDENTIAL" TO "TRANSISTION LIGHT INDUSTRIAL" AS IT PERTAINS TO THE PARCELS LOCATED ALONG DOUGLAS AVENUE AND BOTTING ROAD, WEST OF THE WE ENERGIES POWER PLANT 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 multiple parcels along Douglas Avenue and Botting Road located west of the WE Energies power plan encompassing ±244-acres (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000) from agricultural, rural residential, and open land and low density residential to transitional light industrial 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 July 28, 2025, and September 29, 2025 regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Village, after consultation with the Applicant and Village staff, is recommending the use of a conditional rezoning approach to enable the development process to continue pending the receipt of final approvals that will be needed by the ultimate developer.

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.

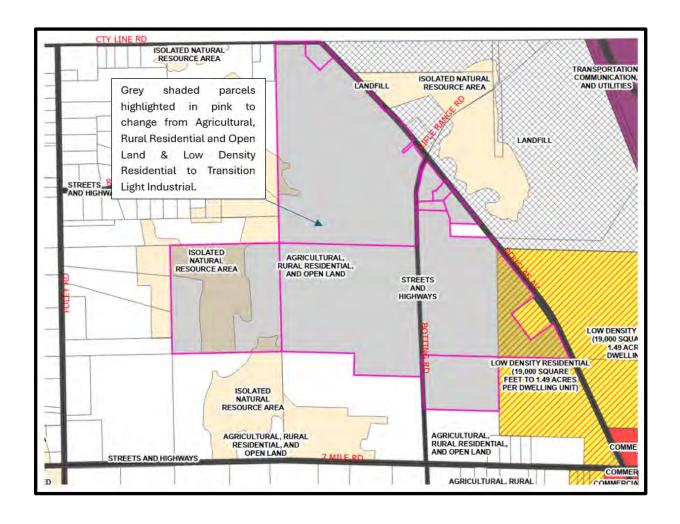
NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains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

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance conditionally approving the requested rezoning and conditionally amending the Village zoning map for the Village, subject to the following conditions:

- 1. **Subject to Acceptance**. Subject to the Applicant acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy the rezoning conditions this approval is void, and the same is deemed to not have been approved, and the Oner and Applicant will therefore need to re-commence the application process.
- 2. **Time to Satisfy Conditions**. Subject to the Owner and Applicant satisfying all rezoning conditions by December 31, 2035, unless extended by the Village Board.

	Adopted this	day of Septembe	r, 2025.
Ayes	Noes	Absent	
		VILL	AGE OF CALEONDIA PLAN COMMISSION
		Ву:	Thomas Weatherston Plan Commission President
			Jeff Hintz Plan Commission Vice-President

EXHIBIT A

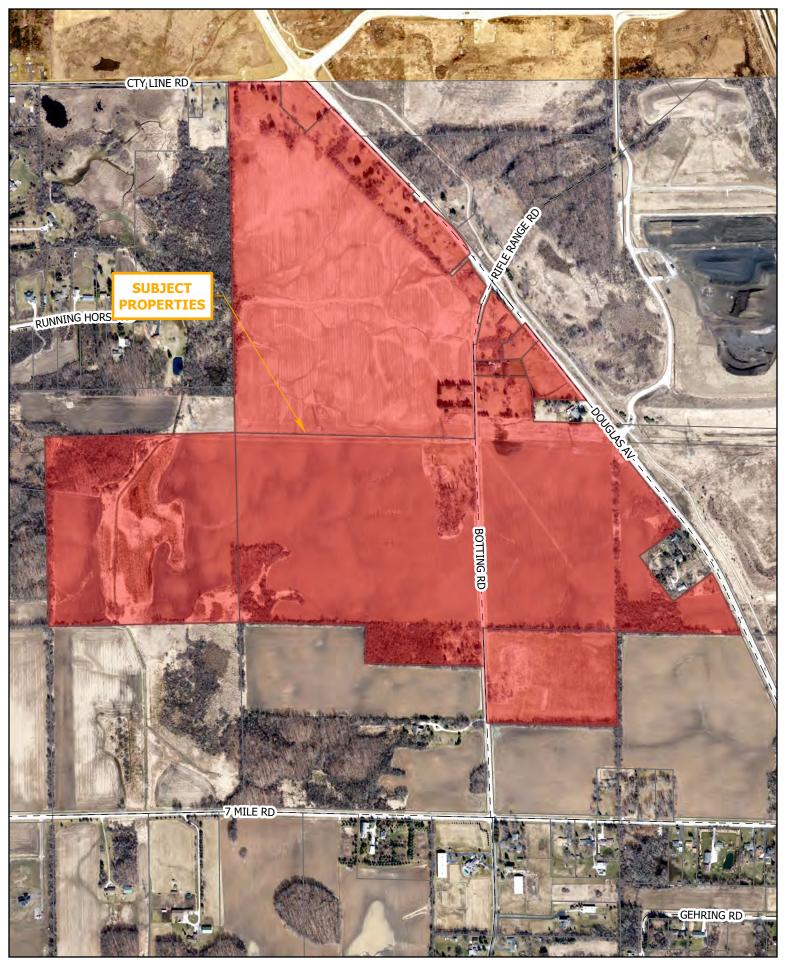




PROJECT NOVA

0 325 650 1,300 US Feet







June 16, 2025

Peter Wagner Development Director Village of Caledonia Village Hall 5043 Chester Lane Racine, WI 53402

RE: DOUGLAS AVENUE ASSEMBLAGE - REZONING & LAND USE AMENDMENT NARRATIVE

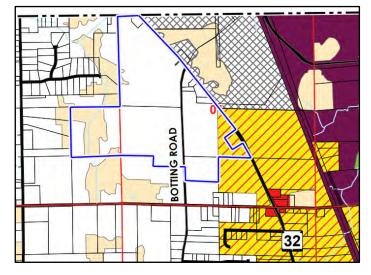
Mr. Wagner,

As the Applicant representative, I am pleased to submit this request for a Rezoning and Land Use Amendment for the assemblage of properties along Douglas Avenue/State Highway 32 (the "Subject Properties") as further described in the attached legal description and parcel exhibit, including Tax Parcels: 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000.

The proposed rezone creates an opportunity for the Village of Caledonia to attract high-quality, low-traffic industrial development that can serve as a catalyst for economic growth, job creation, and long-term community prosperity. Any future development facilitated by this map amendment and rezone can be expected to generate significant, long-term economic benefits for Caledonia, including the creation of both construction and permanent employment opportunities.

This application requests a land use amendment to the recently adopted "Transition Light Industrial" land use, per Resolution PC2-25-01, approved January 27, 2025. This new land use category was implemented "for the purpose of providing opportunities for low-traffic industrial and employment uses including data centers". The Subject Properties are well-suited for this designation given their location, size, and proximity to existing industrial and utility uses. To implement this vision, an accompanying request to rezone the assemblage to the 'M-1 Light Manufacturing and Office' zoning district is included for concurrent processing. In order to facilitate efficient development, a future Right of Way vacation, for a portion of Botting Road, may be necessary.

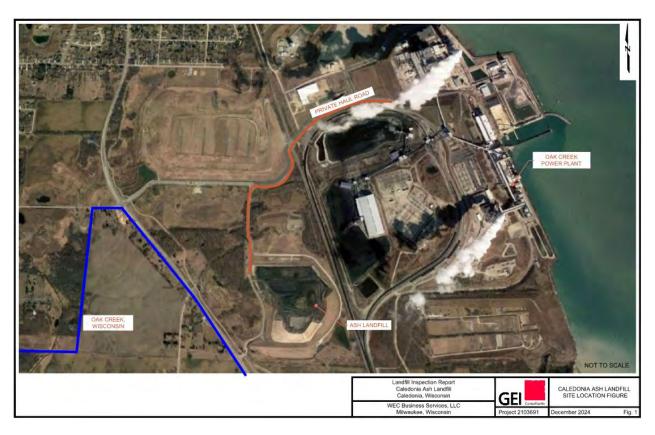
The assemblage is currently designated 'Agricultural, Rural Residential and Open Land' with a small portion designated 'Low Density Residential'. The assemblage is bordered by 'Agricultural, Rural Residential and Open Land' to the south & west, 'Low Density Residential to the south & east, 'Landfill' to the east and the Milwaukee County line to the north. Natural Resource areas straddle the western assemblage boundary and are also located to the south and east of the assemblage.





By utilizing the Transition Light Industrial designation, the project provides a thoughtful buffer between existing industrial operations and nearby residential and agricultural uses, supporting the Village's commitment to balanced, sustainable growth.

The 'Landfill' properties currently house the We Energies Caledonia Ash Landfill, which sits adjacent to the Oak Creek Power Plant. This landfill was permitted by WDNR in 1987 and currently holds 1,678,000 cubic yards of coal combustion residuals. Per the 2024 Landfill Inspection Report by GEI Consultants, the landfill "appears to be in excellent condition".



The requested land use change to 'Transition Light Industrial' proposes land uses which are consistent to the industrial nature of the adjacent landfill and power plant. When development proceeds, the applicant is committed to working collaboratively with Village staff and community stakeholders to ensure a successful outcome for all parties.

Sincerely,

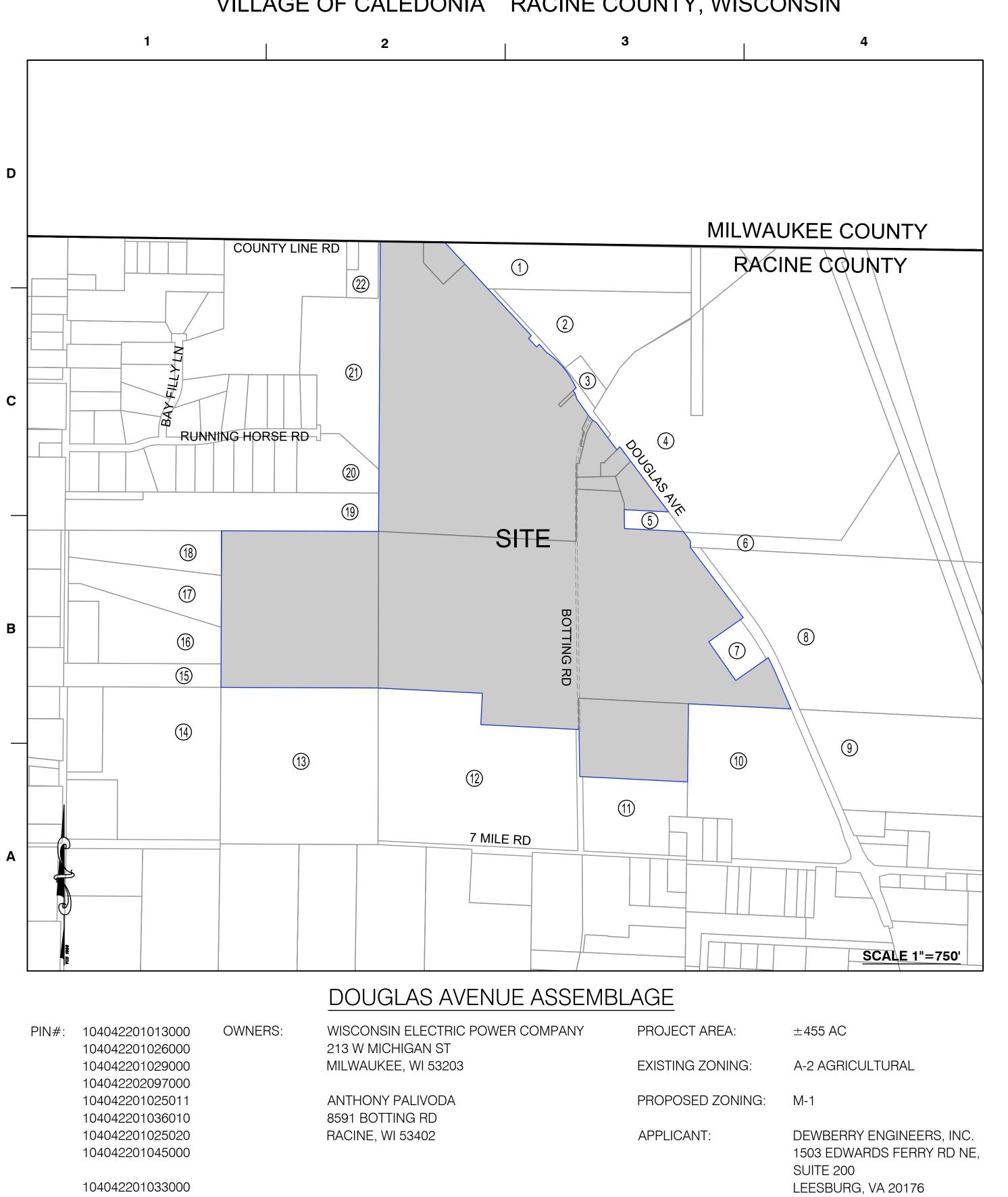
Rich Brittingham, Vice President



DOUGLAS AVENUE ASSEMBLAGE

LAND USE MAP AMENDMENT REZONING

VILLAGE OF CALEDONIA RACINE COUNTY, WISCONSIN



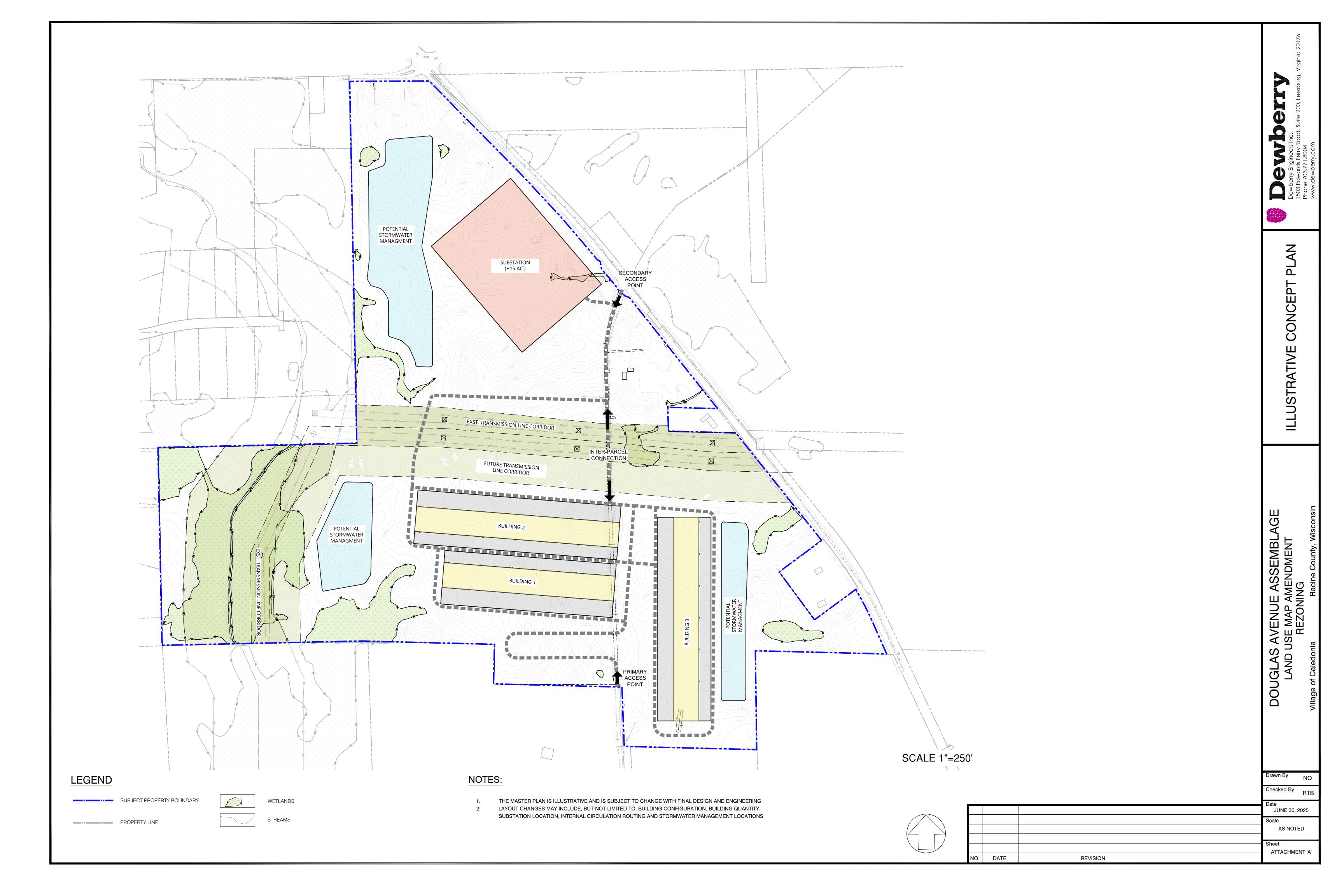
ADJACENT OWNERS:

			<u> //</u>
1.	WISCONSIN ELECTRIC POWER COMPANY	A-2	1040422010080
2.	WISCONSIN ELECTRIC POWER COMPANY	A-2	1040422010390
3.	WE ENERGIES	A-2	1040422010400
4.	WISCONSIN ELECTRIC POWER COMPANY	A-2	1040422010020
5.	MONIKA WENDT	A-2	1040422010310
6.	WISCONSIN ELECTRIC POWER COMPANY	A-2	1040422010030
7.	TIMOTHY C CHRISTENSEN	A-2	1040422010580
8.	WISCONSIN ELECTRIC POWER COMPANY	A-2	1040422010580
9.	WISCONSIN ELECTRIC POWER COMPANY	A-2	1040422010570
10.	HOFFMAN FAMILY TRUST	A-2 & B-3	1040422010480
11.	HOFFMAN FAMILY TRUST	A-2	1040422010450
12.	HOFFMAN FAMILY TRUST	A-2	1040422010460
13.	BEVERLY J REHBEIN FAMILY TRUST	A-2	1040422020840
14.	JAMES R SCHMIDT & CYNTHIA R SCHMIDT JOINT IRREVOC TRUST	A-2	1040422020960
15.	ERIKA K PFEFFER	A-2	1040422020830
16.	LELAND S & MARLA L WISHAU REVOCABLE TRUST	A-2	1040422020530
17.	MARK S WISHAU	A-2	1040422020530
18.	JOSEPH JANICEK	A-2	1040422020530
19.	AMERICAN TRANSMISSION COMPANY LLC	A-2 & R-2	1040422020510
20.	MICHAEL V MAYER	A-2 & R-2	1040422020340
21.	VILLAGE OF CALEDONIA	A-2 & R-2	1040422020460
22.	WE ENERGIES	A-2	1040422020480

SHEET INDEX

COVER SHEET
 EXISTING CONDITIONS
 CONCEPTUAL PROPOSAL

JUNE 16, 2025 AS NOTED DATE **REVISION**



Plan Commission Staff Report

Date: August 12, 2025

To: Plan Commission

Village Board

From: Ryan Schmidt, P.E.

Village Engineer

Re: Kolb & Helding Certified Survey Map

Nicholson Road - Parcel ID 104-04-22-21-042-000

Applicant & Owner - Helding & Kolb, Inc.



That the Plan Commission recommends to the Village Board to approve

1. A waiver to 14-1-5-(g)(3)(b) for exceeding the lot size ratio of 2.5:1

2. The Certified Survey Map (CSM) for Parcel ID 104-04-22-21-042-000 subject the 15 conditions listed in Exhibit A of the Village Engineers Staff Report.

BACKGROUND

The Planning and Engineering Department have received a Certified Survey Map (CSM) for the northwest corner of Nicholson Road & 4 Mile Road (Parcel ID 104-04-22-21-042-000). The owner and applicant is Helding & Kolb, Inc. The subject parcel is 44.95 acres in size primarily consisting of agricultural land and a primary drainage channel. The proposed CSM is for the creation of 3 lots, two along the west side of the channel for the purpose of future home development and the third along the east side of the channel to remain agricultural.

ZONING & LAND USE

The subject property is currently designated agricultural, rural residential, and open land per the Village's 2035 Comprehensive Land Use Plan, and zoned A-3 Legacy Agricultural. As part of the CSM request, a Rezone Request from A-3 Legacy Agricultural to A-2 Agricultural is also taking place. The A-2 zoning still requires the proposed lots to be a minimum of 5 acres in size and requires 150' of frontage on a public road. However, building setbacks are less restrictive, being 75' for street yard, and 25' for side and rear yard setbacks. The proposed CSM is consistent with the Land Use Plan and meets/exceeds the A-2 Zoning Requirements. A-2 Zoning setbacks have not been shown graphically but are listed on the CSM cover page. It is recommended to show them graphically as well on the cover page. The lots do not conform to the length-to-width ratio required by Village Ordinance and will require a waiver to allow them to exceed the 2.5:1 ratio. The current lots are approximately 7.7:1. Staff recommends approval as it is consistent with other lots in the area and due to the limited space available because of the wetlands and storm water channels on this

VILLAGE OF CALEDONIA property. Shoreland setbacks will be required for the newly created lots as there is an intermittent stream (unnamed) tributary to the Husher Creek that is considered navigable per the Wisconsin DNR Surface Water Data Viewer. A minimum 75' setback from the Ordinary High-Water Mark shall be identified and noted with the final recorded version of the CSM. If this is not considered navigable, evidence shall be provided in writing to the Village to ensure the shoreland zoning is removed.

ENGINEERING, UTILITIES, & STORM WATER MANAGEMENT

The property is outside of the sewer and water service area. The new lots will require private on-site septic systems and a well. Boring locations have been shown but evidence of passing a "perk" test shall be provided to the Village. Working with Racine County for a Sanitary Permit will be required. Racine County controls all private on-site septic systems and the Owner shall get approval through them for their installation upon development of this lot. The limits of the septic system will need to be shown on any future building permit reviewed by the Village.

Storm water management requirements are not met by the creation of these parcels. If the thresholds are met during the development of Lot 1 and 2, a Storm Water Management plan and Civil Engineering Drawings shall be submitted, reviewed and approved by the Village. There are multiple drainage channels on the property called out on the Village's Master Drainage Plan and on the proposed CSM. The easements as shown are acceptable to staff and an Easement Agreement shall be entered into and recorded against the property for these easements. The Owner has expressed to the Village that a drain tile installation project is proposed within the primary channel bisecting this property and will be done upon completion of the CSM. The owner shall provide plans and apply for the necessary permits with the Village to improve this channel and provide any other information as necessary.

The 100-year floodplain is shown on the CSM and is listed in the FEMA Firm Panels as Zone A Special Flood Hazard Area. There is no Base Flood Elevations determined for this area but a minimum of 2' of freeboard will be required above the OHWM for any future homes. As described above, the drainage channel is also considered a navigable unnamed intermittent stream per the DNR (tributary to Husher Creek). Confirmation of this navigability shall be provided, and if so, the OHWM shall be identified and a 75' setback from this OHWM shall be established, primarily for the development of Lot 2. A minimum 75' setback will be required from the 100-year floodplain as well.

Nicholson Road and 4 Mile Road are considered Principal Thoroughfares and a 45' Road Right-of-Way shall be dedicated to the Village along the newly created lots. This is shown and is acceptable. Only one driveway access is authorized onto 4 Mile Road per Village Ordinance. This is shown via a shared 33' cross access easement. It is recommended that a maintenance aspect of the easement is included in any documentation and that the recorded agreements are shared with the Village upon recording and prior to the issuance of any building permits.

A minor roadside ditch exists along Lot 1 and Lot 2 but only at 6-7' offset from the edge of the road. When these lots are developed, a roadside ditch shall be modified and improved along the frontage of Lots 1 & 2 and daylighted to drain to the primary N-S channel and placed approximately 13' from the edge of pavement. There are also 2 large mature trees that will need to be removed as part of the newly dedicated ROW in the property and to allow for the installation of the modified roadside ditch. These shall be removed in conjunction with the building permits and development of each lot. A note shall be provided on the CSM.

ENVIRONMENTAL

The subject property has had a wetland delineation performed and has shown the wetlands on the CSM. A copy of the report shall be provided to the Village digitally.

Village Staff has reviewed the proposed CSM and recommends approval of the CSM subject to the conditions listed in Exhibit A of this Report. The suggested motion for the Plan Commission is listed and highlighted at the beginning of the report.

Exhibit A

Conditions of approval for the proposed Certified Survey Map:

- 1. The Property is rezoned to A-2 by the Plan Commission and Village Board.
- 2. The wetland delineation report and evidence of a passing perk test are submitted to the Village.
- 3. The 2.5:1 ratio waiver to 14-1-5-(g)(3)(b) is approved.
- 4. The Owner enters into a Storm Water Drainage Easement Agreement with the Village and records it against the property for the drainage channels shown on the proposed CSM.
- 5. Place a Note on the CSM that Storm Water Management will be required at the time of Building Permits if Storm Water thresholds for the Village of Caledonia are met.
- 6. Upon development of Lot 1 and 2, the roadside ditch within the newly acquired Right-of-Way shall be improved to Village Standards. This includes installing a standard roadside ditch cross section along the entire frontage of Lot 1 & 2 and any approximately 13' from the edge of pavement and removing the existing trees. A note shall be provided on the CSM as well.
- 7. The cross-access easement is recorded, and a copy is provided to the Village. It is recommended to include maintenance language in this easement agreement.
- 8. Identify the OHWM as required by the DNR for the navigable waterway (intermittent stream). If not navigable, provide written evidence to the Village.
- 9. Add a graphical representation of the setback requirements to the CSM and identify the 75' setback from the OHWM.
- 10. Only one driveway access is allowed for both Lot 1 and Lot 2 onto 4 Mile Road (principal thoroughfare). A note shall be provided on the CSM. This is being addressed via the cross-access easement.
- 11. Property Owner submits a permit and plans for the drainage channel improvements prior to work commencing.
- 12. Owner to provide a statement to the Village on how the abutting properties fence is being handled.
- 13. Owner Executes a Predevelopment Agreement.
- 14. The Owner records the CSM within 1 year of approval.
- 15. The CSM follows all applicable Village Ordinances from Title 9, 14, 16, and 18.



NICHOLSON RD 104-04-22-21-042-000

0 180 360 720 US Feet

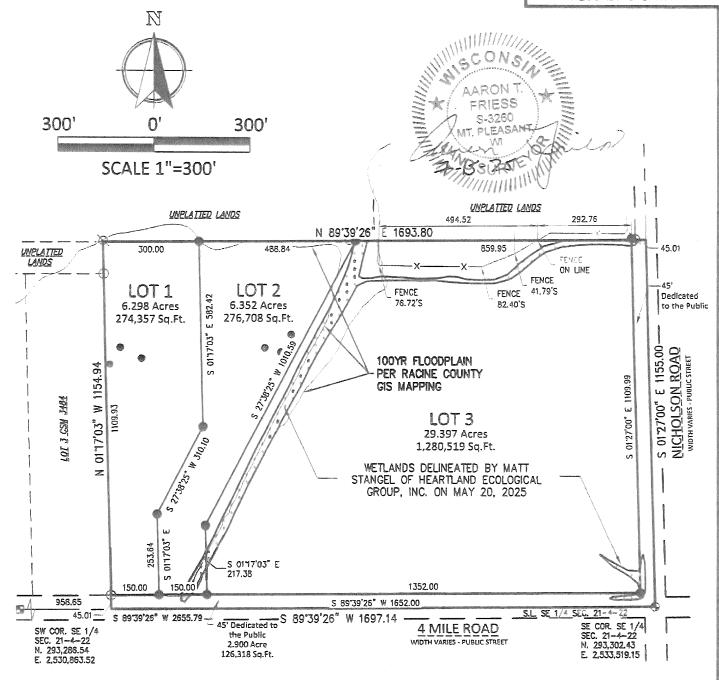




CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH. RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

RECORDING DATA



NOTES:

ZONING OF PARCEL IS: A-3.

SETBACKS: 75 FEET STREET, 25 FEET SIDEYARD AND 25 FEET REAR YARD

OWNER / LAND SPLITTER: HELDING & KOLB. INC. 4638 NICHOLSON ROAD, FRANKSVILLE, WISCONSIN 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-4-22 IS ASSUMED TO BEAR S 89°39'26" W.

SEE PAGE 3 FOR LEGEND



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025

LOCATION MAP

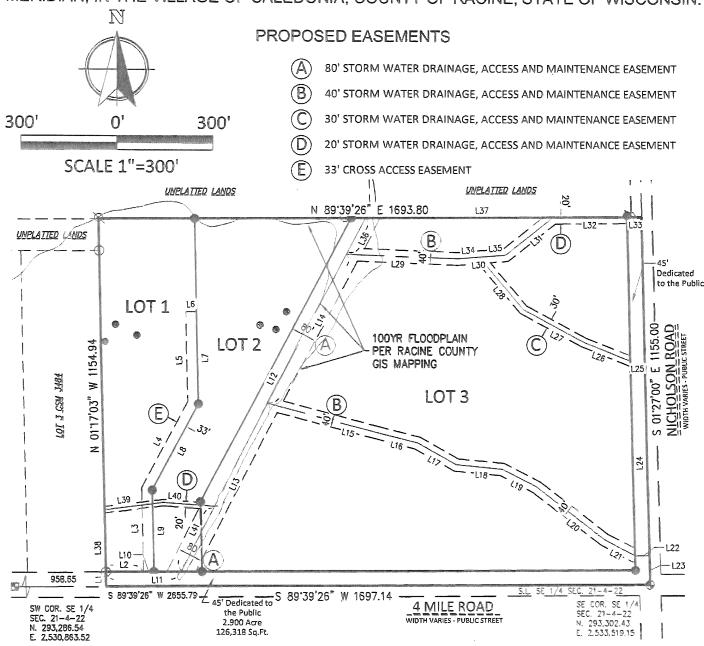


SE 1/4 SEC. 21-4-22

2025.0026.01 CSM.DWG SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



Easement Line Table		
Line#	Length	Direction
L1	45.01	N01° 17' 03"W
L2	117.00	N89° 39' 26"E
L3	261.61	N01° 17' 03"W
L4 310.10		N27° 38' 25"E
Ļ5	L5 282.70 N01° 17' 03°	N01° 17' 03°W
L6 33.00		N88° 42' 57"E
L7	291.21	S01° 17' 03"E
L8	310.10	S27° 38' 25"W
L9	253.64	S01° 17' 03"E
L10	33.00	S89° 39' 26"W
L11 235.25		N89° 39' 26"E

Easement Line Table			
Line#	Length	Direction	
L12	528.63	S27° 38' 25"W	
L13	595.71	N26° 52' 30"E	
L14	528.63	N27° 38' 25°E	
L15	357.60	N74° 59' 17"W	
L16	125.25	N75° 38' 58"W	
L17	140.16	N60° 21' 00"W	
L18 144.21		N84° 27' 36"W	
L19	121.08	N62° 17' 40"W	
L20	266.09	N52° 21' 58"W	
L21	109.06	N61° 58' 42"W	
L22	45.00	S88° 33' 00"W	

Easement Line Table			
Line#	Length	Direction	
L23	91.85	N01° 27' 00"W	
L24	705.93	N01° 27' 00"W	
L25	45.00	S88° 33' 00"W	
L26	155.79	N68° 14' 08"W	
L27 214.90 L28 213.92		N61° 32' 16"W	
		N40° 12' 37"W	
L29	346.93	N87° 49' 36"W	
L30	67.32	S85° 26' 08"W	
L31	189.72	\$51° 26' 22"W	
L32	229.19	S89° 39' 26"W	
L33	45.01	S89° 39' 26"W	

10000	Easement Line Table			
-	Line#	Length	Direction	
-	L34	67.32	N85° 26' 08"E	
-	L35	83.06	N85° 26' 08*E	
	L36	128.20	N27° 38' 25°E	
-	L37 859.66 L38 238.94		N89° 39' 26"E N01° 17' 03"W	
-				
Section Sectio	L39	184,40	N82° 41' 28"E	
	L40	160.77	S85° 57' 08"E	
-	L41	229.36	N26° 52′ 30°E	



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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This Instrument was drafted by Aaron T. Friess July 15, 2025



2025.0026.01 CSM.DWG

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Helding & Kolb, Inc;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the code of General Ordinances for the Village of Caledonia Code in surveying, dividing, and mapping the land;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

That part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Southeast corner of the Southeast 1/4 of said Section 21; run thence S89°39'26"W, 1697.14 feet along the South line of the Southeast 1/4 of said Section 21 to the East line of Lot 3 of Certified Survey Map No. 3484; thence N01°17'03"W, 1154.94 feet along the East line of said Lot 3; thence N89°39'26"E, 1693.80 feet parallel with the South line of the Southeast 1/4 of said Section 21 to the East line of the Southeast 1/4 of said Section 21; thence S01°27'00"E, 1155.00 feet along the East line of the Southeast 1/4 of said Section 21 to the point of beginning. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 1,957,902 square feet or 44.947 acres. 1,831,584 square feet or 42.047 acres after road dedications.

July 15, 2025

Aaron T. Friess, P.L.S. (S-3260) Nielsen Madsen & Barber, \$.¢.3 1458 Horizon Blvd. Suite 200

Racine, WI 53406 (262)634-5588

FRIESS 3260

LEGEND:

1" O.D. IRON PIPE FOUND

5/8" REBAR FOUND

3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET

CONC. MON. W / BRASS SEWRPC CAP FOUND

CAST IRON MON. W / BRASS CAP FOUND SOIL BORINGS

INDICATES EASEMENT TYPE



Nielsen Madsen – Barber CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, Wl. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025

2025.0026.01 CSM.DWG SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO
PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN
OWNER'S CERTIFICATE
I, Gary Kolb, on behalf of Helding & Kolb, Inc. hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Village Board of the Village of Caledonia.
IN WITNESS WHEREOF the said Gary Kolb has caused these presents to be signed as Owner at Wisconsin on this day of 2025.
Gary Kolb, on behalf of Helding & Kolb, Inc. Vice President
STATE OF) COUNTY OF)
Personally came before me this day of, 2025, Gary Kolb on behalf of Helding & Kolb, Inc., to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing .
Notary Public, My commission expires:



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025



CERTIFIED SURVEY MAP NO
PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.
CONSENT OF CORPORATE MORTGAGEE
Community State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Helding & Kolb, Inc., owner.
IN WITNESS WHEREOF, the said Community State Bank, Inc. has caused these presents to be signed by its , at,
and its corporate seal to be hereunto affixed this day of, 2025.
Community State Bank
STATE OF WISCONSIN COUNTY OF) Personally came before me this day of, 2025, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority. Notary Public, My commission expires:
VILLAGE CERTIFICATE
APPROVED as a Certified Survey Map this day of, 2025.
Jennifer Olsen, Village Clerk



Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200. Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess July 15, 2025



Village of Caledonia

2025.0026.01 CSM.DWG SHEET 5 OF 5 SHEETS



Meeting Date: September 29, 2025

PLAN COMMISSION REPORT

Proposal:

Item No. 6B

•	-			
Description:	Review a building, site, and operation plan for a proposed 0.241-acre, ground solar array for Gifford School located at 8332 Northwestern Avenue.			
Applicant(s):	Sean Currie			
Address(es):	8332 Northwestern Avenue			
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the constructions of a 0.241-acre ground solar power array located at 8332 Northwestern be approved for the following reason: 1. The proposed accessory use is allowed by underlying zoning through the building, site, and operation plan review process.			
Owner(s):	Racine Unified School District			
Tax Key(s):	104-04-22-34-064-000			
Lot Size(s):	28.468 acres			
Current Zoning District(s):	R-3, Single Family Residential District			
Overlay District(s):	N/A			
Wetlands:	☐ Yes			
Comprehensive Plan:	Governmental and Institutional / Low Density Residential			
Background: The applicant is requesting site plan approval for a 0.241-acre ground-mounted solar array for Gifford School located at 8332 Northwestern Avenue. This type of accessory use is permitted in the R-3 District				

Building, Site, and Operation Plan Review

The applicant is proposing to construct a ground-mounted solar array with the capacity to generate 238kWdc/180kWac of energy. The applicant intends to start construction on the project in the fall of 2025, pending required permits and approvals. Construction of the project is expected to take approximately three to four months.

The location of this array is east of the Gifford School building, and it is part of a larger solar array system that includes the array installed on the rooftop of the school building. The proposed accessory use does not generate large volumes of traffic, pollution, or noise. Power generated by the entire system (including

Meeting Date: September 29, 2025 Item No.: 6B

rooftop and proposed ground-mounted array) will offset approximately 45% of the Gifford School building's electrical usage.

As illustrated on the site plan, the applicant is proposing to install a solar panel array on the east portion of the property located at 8332 Northwestern Avenue. The proposed array will comply with setback requirements for the R-3 Zoning District, with the street yard setback being greater than 30 feet from Northwestern Avenue; approximately 29 feet from the east lot line; 271 feet from the school building; and 360 feet from the south lot line.

The array consists of multiple solar panels that are at a fixed 25-degree angle. The tallest part of the panels is approximately 10 feet above ground level. The height of the solar panels complies with height restrictions for accessory structures in the R-3 District. As part of the system, there will be inverters located on the northwest corner of the array on a Unistrut rack. These ground equipment areas comply with setback requirements and will be partially screened by the proposed fencing and landscaping.

Access to the system is proposed through an existing paved path connecting to the sidewalk on Northwestern Avenue; this path aligns with a 20-foot swing maintenance gate.

The applicant is proposing a seven-foot black vinyl chain-link security fence, as illustrated in the documentation included in the packet. This design of fencing is not permitted in the R-3 District. Per Village Code, Title 15, Chapter 5, fences in residential districts must not exceed four feet in height in the street yard, and six feet in the side or rear yard. The Plan Commission has the discretion to allow additional height, up to eight feet, if deemed necessary for screening, security, or other relevant purposes.

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

The site plan includes landscaping around the south and east perimeters of the fenced area, with a rhythmic planting of Fat Albert Spruce trees and Technito Arbor Vitaes bushes for screening from the roadway and adjacent properties. Three existing pine trees will be removed from the north side of the property, while two existing trees in front of the property will be maintained. Any grading of the site will require approval from the Village Engineering Department and must comply with Village Stormwater Management regulations.

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

If the Plan Commission is comfortable the building, site, and operation plan, staff has drafted suggested motion.

Prepared by:

Natalia Nery de Farias

Matalia Mery de farias

Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner, AICP Development Director

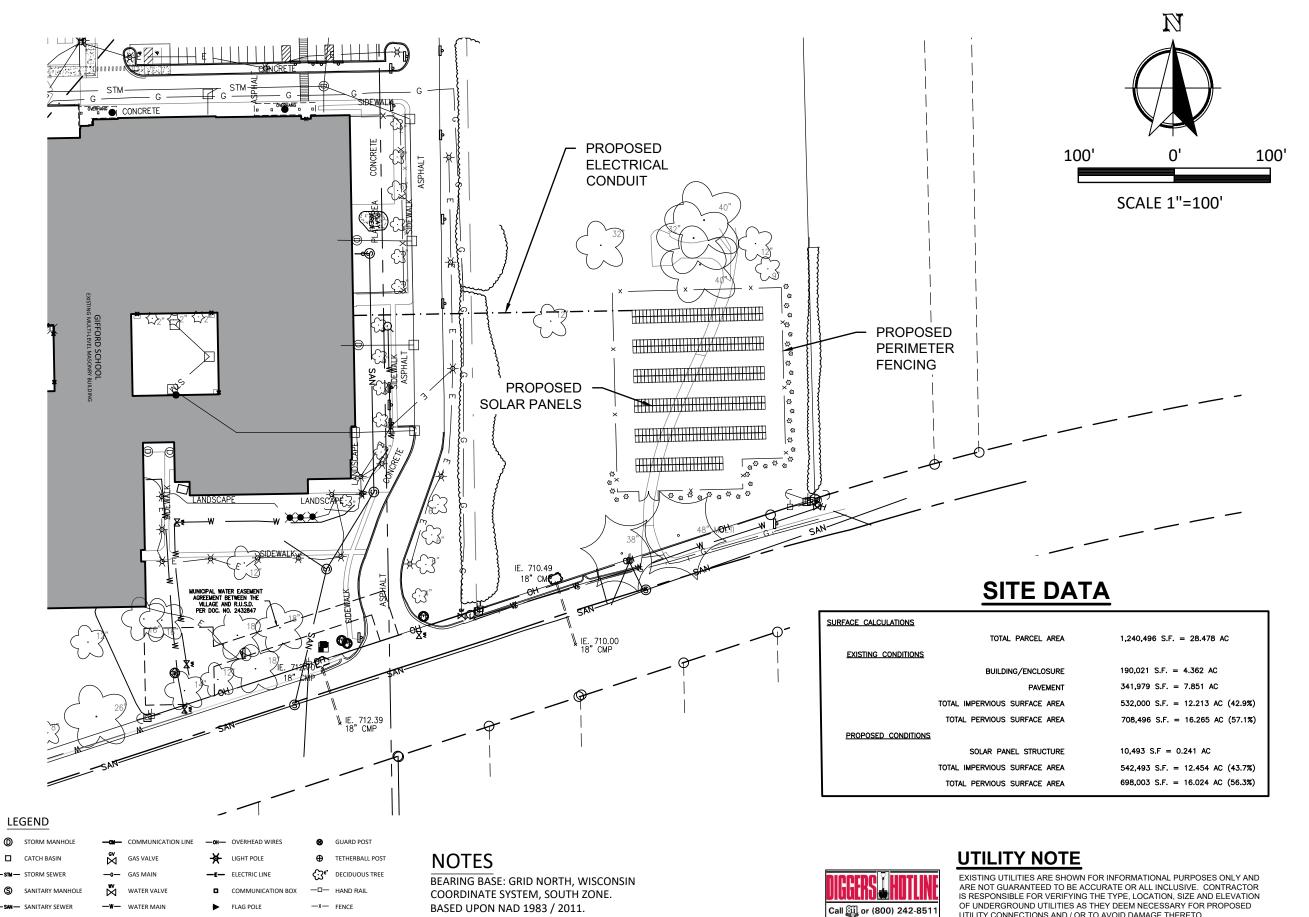


8332 NORTHWESTERN AVE 104-04-22-34-064-000

0 240 480 960 US Feet







O 3/4" REBAR FOUND

3/4" REBAR SET

★ CHISEL "+" SET

ALL ELEVATIONS REFER TO NAVD 1988 (12).

BASKETBALL HOOP

SIGN

TORNADO SIREN

CLEAN OUT

VENT PIPE

O HYDRANT

POWER POLE

← GUY WIRE



MADISON: 2310 CROSSROADS DR. SUITE 5200 MADISON, WI 53718 608-242-9196

www.mckinstry.com

GIFFORD SCHOOL

RACINE UNIFIED SCHOOL DISTRICT 8332 NORTHWESTERN AVE, RACINE, WI, 53406



1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

NO	DATE	DESCRIPTION
1	8-8-2025	ISSUE FOR REVIEW
2	8-28-2025	ISSUE FOR REVIEW
DESIGNED:		JGO
DRAWN:		JGO

2025.0020.01

CHECKED:

JOB NO:

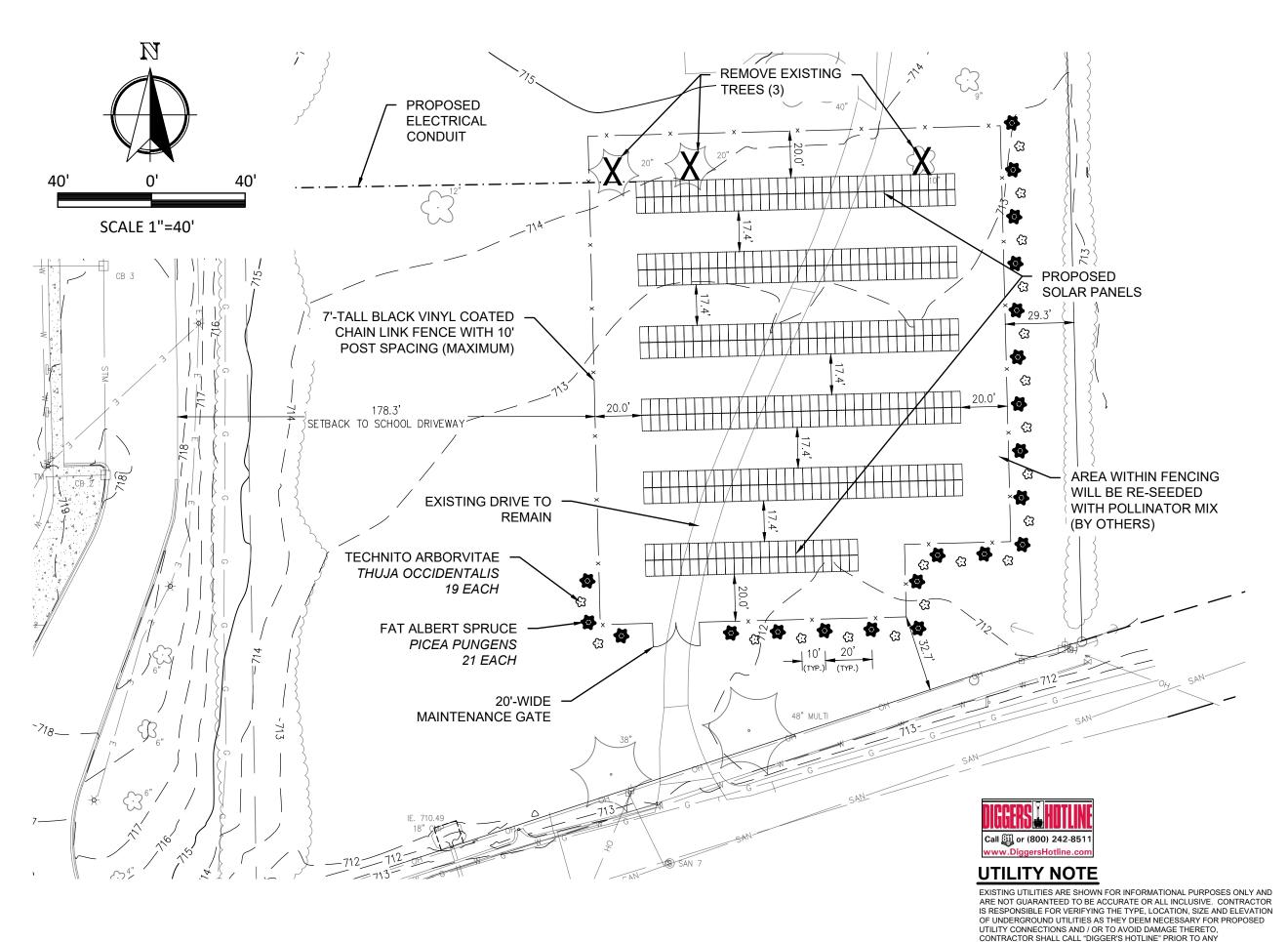
ISSUES:

OVERALL SITE PLAN

SHEET NUMBER:

UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO,

CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.





MADISON: 2310 CROSSROADS DR. SUITE 5200 MADISON, WI 53718 608-242-9196

www.mckinstry.com

DDO IEC

GIFFORD SCHOOL

RACINE UNIFIED SCHOOL DISTRICT 8332 NORTHWESTERN AVE, RACINE, WI, 53406



CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

ISSUES:		
NO	DATE	DESCRIPTION
1	8-8-2025	ISSUE FOR REVIEW
2	8-28-2025	ISSUE FOR REVIEW

 DESIGNED:
 JGO

 DRAWN:
 JGO

 CHECKED:
 JJC

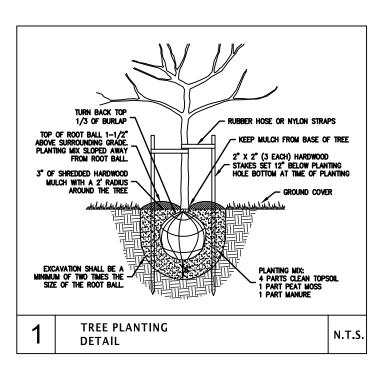
 JOB NO:
 2025.0020.01

SHEET TITLE

DETAILED SITE PLAN

SHEET NUMBER:

2



GENERAL NOTES

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 3 DAYS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.



MADISON: 2310 CROSSROADS DR. SUITE 5200 MADISON, WI 53718 608-242-9196

www.mckinstry.com

DDO IECT:

GIFFORD SCHOOL

RACINE UNIFIED SCHOOL DISTRICT 8332 NORTHWESTERN AVE, RACINE, WI, 53406



CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbsc.net

ISSUES:		
NO	DATE	DESCRIPTION
1	8-8-2025	ISSUE FOR REVIEW
2	8-28-2025	ISSUE FOR REVIEW
		-

 DESIGNED:
 JGO

 DRAWN:
 JGO

 CHECKED:
 JJC

 JOB NO:
 2025.0020.01

SHEET TITLE

DETAILS & SPECIFICATIONS

SHEET NUMBER:

3

Building, Site, and Operation Permit Application Narrative

Village of Caledonia, WI

Gifford School Ground Mount Solar Array

Applicant:

McKinstry Essention, LLC 2310 Crossroads Drive Madison, WI 53718

PROJECT DESCRIPTION:

The Racine Unified School District is working with McKinstry Essention, LLC to design, develop and construct a 238kWdc; 180kWac ground mount solar array, covering approximately 0.241 acres. McKinstry will complete all surveys and studies necessary to construct the array including geotechnical soil borings, pull tests, and a site survey. This array is part of a larger solar array system, with the remaining array on the rooftop of the school building. The full solar project (rooftop and ground mount arrays) will offset approximately 45% of the current buildings' electrical usage.

Construction is intended to start in the fall of 2025, pending receipt of all required permits and approvals and will reach substantial completion around 3-4 months. The goal of this array is to offset the Gifford Schools electrical consumption, while also showcasing clean energy technology for the school district and creating economic resiliency for District operations through significant cost savings long term. From this solar project, the District will avoid using 1,278,336 pounds of CO2, which is equivalent to 68 homes' energy use for one year and 100 homes' electricity use for one year.

GENERAL LAND USE DESCRIPTION

Location

The ground mount solar array is located on a parcel of land that is approximately 28.468 acres of land owned by the Racine Unified School District in the Village of Caledonia. The solar array will occupy 0.241 acres of land on parcel number 10404223406400, north of Northwestern Avenue and east of Trudeau Terrace. The land is currently a maintained grassy area.

Zoning

The proposed solar array is situated on land that is zoned in R-3 Single Family Residential.

Setbacks

The solar array is situated on the land to follow all applicable setbacks, as shown in the attached site plan, including those defined by the Village of Caledonia Zoning Ordinance SEC. 16-6-5:

Street yard setback of 30'

Rear yard setback of 30'

Side yard setback of 10'

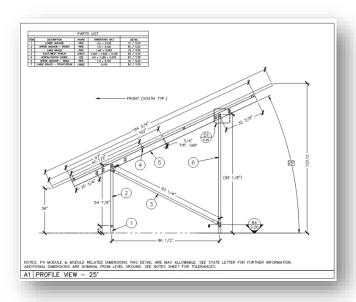
 $^{^1\,}https://geronimopower.com/wp-content/uploads/2025/02/NG_Renewables_SolarGlareFact-Sheet.pdf$

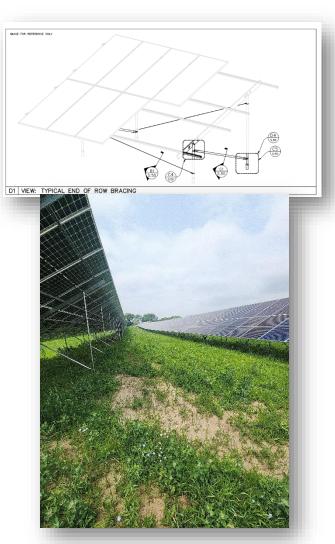
DESCRIPTION OF EQUIPMENT

Racking

The racking for the proposed project consists of ground screws that are embedded approximately 79" into the ground and extend approximately 6" above ground. The posts are connected to the ground screws and attached to a Unistrut rack where the modules connect to the racking, as shown in the image to the right. All components of the racking system are galvanized steel.

Below is a depiction of the horizontal profile view of the panels and racking, which will run in 6 rows from north to south on the site. The modules are at a fixed 25-degree tilt and the tallest part of the panel is $\sim 10'$ above ground level.





Solar Panels

The proposed solar array will utilize Jinko Solar JKM585N-72HL4-BDV bifacial modules. N-type solar modules use solar cells made from n-type silicon, which has electrons as the primary charge carriers, resulting in higher efficiency and better performance in low-light conditions.

These panels have an anti-reflective coating on them to minimize any glare or reflection from the sun. This coating reduces the amount of reflected sunlight to less than 2%, which is less reflective than a body of water or traditional window glass¹.

Additionally, <u>Test Results</u> from Jinko show these are high efficiency modules, thus having lower losses due to the sunlight reflecting off of them as the panels are more efficient at absorbing the irradiance as it hits the panels. They typically have longer operational lifespans compared to traditional p-type modules and can be recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

Inverters

The proposed array will utilize Chint Power System inverters, located on the northwest corner of the array on a Unistrut rack.

 $^{^1\,}https://geronimopower.com/wp-content/uploads/2025/02/NG_Renewables_SolarGlareFact-Sheet.pdf$

Fence

There will be a 7ft black vinyl chain link security fence with 10ft post spacing surrounding the array. A 20 ft wide swing, maintenance gate will be located on the south side of the array, lining up with the existing paved path. There will be a 20ft setback from the fence to the edge of the panels, along all four sides of the array. An example of the proposed fence is shown in the image to the right.

LANDSCAPING

The site currently consists of an open grassy space, surrounded by trees. To construct the array, three existing pine trees will be removed from the north side of the property . The two trees in the front of the property will remain; Furthermore, additional 6ft tall Fat Albert blue spruce trees and Technito Arbor Vitaes bushes will be planted around the south and east perimeters of the fence line for screening from the roadway and adjacent properties.

Within the perimeter of the fence, the land will be re-seeded with a pollinator mix to maintain a natural habitat and eliminate frequent landscaping maintenance around the fence and racking. An image of a pollinator habitat in the first year is shown to the right. A rendering of the site is shown below.



 $^{^1\,}https://geronimopower.com/wp-content/uploads/2025/02/NG_Renewables_SolarGlareFact-Sheet.pdf$



Meeting Date: September 29, 2025

Item No. 6C

Proposal:	Building, Site, and Operation Plan Review			
Description:	Review a building, site, and operation plan to expand the electric charging station located in the southeastern portion of the existing parking lot located at 13712 Northwestern Avenue.			
Applicant(s):	Phillip Johnson			
Address(es):	13712 Northwestern Avenue			
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the expansion of an electric charging station located in the southeast portion of the existing parking lot of the Pilot Travel Center located at 13712 Northwestern Avenue be approved for the following reasons: 1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process. 2. The proposed use is consistent with the existing use of the property.			
Owner(s):	Pilot Travel Centers			
Tax Key(s):	104-04-22-30-022-001			
Lot Size(s):	8.63 acres			
Current Zoning District(s):	B-3, Commercial Service District			
Overlay District(s):	N/A			
Wetlands:				
Comprehensive Plan:	Industrial/Business Park			

Background: The applicant is requesting approval of a building, site, and operation plan for the expansion of the electric charging station located in the southeastern portion of the site which currently provides four parking stalls for the charging of electrical vehicles. The expansion will include two dedicated parking stalls and one charging station the is capable of charging two vehicles at one time. The EV charging stalls reduces the amount of general parking by two stalls. The remaining number of parking stalls meets the minimum requirement of parking stalls for the existing business. Therefore, the applicant does not need to expand parking elsewhere on the site.

Meeting Date: September 29, 2025 Item No.: 6c

The applicant is proposing to install remove the nine arborvitaes around the area and replace it with bollards for equipment protection. Staff recommends that the applicant relocate the existing vegetation or replace it similar vegetation to help soften the visual impact of the electrical charging ground equipment from the roadway. No additional lighting is proposed as part of this proposal.

Staff has determined that the proposed use of the site for an EV station is consistent with the approved use of the site as a vehicle fueling station and recommends approval. If the Plan Commission is comfortable with the proposed building, site, and operation plan, a suggested motion has been prepared at the beginning of this report.

Respectfully submitted by:

Peter Wagner, ACP Development Director







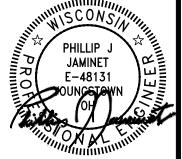




P78149

INSTALLATION OF ELECTRIC VEHICLES CHARGING EQUIPMENT PILOT TRAVEL CENTER 324 13712 NORTHWESTERN AVENUE





FRANKSVILLE, WI 53126 PROJECT DESCRIPTION SITE INFORMATION **VICINITY MAP AERIAL MAP** <u>APN:</u> 104042230022001, 8.63 ACRES **EV SITE ADDRESS:** Norco Manufacturing **13712 NORTHWESTERN AVENUE** FRANKSVILLE, WI 53126 INSTALL (1) CT CABINET INSTALL (1) 350KW DELTA DISPENSER COUNTY: RACINE **INSTALL (1) 350KW DELTA POWER CABINE** PILOT TRAVEL CENTERS LLC P.O. BOX 54470 **LATITUDE (NAD83): LEXINGTON, KY 40555** 42° 46' 43.0"N **DRAWING INDEX** SHEET TITLE SHEET NO. POWER COMPANY: **WE ENERGIES OVERALL SITE PLAN** P78149 - F ELECTF 13712 N FRA C-103 ENLARGED SITE PLAN C-104 ADA / GRADING SITE PLAN EROSION AND SEDIMENT CONTROL PLAN **CONTACT ENGINEER:** PHILLIP J. JAMINET **DETAILS OWL SERVICES** 888 W BIG BEAVER RD, #200, D-502 DETAILS TROY, MI, 48084 DETAILS owlservices.com (800) 233-0294 **BUILDING CODES AND STANDARDS** Phill.Jaminet@owlservices.com **ELECTRICAL ENLARGED SITE PLAN** APPLICABLE CODES ELECTRICAL SINGLE LINE DIAGRAM **ELECTRICAL CONDUIT DETAILS** ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: **ELECTRICAL SPECIFICATIONS** 2015 INTERNATIONAL BUILDING CODE **ELECTRICAL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES** 2017 NATIONAL ELECTRICAL CODE E-6 **ELECTRICAL CUTSHEETS** 2013 WISCONSIN ACCESSIBILITY CODE 2009 NATIONAL FIRE CODE **ELECTRICAL GROUNDING DETAILS ELECTRICAL GENERAL CONSTRUCTION NOTES** IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL SWITCHBOARD CUT SHEETS PROPERTY SURVEY (FOR REFERENCE ONLY) 09/05/25 SHEET TITLE **ZONING INFORMATION**

PERMITTING JURISDICTION: VILLAGE OF CALEDONIA **ZONING CLASS: B-3 - COMMERCIAL SERVICE DISTRICT**

ZONE X, AREA OF MINIMAL FLOOD RISK FLOOD ZONE HAZARD:

CALL BEFORE YOU DIG

Know what's below.

Call before you dig.

LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY

DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS

ENGINEER OF RECORD

PHILLIP J. JAMINET

PE# E-48131

OWL eMOBILITY

SHEET NUMBER

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

CONTRACTOR NOTE

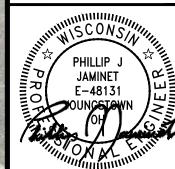
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY

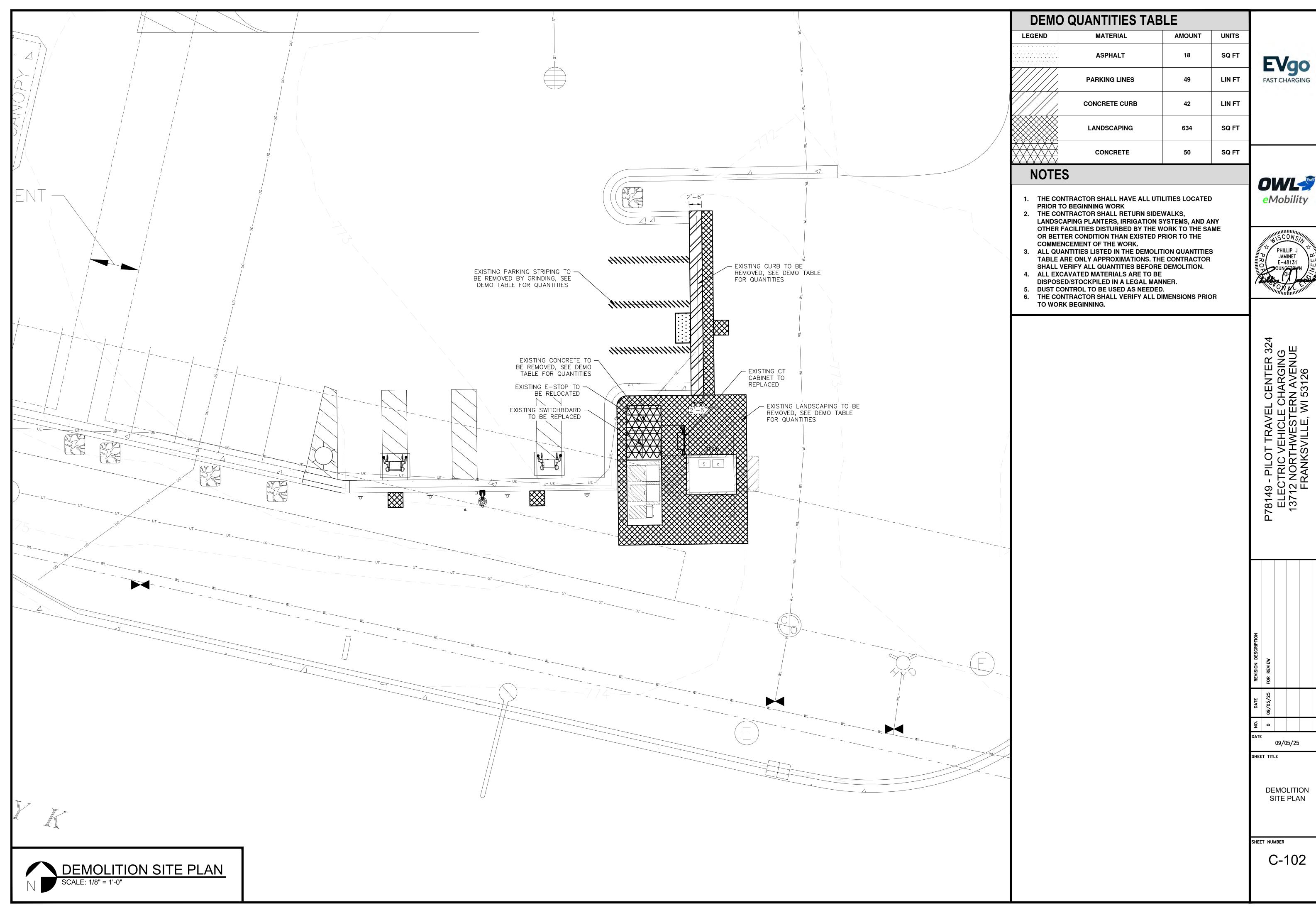
COVER SHEET

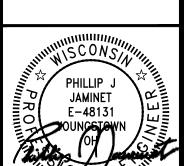


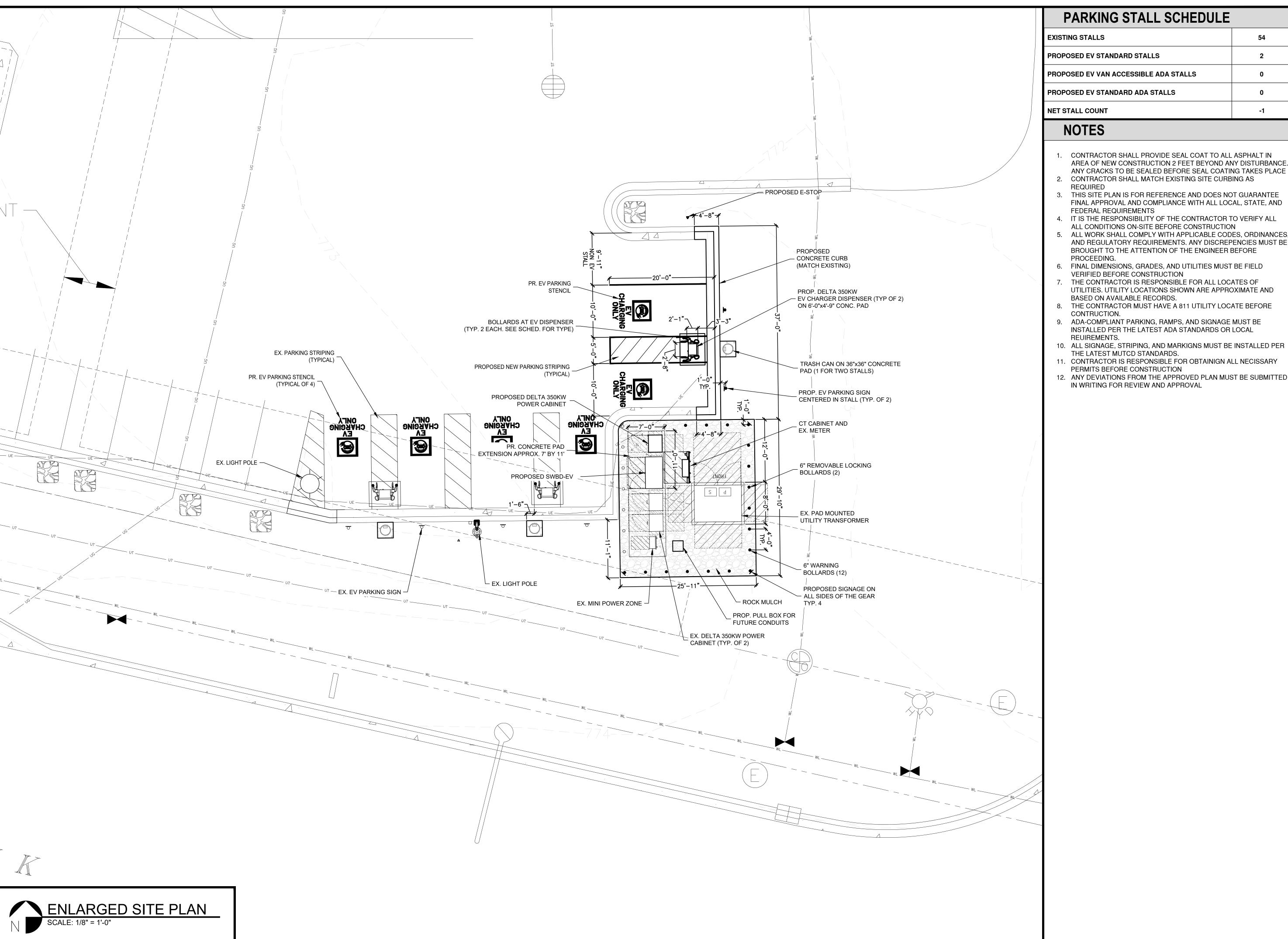










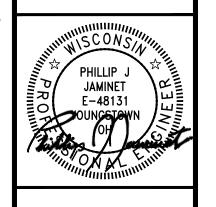




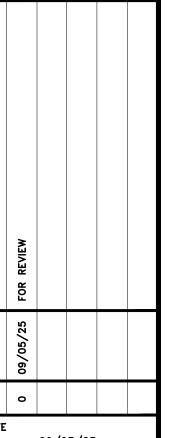
- AREA OF NEW CONSTRUCTION 2 FEET BEYOND ANY DISTURBANCE. ANY CRACKS TO BE SEALED BEFORE SEAL COATING TAKES PLACE
- CONTRACTOR SHALL MATCH EXISTING SITE CURBING AS
- FINAL APPROVAL AND COMPLIANCE WITH ALL LOCAL, STATE, AND
- 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES,
- BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE
- FINAL DIMENSIONS, GRADES, AND UTILITIES MUST BE FIELD
- 7. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES OF UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND
- 8. THE CONTRACTOR MUST HAVE A 811 UTILITY LOCATE BEFORE
- INSTALLED PER THE LATEST ADA STANDARDS OR LOCAL

- 12. ANY DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED





VEL CENTER 324 LE CHARGING TERN AVENUE , WI 53126 P78149 - F ELECTF 13712 N FRA



09/05/25

SHEET TITLE

ENLARGED

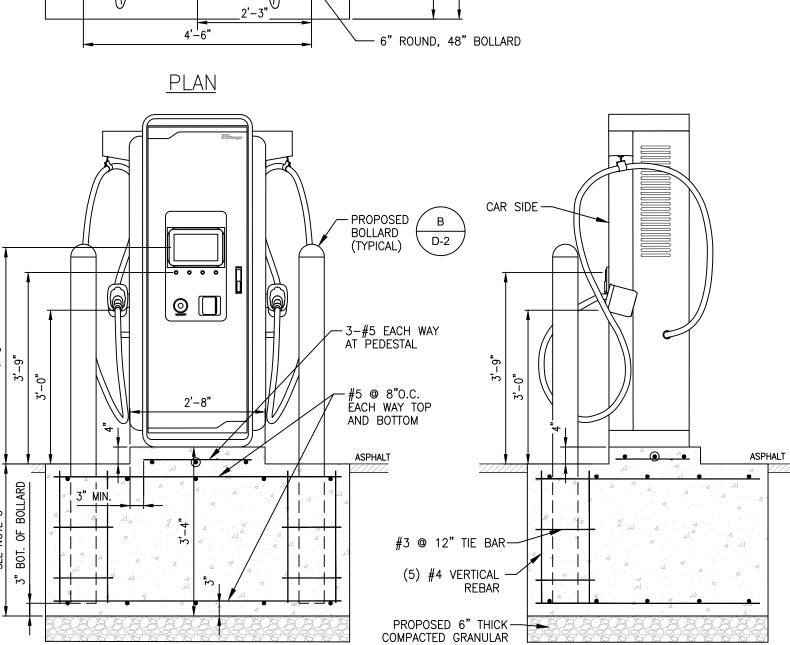
SITE PLAN

SHEET NUMBER

C-103

1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6" 2. CONTRACTOR TO FIELD VERIFY THE ANCHOR SPACING PER MANUFACTURER'S 3. CONTRACTOR TO REFER TO THE INSTALLATION MANUAL FOR ANCHORAGE AND CONDUIT ENTRY DETAILS. <u>FRONT</u> EV DISPENSER DETAIL (350KW) 1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6" 2. CONTRACTOR TO FIELD VERIFY THE ANCHOR SPACING PER MANUFACTURER'S INSTALLATION MANUAL. 3. CONTRACTOR TO REFER TO THE INSTALLATION MANUAL FOR ANCHORAGE AND CONDUIT ENTRY DETAILS.

6'-0" 3'-0"



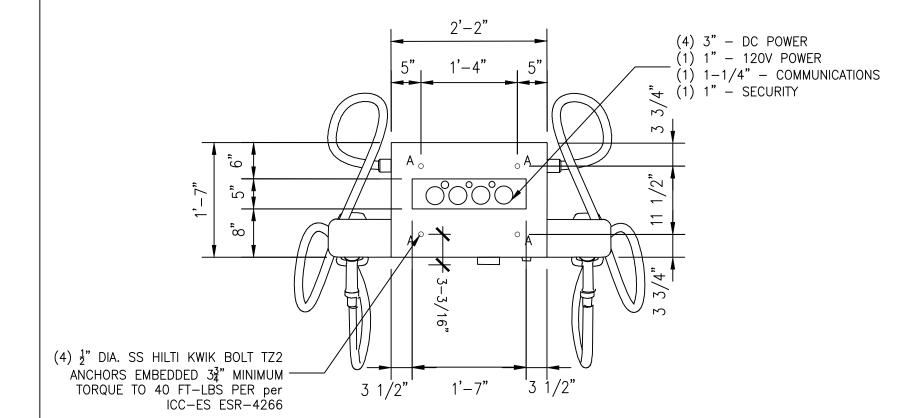
EV DISPENSER FOOTING DETAIL (350KW)

BACKFILL (TYPICAL)

- 1. CONTRACTOR TO DRILL FOUR HOLES FOR INSTALLING THE CHARGER. CUT A RECTANGLE WITH A WIDTH OF 457.2 MM (18.00") AND A DEPTH OF 127 MM (5.00") FOR HOLDING THE POWER CABLES AND THE ETHERNET CABLE.

 2. CONTRACTOR TO DRILL 4 HOLES INTO THE CEMENT BASE AT THE INDICATED POSITIONS

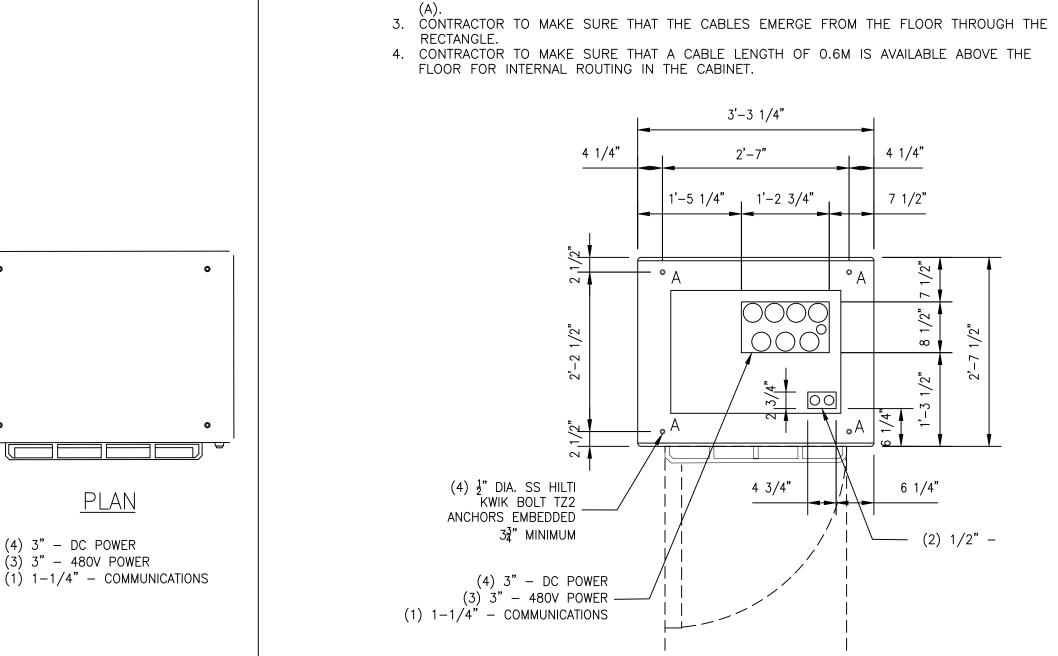
- 4. CONTRACTOR TO MAKE SURE THAT A CABLE LENGTH OF 0.6M IS AVAILABLE ABOVE THE FLOOR FOR INTERNAL ROUTING IN THE CABINET.



EV DISPENSER CABINET ANCHORAGE

SEE NOTE 1

NO SCALE



<u>PLAN</u>

(4) 3" - DC POWER

(3) 3" – 480V POWER

3'-3 1/4" 2'-7" 1'-5 1/4" 1'-2 3/4" (4) ½" DIA. SS HILTI KWIK BOLT TZ2 _ 6 1/4" ANCHORS EMBEDDED 3¾" MINIMUM (2) 1/2" -(4) 3" - DC POWER (3) 3" - 480V POWER -(1) $1-1/4^{"}$ - COMMUNICATIONS

1. CONTRACTOR TO DRILL FOUR HOLES FOR INSTALLING THE CHARGER. CUT A RECTANGLE

WITH A WIDTH OF 368.3 MM (14.75") AND A DEPTH OF 370.459 MM (8.50") FOR

HOLDING THE POWER CABLES AND THE ETHERNET CABLE.

2. CONTRACTOR TO DRILL 4 HOLES INTO THE CEMENT BASE AT THE INDICATED POSITIONS

POWER CABINET ANCHORAGE AND CONDUIT ENTRY DETAIL (350KW) NO SCALE

1. SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS SECTION 1 FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS. TYPICAL BOTTOM VIEW LAYOUT OF (1) SWITCHBOARD BAY. 2. SEE ELEVATION IN REFERENCED SEE NOTE 1. SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION. 3. 3. MINIMUM 10-1/2" CONCRETE EDGE DISTANCE REQUIRED FOR - 5/8" DIA. MOUNTING HOLES OFFSET 3" FROM SIDES PROPOSED ANCHORAGE. (TYPICAL) - FRONT OF SWITCHBOARD BAY **BOTTOM VIEW** (PROVIDED BY EV GO) - PROPOSED SWITCHBOARD ASSEMBLY CABINET — HEAVY DUTY NUT — BELLEVILLE WASHER 2.94" - BASE CHANNEL 4 -(16) 1/2" DIA HILTI KWIK BOLT TZ SS 304/316 MECHANICAL ANCHOR WITH MINIMUM EFFECTIVE a. A. 4 EMBEDMENT OF 3-1/4" (ESR# 1917), OR ENGINEER ÀPPRÖVED ÉQUAL - PROPOSED CONCRETE SLAB

SECTION 1

SWITCHBOARD MOUNTING DETAIL

P78149 - F ELECTF 13712 N FRA

EVgo

FAST CHARGING

OWL

*e*Mobility

PHILLIP J JAMINET E-48131

09/05/25 SHEET TITLE

DETAILS

D-501

SHEET NUMBER

POWER CABINET DETAIL (350KW)

SIDE

NO SCALE

FRONT

OPERABLE PARTS OF DISPENSER SHALL
NOT EXCEED 48" ABOVE PARKING SURFACE.

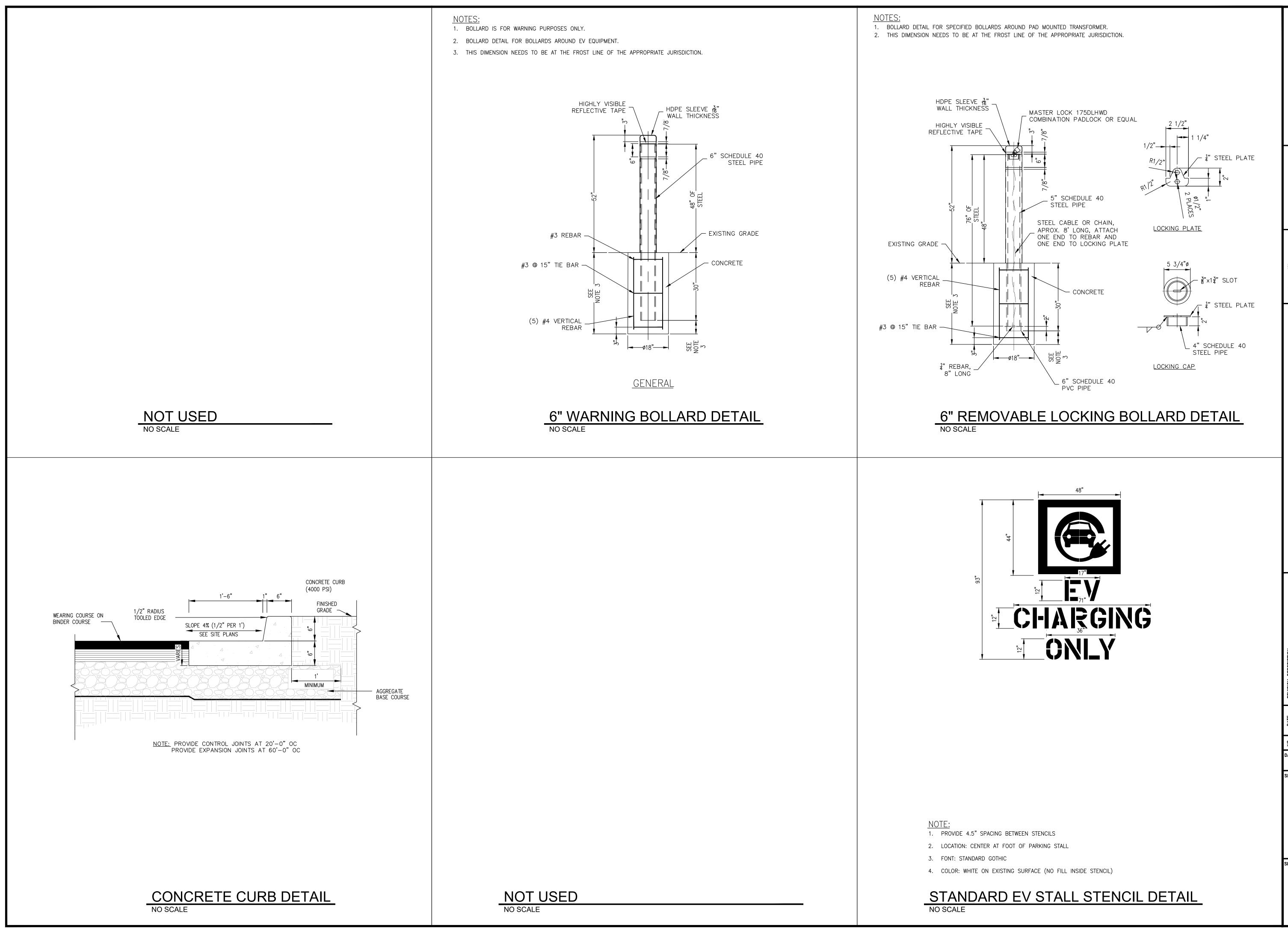
2. BOLLARDS ARE FOR WARNING PURPOSE ONLY.

3. DISPENSER IS CENTERED ON PAD.

ENSURE A 3-INCH MINIMUM CONCRETE

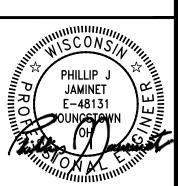
COVERAGE FROM EXPOSURE AROUND ALL REBAR. THIS DIMENSION NEEDS TO BE AT THE FROST LINE FOR THE APPROPRIATE JURISDICTION.

AND CONDUIT ENTRY DETAIL (350KW)



EVgo FAST CHARGING





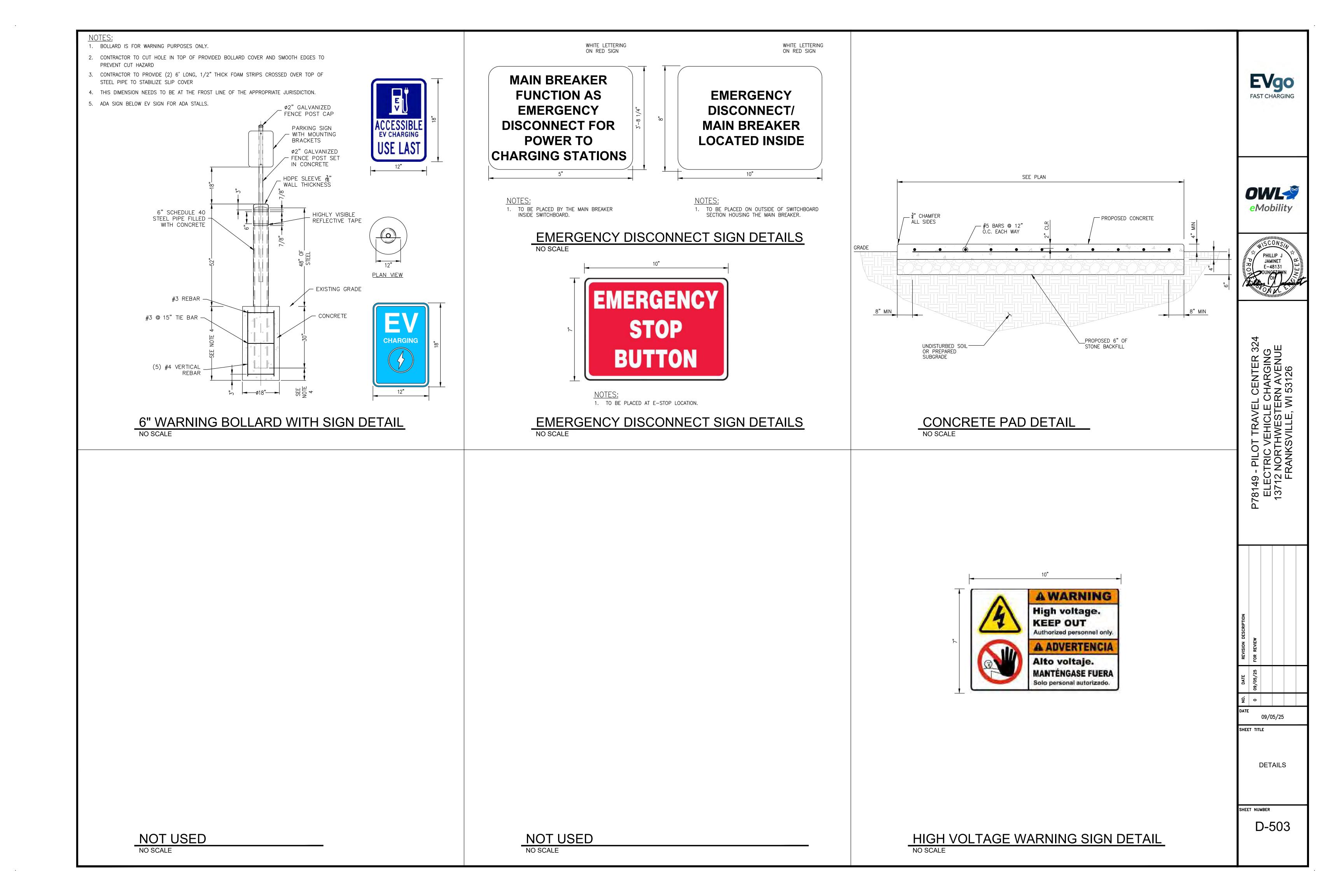
- PILOT TRAVEL CENTER 324 TRIC VEHICLE CHARGING NORTHWESTERN AVENUE RANKSVILLE, WI 53126

09/05/25

DETAILS

SHEET NUMBER

D-502



BUILDING CODES AND STANDARDS A.BUILDING CODE 2015 OF WISCONSIN	
B.INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION AS ADOPTED AND MODIFIED ETHE BUILDING CODE OF WISCONSIN	BY
C.AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)—MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7)	

ES (ASCE 7) D. FOR ALL OTHER REFERENCED STANDARDS, USE THE LATEST EFFECTIVE VERSION.

·	
DESIGN CRITERIA AND LOADS A. RISK CATEGORY	II
B. DEAD LOADS 1. DISPENSER	706 LB 1184 LB
C.SNOW LOADS	
1. GROUND SNOW LOAD (P	15 PSF 1.0
D. WIND LOADS 1. BASIC WIND SPEED (V ULT)	83 MPH
E. EARTHQUAKE DESIGN DATA 1. SEISMIC OCCUPANCY CATEGORY 2. SEISMIC IMPORTANCE FACTOR (I _e) 3. S _S 4. S ₁ 5. SITE CLASS 6. SPECTRAL RESPONSE COEFFICIENTS	1.0
0.500	0 173

GENERAL REQUIREMENTS

7. SEISMIC DESIGN CATEGORY

FABRICATING MATERIALS. NOTIFY STRUCTURAL ENGINEER OF RECORD (SEOR) OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK

A. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR

- B.DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
- C.CIVIL/STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS INCLUDING BUT NOT LIMITED TO ELECTRICAL AND EQUIPMENT MANUFACTURER DRAWINGS.

0.150

- D. DETAILS LABELED "TYPICAL" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THE DETAILS ARE REFERENCED AT EACH LOCATION NOTIFY EXISTING STRUCTURES AND FACILITIES WHICH ARE TO REMAIN.
- E. BEFORE PROCEEDING WITH ANY WORK WITHIN THE PROJECT AREA, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING STRUCTURE AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACINGS, SHORING AND OTHER SAFEGUARDS TO MAKE ALL PARTS OF EXISTING STRUCTURES AND FACILITIES IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF EXISTING STRUCTURES AND FACILITIES WHICH ARE TO REMAIN.
- F. THE CONTRACT CIVIL/STRUCTURAL DOCUMENTS REPRESENT THE FINISHED PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES REQUIRED TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING THE CONSTRUCTION; INCLUDING BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, FORMS AND SCAFFOLDING,

SHORING OF RETAINING WALLS AND OTHER TEMPORARY SUPPORTS AS REQUIRED. COMPLY WITH APPLICABLE REQUIREMENTS OF OSHA AND OTHER GOVERNING BODIES HAVING JURISDICTION AT THE SITE.

G.LOADINGS FOR ELECTRICAL EQUIPMENT ARE BASED ON THE UNITS SHOWN ON THE ELECTRICAL DRAWINGS, ANY CHANGES IN TYPE, SIZE OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE SEOR FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.

FOUNDATIONS

A. GEOTECHNICAL REPORT NOT PROVIDED. FOUNDATION DESIGN IS BASED ON THE ASSUMED BEARING CAPACITY LISTED BELOW BASED ON IBC TABLE 1806.2 FOR TYPE ML AND CL MATERIAL

B.NET ALLOWABLE SOIL BEARING CAPACITY1500 PSF

- C. THE CONTRACTOR SHALL PROVIDE AND OPERATE DEWATERING EQUIPMENT AND BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS AND WORK AREAS IN DRY CONDITION.
- D. ARRANGE FOR A QUALIFIED PERSON TO MONITOR CUT AND FILL OPERATIONS, PERFORM FIELD DENSITY TESTS, AND INSPECT BEARING AREAS FOR FOUNDATIONS PRIOR TO PLACEMENT OF ANY CONCRETE.
- E. ALL BACKFILL AND TRENCHING OPERATIONS SHALL COMPLY WITH ALL CURRENT AND APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING OF THE NEW AND EXISTING CONSTRUCTION DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT ANY DAMAGE DUE TO BACKFILLING AND TRENCHING.
- G.DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.
- H.PROTECT PIPES AND CONDUITS RUNNING THROUGH WALLS AND SLABS WITH ½ INCH EXPANSION MATERIAL. AT CONFLICTS BETWEEN BURIED PIPES AND CONDUITS THROUGH FOUNDATIONS, CONTACT SEOR.
- I. COORDINATE WITH ELECTRICAL CONTRACTOR AND ELECTRICAL ONE-LINE DIAGRAM FOR PROPER BONDING OF THE FOOTING REINFORCEMENT TO THE GROUNDING SYSTEM.

CAST-IN-PLACE CONCRETE

A. STANDARDS

- 1. ACI 117R/117R- SPECIFICATIONS FOR TOLERANCES FOR CONCRETE
- CONSTRUCTION AND MATERIALS AND COMMENTARY. 2. ACI 301- SPECIFICATIONS FOR STRUCTURAL CONCRETE
- 3. ACI 305R- HOT WEATHER CONCRETE
- 4. ACI 306.1- STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING
- 5. ACI 308.1 STANDARD SPECIFICATIONS FOR CONCRETE CURLING 6. ACI 318/318R- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND
- COMMENTARY
- 7. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)— MANUAL OF STANDARD PRACTICE.

B. MATERIALS

- 1. CONCRETE MIXTURES SHALL BE THE NORMAL WEIGHT TYPE (145 PCF) AND DESIGNED PER ACI 318 USING THE FOLLOWING PARAMETERS, LIMIT FLY ASH AND SLAG 25% OF TOTAL CEMENT.
 - 28 DAY COMPRESSIVE STRENGTH (f'c) 4,000 PSI
 - CATEGORY F CLASS F3 (AIR ENTRAINMENT REQUIRED)
 - CATEGORY S CLASS
 - CATEGORY W CLASSW1
 - CATEGORY C CLASSC2
- 2. NO CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES SHALL BE USED IN ANY CONCRETE. MIX MATERIALS SHALL COMPLY WITH THE FOLLOWING:
 - PORTLAND CEMENTASTM C150 ■ FLY ASHASTM C618 CLASS C OR F
 - SLAG CEMENTASTM C969 GRADE 100 OR 120

- NORMAL WEIGHT AGGREGATEASTM C33 CLASS 3S
- WATERASTM C94 POTABLE AIR—ENTRAINING.....ASTM C260
- 3. CHEMICAL ADMIXTURES MUST BE CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER ADMIXTURES AND THAT DO NOT CONTRIBUTE WATER-SOLUBLE CHLORINE IONS EXCEEDING THOSE ALLOWED IN HARDENED CONCRETE.
- 4. STEEL REINFORCEMENT:
- i. DEFORMED BARS, ASTM A615 GRADE 60.
- ii. DEFORMED BARS, ASTM A706, GRADE 60 WELDABLE iii.CHAIRS SHALL BE GALVANIZED STEEL OR PLASTIC.
- 5. ACCESSORIES
 - iv.DOWELS AND ANCHOR GROUT: SIKADUR 32 HI MOD OR APPROVED EQUAL. v. CONTRACTION OR CONSTRUCTION JOINT SEALANT: SIKADUR 51 SL OR
 - APPROVED EQUAL.
 - vi.ISOLATION JOINT SEALANT: SIKAFLEX-1a OR APPROVED EQUAL. vii. PREMOLDED EXPANSION JOINT FILLER(PMF): HOMEX 300 OR APPROVED

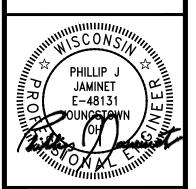
- C.EXECUTION a. UNLESS NOTED OTHERWISE MAINTAIN THE FOLLOWING CONCRETE COVER FOR REINFORCEMENT.
 - CONCRETE CAST AGAINST EARTH3 INCHES CONCRETE EXPOSED TO THE WEATHER:
 - #5 AND SMALLER BARS1 ½ INCHES
 - #6 AND LARGER BARS2 INCHES
 - b. STEEL REINFORCING SHALL BE FABRICATED ACCORDING TO CRSI.
 - c. ALL REINFORCEMENT SHALL BE SUPPORTED AND HELD IN PLACE BY MANUFACTURED STEEL WIRE OR PLASTIC BAR SUPPORTS IN ACCORDANCE WITH CRSI. USE OF ANY OTHER MATERIALS WITHOUT WRITTEN AUTHORIZATION BY THE SEOR IS PROHIBITED.
 - d. PROVIDE STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE.
 - e. RESHAPING OF BARS AFTER INITIAL BENDING IS NOT PERMITTED
 - f. PROVIDE CLASS "B" REINFORCEMENT SPLICES FOR CONTINUOUS REINFORCEMENT, REINFORCEMENT SPLICES AND DEVELOPMENT LENGTHS SHALL BE ACCORDANCE WITH ACI318.
 - g. WHERE REQUIRED AND UNLESS NOTED OTHERWISE, PROVIDE DOWELS TO MATCH SIZE AND SPACING OF MAIN REINFORCEMENT.
 - h.DO NOT WELD REINFORCEMENT IN THE FIELD UNLESS SPECIFIED ON THE DRAWINGS OR APPROVED BY SEOR.
 - i. FORMWORK MAY BE OMITTED FOR FOUNDATIONS PROVIDED EARTH IS FIRM AND STABLE AND CONCRETE SURFACES WILL NOT BE EXPOSED TO PUBLIC VIEW. EXCAVATIONS SHALL BE CUT NEAT AND ACCURATE TO SIZE. LOOSE AND UNSTABLE MATERIALS SHALL BE COMPACTED OR REMOVED.
 - i. COORDINATE PLACEMENT OF CAST-IN-PLACE EMBEDMENTS AND ANCHOR RODS WITH A TEMPLATE, SECURELY ATTACH EMBEDMENT ITEMS TO FORMWORK OR REINFORCING.
 - k. PLACE CONCRETE IN ONE LAYER OR IN HORIZONTAL LAYERS OF SUCH THICKNESS SO THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED ENOUGH TO CAUSE SEAMS OR PLACES OF WEAKNESS (COLD
 - I. PROVIDE CONSTRUCTION, CONTRACTION AND ISOLATION JOINTS AS INDICATED ON DRAWINGS. HORIZONTAL CONSTRUCTION JOINTS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED OR APPROVED BY SEOR.

- m. SURFACE OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.
- n.UNLESS NOTED OTHERWISE, CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4
- o. BEGIN CURING PROCEDURES IMMEDIATELY AFTER COMPLETING PLACEMENT AND CONTINUE FOR AT LEAST SEVEN (7) ACCEPTABLE DAYS. CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES AND MECHANICAL INJURY.
- p. UNCOATED ALUMINUM MATERIALS ARE NOT PERMITTED TO BE EMBEDDED IN CONCRETE.
- q. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE MIXTURE ON SITE UNLESS WATER IS WITHHELD AT THE PLANT AND NOTED AS SUCH ON THE BATCH TICKET, ONLY THE AMOUNT WITHHELD MAY BE ADDED ON SITE.
- r. ALL CONCRETE SHALL BE VIBRATED BY MECHANICAL VIBRATORS.

A. THE DESIGN OF THE FUELING STRUCTURE AND FOUNDATIONS SHALL BE BY THE MANUFACTURER AS A DELEGATED ENGINEERING SUBMITTAL SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.







49 --EC⁻ 712 I 814 EL 137

AND STANDARDS

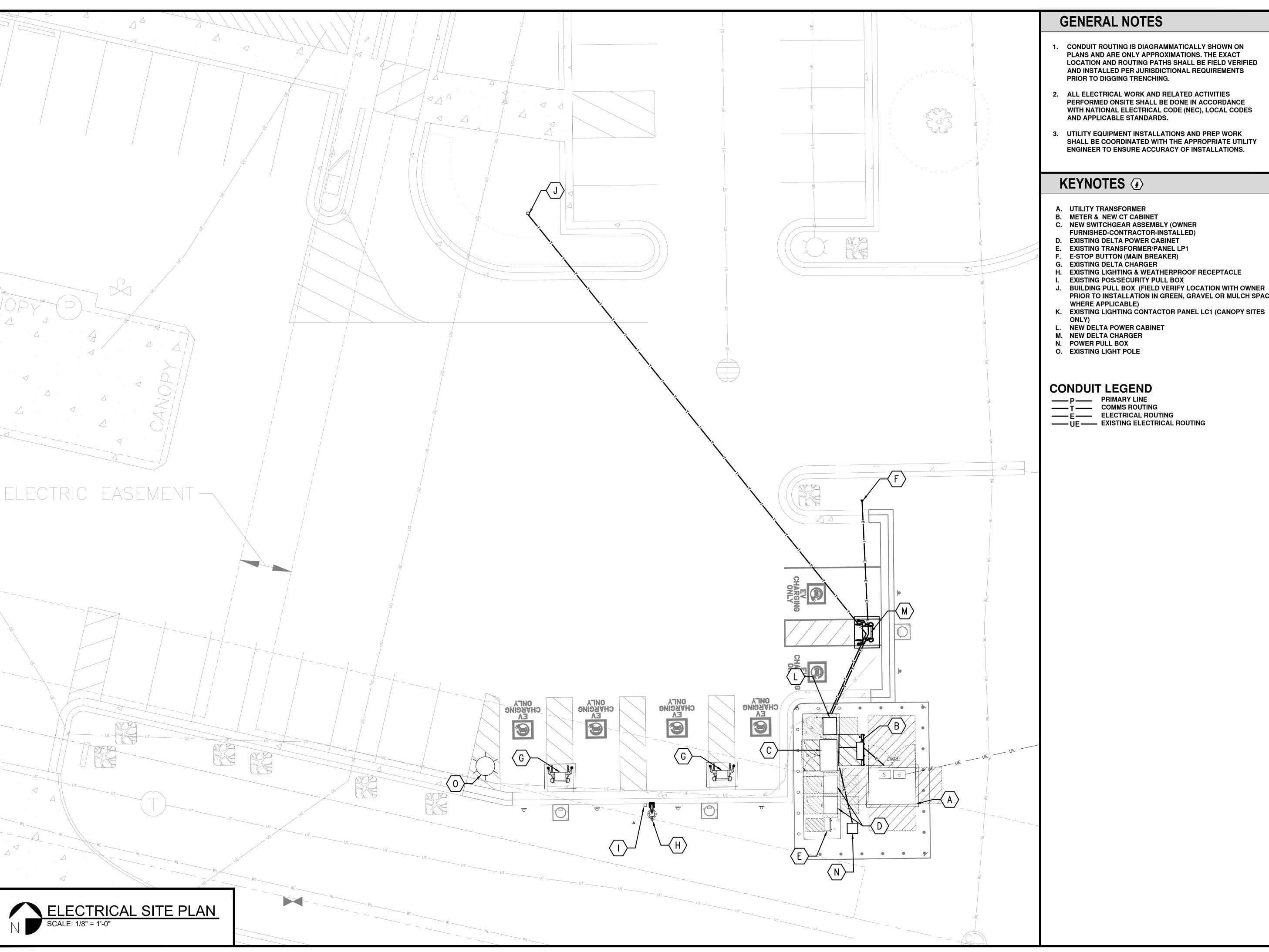
BUILDING CODES

09/05/25

SHEET TITLE

SHEET NUMBER

D-504

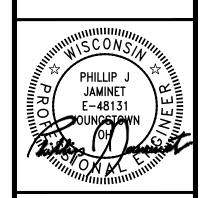


- . CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS
- PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC), LOCAL CODES
- 3. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.

- J. BUILDING PULL BOX (FIELD VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION IN GREEN, GRAVEL OR MULCH SPACE

EVgo FAST CHARGING





FOR REVIEW		
09/05/25		
0		

ELECTRICAL ENLARGED SITE PLAN

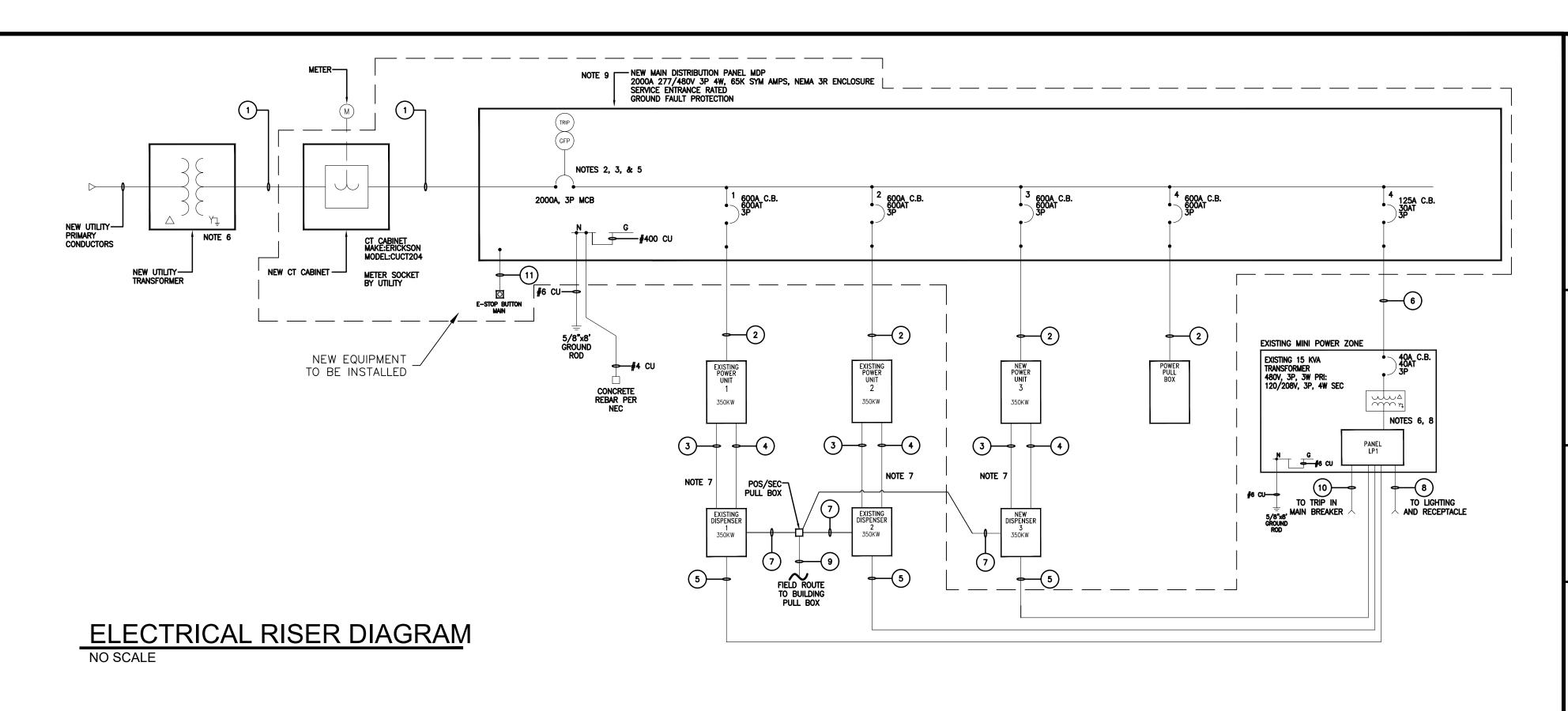
SHEET NUMBER

		CONDU	IT AND WIRIN	G SCHE	EDULE
	FROM	KEY NOTE E-1	то	KEY NOTE E-1	CONFIGURATION
1	UTILITY TRANSFORMER (BY OTHERS)	A	SWITCHBOARD	C	(4) 600 KCMIL CU (THWN-2) IN EACH OF (5) 4" SCH 40 PVC CONDUIT UPDATE QTY TO MATCH NEW SERVICE SIZE
2	SWITCHBOARD	(C)	DELTA POWER UNIT	D	(3) 350 KCMIL CU (THWN-2) + (1) #1 AWG CU (THWN-2) EGC IN EACH OF (2) 3" SCH 40 PVC CONDUIT
3	DELTA POWER UNIT	D	DELTA CHARGER (DC POWER)	G	(2) 350 KCMIL CU (XHHW-2) 1KV + (1) #1 AWG CU (XHHW-2) EGC IN EACH OF (4) 3" SCH 40 PVC CONDUIT
4	DELTA POWER UNIT	D	DELTA CHARGER (COMMUNICATION)	G	(1) OWNER PROVIDED COMM CABLE IN (1) 1-1/4" SCH 40 PVC CONDUIT
5	TRANSFORMER/PANEL LP1	E	DELTA CHARGER (AUXILIARY POWER)	G	(2) #10 AWG CU (THWN-2) + (1) #10 AWG CU (THWN-2) EGC IN (1) 1" SCH 40 PVC CONDUIT
6	SWITCHBOARD	(C)	TRANSFORMER/PANEL LP1	E	(3) #10 AWG CU (THWN-2) + (1) #10 AWG CU (THWN-2) EGC IN (1) 1" SCH 40 PVC CONDUIT
7	DELTA CHARGER (COMMUNICATION)	G	POS/SECURITY PULL BOX		(1) 1" SCH 40 PVC CONDUIT WITH PULL WIRE
					LIGHTING (2) #12 AWG CU (THWN-2) + (1) #12 AWG CU (THWN-2) EGC
8	TRANSFORMER/PANEL LP1	E	LIGHTING AND RECEPTACLE	H	RECEPTACLE (2) #12 AWG CU (THWN-2) + (1) #12 AWG CU (THWN-2) EGC
					BOTH IN (1) 1.5" SCH 40 PVC CONDUIT
9	POS/SECURITY PULL BOX		BUILDING PULL BOX (FIELD ROUTE)	J	(2) 1" SCH 40 PVC CONDUIT WITH PULL WIRES
10	TRANSFORMER/PANEL LP1	E	SWITCHGEAR (MAIN BKR. CONTROLS)	C	(2) #14 AWG CU (THWN-2) + (1) #14 AWG CU (THWN-2) EGC IN EACH OF (1) 1" SCH 40 PVC CONDUIT
11)	SWITCHGEAR (MAIN BKR. SECTION SHUNT MODULE & CONTROLS)	(c)	E-STOP BUTTON FOR MAIN BREAKER	F	(2) #14 AWG CU (THWN-2) + (1) #14 AWG CU (THWN-2) EGC IN EACH OF (1) 1" SCH 40 PVC CONDUIT

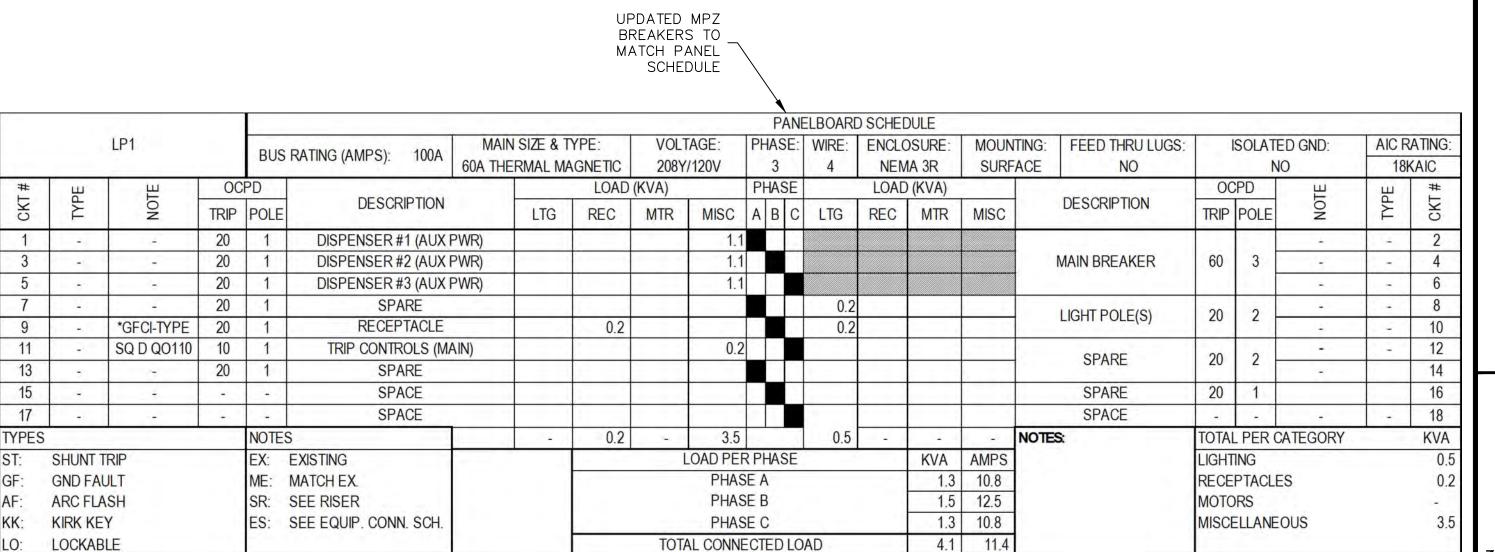
4 - 1744	FAULT CURRENT SCHEDUL	E
FAULT#	LOCATION	FAULT CURRENT (A)
F1	UTILITY XFMR SECONDARY	48,105 A
F2	UTILITY XFMR TO SWITCHBOARD	46,596 A
F3	SWBRD TO EV CHGR/PWR UNIT	16,437 A
F4	SWITCHBOARD TO MPZ	15,254 A
F5	MPZ SECONDARY (LP1 208V PANEL)	1,653 A

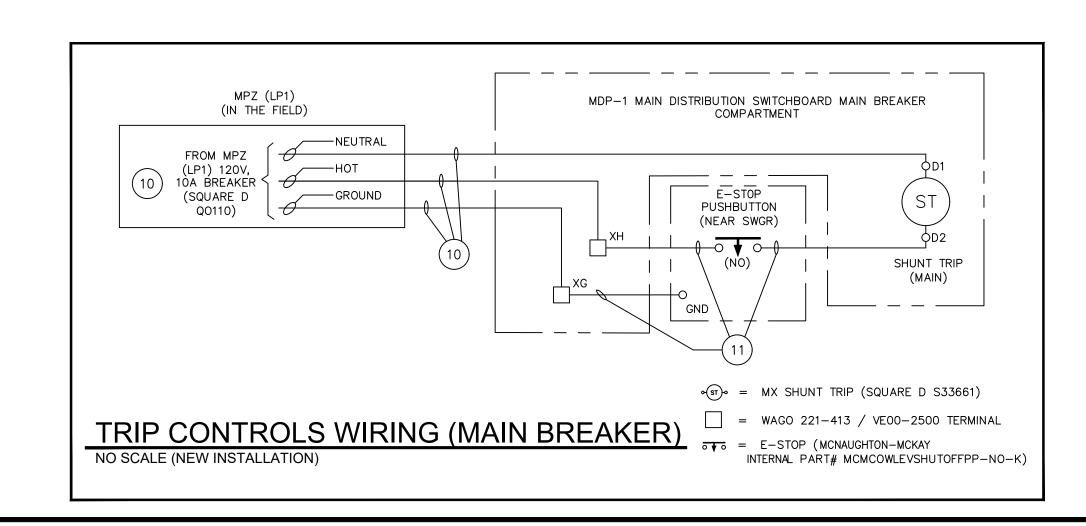
NOTES

- I. METER PLACEMENT, CT CABINET AND FINAL SWITCHGEAR/DISTRIBUTION DESIGN TO BE COORDINATED ACCORDING TO UTILITY REQUIREMENTS. CONTRACTOR TO PROVIDE METER SOCKET (METER ENCLOSURE) PER LISTED ON LOCAL UTILITY'S APPROVED METER ENCLOSURE LIST.
- 2. THE MAIN CIRCUIT BREAKER IN THIS SWITCHGEAR SHALL BE 100% RATED.
- 3. PROVIDE GROUND FAULT PROTECTION (GFP) FOR EQUIPMENT PER NEC ARTICLE
- 4. SEE UTILITY POWER MANUAL FOR ADDITIONAL INFORMATION.
- 5. THIS SWITCHGEAR IS INSTALLED WITH AN ENERGY REDUCTION MAINTENANCE SWITCH (ERMS) AT THE MAIN BREAKER FOR ARC FLASH MITIGATION PER NEC ARTICLE 240.87.
- 6. PER NEC TABLE 250.66 AND NEC ARTICLES 250.66 (A) AND (C), THE UTILITY TRANSFORMER GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE 3/0 AWG COPPER (THWN-2) AND THE MINI POWER ZONE GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE #6 AWG COPPER (THWN-2).
- 7. THE DELTA 350KW DISPENSERS AND POWER CABINETS ARE CERTIFIED AS A SYSTEM. REGARDLESS OF WHAT TYPE OF PROTECTION IT IS, NO ADDITIONAL PROTECTION OR MEANS OF DISCONNECT WILL BE INSTALLED BETWEEN THE
- 8. THE MINI POWER ZONE AND ITS INTEGRAL COMPONENTS (TRANSFORMER, INTERCONNECTING CABLES, AND LIGHTING PANEL) ARE CERTIFIED AS A SYSTEM. THE 208 OR 240 VOLT AMPERE INTERRUPTING CAPACITY (AIC) RATING IS SHOWN TO PORTRAY THE EQUIVALENT FAULT CURRENT ON THE LIGHTING PANEL. THE INTERRUPTING RATING OF 18KAIC IS FOR THE INTEGRAL LIGHTING PANEL ITSELF.
- 9. THE SERVICE EQUIPMENT SHALL BE FIELD MARKED IN COMPLIANCE WITH ALL REQUIREMENTS STATED IN NEC ARTICLES 110.24(A) AND 230.70(B).
- O. NORMALLY, INSTALL ONLY A CONDUIT WITH A PULL STRING TERMINATING AT A PULL-BOX ALTERNATIVELY INCLUDE DISPENSER E-STOP BUTTON FOR SITES THAT DON'T HAVE AN INTEGRATED E-STOP WITHIN THE DISPENSER OR FOR NEVI SITES
- 11. IF CANOPY SITE, INSTALL (1) 1" CONDUIT FROM POS/SECURITY BOX TO NEARBY CANOPY COLUMN UP TO CEILING OF CANOPY TERMINATE IN JUNCTION BOX.
- 12. UNLESS DRIVEN BY AN AHJ OR JURISDICTIONAL REQUIREMENTS CABLE COLORING SHALL FOLLOW THESE STANDARDS: AC L1-BROWN, AC L2-ORANGE, AC L3-YELLOW, AC EG-GREEN, (DCA+)-RED, (DCA-)-BLACK, (DCB+)-BLUE, (DCB-)-PINK (IF NOT READILY AVAILABLE USE ORANGE WITH BLACK SHRINK WRAP TAPE ON BOTH ENDS), DC EG-GREEN.



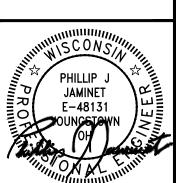
MAIN:	2000A	VOL	TAGE:	480V/277V	PH:	3		WIRE:	4								
MTG:	FLOOR		AIC:	65K				2.117.1			_						
CKT	CIRCUIT BR		AKER	DECORPTION		LO	AD (KVA	4)	P	PHAS	E						
#	FRAME	TRIP	POLE	DESCRIPTION	LTG	REC	MTR	MISC	Α	В	С						
				SEONN DELTA				125.4		++							
1	600	600	3	350KW DELTA				125.4									
				POWER UNIT				125.4									
2 600 600		T. j		350KW DELTA				125.4									
	600	600 3	00 600	3	POWER UNIT	-			125.4								
													POWER UNIT				125.4
	3 600 600	600 60		l 5 i		350KW DELTA				125.4		1					
3			600	600 3	600 3					125.4							
	- 11			POWER UNIT				125.4		[7]							
1				MINI POWER				1.3									
4	125	30	3	ZONE				1.5	B.								
				ZUNE	1	- 7		1.3									
					0	0	0	1132.52									
CON	NECTED	LOAD	(KVA):	1132.5				AMPS	5	K)	VA						
DE	MAND LO	AD (K	VA):	1132.5		PH	IASE A	1362.6	3	37	7.4						
						PH	ASE B	1363.3	3	37	7.6						
CONN	ECTED L	OAD (AMPS):	1362.2		PH	ASE C	1362.6	3	37	7.4						
DEMAND LOAD (AMPS):		1362.2	2 NOTES:														



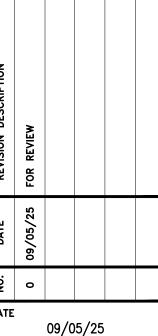








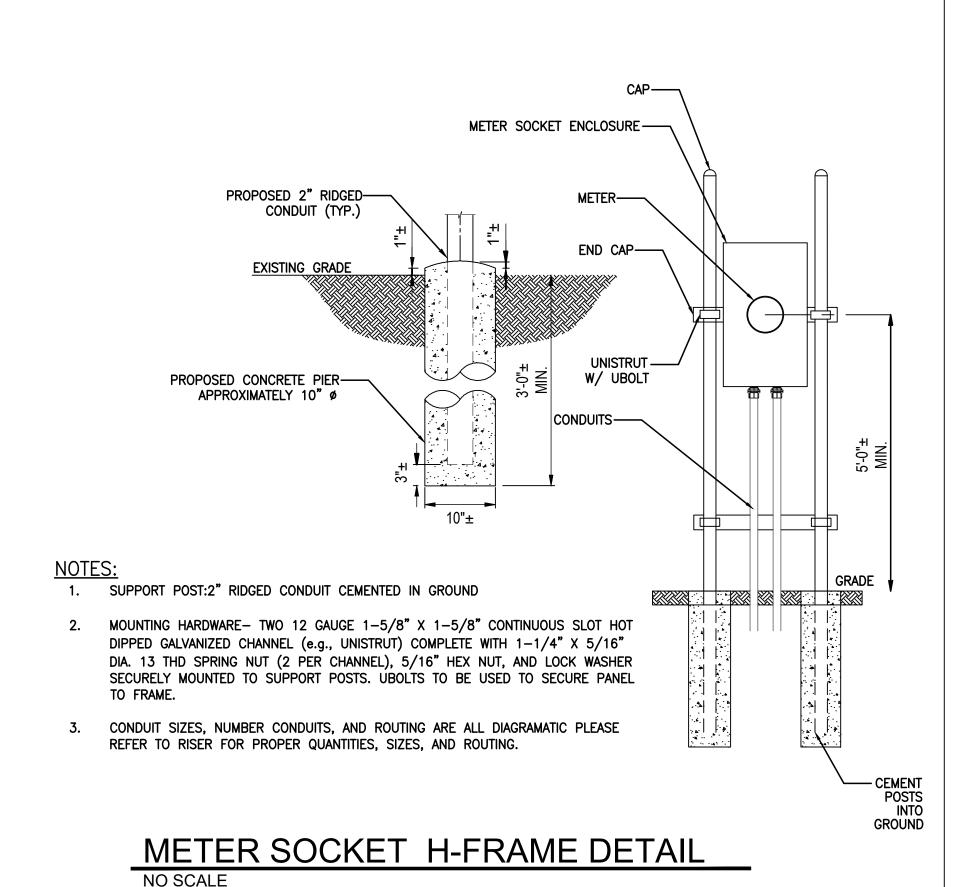
P78149 - PILOT TRAVEL CENTER 32 ELECTRIC VEHICLE CHARGING 13712 NORTHWESTERN AVENUE FRANKSVILLE, WI 53126

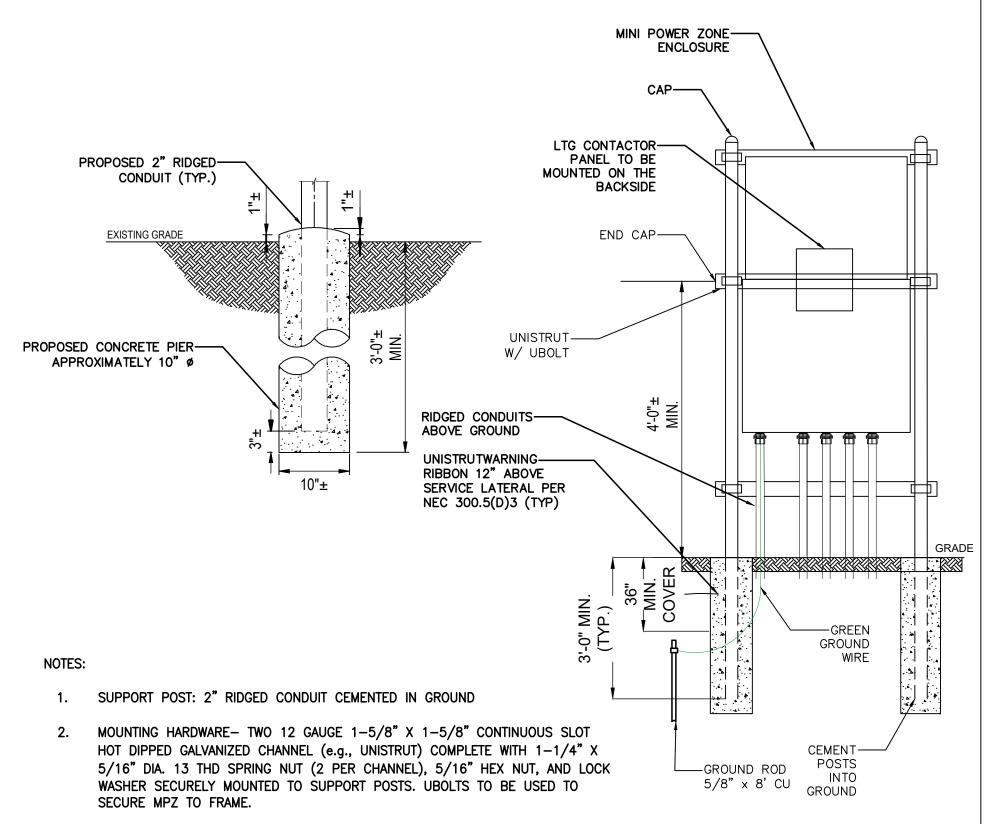


DATE
09/05/25
SHEET TITLE

ELECTRICAL SINGLE LINE DIAGRAM

SHEET NUMBER





MINI POWER ZONE H-FRAME DETAIL

CONDUIT SIZES, NUMBER CONDUITS, AND ROUTING ARE ALL DIAGRAMATIC PLEASE

REFER TO E-3 FOR PROPER QUANTITIES, SIZES, AND ROUTING.

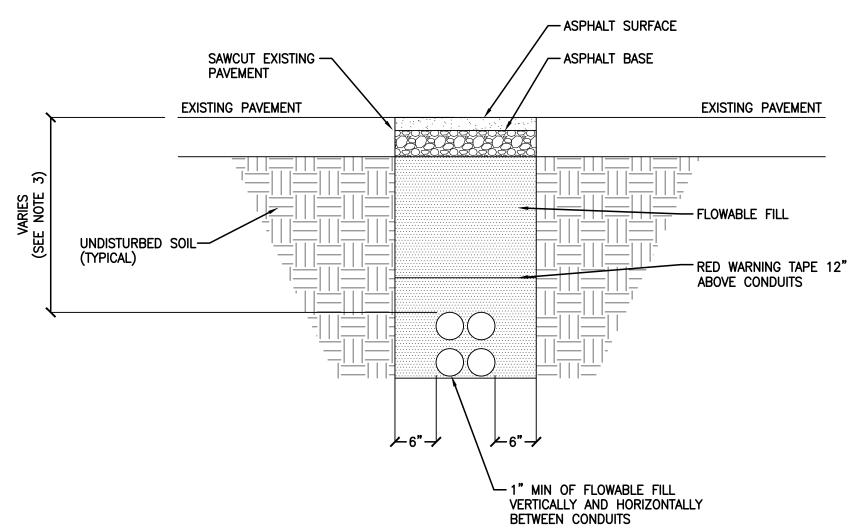
- NATIVE SOD EXISTING GRADE EXISTING GRADE - NATIVE BACKFILL,
6" LIFT MAXIMUM, PLATE TAMP
(1/2"), 95% COMPACTION MIN. UNDISTURBED SOIL-(TYPICAL) RED WARNING TAPE 12"
ABOVE CONDUITS HAND TAMPED 1/2 GRANULAR BACKFILL 1" MIN OF GRANULAR BACKFILL VERTICALLY AND HORIZONTALLY BETWEEN CONDUITS

NOTES:

1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.

- 2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
- 3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
- 4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.
- 5. WHERE CONDUITS WHERE CONDUITS TURN UP, INSURE CONDUITS ARE SUPPORTED BY AN H-FRAME STRUCTURE AND C-CLAMPS FOR UNDERGROUND STRUCTURAL INTEGRITY

TYPICAL NON-UTILITY CONDUIT UNDER SOIL TRENCH NO SCALE



1. ASPHALT SHALL COMPLY WITH STANDARD DOT OR LOCAL JURISDICTION SPEC. FOR HMA SURFACE COURSE.

2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.

3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER

LOCAL JURISDICTION REQUIREMENTS.

4. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.

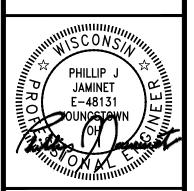
5. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

6. WHERE CONDUITS WHERE CONDUITS TURN UP, INSURE CONDUITS ARE SUPPORTED BY AN H-FRAME STRUCTURE AND C-CLAMPS FOR UNDERGROUND STRUCTURAL INTEGRITY

> TYPICAL NON-UTILITY CONDUIT UNDER ASPHALT TRENCH

FAST CHARGING





P78149 - F ELECTF 13712 N FRA

09/05/25 SHEET TITLE

ELECTRICAL CONDUIT **DETAILS**

SHEET NUMBER

ELECTRICAL SPECIFICATIONS

260500 - GENERAL REQUIREMENTS

- A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS. CONTRACTOR IS TO INFORM ENGINEER OF ANY EXISTING WORK OR MATERIALS THAT VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE BY THIS CONTRACTOR AND AT NO EXPENSE TO THE OWNER.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING BUILDING CONSTRUCTION STANDARDS
- C. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. IF A CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON THE DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.
- D. ANY EQUIPMENT, PARTS, MATERIALS, ACCESSORIES, OR LABOR THAT IS NECESSARY FOR PROPER PERFORMANCE OF THE ELECTRICAL WORK, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL WITHOUT ADDITIONAL COST.
- E. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME THAT THE ELECTRICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER. AND IS UNDER CARE. CUSTODY. AND CONTROL OF THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION AND SERVICING OF THE EQUIPMENT.
- F. ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITERS' LABORATORIES INC. MATERIALS SHALL BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS AND APPROVED RULES AND REGULATIONS OF NEMA AND SHALL BEAR THE UL INSPECTION LABEL. MATERIAL AND APPARATUS FOR LIKE SHALL BE BY THE SAME MANUFACTURER.
- G. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE, SAFE INSTALLATION OF ALL ELECTRICAL WORK. THE SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- 1. PROVIDING OF LIGHT FIXTURES AND LAMPS INCLUDING EXIT AND EMERGENCY LIGHTING AND ALL ASSOCIATED COMPONENTS AND BRANCH CIRCUITING.
- PROVIDING OF NEW RACEWAY AND CONDUCTORS FOR LIGHTING AND POWER.
- CUTTING, CHANNELING AND CHASING REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION AND
- 4. PROVIDING OF CONDUIT, JUNCTION BOXES, PULL BOXES, ETC., REQUIRED FOR THE AFOREMENTIONED
- EQUIPMENT. 5. GROUNDING OF ALL EQUIPMENT AS REQUIRED BY NATIONAL ELECTRICAL CODE AND AS SHOWN ON THE
- 6. PROVIDING RECEPTACLES, LIGHT SWITCHES, DISCONNECT SWITCHES, OUTLET BOXES, CONTACTORS AND OTHER WIRING DEVICES INCLUDING RELATED BRANCH CIRCUIT WIRING
- 7. PROVIDING ENGRAVED LAMICOID NAMEPLATES FOR NEW PANELBOARDS, SWITCHES, CABINETS, MOTOR STARTERS. ETC.
- J. FOLLOW THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 LATEST EDITION, OR AS REQUIRED BY THE ARCHITECTS DOCUMENTS AND/OR ENGINEERS DOCUMENTS.
- K. SUBMIT SHOP DRAWINGS CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT ALL CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS. PROVIDE A MINIMUM OF SIX (6) COPIES OF 8-1/2"X11" SUBMISSIONS AND ONE (1) REPRODUCIBLE AND ONE (1) PRINT OF ALL DRAWINGS.
- CONTRACTOR SHALL REVISE DRAWINGS TO CONFORM TO RECORD DRAWINGS AND SUBMIT AS-BUILT CONDITION (DEVICES, EQUIPMENT, CIRCUITRY, ETC.), DRAWINGS UPON COMPLETION OF THE PROJECT.
- M. SUBSTITUTE MATERIAL OR MANUFACTURER OF EQUIPMENT SHALL NOT BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL TO THE ENGINEER THAT INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS. ANY CHANGES IN LAYOUT, ELECTRICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS, OR DESIGN DUE TO THE USE OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER.
- N. DEFINITIONS:
 - 1. "ELECTRICAL CONTRACTOR". "THIS CONTRACTOR" THE PARTY OR PARTIES HAVE BEEN DULY AWARDED THE CONTRACT FOR AND ARE THEREBY MADE RESPONSIBLE FOR THE ELECTRICAL WORK AS DESCRIBED
 - 2. "ARCHITECT", "ENGINEER", "OWNER'S REPRESENTATIVE" THE PARTY OR PARTIES RESPONSIBLE FOR INTERPRETING, ACCEPTING AND OTHERWISE RULING ON THE PERFORMANCE UNDER THIS CONTRACT.
 - 3. "FURNISH" PURCHASE AND DELIVER TO THE PROJECT SITE COMPLETE WITH EVERY NECESSARY APPURTENANCE AND SUPPORT, ALL AS PART OF THE ELECTRICAL WORK.
 - 4. "INSTALL" UNLOAD AT THE DELIVERY POINT AT THE SITE AND PERFORM EVERY OPERATION NECESSARY TO ESTABLISH SECURE MOUNTING INSTALLATION AND CORRECT OPERATION AT THE PROPER LOCATION IN THE PROJECT. ALL AS PART OF THE ELECTRICAL WORK.
 - 5. "PROVIDE" "FURNISH" AND "INSTALL"
 - 6. "RELOCATE" MOVE EXISTING EQUIPMENT/DEVICES/FIXTURE AND ALL ACCESSORIES AS REQUIRED, INCLUDING THE EXTENSION OF EXISTING OR PROVIDING NEW CIRCUIT/CONDUCTORS/WIRING AS REQUIRED.
 - 7. "REMOVE" DISMANTLE AND CART AWAY FROM SITE INCLUDING ALL RELATED ACCESSORIES. ALL OTHER EQUIPMENT AND OPERATIONS IN ANY WAY EFFECTED BY THE REMOVAL IS TO REMAIN IN FULL OPERATION. PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN SUCH OPERATION.
- S. ACCEPTABLE MANUFACTURERS: DISCONNECT SWITCHES: SIEMENS, GE OR SQUARE "D" FUSES: BUSSMAN, GOULD SHAWMUTT RACEWAY: NATIONAL WIRE PRODUCTS, TRIANGLE OR REPUBLIC WIRE/CABLE: ROME PHELPS DOGGE, GENERAL CABLE, SIMPLEX PANELBOARDS: SIEMENS, GE OR SQUARE "D". JUNCTION/PULL BOXES: APPLETOWN ELECTRIC, CROUSE HINDS OR O.Z./ GEDNEY CO. FIRE STOP MATERIAL: HILTI, 3M (NOTE: MATERIAL MUST BE ACCEPTABLE TO LOCAL AHJ) FITTINGS, COUPLINGS, BUSHINGS, CONNECTORS: OZ GEDNEY, BURNDY, NEPCO, THOMAS AND BETTS

260519 - WIRE AND CABLE

A. ALL CONDUCTORS SHALL BE COPPER. TYPE THHN/THWN-2 OR XHHW-2 INSULATED AS SPECIFIED. ALL CONDUCTORS SHALL HAVE 600 VOLT AC RATED OR 1,000 VOLT DC RATED INSULATION UNLESS SPECIFIED DIFFERENTLY. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID WIRE. CONDUCTORS AND #8 AWG AND LARGER SHALL BE STRANDED WIRE.

- B. METAL CLAD CABLE (TYPE MC) IS NOT ALLOWED.
- C. BRANCH CIRCUIT WIRE SIZE: THE MINIMUM WIRE SIZE FOR BRANCH CIRCUIT SHALL BE #12 AWG EXCEPT 120 VOLT CIRCUITS OVER 80 FEET IN LENGTH SHALL BE 10# AWG. REFER TO DRAWINGS FOR FURTHER WIRE SIZING INFORMATION.
- D. PROVIDE ALL BRANCH CIRCUITS WITH DEDICATED GROUND WIRES.
- PROVIDE FLAMEPROOF IDENTIFICATION TAGS IN ALL JUNCTION BOXES. PULL BOXES AND PANELBOARDS FOR ALL FEEDERS, BRANCH CIRCUIT AND CONTROL WIRING. TAGS SHALL IDENTIFY CONDUCTOR SIZES, SOURCE AND TERMINATION POINTS.
- H. INSTALL NO MORE THAN 3 BRANCH CIRCUITS IN ONE CONDUIT OR HOMERUN UNLESS OTHERWISE NOTED.

260526 - GROUNDING AND BONDING OF ELECTRICAL SYSTEMS

- A. <u>SERVICE</u>: PROVIDE COMPLETE SYSTEM OF GROUND CONDUCTORS, ELECTRODES, AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND ELECTRIC SERVICE.
- B. EQUIPMENT: GROUND NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL SYSTEM. PROVIDE A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH CIRCUITS, SIZED IN ACCORDANCE WITH THE OVER CURRENT PROTECTIVE DEVICE SERVING THAT FEEDER OR BRANCH CIRCUIT.

<u> 260533 – RACEWAY</u>

- A. CONDUIT FOR BRANCH CIRCUIT SHALL BE PVC SCH. 40 WITH COMPRESSION FITTINGS SIZED PER DRAWING, 3/4" MINIMUM. (MAXIMUM 3 CIRCUITS PER HOMERUN EXCEPT AS NOTED).
- B. FLEXIBLE STEEL CONDUIT MAY BE USED ONLY FOR:
 - SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE.
 - FOR FINAL CONNECTION TO MOTOR TERMINAL BOX. TRANSFORMERS AND OTHER VIBRATING EQUIPMENT: WITH POLYVINYL SHEATHING AND GROUND CONDUCTOR. MINIMUM LENGTH 18 IN (457.2mm). WITH SLACK. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.
 - FOR EXPANSION JOINT CROSSINGS. CROSS AT RIGHT ANGLES AND ANCHOR ENDS.
- CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.
- C. EXPANSION FITTINGS: INSTALL AT RIGHT ANGLES WITH CLIP CENTERED IN EXPANSION JOINT. PROVIDE LENGTH OF RUNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- D. RACEWAYS PASSING THROUGH FIRE-RATED CONSTRUCTION: SEAL OPENING WITH FIRE SEALANT AS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING.
- E. PROVIDE FISH OR PULL WIRE IN ALL EMPTY CONDUITS OVER 10 FEET (3048mm) LONG.
- F. MAINTAIN GROUND CONTINUITY OF ALL INTERRUPTED RACEWAYS WITH GROUND CONDUCTOR.
- G. ALL WIRING WITHIN ELECTRICAL CLOSET AND IN BUILDINGS CORE CEILINGS SHALL BE INSTALLED IN CONDUIT.
- H. INSTALL ACCESSIBLE JUNCTION AND PULLBOXES CLEAR OF OTHER TRADES AND SUPPORTED FROM BUILDING STRUCTURE INDEPENDENT OF CONDUIT.
- I. OUTDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED:
 - EXPOSED CONDUIT: GRC. RNC-TYPE EPC-40-PVC. RNC-TYPE EPC-80-PVC.
 - CONCEALED CONDUIT, ABOVEGROUND: GRC, EMT, RNC-TYPE EPC-40-PVC.
 - 3. UNDERGROUND CONDUIT: RNC-TYPE EPC-40-PVC/TYPE EPC-80-PVC, DIRECT BURIED, CONCRETE

260534 - PULL BOXES, JUNCTION BOXES AND OUTLET BOXES

- J. PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.
- K. PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED. TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN RACEWAY BETWEEN CABLE ACCESS POINTS, THE ACCESSIBILITY OF CABLE JOINTS AND SPLICES. AND THE APPLICATION OF CABLE SUPPORTS.
- L. PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.
- M. ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX. IF NECESSARY AND APPROVED BY ARCHITECT. PROVIDE ACCESS DOOR OR COVERPLATES IN AREAS WHERE UNOBSTRUCTED ACCESS IS NOT POSSIBLE.
- N. USE WEATHERPROOF BOXES, JUNCTION BOXES AND DEVICES FOR ALL REQUIRED WEATHERPROOF INSTALLATION.

260573 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

- A. COMPUTER SOFTWARE DEVELOPERS. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
 - SKM SYSTEMS ANALYSIS, INC.
 - ESA, INC. CGI CYME.
 - EDSA MICRO CORPORATION.
 - 5. OPERATION TECHNOLOGY, INC.
- B. CALCULATE THE MAXIMUM AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES RMS SYMMETRICAL AT CIRCUIT BREAKER POSITIONS OF THE ELECTRICAL POWER DISTRIBUTION SYSTEM. THE CALCULATION SHALL BE FOR A CURRENT IMMEDIATELY AFTER INITIATION AND FOR A THREE-PHASE BOLTED SHORT CIRCUIT.
- C. CALCULATIONS TO VERIFY INTERRUPTING RATINGS OF OVERCURRENT PROTECTIVE DEVICES SHALL COMPLY WITH IEEE 141.

- D. PERFORM COORDINATION STUDY USING APPROVED COMPUTER SOFTWARE PROGRAM. PROVIDE A WRITTEN REPORT USING RESULTS OF FAULT-CURRENT STUDY. COMPLY WITH IEEE 399.
- 1. CALCULATE THE MAXIMUM AND MINIMUM 1/2-CYCLE SHORT-CIRCUIT CURRENTS.
- 2. CALCULATE THE MAXIMUM AND MINIMUM INTERRUPTING DUTY (5 CYCLES TO 2 SECONDS) SHORT-CIRCUIT
- 3. CALCULATE THE MAXIMUM AND MINIMUM GROUND-FAULT CURRENTS.
- F. COMPLY WITH IFFF 241 RECOMMENDATIONS FOR FAULT CURRENTS AND TIME INTERVALS.
- F. TRANSFORMER PRIMARY OVERCURRENT PROTECTIVE DEVICES:
- DEVICE SHALL NOT OPERATE IN RESPONSE TO THE FOLLOWING:
- INRUSH CURRENT WHEN FIRST ENERGIZED.
- SELF-COOLED, FULL-LOAD CURRENT OR FORCE-AIR-COOLED, FULL-LOAD CURRENT, WHICHEVER IS SPECIFIED FOR THAT TRANSFORMER.
- 1.c. PERMISSIBLE TRANSFORMER OVERLOADS ACCORDING TO IEEE C57.96 IF REQUIRED BY UNUSUAL LOADING OR EMERGENCY CONDITIONS.
- DEVICE SETTINGS SHALL PROTECT TRANSFORMERS ACCORDING TO IEEE C57.12.00. FOR FAULT CURRENTS.
- G. CONDUCTOR PROTECTION: PROTECT CABLES AGAINST DAMAGE FROM FAULT CURRENTS ACCORDING TO ICEA P-32-382, ICEA P-45-482, AND CONDUCTOR MELTING CURVES IN IEEE 242.

260574 - ARC-FLASH HAZARD ANALYSIS STUDY

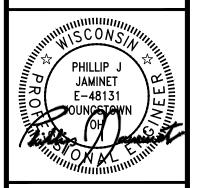
- A. THE CONTRACTOR SHALL FURNISH AN ARC FLASH HAZARD ANALYSIS STUDY PER THE REQUIREMENTS SET FORTH IN NFPA 70E - STANDARD FOR SAFETY IN THE WORKPLACE. THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA70E-2004, ANNEX.
- B. THE FLASH PROTECTION BOUNDARY AND THE INCIDENT ENERGY SHALL BE CALCULATED AT ALL SIGNIFICANT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, PANELBOARDS, BUSWAY AND SPLITTERS) WHERE WORK COULD BE PERFORMED ON ENERGIZED PARTS.
- C. SAFE WORKING DISTANCES SHALL BE BASED UPON THE CALCULATED ARC FLASH BOUNDARY CONSIDERING AN INCIDENT ENERGY OF 1.2 CAL/CM².
- D. ARC FLASH CALCULATIONS SHALL BE BASED ON ACTUAL OVERCURRENT PROTECTIVE DEVICE CLEARING TIME. MAXIMUM CLEARING TIME WILL BE CAPPED AT 2 SECONDS BASED ON IEEE 1584-2002 SECTION B.1.2. WHERE IT IS NOT PHYSICALLY POSSIBLE TO MOVE OUTSIDE OF THE FLASH PROTECTION BOUNDARY IN LESS THAN 2 SECONDS DURING AN ARC FLASH EVENT A MAXIMUM CLEARING TIME BASED ON THE SPECIFIC LOCATION SHALL BE UTILIZED.
- E. CONTRACTOR SHALL PROVIDE A 3.5" (91MM) X 5" (129MM) THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED.
- F. ALL LABELS WILL BE BASED ON RECOMMENDED OVERCURRENT SETTINGS AND WILL BE PROVIDED AFTER THE RESULTS OF THE ANALYSIS HAVE BEEN PRESENTED TO THE OWNER AND AFTER ANY SYSTEM CHANGES. UPGRADES, OR MODIFICATIONS HAVE BEEN INCORPORATED IN THE SYSTEM.
- G. THE LABEL SHALL INCLUDE THE FOLLOWING INFORMATION, AT A MINIMUM:
 - LOCATION DESIGNATION.
 - NOMINAL VOLTAGE.
- 3. FLASH PROTECTION BOUNDARY.
- 4. HAZARD RISK CATEGORY. INCIDENT ENERGY.
- WORKING DISTANCE.
- ENGINEERING REPORT NUMBER . REVISION NUMBER AND ISSUE DATE.
- H. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS.
 - 1. FOR EACH SWITCHBOARD AND PANELBOARD, ONE ARC FLASH LABEL SHALL BE PROVIDED.
- I. THE WORKPLACE ELECTRICAL SAFETY STANDARD SHALL BE FOLLOWED FOR THE ARC-FLASH CALCULATION, STUDIES AND ARC-FLASH LABELS AS THE MAIN STANDARD.

GENERAL NOTES (FOR NEVI SITES ONLY)

- A. THIS PROJECT INCLUDES INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SPECIFICALLY DC FAST CHARGERS. ENSURE CONSTRUCTION IS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS AND REQUIREMENTS OF THE P3 AGREEMENT.
- B. THE NEVI DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ELECTRICAL UTILITY THE TRANSFORMER AND TRANSFORMER PAD VAULT DELIVERY TIMING, SIZING, AND TYPE, IN ADDITION TO ANCILLARY REQUIRED ELECTRICAL METERING AND SERVICE EQUIPMENT.







CENTER 324 SHARGING RN AVENUE I 53126 49 - F ECTI 712 N FR 814 ELI I37

09/05/25 SHEET TITLE

ELECTRICAL **SPECIFICATIONS**

SHEET NUMBER

ELECTRICAL GENERAL NOTES 1. ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED. 2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT. 3. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE DRAWINGS. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTERLINE OF BOX): A. RECEPTACLES (WALL MOUNTED) - 18 A.F.F. 4. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE TO MAKE HIMSELF AWARE OF EXISTING CONDITIONS BEFORE SUBMITTING HIS PRICE. 5. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. ALL RATINGS OF DISCONNECT SWITCHES AND OR FUSES/ OVER-CURRENT DEVICES SHALL BE SIZED IN ACCORDANCE WITH CODE FOR THE LOADS SERVED PER DESIGN DRAWINGS. 6. NO LOW VOLTAGE WIRING SHALL BE PERMITTED IN THE SAME RACEWAY AS LINE VOLTAGE POWER WIRING. 7. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE. 8. AT ALL EMPTY CONDUITS PROVIDE BUSHINGS AT ENDS AND DRAG WIRES. 9. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSPECTION APPROVAL CERTIFICATE TO OWNER UPON COMPLETION OF WORK. 10. CIRCUIT ASSIGNMENTS FOR, RECEPTACLES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE DESIGNATED BY THE NUMBER SHOWN ADJACENT TO THESE DEVICES / EQUIPMENT. PROVIDE CONDUITS, WIRES AND BOXES REQUIRED TO ENERGIZE THE EQUIPMENT AS SHOWN. 11. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CIRCUIT NUMBERS ARE INTENDED TO BE USED FOR QUANTITIES AND FOR DESIGNATING WHAT OUTLETS (FIXTURES, EQUIPMENT, ETC.) WILL BE ON THE SAME CIRCUIT. CONTRACTOR SHALL REARRANGE CIRCUITS PER FIELD CONDITIONS SO THAT LOAD

DRAWINGS PER SPECIFICATIONS.

CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS.

13. 3/4" (21MM) SHALL BE THE MINIMUM CONDUIT INSTALLED.

VALUES FOR EACH PHASE DO NOT EXCEED CODE REQUIREMENTS AND TO BALANCE THE LOADS AT THE PANELS PER SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITS WITH PROPER PHASE SEQUENCES FOR EVERY REQUIRED NEUTRAL WIRE THAT IS SHARED. ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL AFFECTED CIRCUITS, LABEL EACH OUTLET COVER WITH ACTUAL

PANEL DESIGNATION AND CIRCUIT NUMBER, AND PROVIDE AS-BUILT PANEL DIRECTORIES AND

12. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING

ABBREVIATIONS

A, AMP	AMPERE	EMT	ELECTRICAL METAL TUBING	N	NEUTRAL
ADA	AMERICANS WITH DISABILITIES ACT	FACP	FIRE ALARM CONTROL PANEL	NC	NORMALLY CLOSED
AF	AMPERE FRAME	FBO	FURNISH BY OTHER DIVISION OF WORK	NO	NUMBER
AFF	ABOVE FINISH FLOOR	FCO	FUSE CUTOUT BOX	NTS	NOT TO SCALE
AHJ	AUTHORITY HAVING JURISDICTION	FCS	FIRE COMMAND STATION	OL	OVERLOAD DEVICE
AIC	AMPS INTERRUPTING CAPACITY	FSD	FIRE SMOKE DAMPER	P	POLE
AT	AMPERE TRIP	FU	FUSE	PNL	PANEL
ATS	AUTOMATIC TRANSFER SWITCH	FL	FLOOR	Ø	PHASE
AWG	AMERICAN WIRE GAUGE	FLEX	FLEXIBLE	RA	RETURN AIR
BLDG	BUILDING	FT	FEET OR FOOT	RG, RAG	RETURN AIR GRILLE
BMS	BUILDING MANAGEMENT SYSTEM	GA	GAUGE	SN SN	SOLID NEUTRAL
С	CONDUIT	G, GRD	GROUND	SPCP	STAIR PRESSURIZATION SYSTEM
CAT	CATALOG	GC	GENERAL CONTRACTOR		CONTROL PANEL
СВ	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	STP	STAIR PRESSURIZATION
CD	CANDELA	HID	HIGH INTENSITY DISCHARGE	SW	SWITCH
CFSD	COMBINATION FIRE/SMOKE DAMPER	HP	HORSEPOWER	SWBD	SWITCHBOARD
CKT	CIRCUIT	HVAC	HEATING, VENTILATING &	TEL	TELEPHONE
CLG	CEILING		AIR CONDITIONING	TYP	TYPICAL
CO	CONDUIT ONLY	HZ	HERTZ	UON	UNLESS OTHERWISE NOTED
CU	COPPER	IC	INTERRUPTING CAPACITY	UL	UNDERWRITERS LABORATORIES
DACS	DIGITAL ALARM COMMUNICATION SYSTEM	JB	JUNCTION BOX	UV	ULTRAVIOLET
DACT	DIGITAL ALARM COMMUNICATION TERMINAL	LEMCS	LOCAL EMERGENCY CONTROL SYSTEM	VESDA	VERY EARLY SMOKE DETECTION
DGP	DATA GATHERING PANEL	LTG	LIGHTING		APPARATUS
DIFF	DIFFERENTIAL	MCB	MAIN CIRCUIT BREAKER	V	VOLTAGE
DISC	DISCONNECT	MECH	MECHANICAL	VDC	DIRECT CURRENT VOLTAGE
DN	DOWN	MER	MECHANICAL EQUIPMENT ROOM	VFD	VARIABLE FREQUENCY DRIVE
DWG	DRAWING	MIN	MINIMUM	WP	WEATHER PROOF
ELEC	ELECTRICAL	MLO	MAIN LUGS ONLY		

MOUNTED

POWER AND SIGNAL DEVICE LEGEND

ELEVATOR MACHINE ROOM

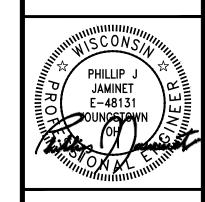
SYMBOL	DESCRIPTION
Φ #	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES, NEMA 5-20R. (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID. "WP" - INDICATES WEATHERPROOF (TYP FOR WIRING DEVICES) "C" - INDICATES COUNTER HEIGHT (TYP FOR WIRING DEVICES)
•	SHADING FOR DUPLEX OR DOUBLE DUPLEX PER ABOVE INDICATES DEDICATED CIRCUIT
III	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES WITH GROUND FAULT CIRCUIT INTERRUPTER, NEMA 5-20R. WEATHER PROOF (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID.
()	ELECTRICAL JUNCTION BOX FOR HARDWIRED EQUIPMENT. (2) INDICATES DOUBLE-GANG BOX. (F) INDICATES FLOOR RECESSED. (CE) INDICATES CEILING RECESSED. (AFC) INDICATES ABOVE FINISHED CEILING, SURFACE MTD.
	SURFACE MOUNTED PANELBOARD - SOLID INDICATES NEW, UNSHADED/DASHED INDICATES EXISTING
Т	DRY TYPE TRANSFORMER - SIZE AS INDICATED ON THE DRAWINGS
M	ELECTRICAL METER OR SUB-METER AS IDENTIFIED ON THE DRAWINGS
1 CKT PNL-(#) 2 CKT PNL-(#),(#) 3 CKT PNL-(#),(#),(#)	ONE, TWO, OR THREE HOME RUNS TO ELECTRICAL PANEL 'PNL' - INDICATED PANEL NAME '#' - INDICATES CIRCUIT NUMBER, U.O.N.
±G±	GROUND BAR

ONE LINE/RISER DIAGRAM LEGEND

SYMBOL	DESCRIPTION
)##A/#P	CIRCUIT BREAKER "##A" - INDICATES AMPERAGE RATING "#P" - INDICATES NUMBER OF POLES
##AS ##AF	FUSED DISCONNECT SWITCH "##AS" - INDICATES SWITCH SIZE "##AF" - INDICATES FUSE SIZE
↓#A/#P	NON-FUSED DISCONNECT SWITCH "#A" - INDICATES SWITCH SIZE "#P" - INDICATES NUMBER OF POLES
480Δ OR 600V 120Y/208V	TRANSFORMER, 480V INDICATES PRIMARY VOLTAGE, 120/208V INDICATES SECONDARY VOLTAGE
<u> </u>	GROUNDING CONNECTION
PANEL PP1	PANELBOARD - REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL INFORMATION







P78149 - PILOT TRAVEL CENTER 324 ELECTRIC VEHICLE CHARGING 13712 NORTHWESTERN AVENUE FRANKSVILLE, WI 53126

REVISION DESCRIPTION	FOR REVIEW			
DATE	09/05/25			
NO.	0			
DATE		09/0	5/25	

ABBREVIATIONS AND GENERAL NOTES

ELECTRICAL SYMBOLS,

SHEET NUMBER



EV Charging Solution

DC Charger / High Power Charger 350kW

- Distributed space-saving architecture
- 95% peak power efficiency for energy saving
- OCPP and network connectivity for seamless system integration

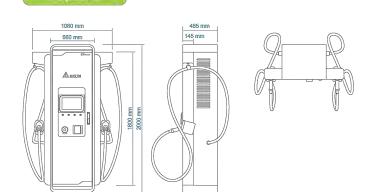






Specifications - Dispenser

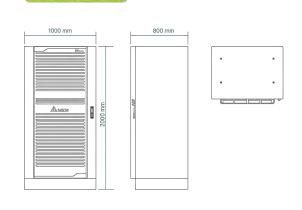
Part Number	EIDD-U
Power Input	
Input Rating	480 Vac Three phase, 60Hz
Power Output	
Output Voltage	1000Vdc max
Output Interface	DC output option: single CCS1, double CCS1 or CCS1/CHAdeMO
DC Output Current	540A max. CCS1 (Liquid cooling); 200A max. CHAdeMO
DC Output Power	350kW max
Pretection	
Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault
User Interface & Control	
Display	15 inch LCD Panel
Support Language	English (Other languages available upon request)
Push Buttons	Emergency Stop Button
User Authentication	ISO/IEC 14443A/B, NFC Payment: Integrated credit card reader
Charge option	Simultaneous charging
Communication	
Network Interface	Ethernet, Cellular
Protocol	OCPP v1.6-J, upgradable to OCPP v2.0 and ISO15118 upgradable
Environmental	
Operating Temperature	Operating at 22°F to +122°F (-30°C to +50°C)
Storage Temperature	-40°F to +185°F (-40°C to +85°C)
Humidity	< 95% relative humidity, non-condensing
Mechanical	
Ingress Protection	IP55/NEMA 3R
Enclosure Protection	IK10
Cooling	Forced air
Charging Cable Length	14.76 ft. (4.5 m)
Dimension (W x H x D)	42.5 × 78.7 × 19.1 inch (1080 × 2000× 485 mm)
Weight	706 lb (320 kg)
Regulation	
Certification	UL 2202, UL 2231
Installation	
Accessory	Cable management





Specifications - Power Cabinet

Part Number	EIDN-U			
Power Input				
Input Rating	480 Vac Three phase, 60Hz			
Power Factor	≥0.99			
Current THD	Compliant with IEEE 519			
Power Output				
Output Voltage	150~950Vdc			
DC Output Current	540 A max			
DC output power	350kW			
Efficiency	≥ 95% @400Vdc, full load; (Peak 96%)			
Protection				
Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault			
Environmental				
Operating Temperature	22°F to +122°F (-30°C to +50°C) Power derating above +122°F(+50°C)			
Storage Temperature	-40°F to -176°F (-40°C to +80°C)			
Humidity	< 95 % relative humidity, non-condensing			
Altitude	6,500 ft. (2,000 m)			
EMC	FCC Part 15-b Class A			
Mechanical				
Ingress Protection	IP55/NEMA Type 3R			
Enclosure Protection	IK 10			
Cooling	Force Air			
Dimension (W x H x D)	39.3 × 78.7 × 31.4 inch (1000 × 2000 × 800 mm)			
Equipment Weight	1184 lb (537 kg)			
Regulation				
Certification	UL 2202, UL2231			





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Delta Electronics Inc.

Travel Faster with High Power Charger

Delta's High Power Charger 350kW offers the fastest charging time than any other charger. It is ideally suited in highway rest stop, traditional fuel station and fleet charging due to its high power of up to 350kW, equal load distribution and simultaneous charging features, enabling charging of 2 vehicles at once. High power

efficiency and the ability to share power from power cabinet between two dispensers, enable a reduction in cost of ownership. It also offers a user friendly design with LED status light visible from a distance, and a 15 inch display. Delta High Power Charger 350kW helps EV drivers shorten the time needed to get back on the road.



Feature Highlights

Up to 95% power efficiency for optimal charging service

 Max. 950V and 540A in 350kW high power charging Simultaneous charging service Supports CHAdeMo, CCS1 charging standard

Distributed space-saving architecture

• IP55 / NEMA3R ingress protection and IK10 enclosure protection

 Distributed architecture enables you to install charger without replanning parking spaces Adopt power module for extension flexibility

OCPP and network connectivity for seamless system integration

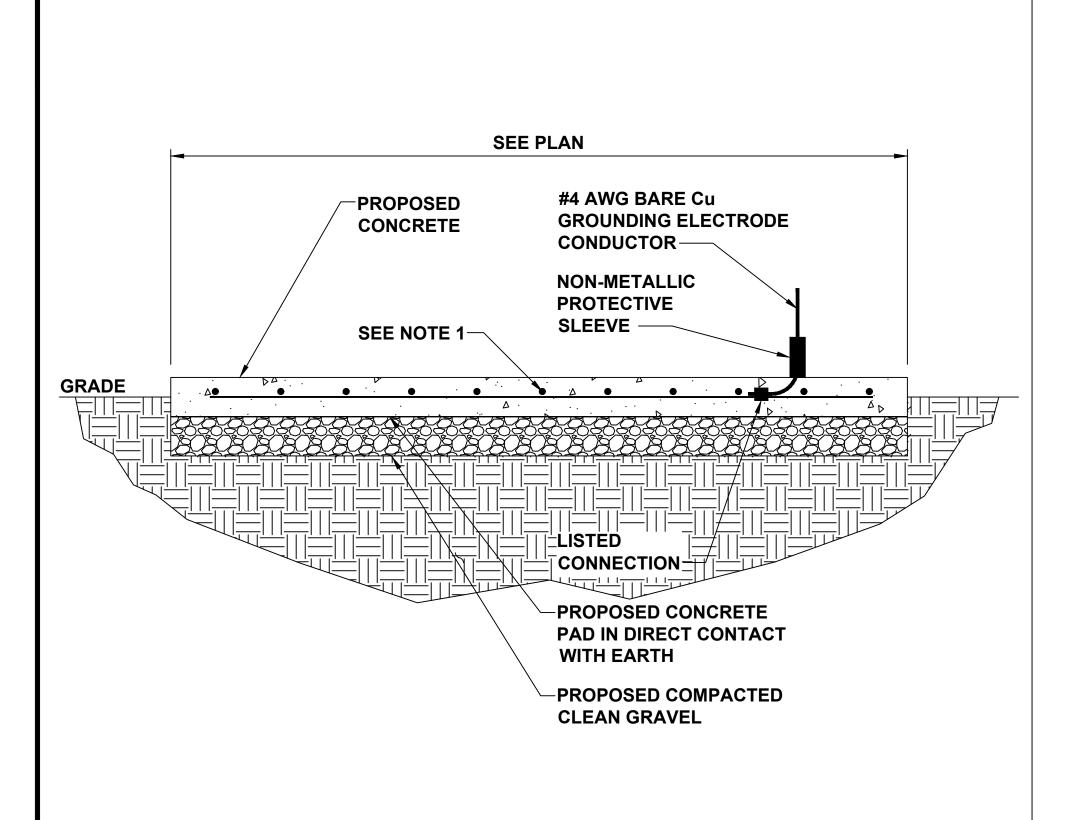
 Supports OCPP 1.6J (upgradeable to OCPP 2.0) Built-in Ethernet, cellular (3G / 4G) network connectivity • Integrable with commercial and management systems for improved operational efficiency

09/05/25

SHEET TITLE

EV POWER & DISPENSER STATIONS CUTSHEETS

SHEET NUMBER E-6



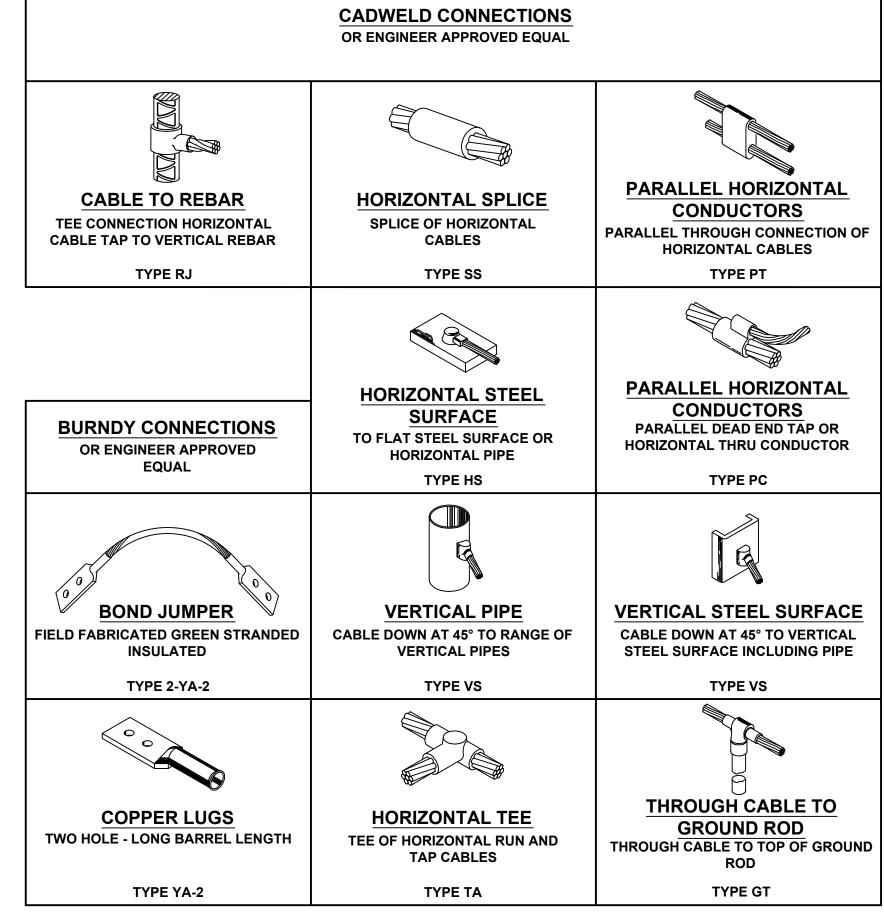
CONCRETE ENCASED ELECTRODE DETAIL

NOTE

1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES,

RATED) OR EXOTHERMIC WELDING.

MECHANICAL CONNECTIONS (UNDERGROUND, CONCRETE

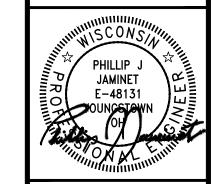


NOTES:

- 1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- 2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- 3. NEC 250.121 EXCEPTION: A WIRE—TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

EVgo FAST CHARGING





P78149 - PILOT TRAVEL CENTER 324 ELECTRIC VEHICLE CHARGING 13712 NORTHWESTERN AVENUE FRANKSVILLE, WI 53126

0 09/05/25 FOR REVIEW
0 09/05/25 TOR REVIEW

ELECTRICAL GROUNDING DETAILS

SHEET NUMBER

G-1

HOLE - LONG BARREL LENGTH

TYPE YA-2

TYPE TA

TYPE TA

GROUND ROD
THROUGH CABLE TO TOP OF GROUND
ROD
TYPE GT

C CONCRETE ENCASED ELECTRODE DETAIL

GOUND ROD
THROUGH CABLE TO TOP OF GROUND
ROD
TYPE GT

GENERAL CONSTRUCTION NOTES

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY
- 1. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
- 2. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
- 4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 6. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED.

 DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
- 7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- 8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
- 9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS
 THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND
 THE LOCAL JURISDICTION.
- 10. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
- 11. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
- 12. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK
- 13. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
- 14. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- 15. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
- 16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB
- 17. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
- 18. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
- 19. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
- 20. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- 21. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
- 22. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
- 23. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
- 25. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- 26. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION.

GENERAL CONSTRUCTION NOTES CONT.

- 27. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
- 28. THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
- 29. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- 30. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
- 31. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- 32. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

ELECTRICAL NOTES

- 1. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED.

 ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE

 SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS,

 CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY

 OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE

 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- 2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. THE CONDITION OF EXISTING ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:
 - UL UNDERWRITERS LABORATORIES
 - B. NEC NATIONAL ELECTRICAL CODE
 - C. NEMA NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 - D. OSHA OCCUPATIONAL SAFETY AND HEALTH ACT
 - E. SBC STANDARD BUILDING CODE
 - NFPA NATIONAL FIRE PROTECTION ASSOCIATION
- 4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, BUT CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
- 5. EXISTING SERVICES: THE CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- 6. THE CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING THE EQUIPMENT.
- 7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- 8. THE CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
- 9. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.
- 10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- 11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- 12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.
- 13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
- 14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- 15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- 16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION. WHICH MAY HAVE BEEN DAMAGED THEREIN.

ELECTRICAL NOTES CONT.

- 17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- 18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
- 19. TRENCHING AND BACKFILL: THE CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES
- 20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC. NEMA AND IEEE.

INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO GENERAL SITE WORK NOTES

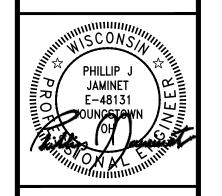
- 21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
- 23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.
- 24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- 25. ALL CONNECTIONS EXCEPT THE EV CHARGE CABLE TERMINATION IN THE CHARGE POST SHALL BE MADE WITH A PROTECTIVE COATING

 OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., COAT ALL WIRE SURFACES BEFORE CONNECTING.

 EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED NO SUBSTITUTIONS.
- 26. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS SPECIFIED OTHERWISE. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.
- 27. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC, MEETING OR EXCEEDING NEMA TC2 2020. THE CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
- 28. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
- 29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- 30. THE CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTION TAPE TO READ
 "CAUTION BURIED ELECTRIC".
- 31. WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
- 32. ALL BOLTS SHALL BE STAINLESS STEEL
- 33. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE CONTRACTOR SHOULD BE NEW AND UNUSED.
- 34. ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED.
- 35. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
- 36. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTERLINE OF BOX): A. RECEPTACLES (WALL MOUNTED) 18 A.F.F.
- 37. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE TO MAKE HIMSELF AWARE OF EXISTING CONDITIONS BEFORE SUBMITTING HIS PRICE
- THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. ALL RATINGS OF DISCONNECT SWITCHES AND OR FUSES/ OVER-CURRENT DEVICES SHALL BE SIZED IN ACCORDANCE WITH CODE FOR THE LOADS SERVED PER DESIGN DRAWINGS.
- 39. 3/4" (21 MM) SHALL BE THE MINIMUM CONDUIT INSTALLED.
- 40. NO LOW VOLTAGE WIRING SHALL BE PERMITTED IN THE SAME RACEWAY AS LINE VOLTAGE POWER WIRING.
- 41. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
- 42. AT ALL EMPTY CONDUITS PROVIDE BUSHINGS AT ENDS AND DRAG WIRES.
- 43. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSPECTION APPROVAL CERTIFICATE TO OWNER UPON COMPLETION OF WORK.
- 44. CIRCUIT ASSIGNMENTS FOR, RECEPTACLES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE DESIGNATED BY THE NUMBER SHOWN ADJACENT TO THESE DEVICES / EQUIPMENT. PROVIDE CONDUITS, WIRES AND BOXES REQUIRED TO ENERGIZE THE EQUIPMENT AS SHOWN.
- 45. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CIRCUIT NUMBERS ARE INTENDED TO BE USED FOR QUANTITIES AND FOR DESIGNATING WHAT OUTLETS (FIXTURES, EQUIPMENT, ETC.) WILL BE ON THE SAME CIRCUIT. CONTRACTOR SHALL REARRANGE CIRCUITS PER FIELD CONDITIONS SO THAT LOAD VALUES FOR EACH PHASE DO NOT EXCEED CODE REQUIREMENTS AND TO BALANCE THE LOADS AT THE PANELS PER SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITS WITH PROPER PHASE SEQUENCES FOR EVERY REQUIRED NEUTRAL WIRE THAT IS SHARED. ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL AFFECTED CIRCUITS, LABEL EACH OUTLET COVER WITH ACTUAL PANEL DESIGNATION AND CIRCUIT NUMBER, AND PROVIDE AS—BUILT PANEL DIRECTORIES AND DRAWINGS PER SPECIFICATIONS.
- 46. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS.







P78149 - PILOT TRAVEL CENTER 324 ELECTRIC VEHICLE CHARGING 13712 NORTHWESTERN AVENUE FRANKSVILLE, WI 53126

NO. DATE REVISION DESCRIPTION

0 09/05/25 FOR REVIEW

09/05/25
SHEET TITLE

ELECTRICAL GENERAL CONSTRUCTION NOTES

SHEET NUMBER

GN-1





- PILOT TRAVEL CENTER 324 TRIC VEHICLE CHARGING NORTHWESTERN AVENUE RANKSVILLE, WI 53126 P78149 - F ELECTF 13712 N FR/

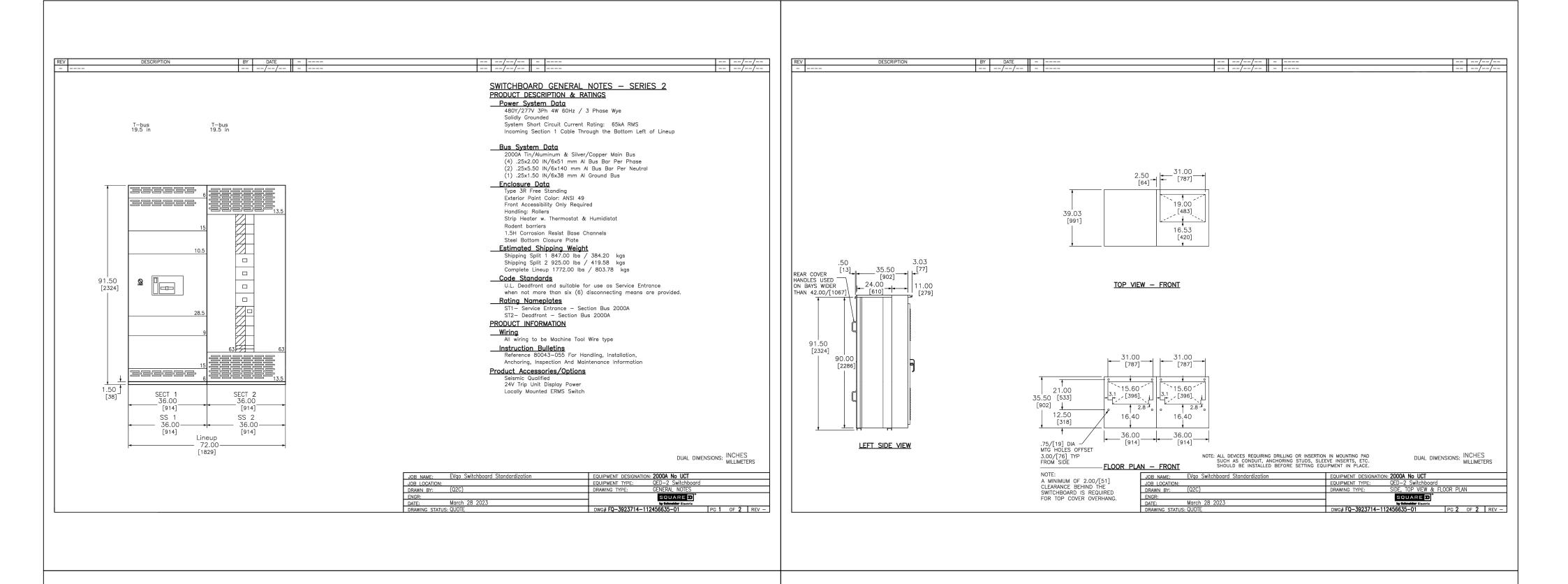
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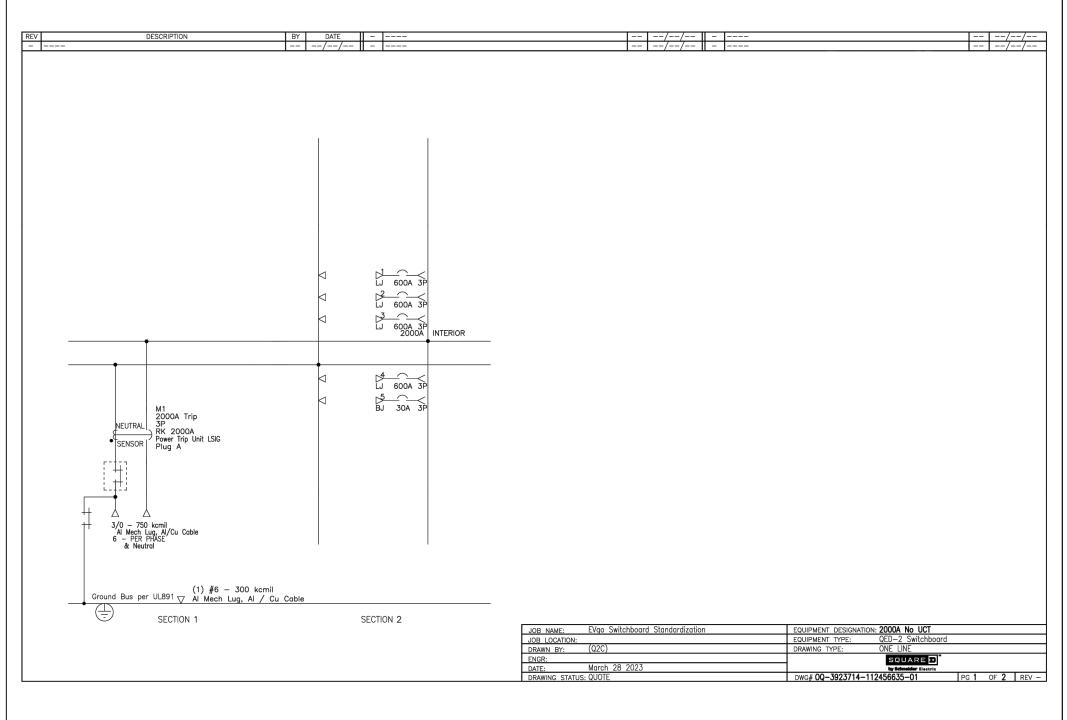
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SHEET TITLE

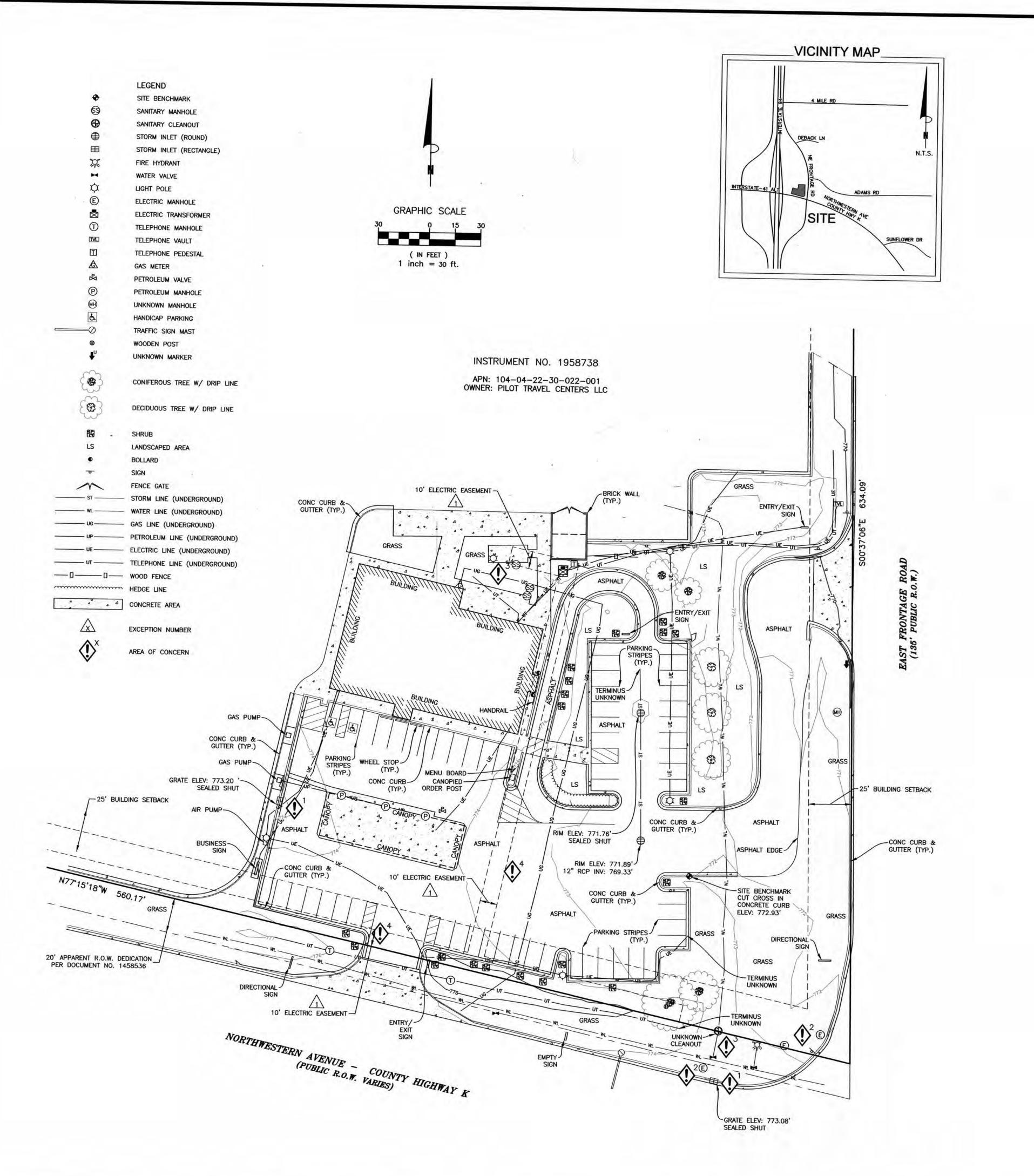
SWITCH BOARD **CUT SHEETS**

SHEET NUMBER SW-1





CKT /GMD /GMD CONFIG RATING Strip Heater M1 FIX RK 2000A Plug A 100% Strip Heater 1 6 in LJ 600A 2 6 in LJ 600A 3 6 in LJ 600A 4 6 in LJ 600A 5 4.5 in BJ	TRIP AMP FUSE/ #P 2000A P-LSIG 3P 600A S-LI 3P 600A S-LI 3P	No	/P G	LUG/WIRE INFO OTY PHASE WIRE RANGE QT 6 3/0 - 750 kcmil 6	ORMATION TY NEUT WIRE RANG	ACCESSORIES / NOTE		LEGEND ERMS Energy Reduction Maintenance SW GF Ground Fault PLA Padlock Attachment—Fixed
CONFIG		DESIGNATION N/ No	/P G	LUG/WIRE INFO OTY PHASE WIRE RANGE QT 6 3/0 - 750 kcmil 6	ORMATION TY NEUT WIRE RANG	E		ERMS Energy Reduction Maintenance SW GF Ground Fault PLA Padlock Attachment—Fixed
CONFIG		No	- I	OTY PHASE WIRE RANGE QT 6 3/0 - 750 kcmil 6	Y NEUT WIRE RANG	E	ES .	PLA Padlock Attachment-Fixed
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− − Strip Heater M1 FIX RK 2000A Plug A 100% − − Strip Heater 1 6 in LJ 600A 2 6 in LJ 600A 3 6 in LJ 600A 4 6 in LJ 600A	2000A P-LSIG 3P 600A S-LI 3P 600A S-LI 3P		- No -	6 3/0 - 750 kcmil 6				CUB Strip Hantan
Strip Heater 1 6 in	 600A S-LI 3P 600A S-LI 3P		-		3 /0 - 750 komi			SHR Strip Heater
1 6 in LJ 600A 2 6 in LJ 600A 3 6 in LJ 600A 4 6 in LJ 600A	600A S-LI 3P 600A S-LI 3P	No	-	_	5 3/0 - /30 KCIIII	GF PLA,ERMS,TU		TU 24V Trip Unit Display Power
2 6 in LJ 600A 3 6 in LJ 600A 4 6 in LJ 600A	600A S-LI 3P		مار			SHR		·
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4 6 in LJ 600A	600A S-LI 3P	1 ""	No	2 4/0 - 500kcmil 2	2 4/0 - 500kcmil			
		Ne	No	2 4/0 - 500kcmil 2	2 4/0 - 500kcmil			
E 4 E . DI	600A S-LI 3P	No.	No	2 4/0 - 500kcmil 2	2 4/0 - 500kcmil			
5 4.5 in BJ	30A – 3P	Ne	No	1 #14 - 1/0 AWG	1 #14 - 1/0 AWG			
				[n	B NAME: EVgo Switc	hboard Standardization	EQUIPMENT DESIGNATION	N: 2000A No UCT
				JOE	B LOCATION:		EQUIPMENT TYPE:	QED-2 Switchboard
				DR/ ENG	AWN BY: (Q2C)		DRAWING TYPE:	SCHEDULE SQUARE •
				DAT		2023	Dwg# 0Q-3923714- 1	In Schneider Electric



LEGAL DESCRIPTION:

THE PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED ON MARCH 2, 2004 IN INSTRUMENT NO. 1958738 IN THE OFFICE OF THE COUNTY

SCHEDULE B2 EXCEPTIONS:

Subject to Easement, recorded in Instrument number 1458536 in the official records of the Racine County Recording Office.

—IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.

Subject to Revocable Occupancy Permit, recorded in Instrument number 1915453 in the official records of the Racine County Recording Office. -IS NOT LOCATED ON THE SURVEY AREA.

Subject to Agreement, recorded in Instrument number 1104147 in the official records of the Racine County Recording Office.

—IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

Subject to agreement, County Recording Office.

—IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE. Subject to Agreement, recorded in Instrument number 1105316 in the official records of the Racine

Subject to Plat Survey, recorded in Instrument number SM_13012 in the official records of the Racine Subject to Plat Survey, r. County Recording Office. -IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

Subject to Plat Survey, recorded in Instrument number SM_14546 in the official records of the Racine County Recording Office.
—IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

Subject to Plat Survey, recorded in Instrument number SM_28348 in the official records of the Racine Subject to Plat Survey, re County Recording Office -IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

- 1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are for graphical reference only.
- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 20224404678 dated October 24, 2022. This site was located by standard RF and ground penetrating radar methods.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published September 7, 2022, referencing Flood Insurance Rate Map, Map Number 55101C0089D effective date May 2, 2012, indicates this survey area is located in Zone X (Area of minimal flood hazard).
- 4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Nationwide Abstrax, LLC with a file number of 2022-0136596-WI, dated August
- 5. Elevations are based on NAVD 88 datum.
- 6. BENCHMARK: Cut cross in concrete curb, as shown. Elevation: 772.93' (NAVD 88).
- 7. BASIS OF BEARINGS: Grid north based upon Wisconsin State Plane Coordinate System, South Zone, NAD83.
- 8. Field work for this survey was completed on November 4, 2022.
- 9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
- 10. This site is zoned "B-3" (Commercial Service District) per Village of Caledonia Planning and Zoning Department. **Building Setbacks:** Shore: 75'

Street: 25' Side: 10' Rear: 25'

No zoning information provided by the client. Any Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the Village of Caledonia Planning and Zoning Department at 262-835-6446.

AREAS OF CONCERN:

- Unable to locate underground storm lines in these areas.
- Unable to locate underground electric lines in these areas.
- Unable to locate underground sanitary lines in this area.
- Unable to locate underground electric lines within these easements

Surveyor can revise underground utilities' locations shown hereon, if provided with as—built drawings or utility maps.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Wisconsin and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied



Wisconsin Professional Land Surveyor No. 2775 For and on behalf of Clark Land Surveying, Inc.

SITE NA 149 - Pi Center ∞

SIGN

RING

ENGINE



Meeting Date: September 29, 2025

Item No. 6D

PLAN CON	MINISSION REPORT							
Proposal:	Cooperative Boundary Agreement Conditional Use & Site Plan Review							
Description:	Review a request to construct and utilize a ±9,440 square-foot metal building for the purpose of a licensed commercial vehicle storage facility located at USH 41 in the Village of Raymond.							
Applicant(s):	Scott Truehl							
Address(es):	USH 41 (Lot 2 of CSM # 3425)							
Suggested Motion:	 That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction of a ±9,440 square-foot metal building for the purpose of a semi-trailer storage and repair facility on the property at USH 41 be approved for the following reasons: The proposed use is allowed by underlying zoning through the cooperative boundary agreement review process. The proposed use meets the intent of the Village of Caledonia development standards and find 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. Any change of use will require review by the Village of Raymond and the Village of Caledonia. 							
Owner(s):	STI Holdings LLC							
Tax Key(s):	168-04-21-25-004-200							
Lot Size(s):	35 acres							
Current Zoning District(s):	B-3, Business Service District							
Overlay Distric	t(s): N/A							
Wetlands:	⊠ Yes □ No Floodplain: □ Yes ⊠ No							
Comprehensive	Industrial and Business Park and Isolated Natural Resource Area							

Meeting Date: September 29, 2025 Item No.: 6D

Background: The applicant proposes construction of a ±9,440 square-foot metal building along USH 41 in the Village of Raymond for office use and semi-trailer parking, storage, and repair. The site plan includes 16 standard parking stalls and 594 trailer spaces. For phase one of this development, only 336 semi-trailer stalls will be constructed. The building and parking lot meet zoning setback requirements.

Under the Cooperative Boundary Agreement, development within the Village of Raymond boundary area requires review by both Raymond and Caledonia. Raymond approved a site plan and conditional use for this project in 2021; since then, the applicant has reduced the scope to a single building.

The Boundary Agreement intends to ensure consistent, high-quality development along the Interstate. The Plan Commission must determine whether this proposal meets the design standards in Exhibit K and whether it represents a "spectacular" development.

The building will be constructed of metal wall panels. The entrance elevation includes office windows; the east and west elevations contain four overhead doors for repair and washing bays.

Design Standards Review

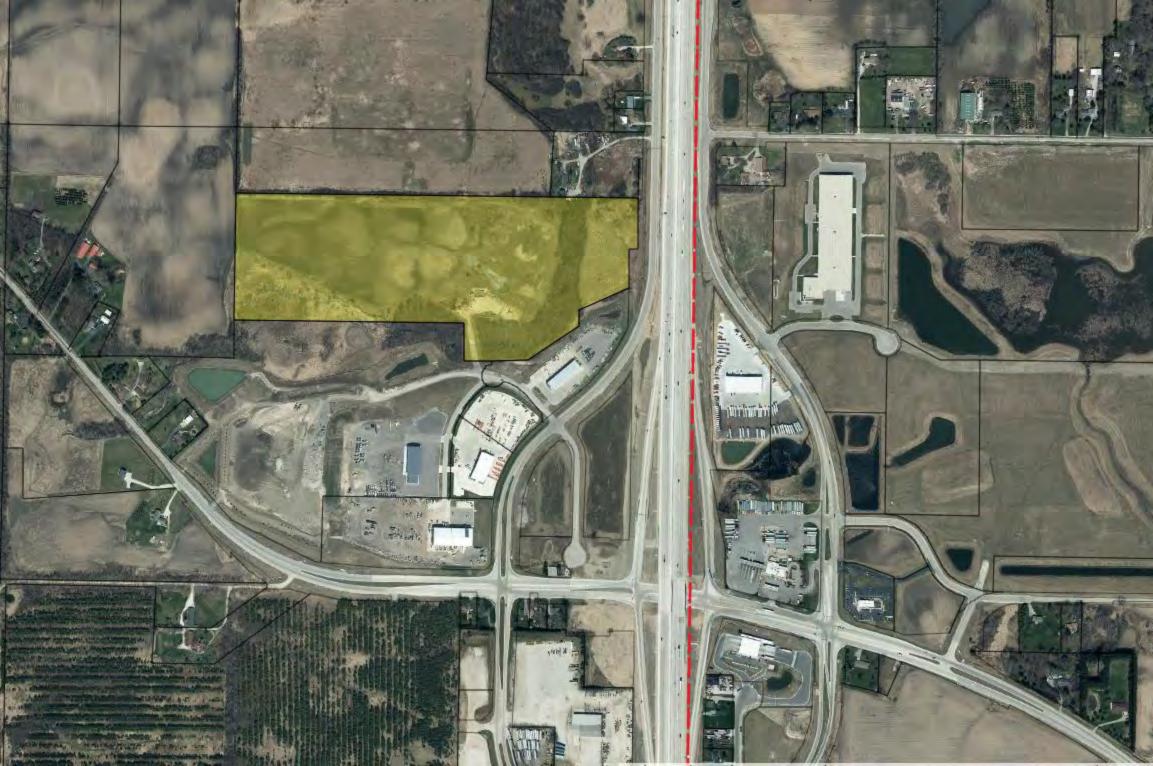
- 1. Loading Docks/Mechanicals/Shipping Areas Requires screening or high visual appeal.
 - Overhead doors are located on east and west elevations. The east elevation is set back with landscaping to soften views from the interstate; west doors face the site interior. Meets standard.
- 2. Street Edge Landscaping Requires frontage landscaping with trees 50' on center and/or berms.
 - Site wetlands limit landscaping. The plan includes maples and spruces on the east side, retention of southern vegetation, and yew bushes at the entrance. West side remains wetlands and retention pond with turf. *Meets standard*.
- 3. Four-Sided Architecture Requires consistent materials and design on all facades.
 - o The building is rectangular, clad entirely in metal panels, with minimal variation. *Plan Commission discretion*.
- 4. Roof Style/Materials Requires hip, gambrel, or gable roofs unless flat/metal roofs complement the area.
 - o A flat roof is proposed. Similar roof types exist nearby. *Plan Commission discretion*.
- 5. Rooftop Mechanicals Requires screening with similar materials.
 - None shown.
- 6. Building Massing/Height/Form Requires distinct base, middle, and top.
 - No banding or articulation proposed beyond limited windows. Size and form consistent with area structures.
- 7. Building Materials Primary façade should use finish-grade materials (brick, stone, glass, etc.).
 - o All elevations are metal panels with no patterning or variation.
- 8. Building Placement Requires facades parallel or perpendicular to right-of-way.
 - o Oriented parallel to Fourteen Point Lane and perpendicular to frontage road. *Meets standard.*
- 9. Lighting Specifications Requires ≤0.5 foot-candles at property lines, cutoff fixtures, 15–20 ft poles.
 - o No lighting plan submitted for this review; a plan was approved by Raymond in 2021.
- 10. Signage One ground sign proposed at site entrance; no building signs at this time. All signs must meet Raymond's sign code and Cooperative Boundary Agreement standards. *Not approved with this review.*

Meeting Date: September 29, 2025 Item No.: 6D

Staff finds the proposed development does not fully meet the minimum design standards in Exhibit K. The Plan Commission may, at its discretion, determine whether the design is acceptable and whether it achieves the intent of the Boundary Agreement. A suggested motion to approve the development as presented has been prepared for Commission consideration.

Respectfully submitted:

Peter Wagner, AICP Development Director



SHEET INDEX

T1.0	TITLE SHEET
C1.02	PROPOSED SITE PLAN
A1.0	OVERALL FLOOR, MEZZANINE & REFLECTED CEILING PLAN
A1.1	ENLARGED FLOOR PLAN
A2.0	BUILDING ELEVATIONS
A3.0	BUILDING SECTIONS
S1.0	FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	PROPOSED
SECOND FLOOR	S.F.
FIRST FLOOR	9,440 S.F.
CANOPIES (COLUMN SUPPORTED)	S.F.
BASEMENT	S.F.
BUILDING AREA SUB-TOTALS	9,440 S.F.
MEZZANINES	644 S.F.
FIRE AREA TOTALS	10,084 S.F.

BUILDING CODE ANALYSIS

APPLICABLE CODES

2015 International Building Code 2015 IECC 2015 IEBC (Level # Alteration)	(w/ WI Amendm	ents)
OCCUPANCY S1, B Accessory Use		
 Incidental Use		
High-Piled Combustible Storage Hazardous Materials Multiple Control Areas	NO NO NO	
HEIGHT & AREA Building Height: -'" Number of Stories: Total Building Area: -, S.F. Total Fire Area: -, S.F. Mixed/Separated Occupancies Unlimited Area Building	Maximum Allov Maximum Allov Maximum Allov Maximum Allov	ved: ved: -, S.F.
CONSTRUCTION TYPE Construction Classification Fire Separation Distance	IIB -'"	
FIRE PROTECTION SYSTEMS Assumed Sprinkler Type Fire Alarm System	NONE NO	
MEANS OF EGRESS Occupant Load Panic Hardware NO		
STRUCTURAL DESIGN Risk Category Design Loads Roof Live Load Walk-on IMP Ceiling Live Lo Steel Framing Collateral Load Wood Truss Top Chord Dea Bottom Chord L	d Load	II psf psfpsfpsf
Mezzanine/Second Floor/Ba Live Load Point Load (Par Snow Load Criteria	asemen	psf psf psf
Ground Snow L Exposure Factor Thermal Factor Wind Loads	or (Ce)	psf
Wind Load Wind Load Surface Roughness Exposure Category Earthquake Load Criteria Soil Site Class Ss S1		MPH
PLUMBING SYSTEMS Mens WC Required Womens WC Required Drinking Fountain Required Other Source Ambulatory Stall Required	# # YES/NO YES/NO	
MECHANICAL SYSTEMS NO SINGLE PIECE OF EQUIPM	IENT OVER 400	,000 BTU

SITE INFORM	<u>ATIO</u>	<u>N</u>	
SITE CONTENT Building Size Hard Surface Green Space Parcel Size (Approx.) Parking Provided	-, S.F. -, S.F. -, S.F. -, S.F. Stalls		% % % Acres
Area of Disturbance ZONING Property Zoning	-, S.F.		
Setbacks Hard Surface Setback Coverage Limit Greenspace Requireme		FY -'" : -'" % %	SY -'" RY -'"
Parking Required Refuse Enclosure RTU SCREENING		Stalls YES/NO YES/NO	

NO BOILERS OVER 15PSI AND 10 HORSEPOWER









PROPOSED FOR:

STOUGHTON TRAILERS

FRANKSVILLE,

WISCONSIN



N216 State Road 55 PHONE (920) 766-5795 / FAX (608) 318-2337

1-800-236-2534 FAX (262) 250-9740

Germantown, WI 53022 PHONE (715) 849-3141 PHONE (262) 250-9710 FAX (715) 849-3181

WISCONSIN

3 04.08.2025

PROJECT MANAGER:

INTERIOR DESIGNER: DRAWN BY:

EXPEDITOR:

Z SUPERVISOR: PRELIMINARY NO:

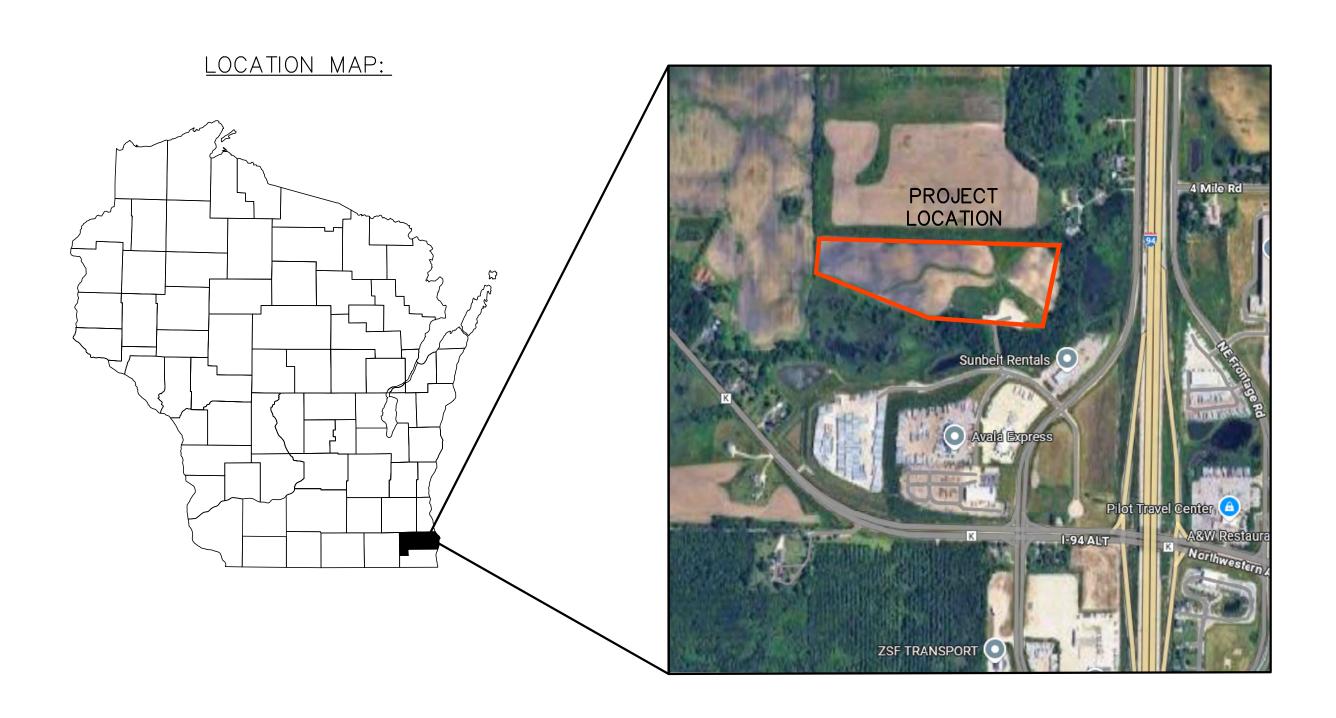
CONTRACT NO:

DATE:

02.12.2025

STOUGHTON TRAILERS

TROPHY LANE FRANKSVILLE, WI 53126



Professional Engineer's Seal

Signature Date

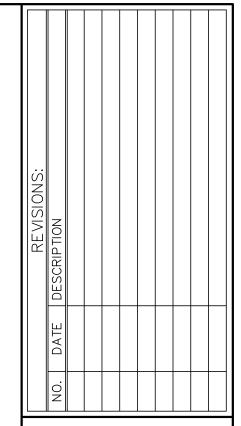
PROJECT CONTACTS:

OWNER: STOUGHTON TRAILERS, INC. ATTN: KEN WAHLIN 416 S. ACADEMY STREET STOUGHTON, WI 53589

CIVIL:
PSE, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, WI 53095



CIVIL SHEET INDEX:		
SHEET	SHEET TITLE	
C1.00	TITLE	
C1.01	EXISTING CONDITIONS PLAN	
C1.02	PROPOSED SITE PLAN	
C1.03	BUILDING AREA SITE PLAN	
C1.04	INTERIM EROSION CONTROL PLAN	
C1.05	FINAL EROSION CONTROL PLAN	
C1.06	DRIVEWAY PLAN & PROFILE	
C1.07	PHASE 1 GRADING PLAN	
C1.08	INTERIM PHASE 2 GRADING PLAN	
C1.09	STORMWATER POND PLAN	
C1.10	FINAL PHASE 2 GRADING PLAN	
C2.01	CONSTRUCTION NOTES	
C2.02	SITE DETAILS	
C2.03	EROSION CONTROL DETAILS	
C2.04	UTILITY DETAILS	





STOUGHTON TRAILERS
TROPHY LANE
FRANKSVILLE, WI 53126

TITLE SHEET

DRAWN BY:

JAB

DESIGNED BY:

PLAN TITLE:

KJP
CHECKED BY:
KJP

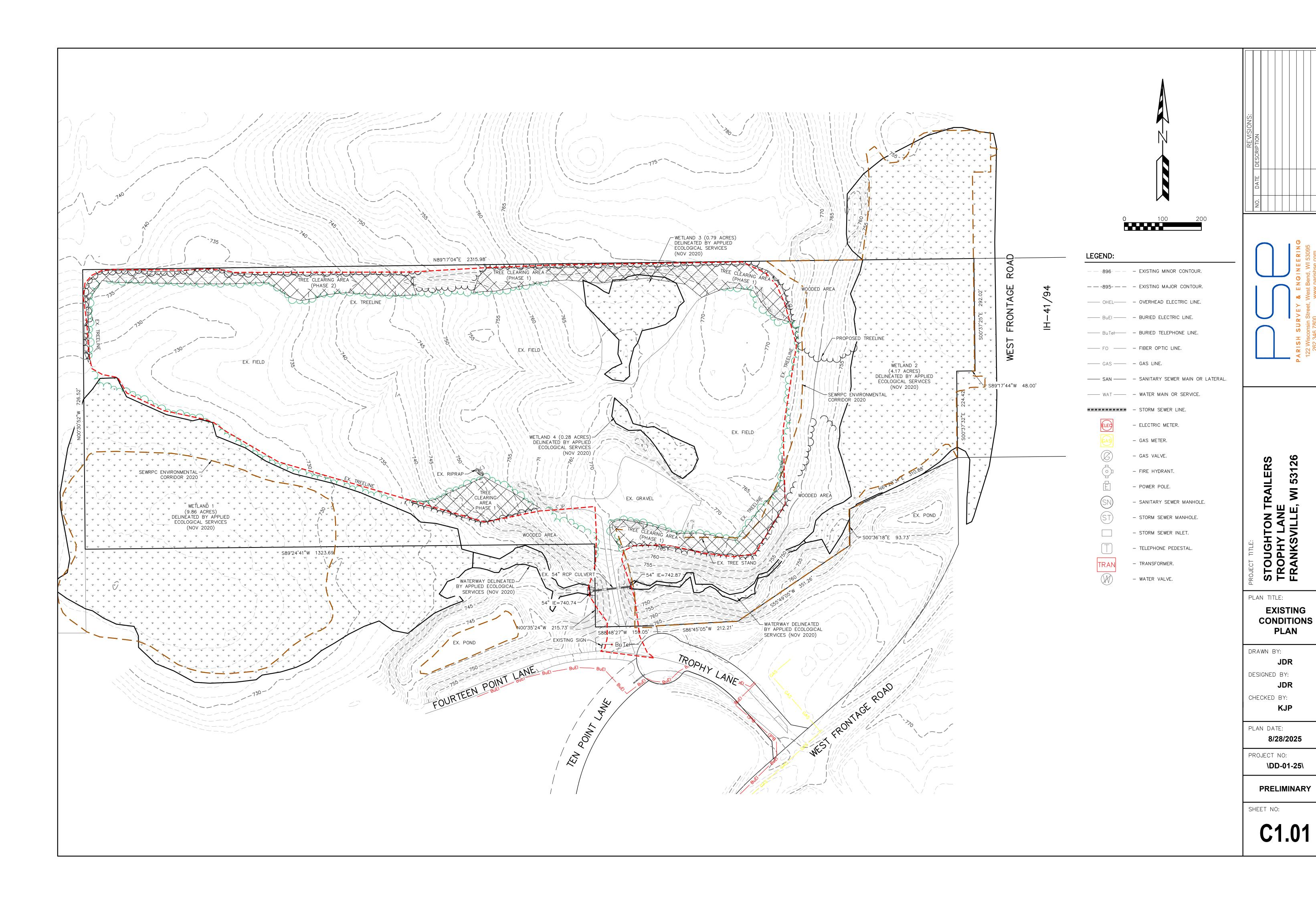
PLAN DATE: **8/28/2025**

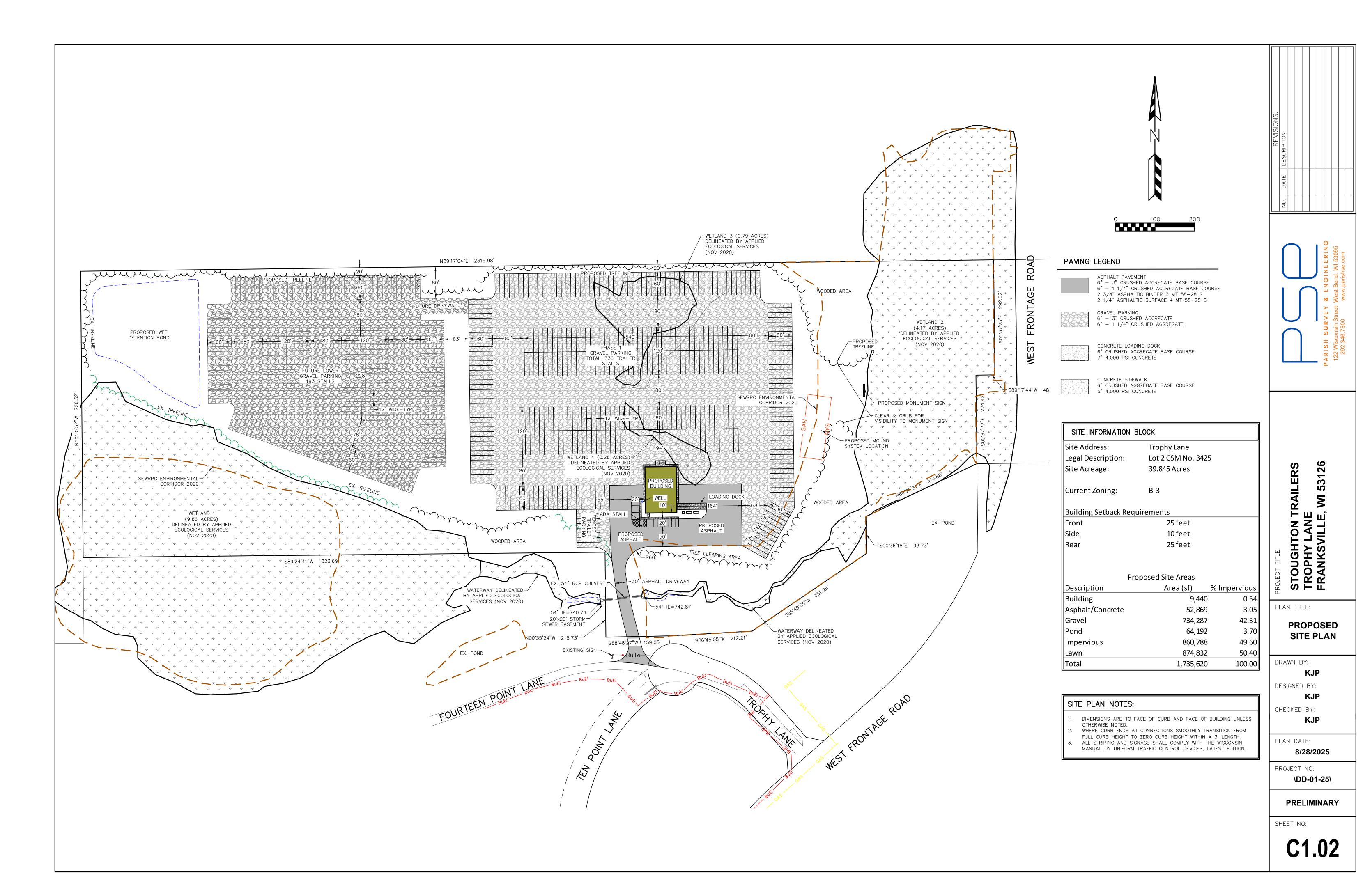
PROJECT NO:

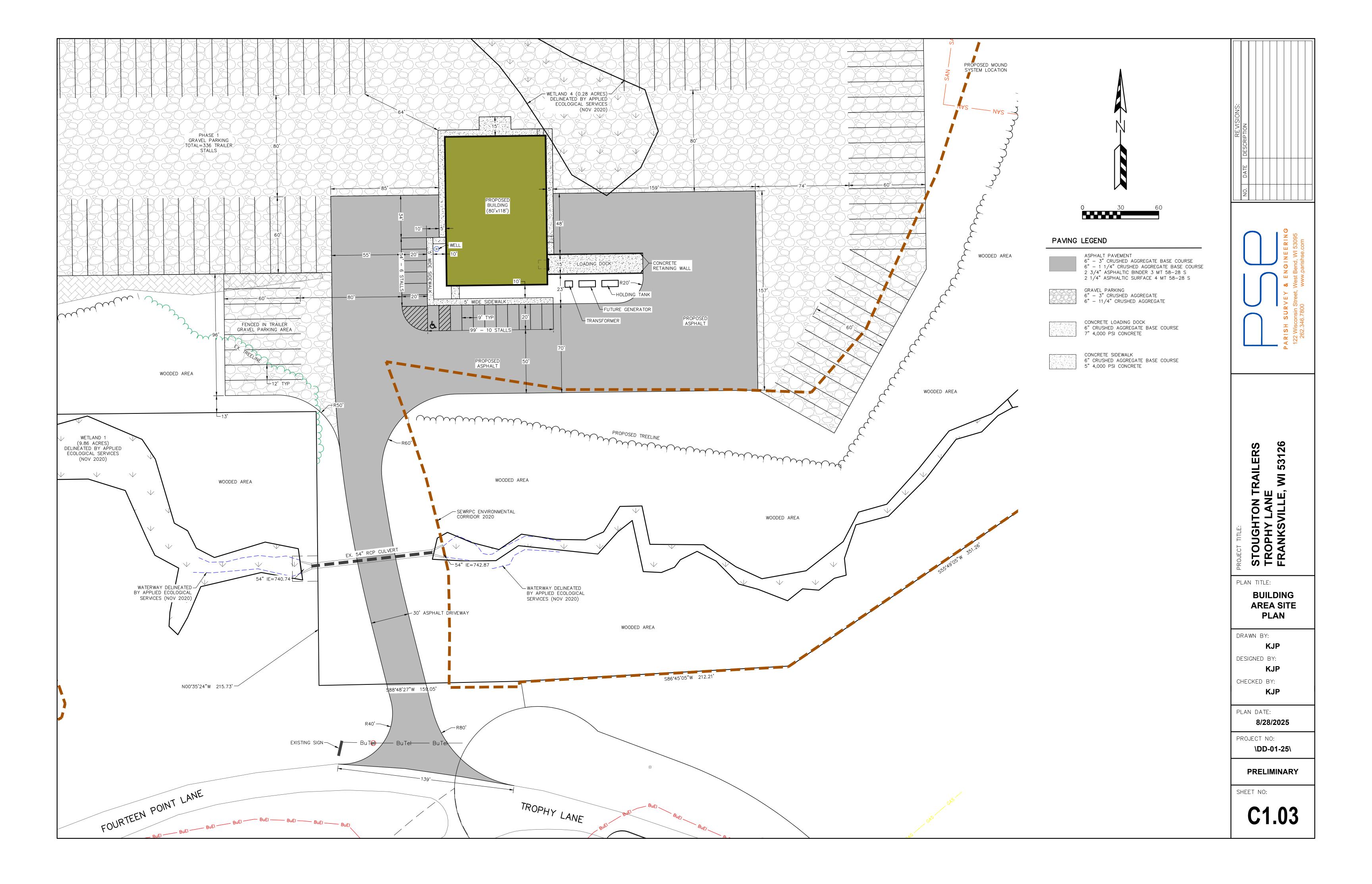
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PRELIMINARY

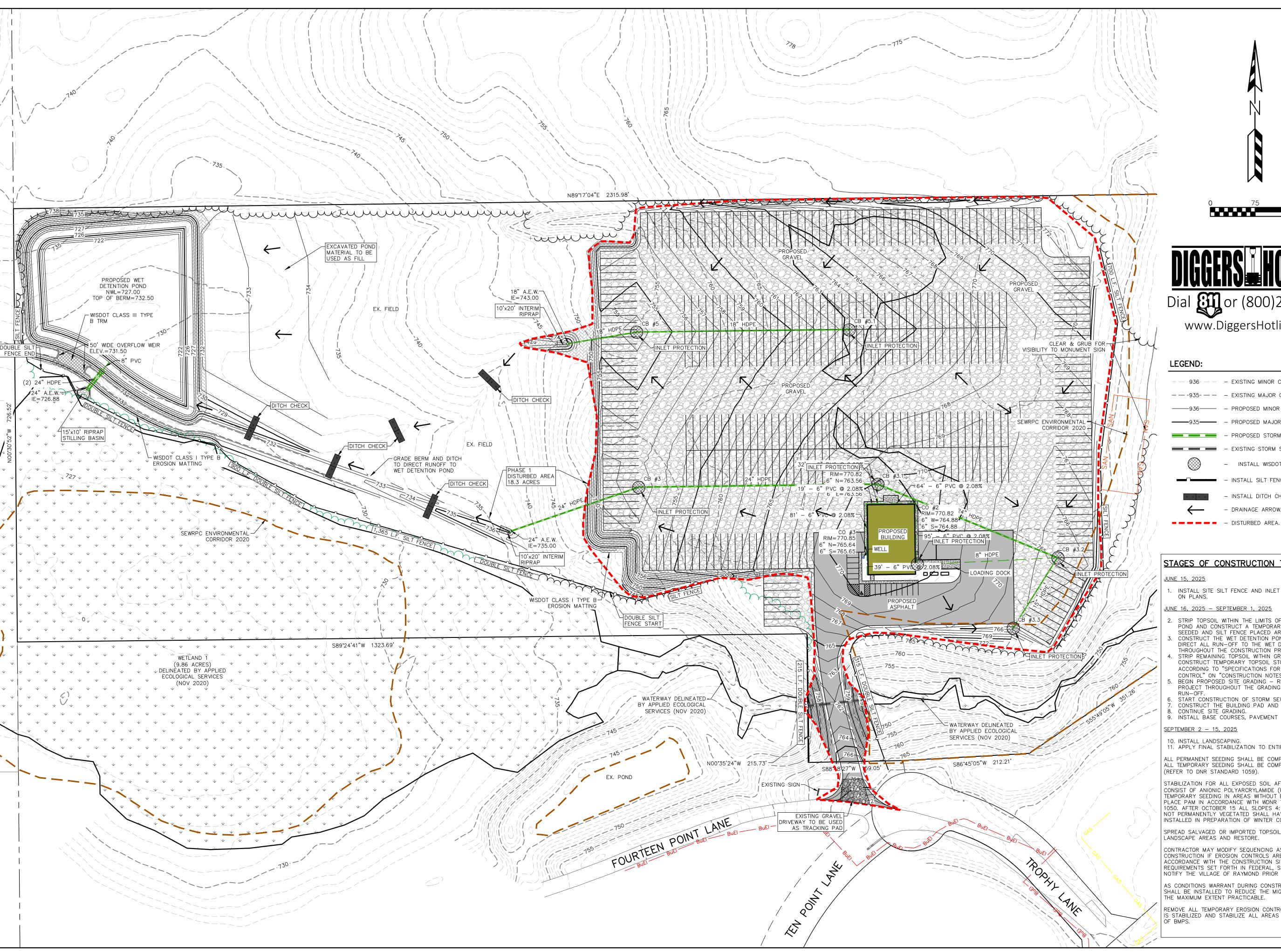
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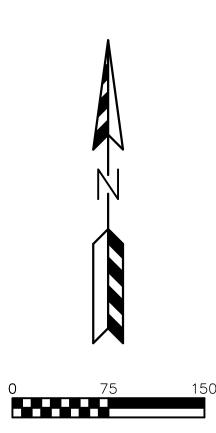
C1.00











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——-936-—— — EX	KISTING MINOR CONTOUR.
——-935-——— E	KISTING MAJOR CONTOUR.
936 PF	ROPOSED MINOR CONTOUR.
——935—— — PF	ROPOSED MAJOR CONTOUR.
— — — — — — — Pf	ROPOSED STORM SEWER.
— — – EX	KISTING STORM SEWER.
_	INSTALL WISDOT TYPE D INLET PROTECTION.
- IN	STALL SILT FENCE.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- INSTALL DITCH CHECK.

DRAINAGE ARROW.

JUNE 15, 2025

INSTALL SITE SILT FENCE AND INLET PROTECTION AS SHOWN

JUNE 16, 2025 - SEPTEMBER 1, 2025

- . STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION POND AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER. CONSTRUCT THE WET DETENTION POND. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION POND THROUGHOUT THE CONSTRUCTION PROCESS.
 STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND
- CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE". BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF
- PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE
- START CONSTRUCTION OF STORM SEWER. CONSTRUCT THE BUILDING PAD AND BUILDING. CONTINUE SITE GRADING.
- 9. INSTALL BASE COURSES, PAVEMENT AND GRAVEL BASE..
- <u>SEPTEMBER 2 15, 2025</u>
- 10. INSTALL LANDSCAPING. 11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15.
 ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059).

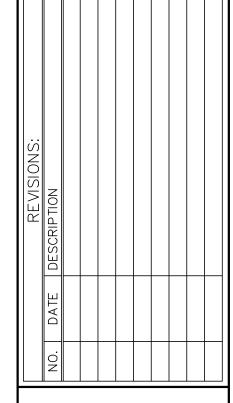
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY THE VILLAGE OF RAYMOND PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE ALL AREAS DISTURBED BY REMOVAL





TON TON STOUGHT TROPHY FRANKSV

PLAN TITLE: INTERIM **EROSION** CONTROL **PLAN**

DRAWN BY:

DESIGNED BY:

CHECKED BY:

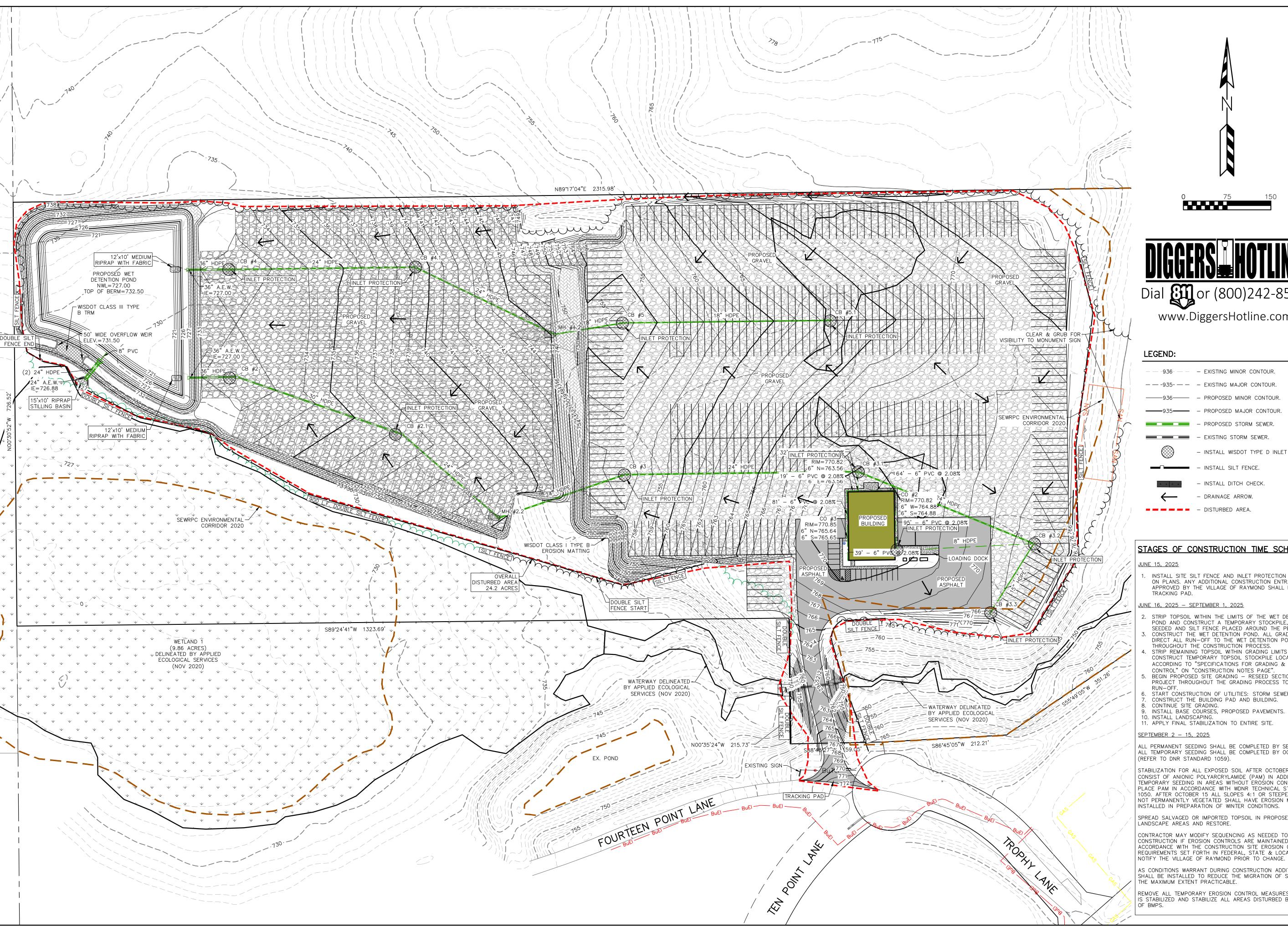
KJP

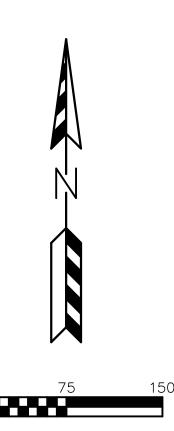
PLAN DATE: 8/28/2025

PROJECT NO: \DD-01-25\

PRELIMINARY

SHEET NO:





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- - - 936 - - EXISTING MINOR CONTOUR. — EXISTING STORM SEWER. - INSTALL WISDOT TYPE D INLET PROTECTION. - INSTALL DITCH CHECK. DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

<u>JUNE 15, 2025</u>

INSTALL SITE SILT FENCE AND INLET PROTECTION AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF RAYMOND SHALL HAVE A

JUNE 16, 2025 - SEPTEMBER 1, 2025

- STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION POND AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER. CONSTRUCT THE WET DETENTION POND. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION POND
- THROUGHOUT THE CONSTRUCTION PROCESS. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION
- CONTROL" ON "CONSTRUCTION NOTES PAGE". BEGIN PROPOSED SITE GRADING — RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE
- START CONSTRUCTION OF UTILITIES: STORM SEWER. CONSTRUCT THE BUILDING PAD AND BUILDING. CONTINUE SITE GRADING.
- 10. INSTALL LANDSCAPING. 11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

<u>SEPTEMBER 2 - 15, 2025</u>

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15 ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059).

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

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AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE ALL AREAS DISTURBED BY REMOVAL



ITON TO THE TON THE TO STOUGHT TROPHY FRANKSV

PLAN TITLE: **FINAL EROSION** CONTROL **PLAN**

DRAWN BY:

DESIGNED BY:

CHECKED BY: KJP

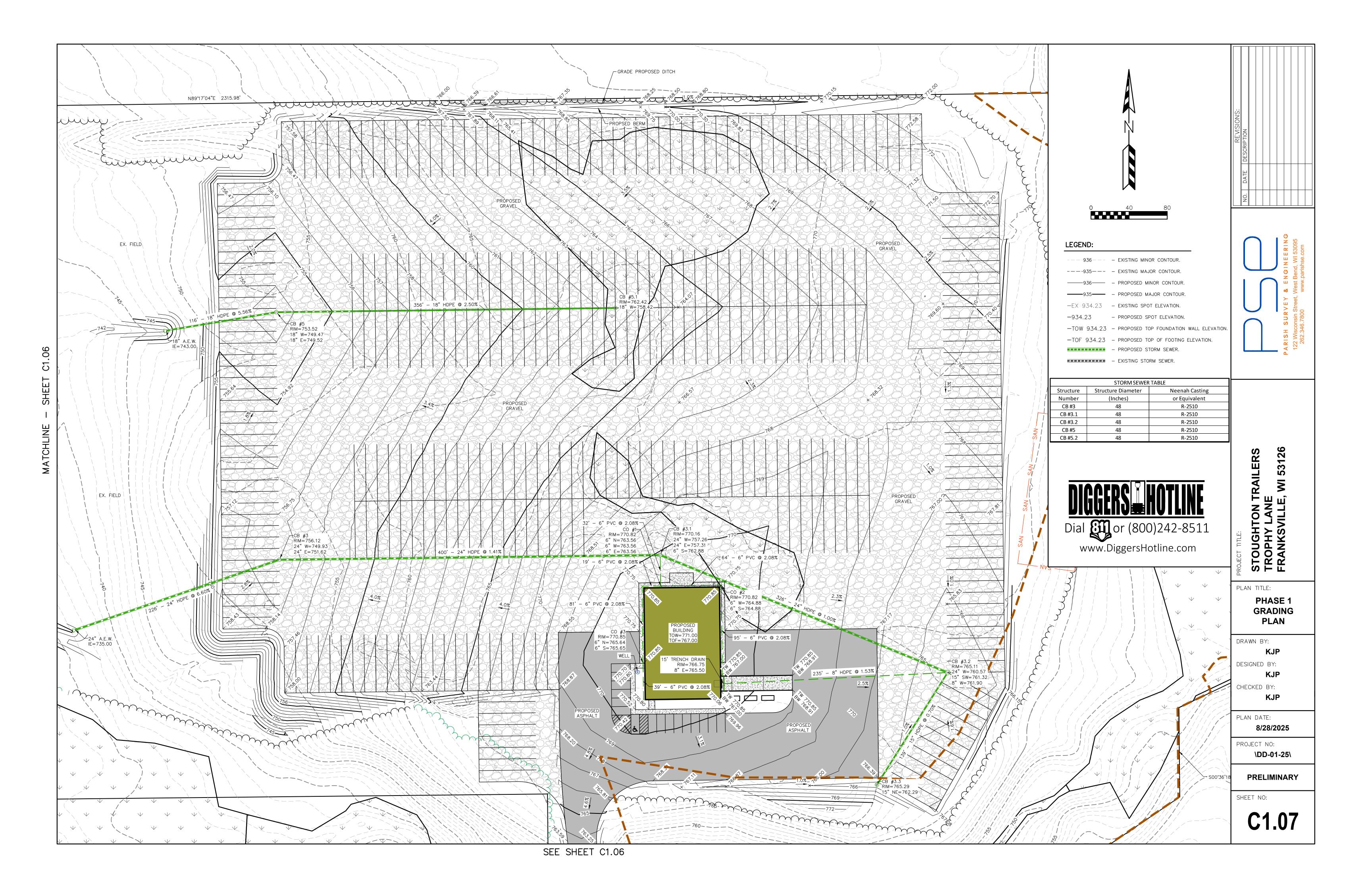
PLAN DATE: 8/28/2025

PROJECT NO:

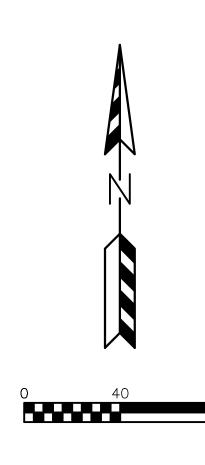
PRELIMINARY

\DD-01-25\

SHEET NO:







LEGEND:

----936--- - EXISTING MINOR CONTOUR.

----935--- - EXISTING MAJOR CONTOUR.

-EX 934.23 - EXISTING SPOT ELEVATION.

-934.23 - PROPOSED SPOT ELEVATION.

-TOW 934.23 - PROPOSED TOP FOUNDATION WALL ELEVATION.

-TOF 934.23 - PROPOSED TOP OF FOOTING ELEVATION.

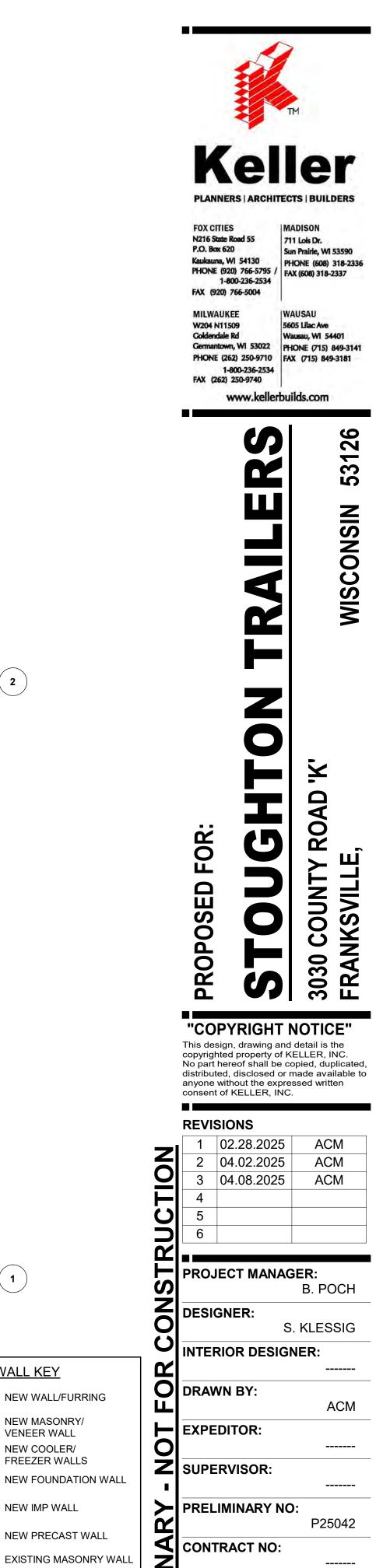
- PROPOSED STORM SEWER.

- EXISTING STORM SEWER.

STORM SEWER TABLE					
Structure	Structure Diameter	Neenah Casting			
Number	(Inches)	or Equivalent			
CB #2	60	R-2510			
CB #2.1 60		R-2510			
MH #2.2 48		R-1661			
CB #4	60	R-2510			
CB #4.1 48		R-2510			
MH #4.2 48		R-1661			







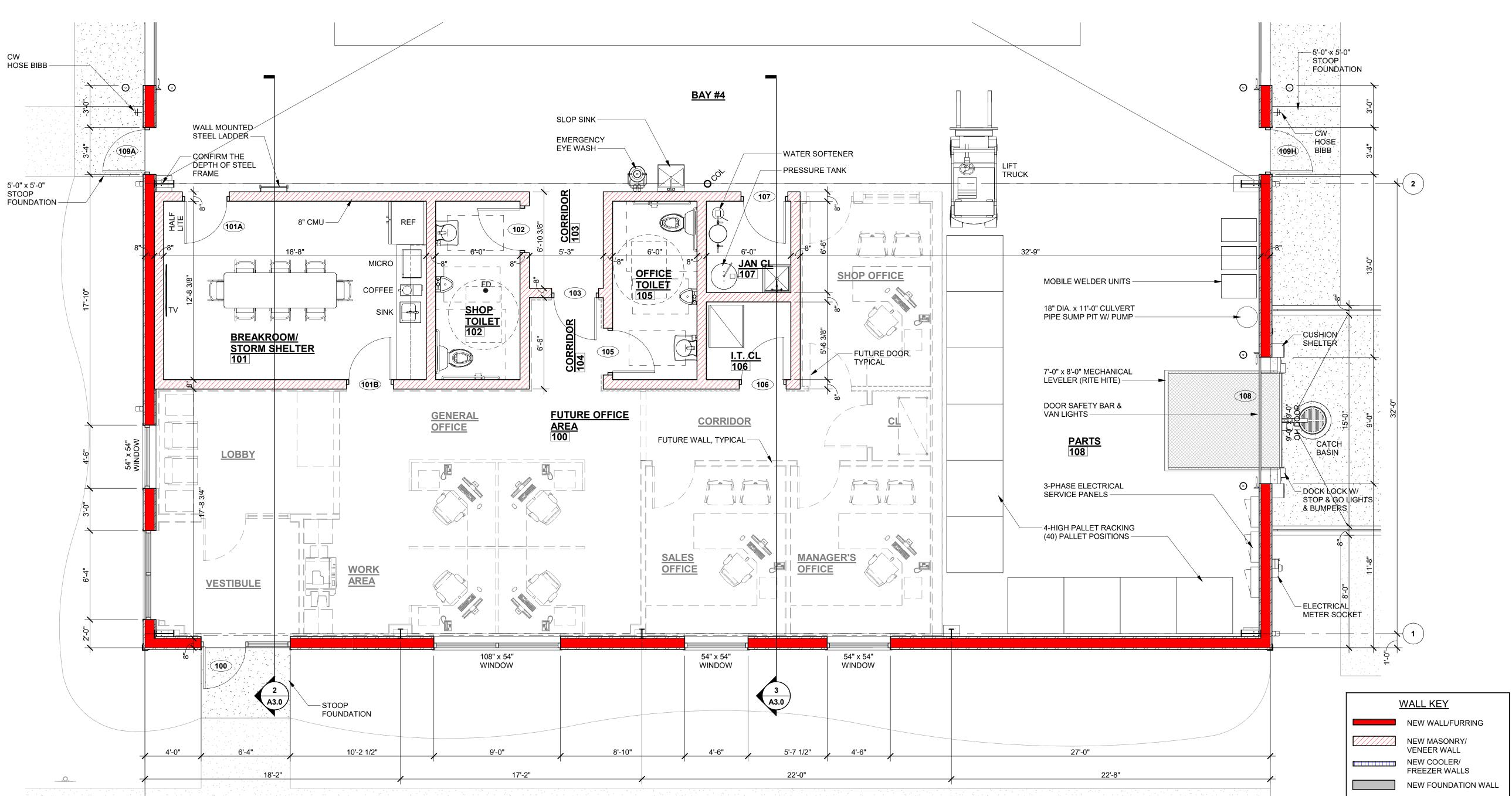
NEW IMP WALL

TYPICAL EXISTING WALL

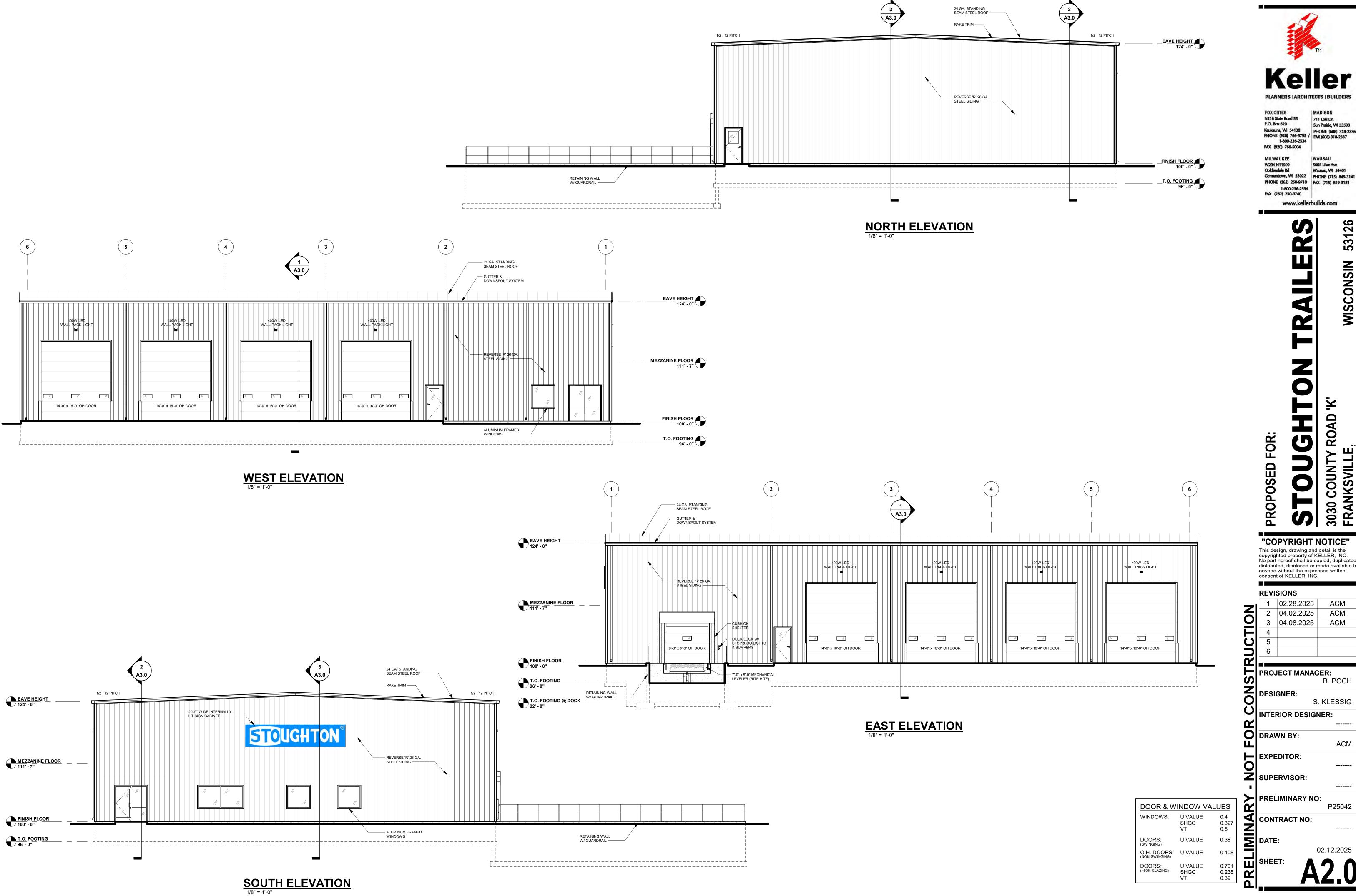
DEMO MASONRY WALL

DEMO WALLS FIRE WALL OR FIRE BARRIER DATE:

02.12.2025







711 Lois Dr. Sun Prairie, WI 53590 Kaukauna, WI 54130 PHONE (608) 318-2336 PHONE (920) 766-5795 / FAX (608) 318-2337

5605 Lilac Ave Wausau, WI 54401

www.kellerbuilds.com

WISCONSIN

3030 COUNT FRANKSVILI

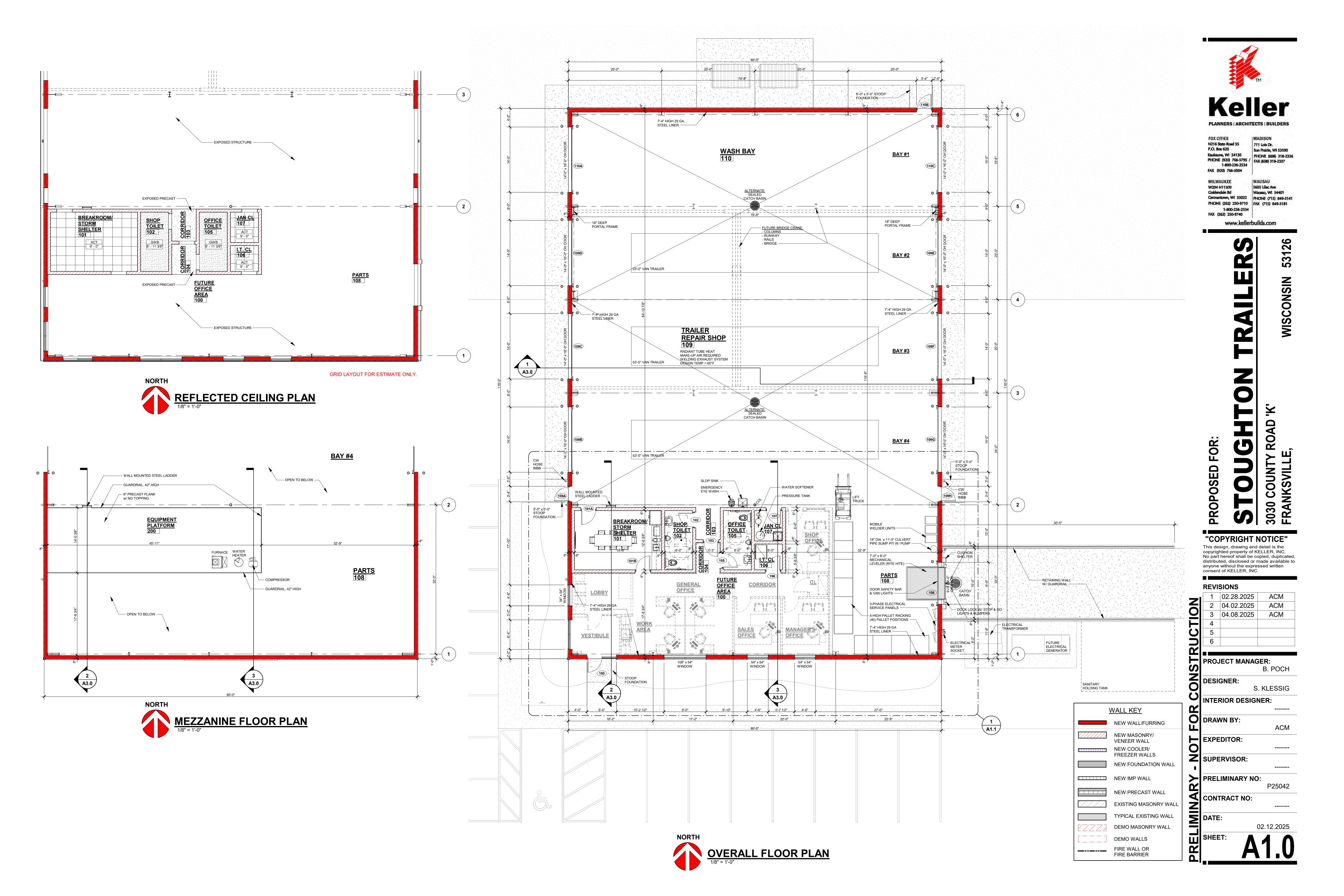
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ACM

P25042

02.12.2025





Meeting Date: September 29, 2025

Item No. 6E

Proposal: Public Participation Plan for the Comprehensive Plan Update

Description: The Plan Commission President will provide suggested appointments to the Special

Comprehensive Plan Review Committee for Plan Commission approval. The purpose of this committee is to assist in the development, review, and recommendation of updates to the Village's Comprehensive Plan. This committee

will serve in an advisory capacity to the Plan Commission.

Applicant(s): Village of Caledonia

Address(es): 5043 Chester Lane

Suggested Motion:

That the Plan Commission recommends that the Village Board approve the proposed public participation plan outlining engagement activities and strategies for engaging residents and stakeholders in the Comprehensive Plan update process as presented.

Background: At their August 6th Special Comprehensive Plan Update Review Committee meeting, the Committee reviewed and recommended that the Plan Commission approve a public participation plan, prepared by staff, that outlined public engagement activities and strategies to gather residents' opinions and suggestions regarding future land use decisions in Caledonia. These activities will be conducted throughout the process in updating the Village's comprehensive plan. Included with this report is a copy of the public participation plan. Early activities include an online survey and a pop-up event at the Franksville Beer Garden in the Franksville neighborhood.

The adoption of a public participation plan by resolution is a State Statute as it relates to the Smart Growth requirements. Staff also recommends the approval of the proposed plan as adopted as it provides a roadmap for staff and the Village in its efforts to solicit residents' opinions regarding future land use decisions.

Respectfully submitted:

Peter Wagner, AICP Development Director



Public Participation Plan

Village of Caledonia Comprehensive Plan Update

Introduction & Purpose

Public participation is a vital component of the comprehensive planning process. It helps ensure that the plan reflects the community's shared vision for the future and gives residents a meaningful role in shaping local priorities. Through open dialogue, decision-makers and community members exchange ideas, share perspectives, and build a foundation of shared knowledge that informs the plan's goals, policies, and strategies.

The purpose of this Public Participation Plan is to provide a guide for public involvement during the update process for the Village of Caledonia Comprehensive Plan. This plan fulfills the requirements of Section 66.1001(4) of the Wisconsin Statutes and serves as a guide to ensure transparency, inclusiveness, and meaningful citizen input during every phase of the process.

Comprehensive Plan Special Review Committee

A Comprehensive Plan Special Review Committee was formed at the onset of this process. This group serves in an advisory capacity to the Plan Commission to update the Village's 16-year-old Comprehensive Plan. The committee's main role is to provide input on strategies to effectively reach out to a broad and diverse range of stakeholder groups. It also helps ensure that public feedback is effectively captured to create a vision that reflects the priorities of residents, businesses, and other Village stakeholders. Therefore, this committee will act as a bridge between the public and the planning process. Committee members will collaborate with Village staff and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the professional planning consultant for this project.

Goals

This Public Participation Plan is based on five main goals:

- 1. Ensure that the public is informed of the planning process.
- 2. Provide opportunities for all residents, landowners, business owners, and other stakeholders to participate.
- 3. Encourage open communication between citizens and officials.
- 4. Gather meaningful public input at all stages of the planning process.
- 5. Foster public understanding of the comprehensive plan content and purpose.

Public Notification

All meetings and events related to the comprehensive plan will be open to the public, and the Village of Caledonia will provide advance notice of public participation in accordance with Chapter 985 of the Wisconsin Statutes. Public participation opportunities will be announced through multiple channels, including:

- Village website postings
- Local newspapers
- Social media platforms
- Public bulletin boards at the Village Hall

Public Participation Methods

The Village will use a variety of methods to encourage public participation. Village staff will coordinate all public engagement activities throughout the comprehensive planning process. The table below outlines each method, along with its intended purpose, target audience, and proposed timing.

Activity	Purpose	Target Audience	Timing
Community Survey	Solicit broad public input on goals, priorities, and issues	Residents, businesses, property owners	Early stage of planning process
Workshop sessions	Build a community vision	General public	Early stage of planning process
Plan Commission and Village Board Meetings	Discuss, review, and act on planning issues and documents	Officials, stakeholders, interested citizens	Throughout plan preparation
News Releases / Social Media / Newsletters	Notify the public of events, updates, and opportunities to engage	General public	At each milestone
Public Meetings & Open Houses	Present information and receive feedback	General public	At major project milestones
Website Updates	Provide project materials and updates; offer a platform for feedback	All community members	Ongoing
Comment Forms and Written Feedback	Provide a structured method for public input	All interested participants	Available throughout process

Activity	Purpose	Target Audience	Timing
Focus Groups/ Pop-up Events or Stakeholder Interviews	Gather detailed input from key groups or interests	Business leaders, developers, institutions	As needed during planning phases
Public Hearing	Allow formal input on the final draft of the plan	General public	Prior to plan adoption

Community Survey

An online survey will be publicized to Village residents using the channels specified in the Public Notification section. QR Codes will also be placed in Caledonia parks and other public spaces. The survey will gather public input on key topics addressed in the comprehensive plan.

Workshop sessions

Workshop sessions will use visual mapping, quick polls, and other participatory tools to build public awareness about the planning process and help create a shared vision for the future. Participants will identify their top priorities for the short-, medium-, and long-term future by ranking key issues and opportunities. These exercises will serve as the foundation for the development of plan goals and objectives.

Documentation of Public Participation

All public input and participation efforts will be documented and included in the final comprehensive plan. This documentation may include meeting summaries, photographs, survey results, public comments, and attendance records, demonstrating how public feedback informed the comprehensive planning process.

Opportunities for Public Review and Comment

Draft plan materials will be made available for public review both online and at Village offices. A formal public hearing will be held before the adoption of the comprehensive plan, allowing citizens to ask questions and provide comments about the final draft.

Adoption

This Public Participation Plan is adopted by the Village of Caledonia Village Board via resolution, in accordance with Wis. Stat. § 66.1001(4)(a). Copies of this adopted plan are available both online and at Village offices for consultation.



Meeting Date: September 29, 2025

Item No. 6F

Comprehensive Plan Online Survey Proposal:

Description: Review the proposed public, online survey that will be conducted to gather public

input as it relates to the update to the Village's Comprehensive Plan.

Applicant(s): Village of Caledonia

Address(es): 5043 Chester Lane

Suggested That the Plan Commission approves the proposed Online Comprehensive Plan Motion: Community Survey, including its content and distribution methods, as presented.

Background: The Village is in the early stages of updating its Comprehensive Plan. As part of this process, staff and SEWRPC, the Village's consultant, developed an online survey using Esri's Survey123 platform. The survey is intended to identify key issues and community priorities that will help guide the plan update.

Special Comprehensive Plan Committee Review:

To support the planning process, the Village established a Special Comprehensive Plan Committee. The Committee's main role is to provide feedback on whether engagement activities are reaching a broad and representative set of stakeholders and to ensure that public feedback is effectively captured. As part of this effort, the Committee reviewed the draft survey. Members provided feedback on how to improve the wording, flow, and clarity of each question. Their input helped ensure that the survey reflects community concerns and is user-friendly.

Survey Organization and Distribution:

The survey is organized into seven sections: 1) About You, 2) Community Strengths and Challenges, 3) Housing and Residential Neighborhoods, 4) Economic Development, 5) Community Facilities and Parks, 6) Transportation and Mobility, and 7) Final Thoughts. These sections cover topics that serve as a foundation for the plan update by asking residents for their perspectives on current conditions, challenges, and future priorities. Each section aligns with the requirements of Wisconsin Statute 66.1001.

The survey will be distributed throughout the Village. QR Codes will be posted in several locations, including Village parks, other public spaces, and institutions willing to participate in this process. Tentatively, the survey will remain open from October 1 through January 31.

Prepared by:

Natalia Nery de Farias

Natalia Mery de Larias

Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner, AICP

Development Director



Comprehensive Plan Community Survey

The Village of Caledonia is currently working on a **comprehensive plan update** which will help shape our community through 2050.

The Comprehensive Plan for the Village of Caledonia will outline **existing conditions**, describe **future goals and objectives**, and include an **action plan** on how to achieve these goals and objectives. Several topics will be addressed, some of which are reflected in the following sections.

We invite you to participate in our community's planning process!

Your responses will be a valuable resource and will help guide the plan's recommendations. Please read each question carefully and answer it as accurately as possible. To help ensure the accuracy of results, each person may only submit the survey once.

The questionnaire should take less than 20 minutes to complete. Participation is voluntary, and you may skip any question. You can exit the survey at any time; however, your responses will only be recorded if you click the **Submit** button.

About You

1. What is your connec Select all that apply	1. What is your connection to Caledonia? Select all that apply							
☐ I live in Caledonia (Ea	st of Douglas Ave)							
□ I live in Caledonia (West of Douglas Ave and South of 4 Mile Rd)								
☐ I live in Caledonia (W	est of Douglas Ave a	nd No	orth of 4 Mile Rd)					
\square I work in Caledonia								
☐ I regularly visit Caled	□ I regularly visit Caledonia (e.g., shopping, recreation, family)							
\square Other / None of the a	bove							
2. What is your age?								
☐ Under 18	□ 18-24		□ 25-34		□ 35-44			
□ 45-54	□ 55-64		☐ 65 or older					
3. How many people liv	e in your househol	d?						
□ One	□ Two		☐ 3-4 people		\square 5 or more people			
4. What type of home d	lo you currently live	in?						
\square Single-family home								
\square Townhome or duplex								
☐ Apartment								
☐ Condo								
\square Mobile or manufactu	red home							
☐ Other								
5. Do you own or rent y	our home?							
□ Own	☐ Rent			☐ Othe	er			
	Community Str	engt	hs and Chall	<u>enges</u>				
6. What do you see as 0 Select up to 3	Caledonia's biggest	strer	gths?					
☐ Access to parks or re	creation							
\square Affordable cost of livi	ng							
Agricultural or rural character								

\square Environmental conservation		
\square Local businesses		
\square Quality public services (e.g., school	ols, fire and police prote	ection)
\square Small-town feel		
\square Walkability or bikeability		
7. What are the biggest challenges to Select up to 3	facing Caledonia?	
\square Affordable housing availability		
\square Aging infrastructure (e.g., roads an	nd bridges needing repa	ir)
\square Job opportunities and economic g	rowth	
\square Limited bike and pedestrian facilities	ies	
\square Loss of farmland or open space		
\square Retail and service options		
☐ Traffic safety and street conditions	3	
☐ Vacant or underused properties		
\square Variety of housing types		
8. Are there other strengths or chall Caledonia?	lenges not listed above	e that you feel are important to
Housing a	nd Residential Neig	<u>ghborhoods</u>
9. Do you feel that Caledonia has he	ousing options to mee	t the future needs of residents?
□ Yes □ I	No	☐ Not sure / Don't know
10. Which groups do you feel are m e Select all that apply	ost affected by housin	g challenges in Caledonia?
☐ Larger families		
\square Low- or fixed-income households		
☐ People with disabilities		
\square People who work in the community	y but live elsewhere	
☐ Senior		
\square Young adults or first-time buyers		

10. How afford	lable do you consider y	your housing	costs in C	aledonia?		
Very affordable	Somewhat affordable	Difficult to af	ford Not	affordable	at all Not s	sure / Don't kno
11. Would you address housi	Village of Ca	aledonia a	dopting th	e following	strategies to	
		Strongly support	Support	Oppose	Strongly oppose	Not sure Don't Know
Encourage a va	riety of housing options					
Facilitate afford	dable housing					
Encourage housing for early-career professionals						
Encourage hou	sing for young families					
Encourage senior or age-restricted housing						
Limit new hous	ing construction					
☐ Mid- and large☐ Townhomes☐ Multi-unit ag☐ Multi-unit co	ownsizing" houses (und ge-sized single-family h or duplexes partments (4 or more un ondominiums (4 or more welling units (e.g. base	omes (1,500 s nits) e units)	square feet		,	
13. Where sho Select up to 2	uld new housing be en	couraged in	Caledonia	?		
☐ In existing no						
14. Do you hav Caledonia?	e any additional comn	nents about l	housing an	nd resident	tial neighbo	orhoods in

Economic Development

15. How would you rate the economic conditions in the Village of Caledonia in each of the following areas?

	Excellent	Good	Fair	Poor	Not sure Don't Know
Access to a variety of businesses and services					
Availability of jobs					
Quality of jobs					
Ease of starting and maintaining a business					
Impact of industries on the surrounding community					
Opportunities for new development					
Strength of local economy					
16. How satisfied are you with Caledonia's centertainment areas, etc.) Usery satisfied Somewhat satisfied 17. What would improve Caledonia's comm	□ Jeutral So				cry dissatisfied
Select all that apply					
☐ Beautification or streetscaping improvements					
☐ Events and activities					
\square More local or independent businesses					
☐ More public places to gather and socialize					
☐ More office space					
☐ More street parking					
☐ More restaurants or entertainment					
☐ Safer streets and sidewalks					

18. Would you support or oppose the following strategies for commercial development in Caledonia?

	Strongly support	Support	Oppose	Strongly oppose	Not sure Don't Know
Allow a greater mix of uses (e.g., homes, offices, retail) when redeveloping commercial areas					
Encourage new suburban-style strip malls					

	Strongly support	Support	Oppose	Strongly oppose	Not sure Don't Know	
Have the Village buy land to redevelop commercial areas						
Promote new commercial buildings on vacant commercial lots						
Provide support to small business owners						
Turn vacant commercial lots into public spaces with nearby shops and restaurants						
19. Do you have any additional com Caledonia?	nments ab	out comm	ercial and	industrial	areas in	
Comé	nunity Fa	ailitia a	nd Dayler			
20. Which of the following do you or other members of your household use? Select all that apply Arts or cultural venues Child care Healthcare facilities						
	Multi-use t Recreation] Parks] Senior serv	vices	
21. How much should the Village of	f Caledoni	a prioritize	e the follow	wing goals?		
	Highly	Modera	ntely Slig	ghtly Not all		
Define a distinct character for different parts of Caledonia			[
Expand the pedestrian and bike public trail network			[
Offer a range of cultural activities and events			[
Preserve and protect environmentally sensitive areas			[
Preserve historically and architecturally significant sites and buildings	у 🗆		[

	<u>Tra</u>	nsportation ar	nd Mobil	ity			
23. In a typical w Select all that app	eek, how do you g oly	et around Caledo	onia?				
☐ Walk	□в	Bike	☐ Carpool				
\square Drive alone	☐ Drive alone ☐ Public transit			Taxi or r	ideshare	(e.g., Uber, Lyf	
24. When consid	lering existing trar	nsportation infras	structure	in Cale	donia, ple	ease rate each	
the following.							
		Excellent	Good	Fair	Poor	Not sure / Don't Know	
Bike lanes or trails	S						
Crosswalk safety							
Sidewalk availabil	lity and condition						
Public transit acce	ess						
Road maintenanc	e and safety						
Winter accessibili	ity for walking/biking						
25. What transpo Select up to 3 □ Additional side	ortation improvem ewalks	ients are most ne	eeded in (Caledon	ia?		
☐ Additional off-s	tions between neig		estination	S			
☐ Additional off-s☐ Better connect	street trails tions between neig and visibility		estination	s			
☐ Additional off-s☐ Better connect☐ Better lighting s☐ Better public tr	street trails tions between neig and visibility	ghborhoods and de	estination	S			
☐ Additional off-s☐ Better connect☐ Better lighting s☐ Better public tr	street trails tions between neig and visibility ransit service ty for pedestrian cr	ghborhoods and de	estination	S			
☐ Additional off-s☐ Better connect☐ Better lighting s☐ Better public tr☐ Improved safet☐ Improved traffi	street trails tions between neig and visibility ransit service ty for pedestrian cr	ghborhoods and de	estination	S			
 ☐ Additional off-s ☐ Better connect ☐ Better lighting a ☐ Better public tr ☐ Improved safet ☐ Improved traffi ☐ More street pa 	street trails tions between neig and visibility ransit service ty for pedestrian cr	shborhoods and do	estination	S			
☐ Additional off-s ☐ Better connect ☐ Better lighting s ☐ Better public tr ☐ Improved safet ☐ Improved traffi ☐ More street pa ☐ Traffic calming	street trails tions between neighand visibility ransit service ty for pedestrian craic flow rking g or speed reduction	ghborhoods and do rossings n measures r trail, how likely			walk to lo	cations near	
☐ Additional off-s ☐ Better connect ☐ Better lighting s ☐ Better public tr ☐ Improved safet ☐ Improved traffi ☐ More street pa ☐ Traffic calming	street trails tions between neig and visibility ransit service ty for pedestrian cr ic flow rking g or speed reductio	ghborhoods and do rossings n measures r trail, how likely			walk to lo	cations near	

		<u>Fir</u>	nal Though	nts		
28. Are you satisfied	ો with the o\	verall qua	lity of life in	Caledonia	?	
☐ Very satisfied	Somewhat s	satisfied	☐ Neutral	Somewha ⁻	□ t dissatisfied	Uvery dissatisfied
29. What are your to Select up to 3	p 3 prioritie	s for the f	uture of Ca	ledonia?		
☐ Attract and support businesses		☐ Connect different parts of the Village with sidewalks and off-road trails			☐ Enhance parks and community spaces	
\square Expand housing α	☐ Improve housing affordability			☐ Improve	streets and roads	
☐ Make it easier to get around without a car		☐ Prepare for natural hazard resilience			☐ Preserve agricultural and rural lands	
☐ Protect natural areas and resources		☐ Revitalize commercial areas		☐ Support schools and families		
30. Do you have any	additional	comment	s, concerns	s. or ideas v	ou'd like to s	share?



Meeting Date: September 29, 2025

Item No. 6G

Proposal: Plan Commission Stakeholder Exercises

Description: Plan Commission members will participate in a word cloud exercise and a structured

discussion of the Village's strengths, weaknesses, opportunities, and threats (SWOT) serving as a key step in assessing current conditions and identifying community

priorities as it pertains to the Comprehensive Plan update process.

Applicant(s): Village of Caledonia

Address(es): 5043 Chester Lane

Suggested Motion:

No motion is required.

Background: The Village is in the early stages of updating its Comprehensive Plan. As part of this process, staff will facilitate a word-cloud exercise and a S.W.O.T. analysis exercise (Strengths, Weaknesses, Opportunities, and Threats) with the Plan Commission, Special Comprehensive Plan Committee, and Village Board. This activity will help identify key issues and priorities that should help guide the plan update.

To ensure broad community input, similar exercises will also be conducted at public pop-up events within the Village and with stakeholder groups, providing residents and partners with opportunities to share their perspectives on the Village's future.

What is a Word Cloud Exercise?

A Word Cloud Exercise is a participatory activity in which participants are asked to describe a place, idea, or issue using a single word. All responses are compiled and displayed in a visual "cloud," where the frequency of a word determines its size in the image. Words mentioned more often appear larger, highlighting shared perceptions and priorities. To participate in this exercise, you will need a cell phone to scan the QR Code and access the app. Staff will provide additional instructions



at the meeting as to how to engage in the presentation. If you do not have a cell phone, staff will provide other means of participating in the exercise.

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Word Cloud Exercises Can:

- 1. Simplify Complex Ideas Reduces lengthy discussion into clear, one-word descriptors that capture the essence of how people view the Village.
- 2. Encourage Broad Participation Easy for all participants to engage, regardless of background or expertise. Each person contributes equally to the exercise.
- 3. Reveal Shared Themes The word cloud highlights common words that reflect the Village's strengths, challenges, and identity. This creates a starting point for deeper discussions about goals and priorities.
- 4. Promote Visual Understanding The visual output provides a quick and accessible way to interpret community sentiment. It can be used in meetings, reports, and public presentations to show consensus or diverse viewpoints.
- 5. Support Comprehensive Plan Development The results of the word cloud can inform the plan's vision statement, goals, and narrative by grounding them in community perspectives.

Application to the Comprehensive Plan Update

The Village will utilize Word Cloud Exercises with the Special Comprehensive Plan Committee, Plan Commission, and Village Board to capture initial impressions of Caledonia's character and direction. Similar exercises will also be conducted at public pop-up events and with stakeholder groups to ensure broader input. The compiled word clouds will serve as a visual foundation for identifying community values and guiding the development of policies and strategies within the updated Comprehensive Plan. Caledonia Special Comprehensive Plan Committee Report Meeting Date: September 17, 2025 Item No.: 3a Conclusion A Word Cloud Exercise is a simple but powerful tool for building a shared understanding of the Village's qualities. By translating many individual perspectives into a single visual product, it strengthens committee discussions and enhances public engagement during the Comprehensive Plan update

What is a S.W.O.T. Analysis?

A S.W.O.T. Analysis is a structured planning tool used to evaluate a community's Strengths, Weaknesses, Opportunities, and Threats. It provides a framework for identifying internal characteristics of the community as well as external conditions that may influence future growth, development, and quality of life.

- Strengths Positive attributes and resources within the village (e.g., strong schools, community identity, quality infrastructure).
- Weaknesses Internal challenges or areas needing improvement (e.g., limited housing options, aging infrastructure, traffic congestion).
- Opportunities External factors or trends the village could leverage (e.g., regional job growth, funding programs, redevelopment potential).
- Threats External pressures or risks that could negatively affect the community (e.g., economic downturns, loss of farmland, environmental challenges).

Why Use a S.W.O.T. Analysis?

The S.W.O.T. process helps ensure that the comprehensive plan is grounded in a realistic assessment of current conditions and future possibilities. It encourages broad participation, allowing residents, stakeholders, and officials to share perspectives on what defines the community today and what challenges or opportunities lie ahead.

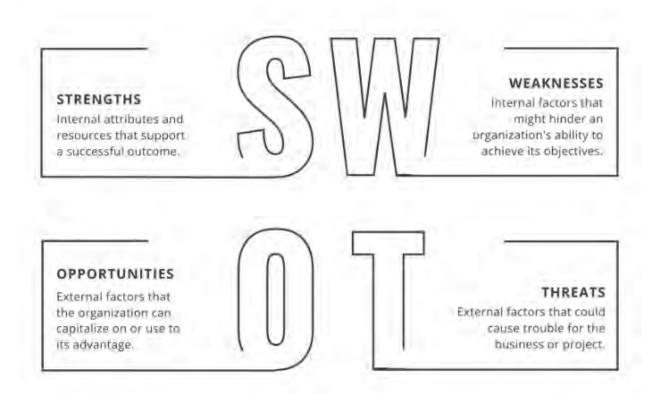
How Will it be Utilized in the Comprehensive Plan Update?

- 1. Assessment of Current Conditions
 - The S.W.O.T. exercise will guide discussions among the Plan Commission, staff, and community members about the village's current standing.
- 2. Identification of Community Priorities

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- By highlighting strengths and opportunities, the village can prioritize areas for investment, preservation, and enhancement.
- 3. Problem-Solving and Risk Management
 - Recognizing weaknesses and threats early allows the comprehensive plan to propose policies and strategies to address or mitigate them.
- 4. Foundation for Goals and Strategies
 - o The results of the S.W.O.T. analysis will guide the development of the vision statement, goals, and action items in the updated comprehensive plan.
- 5. Community Engagement Tool
 - o Conducting a S.W.O.T. analysis provides a structured, easy-to-understand way for residents and stakeholders to contribute ideas, ensuring the plan reflects community input.

A S.W.O.T. analysis is a valuable tool in updating the comprehensive plan because it balances realistic assessment with forward-looking opportunities. By integrating the results into the planning process, the village can create a plan that builds on its strengths, addresses its weaknesses, capitalizes on opportunities, and prepares for future challenges.



Respectfully submitted:

Peter Wagner, AICP Development Director



Meeting Date: September 29, 2025

Item No. 6H

PLAN COMMISSION REPORT

Proposal:	Plan Commission Consultation					
Description:	Property Owner presentation regarding a change in land use from medium to high density residential and rezoning of a property from two-family to multi-family residential use located on the northeast corner of 4 Mile Road and Erie Street.					
Applicant(s):	Matthew Coury					
Address(es):	4 Mile Road and Erie Street (northeast corner)					
Suggested Motion:	Staff does not make recommendations on a consultation request.					
Owner(s):	John Coury					
Tax Key(s):	104-04-23-21-321-000					
Lot Size(s):	±0.5 acres					
Current Zoning District(s):	RD-1, Two-Family Residential District					
Overlay District(s):	N/A					
Wetlands:	☐ Yes ☐ No Floodplain: ☐ Yes ☐ No					
Comprehensive Plan:	Medium Density Residential					

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Background: The applicant is seeking guidance prior to submitting a request to amend the Village Land Use Map and Zoning Map to allow construction of a 4-unit multi-family building at the northeast corner of 4 Mile Road and Erie Street. This consultation does not obligate the Plan Commission to recommend approval of either proposed change.

The property is currently zoned RD-1, which permits a single two-family dwelling. The Village Land Use Map also designates the parcel as Medium Density Residential, limiting it to one two-family dwelling.

No formal action is required. The Commission may provide feedback, concerns, or suggestions regarding the proposed changes. The applicant may determine whether to proceed with a formal request based on this discussion.

Respectfully submitted:

Peter Wagner, ACP Development Director



FOUR MILE ROAD 104-04-23-21-321-000

0 65 130 260 US Feet





Reasoning to Support Duplex-to-Four-Family Conversion

1. Compliance With Land & Zoning Parameters

- The proposed four-family structure is designed to fit entirely within existing setbacks, with no variance required.
- Parking, ingress/egress, and green space requirements are addressed, with traffic flow managed via Erie Street access, ensuring no congestion on 4 Mile Road.
- Easement clarification: Our Certified Survey Map (CSM) confirmed that the north and east neighbors have been utilizing a portion of our land. In good faith, we are willing to grant a temporary easement to formalize that existing use and avoid disruption, while we bring the site into full compliance and proceed with development. This accommodation imposes no additional burden on the City and demonstrates our commitment to cooperative neighborhood solutions.

2. Neighborhood Compatibility & Support

- The building design aligns with the residential character of the area; renderings (attached) show a scaled, attractive structure.
- We contacted every property owner within the required 300-foot radius, knocking on each door. Feedback was supportive — including Caledonia Petroleum and the northern neighbor.
- Early engagement ensures the project will integrate smoothly with existing residences.

3. Housing & Market Realities

- A duplex is not financially viable for us or our builder; without approval, the site risks remaining underutilized.
- While we could convert to condominium ownership in the future, current interest rates and financing conditions make that impractical today.
- Denials often lead to stagnant parcels—e.g., Beaumont Place in Whitefish Bay, where land sat vacant for years after a multifamily denial. Caledonia deserves timely, productive use of its land.

4. Community Benefit & Responsible Development

- This is shovel-ready housing we can deliver now, adding quality homes for Caledonia residents.
- Multifamily provides attainable options for young professionals, small families, and seniors.
- Added density strengthens the tax base without straining infrastructure; traffic impacts are minor and mitigated via Erie Street ingress.

5. Long-Term Planning & Practicality

- Denial would create a lag—idle land and repeated proposals—whereas approval ensures efficient, responsible land use consistent with growth objectives.
- Our team is ready to invest and deliver a positive addition to Caledonia's housing inventory.

6. Economic Return & Modernizing the Housing Market

- A four-family generates more property tax revenue than a duplex, improving the City's fiscal return without added public costs.
- It modernizes the local housing mix, aligning with regional best practices that favor diverse, attainable housing types.
- Diversification helps Caledonia attract and retain residents, supports workforce needs, and prevents the stagnation seen when sites go undeveloped.

7. Magnet Project Potential

- This project could serve as a magnet project that encourages future investment along a major thoroughfare, directly benefiting the broader Caledonia community.
- Other multi-family developments have proven successful in the region; if they succeeded, this project can also thrive and bring positive attention to Caledonia.
- By approving this proposal, the City signals that it supports smart, community-oriented development, attracting additional responsible investment.

Closing Statement

Council members have seen what happens when viable projects are denied: land sits vacant, development stalls, and community benefit is lost. This proposal is ready today, respects zoning setbacks, has neighborhood support, increases the tax base, and provides a modern housing option for Caledonia.

We respectfully request approval of this duplex-to-four-family conversion so we can immediately bring quality housing, community value, and responsible development to the City.

Attached Images:



