VILLAGE OF CALEDONIA

PLAN COMMISSION AGENDA
Monday, February 24, 2025 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. **Meeting Called to Order**
2. **Roll Call**
3. **Approval of Minutes**
   A. Meeting Minutes – January 27, 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. **Public Hearing and Possible Action on Items set for Public Hearing**
   A. PARK & OPEN SPACE PLAN REVIEW – Review and make a recommendation on the proposed update to the Park & Open Space Plan for the Village of Caledonia: 2050. Its purpose is to help guide the future development, preservation, and enhancement of parks, trails, and recreational spaces within the Village; submitted by the Village of Caledonia, Applicant. More information at ZoningHub: https://s.zoninghub.com/2GMXM1ZI52

6. **New Business**
   A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a 32-acre private solar utility located at 7444 CTH V submitted by Peter Murphy, Applicant, J&L Trading-Investments LLC, Owner. (Parcel ID No. 104-04-22-07-033-000)
   More Information at Caledonia ZoningHub: https://s.zoninghub.com/YMJH7XQYB1

   B. BUILDING, SITE, AND OPERATION PLAN REVIEW - Review a building, site, and operation plan for the construction and utilization of a 13,542 square-foot building addition to Gifford School with parking lot and school interior modifications located at 8332 Northwestern Avenue submitted by Jeffrey Bridleman, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-22-34-064-000)
   More Information at Caledonia ZoningHub: https://s.zoninghub.com/CKPNC1IXTD

7. **Old Business**
   A. TEMPORARY USE REVIEW – Consider a request to utilize a 20’ x 20’ canopy tent and 8’ x 20’ cargo container for the sale of fireworks from June 7, 2025, through July 7, 2025 located at 7952 USH 41 submitted by Jacob Zamora, Applicant; Kidangayil, Inc., Owner (Parcel ID No. 104-04-22-07-076-000)
   More information at ZoningHub: https://s.zoninghub.com/ESBFHH16XP

8. **Adjournment**

Dated February 20, 2025

Jennifer Bass
Caledonia Village Clerk

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

1. Meeting called to order

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

2. Roll Call/Introductions

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

EXCUSED: 1 – Jeff Hintz

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, and Village Clerk Jennifer Olsen

ALSO IN ATTENDENCE: Trustee Fran Martin, Trustee Dale Stillman, and Trustee Wishau

3. Approval of Minutes

Motion by Kiriaki to approve the minutes from November 25, 2024, and December 16, 2024, seconded by Pierce. **Motion carried unanimously.**

4. Public Comment

The following people appeared to speak before the Commission:
None

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

A. COMPREHENSIVE PLAN AMENDMENT REVIEW – Consider Resolution PC2025-01 approving an amendment to the Village's Land Use Plan as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 creating a new land use category, Transition Light Industrial, for the purpose of providing opportunities for low-traffic industrial, and employment uses including data centers within the Village. submitted by the Village of Caledonia, Applicant.

Staff presented on the item, summarizing material provided in the packet.

Public Hearing opened at 6:04 PM
President Weatherston asked three times if anyone wanted to speak in favor of this proposal.

Neutral:

1. Fran Martin, 5630 5 Mile Rd – Not for or against, but would like to see some changes defining categories more clearly, and fines for violating terms.
2. Marla Wishau, 8345 Foley Rd – Has concerns that some terms are not defined, and that the "Transition Light Industrial" category is too broad. Data centers should have their own land use category.

In Favor:
None

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

Against:
None

Public Hearing closed at 6:13 PM

Staff answered questions proposed by the commissioners and explained to that a land use category in a comprehensive plan and a zoning ordinance in a zoning code serve different but related purposes. A land use category is designed to be broad and flexible and to provide guidance not regulation. What is being proposed is the creation of a new land use category that proposes a narrower land use designation for industrial land use. The Transition Light Industrial category will limit the types of industrial uses to what is considered light industrial uses and is defined in the report.

Following the release of the staff report, staff proposes some modifications to the language proposed to describe the Transition Light Industrial land use category. They include:

1. Reassign contractor from core use to conditional use and include language prohibiting outdoor storage.
2. Include solar power production facility as a core use.
3. Add additional language to design characteristics as outlined in the staff report. Also to say industries and businesses will operate within environments incorporating large open spaces, establishing forests, or thickly vegetated buffers, and ensuring visual screening from roads and adjacent developments.

Motion by Bocciardi to adopt Resolution PC2025-01, subject to the proposed modifications to Exhibit A, which recommends to the Village Board an amendment to the 2035 Land Use Plan to create a land use category, Transition Light Industrial, for the purpose of providing opportunities for low-traffic industrial and employment uses including data centers within the Village for the following reasons,:

3. This Land Use category can provide a buffer between heavy industrial areas and less intense land use categories.
4. This land use category provides opportunities for light industrial uses with minimal noise, pollution, and/or traffic impacts without the environmental impacts of more intense industrial uses and can help maintain the Village's character.

Seconded by Moore.
Motion passed 5-0. Joe Kiriaki abstained.

6. New Business

A. TEMPORARY USE REVEW – Consider a request to utilize a 20’ x 40’ canopy tent and 8’ x 20’ cargo container for the sale of fireworks from June 7, 2025, through July 7, 2025 located at 7952 USH 41 submitted by Jacob Zamora, Applicant; Kidangayil, Inc., Owner (Parcel ID No. 104-04-22-07-076-000)

Motion by Kiriaki to lay the item over until the next meeting, due to the absence of the applicant.
Seconded by May.
Motion carried 6-0.

1. Adjournment

Meeting adjourned at 6:45 PM.

Respectfully submitted,

Jennifer Olsen
Village Clerk

Village of CALEDONIA

Meeting Date: February 24, 2025

Item No. **5A**

PLAN COMMISSION REPORT

Proposal:	Park & Open Space Plan for the Village of Caledonia: 2050
Description:	Review and make a recommendation regarding the proposed update to the Village's Park & Open Space Plan.
Applicant(s):	Village of Caledonia
Address(es):	n/a
Suggested Motion:	That the Plan Commission recommends to the Village Board that the Park & Open Space Plan for the Village of Caledonia: 2050 be adopted as presented.

Background

The Village of Caledonia has maintained a Park and Open Space Plan since 1989, with multiple updates over the years. The plan currently under review by the Plan Commission represents the fourth edition of this plan. The primary purpose of this plan is to provide a strategic framework for the development, design, and management of the Village's parks and natural areas. It aims to enhance the quality of life for residents and visitors by ensuring recreational opportunities, preserving green/open spaces, and sustainability is prioritized.

Plan Development and Public Engagement

In 2024, the Village Parks & Recreation Advisory Committee was tasked with updating the plan. To assist in this process, the Village collaborated with the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Throughout the summer, SEWRPC, the Parks & Recreation Advisory Committee, and Village staff worked together to design an inclusive and effective planning process that engaged the community.

To gather public input, Village staff developed an online survey and placed QR codes throughout the park system, at Village Hall, and on social media platforms such as Facebook. This approach allowed residents to share their feedback and priorities for the future of Caledonia's parks and open spaces. Over 500 individual responses were received. Survey results can be found in the plan's appendix. The Village also hosted an open house on February 19th providing the public the opportunity to learn more about the plan and share their opinions on the plan.

Plan Overview

The updated Park and Open Space Plan is structured into five chapters and four appendices, offering a detailed inventory of the Village's parks, open spaces, and amenities. Additionally, the plan outlines specific goals and objectives for both the short-term (five years) and long-term (twenty-five years), ensuring a comprehensive vision for the Village's recreational and natural spaces.

Review and Recommendation:

The Parks and Recreation Advisory Committee reviewed the updated plan during their meeting on February 11th, 2024. The committee reviewed and recommended that the Village Board adopt the plan as presented.

If the Plan Commission finds the proposed Park and Open Space Plan satisfactory, staff has prepared a motion recommending that the Village Board formally adopt the updated plan.

Respectfully submitted:

Peter Wagner, AICP
Development Director

PRELIMINARY DRAFT

Community Assistance Planning Report No. 179 (4th Edition)

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

Prepared by the

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607
www.sewrpc.org

February 2025

Community Assistance Planning Report No. 179 (4th Edition)

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

EXECUTIVE SUMMARY

The Village of Caledonia Park and Open Space Plan is intended to assess current and future park, recreation, and open space needs within the Village; guide the preservation, development, and acquisition of land for park, outdoor recreation, and open space purposes; and assist the Village in promoting environmental stewardship. While the plan looks ahead to the year 2050, it includes short-term recommendations targeted for implementation in the next five years and long-term recommendations to the year 2050 with some of those recommendations not likely to occur until after 2050.

This Plan also ensures that the Village remains eligible to apply for and potentially receive Federal and State aids through the Wisconsin Department of Natural Resources (WDNR) to support acquiring and developing park and open space sites and facilities. The WDNR typically requires that a local community has a park and open space plan that was adopted within the five years preceding the submittal of any grant application to remain eligible for available State and Federal outdoor recreation grants.

The Village of Caledonia has an extensive history of park and open space planning. The first edition of the park and open space plan for the then-Town of Caledonia was designed to the year 2000 and was adopted in 1989. The Town subsequently adopted an update to the park and open space plan in 2000, and, after incorporating as a Village in 2005, in 2009 and 2018. This Village of Caledonia Park and Open Space Plan has a design year of 2050.

PLAN CONTENT

This Village of Caledonia Park and Open Space Plan is comprised of five chapters and four appendices. The first four chapters provide background information about the Village and how the Plan was developed;

review the implementation status of the recommendations from the previous park and open space plan; identify the other plans and planning programs affecting the Village's park and open space plan; identify the objectives, principles, and standards used to guide this plan; and summarize the results of a Village parks survey. The fifth chapter includes park, outdoor recreation facility, trail, and open space recommendations for Village-owned sites and facilities. It also provides recommendations for those park and open space sites and facilities owned by Racine County located within or near the Village.

The Village of Caledonia also has an extensive history of land use planning. Other localized plans that help guide the growth and development of the Village are also incorporated into this Plan. In particular, this includes those plans that provide recommendations for parks, outdoor recreation, or open space uses, such as the Multi-Jurisdictional Comprehensive Plan for Racine County, the Crawford Park Master Plan, the Park and Open Space Plan for Racine County, the Regional natural areas plan, and the Root River Watershed Restoration Plan.

PLAN RECOMMENDATIONS

The recommendations included in this Park and Open Space Plan are the most important output of this planning effort, providing guidance to the Village as it seeks to maintain a high-quality park system that meets the needs of the Village, Village residents, and visitors, and enhances the natural resource base in the Village. Some of the key Village recommendations include:

- Providing three Village community parks (including two existing sites), 13 Village neighborhood parks (including three existing sites), four conservancy areas, and six open space areas to adequately serve the existing and future population of the Village

- Developing or improving recreational facilities at nine existing Village sites between 2025 and 2030

- Acquiring land in the western portion of the Village for a new community park between 2025 and 2030

- Acquiring additional land for park expansion and resource protection at Nicholson Wildlife Refuge

- Acquiring land for the development of ten additional Village neighborhood parks and developing recreational facilities at those sites between 2031 and 2050

- Developing or improving recreational facilities at nine existing Village sites between 2031 and 2050
- Continuing to implement the Crawford Park Master Plan
- Continuing to develop and maintain the Village trail system
- Developing additional recreational trails and bikeways for bicycle and pedestrian use
- Continuing to maintain and improve all existing Village parks and nature preserves
- Preserving and protecting open spaces associated with environmental corridors, natural areas

The Village of Caledonia Park and Open Space Plan can be accessed online at:

www.sewrpc.org and

www.caledonia-wi.gov

For more information, please contact the Village of Caledonia Planning and Zoning Department.

Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 1

INTRODUCTION

1.1 INTRODUCTION

The park and open space plan for the Village of Caledonia serves as a strategic guide for developing, designing, and managing a system of parks and natural areas within the Village. The plan aims to enhance the quality of life and foster a vibrant and healthy community by providing recreational opportunities for residents and visitors and ensuring that green spaces are accessible, functional, and sustainable. A comprehensive system of parks and open space lands provides numerous community benefits, including opportunities for social interaction, promoting physical health and mental well-being, protecting natural resources, attracting tourism and development, and potentially increasing property values.

Recognizing the importance of outdoor recreation[1] and natural resource protection, this fourth edition of the Village's plan promotes environmental stewardship and assesses current and future needs for parks, open spaces, and outdoor recreation in the Village. Recreational preferences vary between individuals, demographic groups, and geographic areas. The recommendations outlined in the plan will guide the preservation, acquisition, and development of park and open space lands in alignment with Caledonia's unique characteristics and specific needs. Implementing the plan will ensure that the Village offers diverse recreational sites and facilities tailored to the community's preferences while protecting and enhancing the Village's natural resources.

[1] *In the context of this report, recreation is considered as including only typically outdoor recreational activities.*

1.2 PLANNING FRAMEWORK

Regional and County Park and Open Space Planning

On December 1, 1977, the Southeastern Wisconsin Regional Planning Commission (Commission) adopted a Regional Park and Open Space Plan[2] that identifies existing and probable future park and open space needs within the Region and recommends a system of large resource-oriented parks, recreational corridors, a regional trail system, smaller nonresource-oriented urban parks, and attendant recreational facilities. County-level plans, adopted as amendments to the regional park and open space plan, refined and detailed the analysis and recommendations. The first Racine County Park and Open Space Plan was prepared in 1988 and was subsequently updated in 2001 and 2012.[3] Recommendations from the County plan that are related to the Village are summarized in Chapter 4 of this report.

Village Plans

Village Comprehensive Plan

The Town of Caledonia, which incorporated as a Village in November 2005, adopted a land use plan in 1999 and neighborhood plans that refined and detailed the land use plan in 2006. In 2009, the Village adopted the Multi-Jurisdictional Comprehensive Plan for Racine County,[4] which incorporated the Village land use plan, as the Village's comprehensive plan. Chapter 4 provides additional information regarding plans that provided a framework for this park and open space plan.

---

[2] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 27,* A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, *November 1977*.

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

[4] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 301,* A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*, November 2009*.

Village Park and Open Space Plans

The first edition of this park and open space plan, adopted in 1989, was created for the Town of Caledonia with a design year of 2010. The Town Board adopted update to the plan,[5] with a design year of 2020, in April 2000. After Caledonia's incorporation, the Village Board adopted two subsequent updates to the park plan in 2009[6] and 2018.[7] In September 2023, the Village of Caledonia requested that the Commission assist the Village in updating the park plan, which is documented in this report.

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

1.3 ADVISORY COMMITTEE

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

1.4 PUBLIC PARTICIPATION AND PLAN ADOPTION

Public participation was encouraged throughout the planning process to guide the development of the updated park and open space plan. Throughout 2024 and early 2025, the park and open space plan update was reviewed and discussed at a series of Village Parks and Recreation Advisory Committee. All meetings were open to the public with meeting agendas posted on the Village website in advance. An online public community input survey, which received over 500 responses, was available from April through September

[5] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 179, 2nd Edition,* A Park and Open Space Plan for the Town of Caledonia, Racine County, Wisconsin*, April 2000*.

[6] *Village of Caledonia,* Parks and Open Space Plan for the Village of Caledonia 2007-2012*, 2007*.

[7] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 179, 3rd Edition,* A Park and Open Space Plan for Village of Caledonia, Racine County, Wisconsin*, October 2018*.

2024. Draft chapters and a comment form were made available on the Village's website during the plan's development.

Call Out: Over 500 people responded to the public input survey

Upon completion of a draft plan report, the Parks and Recreation Advisory Committee sponsored a public open house on February 19, 2025 to provide an opportunity for the public to discuss and review the plan with Commission and Village staff and provide comments. The draft plan, a plan summary, and a comment form were available at the open house and at the Village Hall prior to the public hearing on the plan. Written comments on the draft plan, summarized in Chapter 5, were accepted through February 20, 2025. The Village Plan Commission held a public hearing and provided an additional opportunity for public comment on the plan on February 24, 2025.

This updated plan was approved by the Village of Caledonia Parks and Recreation Advisory Committee on February 11, 2025. The Village Planning Commission approved the plan on [DATE TBA]. The updated plan was adopted by the Village Board on [DATE TBA].

1.5 PLANNING AREA

The planning area, shown on Map 1.1, consists of the entire Village of Caledonia,[8] located along the Lake Michigan shoreline in the northeastern portion of Racine County. The Village encompasses 29,175 acres, or about 46 square miles. The planning area includes Johnson Park and Golf Course and Johnson Park Dog Run, both of which are within the City of Racine but are completely surrounded by the Village of Caledonia.

1.6 REPORT FORMAT

Following this introductory chapter, Chapter 2 of this report presents information about the Village pertinent to park and open space planning, including information on the resident population; the land use pattern; existing park and open space sites and facilities; and important natural resource areas and features within the Village. Chapter 3 reviews the implementation status of recommendations from the previous plan update. Chapter 4 summarizes other planning programs affecting this park and open space plan; describes

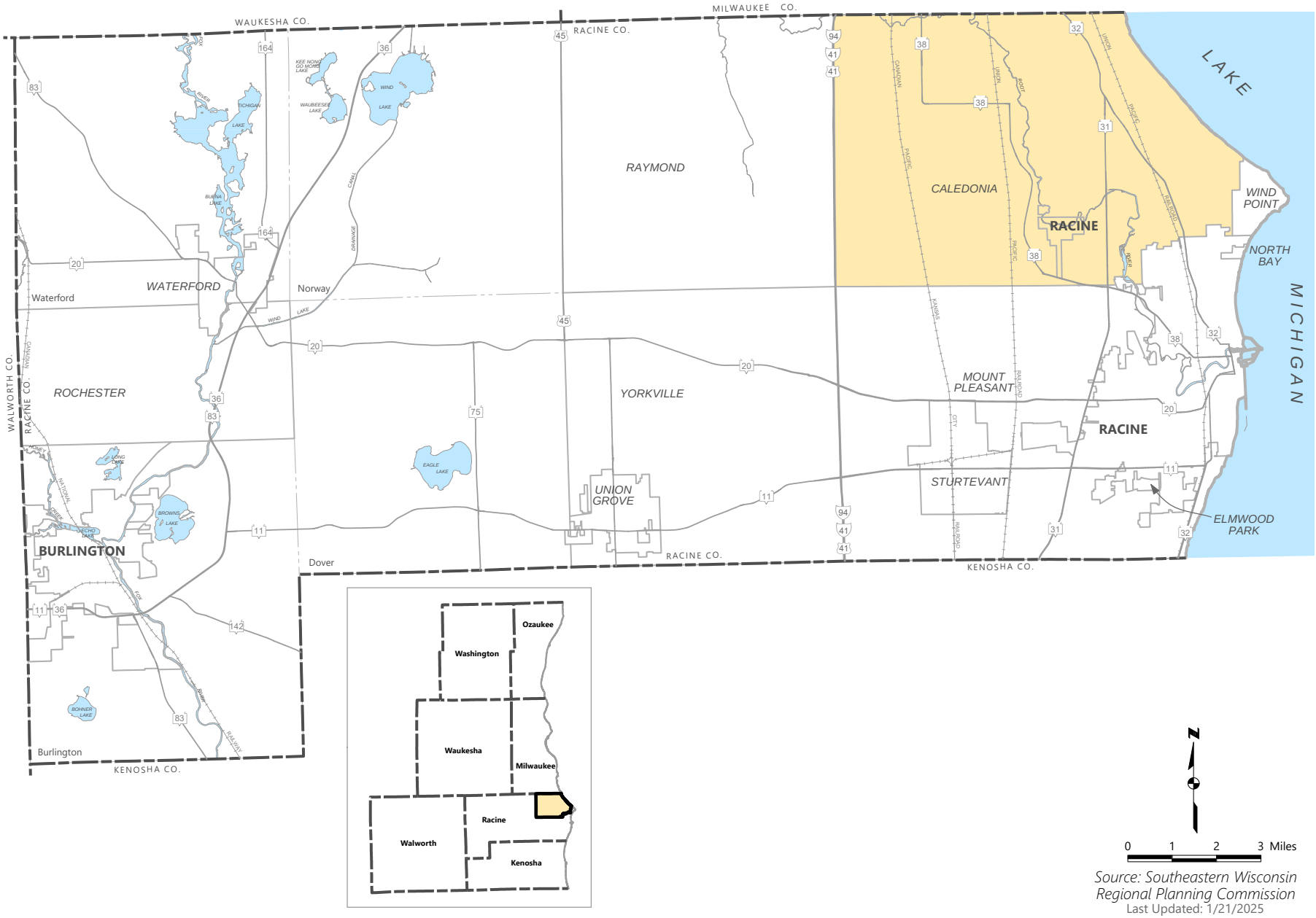
[8] *The Village of Caledonia is located in U.S. Public Land Survey Township 4 North and Ranges 22 and 23 East.*

the park and open space objectives, principles, and standards used to prepare this plan; assesses the Village's provision of parks and recreational facilities relative to peer communities; and the results of applying those standards and benchmarks to the existing park system. Updated park and open space recommendations are presented in Chapter 5.

Chapter 1

MAPS

Map 1.1
Village of Caledonia Planning Area: 2024



Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 1/21/2025

Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 2

INVENTORY FINDINGS

2.1 INTRODUCTION

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

2.2 RESIDENT POPULATION

Existing and projected[1] resident population levels are key factors in park and open space planning, and understanding historical growth can help anticipate and plan for future developments and needs. Figure 2.1 and Table 2.1 present data on the Village's historical, existing, and projected resident population.[2] By the end of the 20th century, Caledonia had grown to be the largest town in Wisconsin by population, with 23,614 residents reported by the 2000 Census. The Village's population has continued to grow, to 25,361 persons in 2020, according to the U.S. Census Bureau. The Wisconsin Department of Administration

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

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

estimated the 2024 Village population at 25,428 residents. The projected 2050 Caledonia population is approximately 34,027 Village residents.[3]

Call Out: Caledonia's population is projected to grow more than 33% by 2050

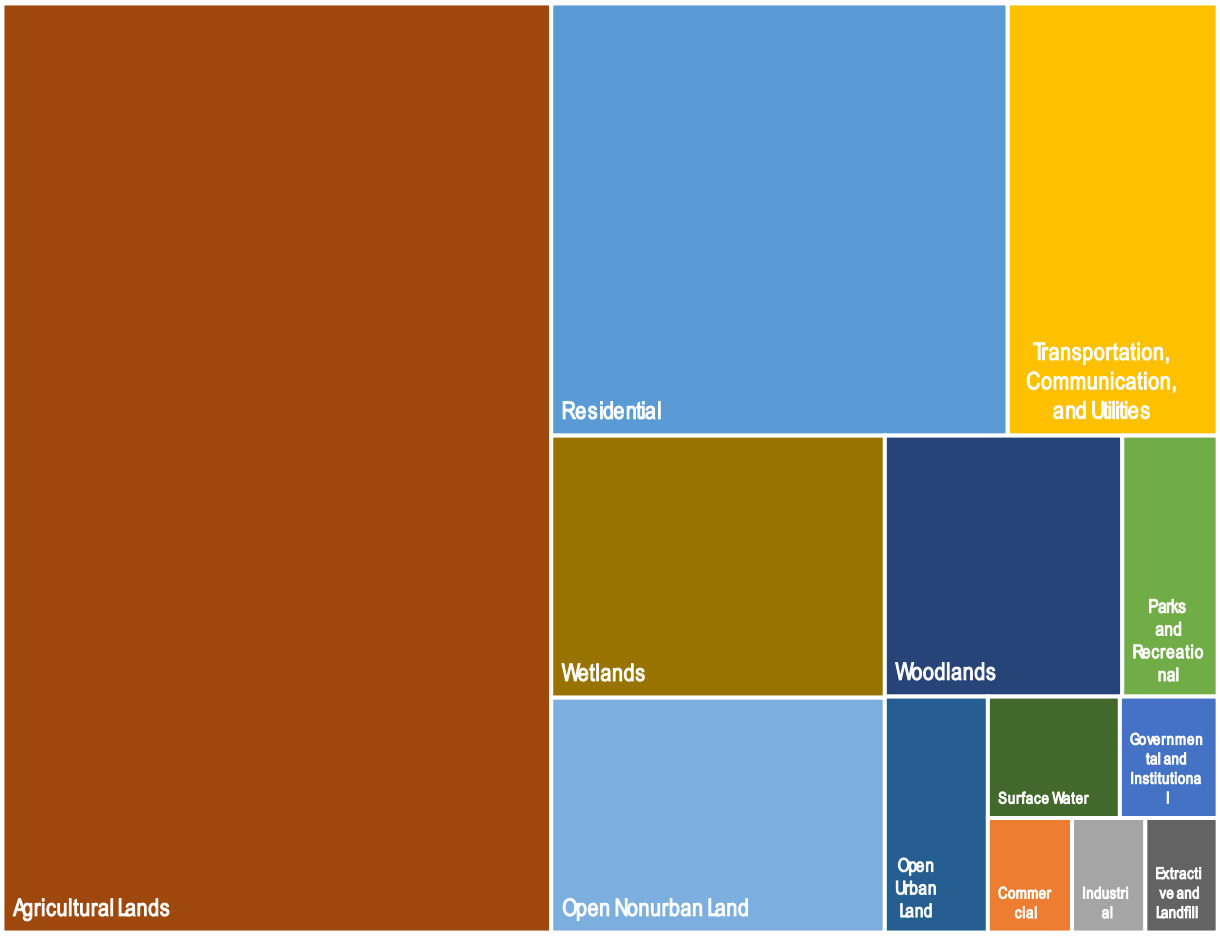
2.3 LAND USE BASE

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

Map 2.1 shows the historic pattern of urban growth, areas where concentrations of structures serving urban land uses have been built in relatively compact groups, within the Village since 1900. Development prior to 1950 was primarily concentrated along county highways and railways in Franksville and the eastern portion of Caledonia. Caledonia grew rapidly between 1950 and 1970, with new areas of urban development scattered throughout the Town. Urban development since 1970 has occurred primarily in the eastern and southern portions of Caledonia. In the 21st century, most urban development continues to be concentrated in these areas as well as along the IH-94 corridor in the western portion of the Village.

Information on the amount of land devoted to various types of land uses in the Village in 2020 is shown on Map 2.2 and enumerated in Table 2.2. Given that it is surrounded by other incorporated municipalities, the Village will be unable to annex land for additional future expansion.

[3] *Population projections are based on Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 301*, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*, November 2009 and Southeastern Wisconsin Regional Planning Commission Planning Report No. 55,* VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin*, July 2017.*



The Village's lands are approximately 1/3 urban and 2/3 nonurban uses.

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

2.4 PARK AND OPEN SPACE SITES

Existing Park and Open Space Sites

Existing park and open space sites and outdoor recreation facilities in the Village of Caledonia planning area were inventoried in 2024. As shown on Map 2.3 and listed in Table 2.3, there are 67 park and open space sites in the planning area, including 27 publicly owned sites and 40 which are privately owned.
Public park and open space sites in Caledonia are owned by the State of Wisconsin, Racine County, Milwaukee County, the Village of Caledonia, the City of Racine, UW-Parkside, and the Racine Unified School District. Note that school events and school district policies may limit public access to recreational facilities that are located on public school grounds. Table 2.4 details the recreational facilities available at publicly and privately owned park and open space sites within the planning area.

Public sites in the planning area offer a full range of recreational facilities, including, but not limited to, baseball and softball diamonds, basketball hoops, playfields, playgrounds, sand volleyball courts, soccer fields, and tennis or pickleball courts. Public sites within the planning area also include an 18-hole regulation golf course, driving range, disc golf course, horseshoe pits, and a dog exercise area. Additional publicly owned recreational facilities include a boardwalk, campgrounds, canoe launches, a fieldhouse, fishing areas, a nature study area, a wayside, and a variety of trails suited to different activities.

Facilities at privately owned sites within the Village include swimming areas, miniature golf, waterslides, a ropes course, an outdoor theater, an equestrian center, horse and cross-country skiing trails, a shooting/archery range, a kennel club, an aquatic center, and a recreation and fitness center. In addition, opportunities at the numerous private, commercial horse-riding stables and equestrian facilities within the planning area may include horse riding lessons, boarding lessons, dressage lessons, horse maintenance and education, day camps, and training programs for finishing and showing horses.

Conservation Easements

A conservation easement is a voluntary, legally binding contract between a landowner and a conservation organization or government agency that restricts certain types of development and land use to protect a property's natural, ecological, or cultural values. The landowner retains ownership and can continue to use the land for purposes such as farming or recreation but agrees to limitations that preserve the land's conservation values in perpetuity. Future owners must abide by the terms of the conservation easement, helping to safeguard habitats and maintain open spaces. Conservation easements may or may not include

provision for public access. Nine conservation easements, shown on Map 2.4 and listed on Table 2.5, provide for the permanent protection of resources on 319 acres of land in the Village by the Caledonia Conservancy, the Kenosha Racine Land Trust, and the Wisconsin Department of Natural Resources.

Village of Caledonia Park System

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

Call Out: The Village of Caledonia owns 15 park and open space sites

5 ½ Mile Park

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

Chapla Park

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

County Line Park

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

Crawford Park

Crawford Park is a 35-acre community park located in the southeastern portion of the Village, adjacent to the Village Campus north of Four Mile Road (CTH G) and east of Douglas Avenue (STH 32). Facilities at this site include two ball diamonds, two tennis courts, two basketball hoops, a playfield, three playgrounds, restrooms, concessions, pathways, a sledding hill, and picnic shelters. A wetland and stormwater retention

[4] *Information on natural resource features is presented later in this chapter.*

pond are also located within the park. In October 2022, the Village adopted a multi-phased, $10 million improvement plan for Crawford Park[5] which is expected to be implemented over the next fifteen years. The Village had completed the initial phase of improvements and was in the process of implementing the master plan as this plan update was under preparation.

Gorney Park

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

Linwood Park

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

Maple Park

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

Nicholson Wildlife Refuge

Nicholson Wildlife Refuge is a 127-acre conservancy area centrally located in the Village between Four Mile Road and Five Mile Road and CTH H and Nicholson Road. The site, which is also used for educational purposes, contains nature trails and a boardwalk. Nicholson Wildlife Refuge is classified as a natural area of local significance and encompasses 103 acres of secondary environmental corridor, consisting of wetlands and woodlands.

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

Waters Edge Park

Waters Edge Park is a three-acre neighborhood park located in the eastern portion of the Village near the terminus of 5 Mile Road which consists of woodlands within a primary environmental corridor. The site was dedicated to the Village for park use by an adjacent residential development in 2023, and the Village has developed a walking trail at the park.

Village Land (Markay Stormwater Basin)

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

Village Land (SCORe Stormwater Basin)

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

Village Land (Caddy Vista Stormwater Basin)

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

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

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

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

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

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

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

Racine County Parks

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

Cliffside Park is 223-acre major park[6] located in the northeastern portion of the Village along the Lake Michigan shoreline, north of Six Mile Road and on the east side of Michna Road. The park includes four ball diamonds, two soccer fields, a playground, a playfield, three basketball hoops, a 95-site campground, shelters, picnic areas, hiking and biking trails, and restrooms. The park also contains the Cliffside Park Woods and Clay Banks, a 55-acre natural area of countywide or regional significance consisting of woodlands and wetlands within a primary environmental corridor, and the Cliffside Park Old Field, a 55-acre critical species habitat site in which wetland portions of the site are within a primary environmental corridor or an isolated natural resource area. Both sites are identified in the regional natural areas plan,[7] which is described later in this chapter.

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

[7] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 42,* A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. An update to the plan was adopted by the Commission in December 2010 and a second update was in progress as the park plan update was under preparation.*

Franksville Memorial Park is a 52-acre community park[8] located in the southern portion of the Village in the Franksville area. The Villages of Caledonia and Mount Pleasant transferred ownership to the County in 2021. Facilities at this site include two basketball hoops, five soccer fields, a playfield, a playground, two ball diamonds, two tennis courts, sand volleyball courts, the Kids Connection Playground, horseshoe pits, informal and group picnic areas and shelters, and restrooms. Franksville Memorial Park also hosts a seasonal beer garden. The privately-owned Soccer Complex of Racine (SCORe) is adjacent on the west and north sides of the park. In 2023, the Racine County Board adopted a resolution[9] supporting the creation of public-private partnership to develop an indoor ice skating center at the park. Fundraising and planning for the facility, tentatively the Racine County Ice Center, was underway at the time this plan update was completed.

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

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

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

Call Out: Racine County and the City of Racine maintain 7 parks within the Village planning area

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

[9] Resolution No. 2023-12-S was adopted by the County Board on June 27, 2023.

City of Racine Parks

The City of Racine owns and maintains two park and open space sites within the Village planning area, also shown on Map 2.3 and described in Table 2.3. These sites, Johnson Park and Golf Course and Johnson Park Dog Run, comprise the entirety of two 'islands' of the City of Racine which are completely surrounded by the Village of Caledonia in the south-central portion of the planning area.

Johnson Park and Golf Course is a 335-acre major park located between STH 38 and STH 31 on the banks of the Root River. The site includes an 18-hole regulation golf course, disc golf course, fishing, picnic areas with shelter, concessions, restrooms, and a clubhouse with a restaurant. Located at a separate site just north of the golf course, Johnson Park Dog Run is a 28-acre community park which includes wetlands within a primary environmental corridor. The site has a dog exercise area, trails, and informal access to the Root River.

Trail Facilities

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

Call Out: Trails within the Village provide important links within the regional trail network.

Racine County maintains approximately four miles of off-street trails within the planning area. The County-owned MRK Trail is approximately three linear miles within the Village and can be used for hiking, biking and cross-country skiing. The off-street trail runs north-south through the Village adjacent to the Union Pacific Railroad and also includes an on-street segment between Six Mile Road and Seven Mile Road. The County also maintains nearly one mile of the off-street WE Energies Trail from Seven Mile Road north to the County line. Portions of the MRK Trail are also connected to City of Racine's Lake Michigan Pathway and Root River Pathway, providing trail access to destination points in the City of Racine. Racine County has also developed nearly 100 miles of signed, on-street bike routes throughout the County, approximately ten of which are within the Village. Approximately 34 linear miles of on-street bike routes, shown on Map 2.6, are identified within the Village planning area. The facilities provided on roadways designated as on-street bike routes vary widely, and it should be noted that not all segments of the on-street bikeway network offer dedicated bicycle lanes.

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

2.5 NATURAL RESOURCE FEATURES

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

Call Out: Natural resource features are often focal points for park and open space sites.

Surface Water Resources

Surface water resources and associated floodplains, shown on Map 2.7, are important elements of the Village's natural resource base. The Village is encompassed by two watersheds that flow into Lake Michigan, the Root River watershed and a direct drainage tributary.

Surface water resources influence the Village's physical development, enhance the area's aesthetic quality, and provide recreational opportunities to residents and visitors. Lakes and streams constitute a focal point for water-related recreational activities. In addition to serving as the major water source for public water utilities serving portions of the Village, Lake Michigan provides numerous opportunities for water-related recreational activities, including swimming, fishing, canoe/kayaking, and other watercraft activities. Approximately 23 linear miles of perennial streams[10] flow through the Village, including the Root River, Hoods Creek, Husher Creek, Crayfish Creek, and two unnamed tributaries and a drainage ditch that drain

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

directly into Lake Michigan. The Root River provides opportunities for fishing and canoe/kayaking within the Village.

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

For planning and regulatory purposes, floodplains are normally defined as areas subject to inundation during a one-percent-annual-probability (100-year recurrence interval) flood event. The one-percent-annual-probability floodplain encompasses 1,737 acres of the planning area, or about 6 percent of the Village. These areas are generally unsuitable for development due to the flood hazard and the presence of high water tables and soils poorly suited to urban use. However, floodplain areas often contain woodlands, wetlands, and wildlife habitat which can make them prime locations for needed open space areas. The Federal Emergency Management Agency (FEMA) Map Modernization Program periodically updates floodplain maps for Racine County, most recently in January 2024. Floodplains in the Village have been identified along all major streams and tributaries, including the Root River, Hoods Creek, and Husher Creek and along the Lake Michigan shoreline. Map 2.7 includes both "detailed" delineated floodplains based on computed flood elevations and "approximate" floodplains delineated on less precise methods such as soil type and vegetative growth.

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

Wetlands

For planning and regulatory purposes,[11] wetlands are commonly defined as areas in which the water table is at, near, or above the land surface and which are characterized by both hydric soils and the growth of wetland vegetation including sedges and cattails. Wetlands generally occur in depressions and near the bottom of slopes, along lakeshores and stream banks, and on large areas of poorly drained land.

Wetlands perform an important set of natural functions and provide opportunities for scientific, educational, and recreational pursuits. These areas support a wide variety of desirable, and sometimes unique, forms of plant and animal life are. Wetlands provide groundwater discharge areas and contribute to atmospheric oxygen and water supplies. They are also invaluable in protecting shorelines from erosion and maintaining the quality of surface water resources by stabilizing stream flows and lake levels, entrapping and storing plant nutrients in runoff that contribute to noxious weed and algae growth, and entrapping soil particles suspended in runoff that contribute to stream sedimentation.

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

Woodlands

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

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

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

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

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been identifying and delineating the areas in which concentrations of remaining natural resources occur, termed "environmental corridors" by the Commission. Protecting and preserving such areas in essentially natural, open uses is crucial in maintaining both the ecological balance and natural beauty of the Region, the County, and the Village. Environmental corridors within the Village are presented on Map 2.8 and Table 2.7.

Environmental corridors are identified based upon the presence of one or more of the following important natural resources: rivers, streams, lakes, and associated shorelands and floodplains; wetlands; woodlands; prairies; wildlife habitat areas; wet, poorly drained, and organic soils; and rugged terrain and high relief topography. Park and open space sites, natural areas, historic sites, and scenic viewpoints are also considered for their recreational, aesthetic, ecological, and natural resource values in the delineation of environmental corridors.[12] Delineating these natural resource and resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas which are classified as primary environmental corridors, secondary environmental corridors, and isolated natural resource areas, as described below.

Preserving the integrity of environmental corridors and isolated natural resource areas in essentially natural, open uses is important to the movement of wildlife and for the dispersal of seeds for a variety of plant species. Because of the many interrelationships between living organisms and their environment, damaging any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. Although the effects of any one environmental changes may not in and of themselves be overwhelming, the combined effects will eventually create serious environmental and developmental problems including flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge

[12] *Delineation of environmental corridors is described in detail in Southeastern Wisconsin is presented in Southeastern Wisconsin Regional Planning Commission Technical Record, Vol. 4, No. 2, Pages 1 through 21,* Refining the Delineation of Environmental Corridors in Southeastern Wisconsin*, March 1981*.

areas, and destruction of the unique natural beauty of the area. Preserving corridors can also help reduce flood flows, reduce noise pollution, and maintain air and water quality.

Primary Environmental Corridors

Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Primary environmental corridors are composites of the best remaining residual elements of the Village's natural resource base and include the best remaining woodlands, wetlands, and wildlife habitat areas. These corridors have truly immeasurable environmental and recreational value which can be protected and maintained by preserving them in an essentially open, natural state.

As of 2020, primary environmental corridors encompassed a total area of 1,881 acres, or about 6.4 percent of the Village. Primary environmental corridors in Caledonia are located along the Lake Michigan shoreline, the Root River, portions of Hoods Creek and Husher Creek, and in the Hunts Woods, Renak-Polak Maple Beech Woods and Tabor Woods natural areas.

Secondary Environmental Corridors

Secondary environmental corridors encompass concentrations of natural resources between 100 and 400 acres in size and are at least one mile long. Secondary environmental corridors may also serve to link primary corridors, in which case no minimum area or length criteria apply. Secondary environmental corridors facilitate surface water drainage and provide for the movement of wildlife.

Secondary environmental corridors encompassed 406 acres, or about 1.4 percent of the Village in 2020. Secondary environmental corridors in the Village are located along a portion of Hoods Creek, along an intermittent stream in the eastern portion of the Village, and within the Nicholson Wildlife Refuge area.

Isolated Natural Resource Areas

Smaller concentrations of natural resource base elements at least five acres in size which are generally separated from the environmental corridors by urban or agricultural development are classified as isolated natural resource areas. These areas may provide the only available wildlife habitat in an area, provide good locations for local parks and open space areas, and lend aesthetic character and natural diversity to an area. Isolated natural resource areas are scattered throughout the Village and encompassed 1,469 acres, or about 5 percent of the Village, in 2020.

Natural Areas, Critical Species Habitat Sites, Aquatic Areas, and Geological Sites

The Wisconsin Department of Natural Resources (WDNR) and the Commission completed a comprehensive inventory of natural areas, critical species habitat sites, and geological sites in Southeastern Wisconsin in 1994. This inventory was subsequently updated in 2010 and 2020.[13] Natural areas are defined as tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Natural areas are classified as natural areas of Statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), or natural areas of local significance (NA-3). Classification is based on consideration of the diversity of plant and animal species and community types present, the structure and integrity of the native plant or animal community, and the extent of disturbance by human activity, such as logging, grazing, water level changes, and pollution. The commonness of the plant and animal communities present, any unique natural features within the area, the size of the area, the educational value, and animal communities believed to be representative of the landscape before European settlement are also considered when classifying a natural area.

Fourteen natural areas encompassing 889 acres, shown on Map 2.9 and described in Table 2.8, were identified in the Village of Caledonia. The 138-acre Renak-Polak Maple-Beech Woods State Natural Area, identified as a site of Statewide or greater significance, is centrally located in the Village east of the Root River and along East River Road. Three natural areas considered to be of countywide or regional significance and ten natural areas of local significance were also identified within the Village. The 2020 inventory update reclassified the Nicholson Wildlife Refuge from NA-2 to NA-3 due to habitat degradation attributed to nearby agriculture.

Call Out: Habitat degradation and destruction are ongoing threats to the Village's natural environment.

Critical species habitat sites are defined by the Commission as areas outside natural areas that support rare, threatened, or endangered plant or animal species. Shown on Map 2.9 and listed on Table 2.8, 14 critical species habitat sites encompassing 338 acres have been identified within the Village. The 2020 inventory

[13] *The results of the 1994 inventory are documented in Southeastern Wisconsin Regional Planning Commission Planning Report No. 42,* A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. An amendment to this plan, including updated inventory information, was published in December 2010 and a second amendment was in progress as this park plan update was under preparation.*

update found that one critical species habitat site had been lost since the prior inventory and identified two additional sites.

Aquatic habitat areas consist of rivers, streams, and lakes that support endangered, threatened, or rare fish, herptile, or mussel species, support extensive beds of mussel species, or are located within or adjacent to a natural area. Aquatic areas are designated as aquatic areas of Statewide or greater significance (AQ-1), aquatic areas of countywide or regional significance (AQ-2), or aquatic areas of local significance (AQ-3). Two aquatic habitat areas of local significance, spanning approximately 13 linear miles within the Village, are also shown on Map 2.9 and described in Table 2.8. Approximately two linear miles of aquatic habitat along Husher Creek were lost between the 2010 and 2020 inventory updates.

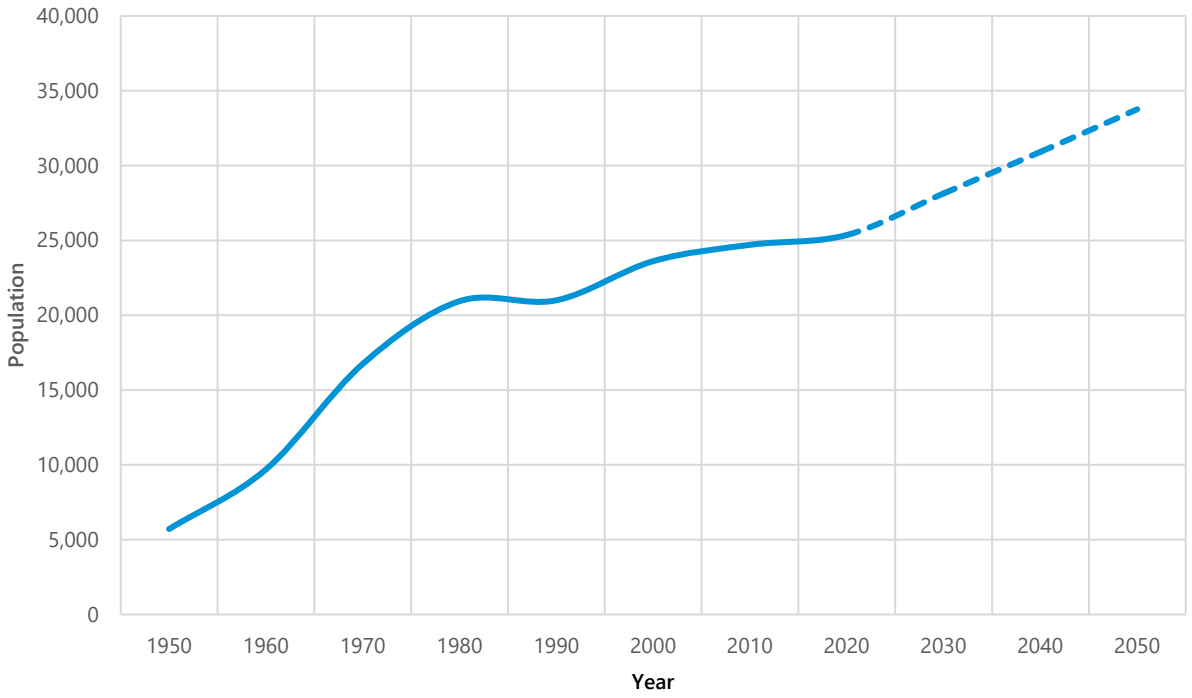
Geological sites are areas identified as having a significant glacial or bedrock feature, selected based on scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. Geological sites are designated as having Statewide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

Chapter 2

FIGURES

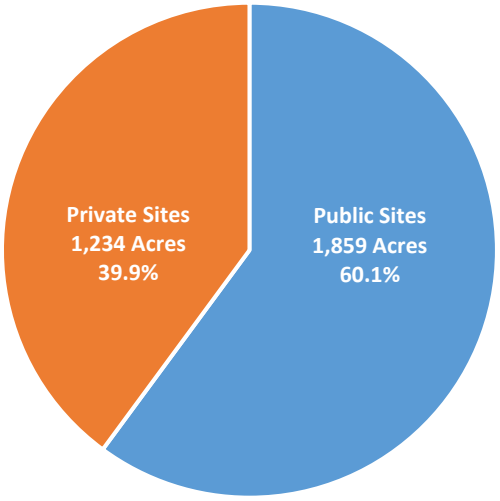
274228 – Figure 2.1
110-1262

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



Source: U.S. Census Bureau and Southeastern Wisconsin Regional Planning Commission

Figure 2.2
Private and Public Ownership of Park and Open Space Sites in the Village of Caledonia: 2024



Chapter 2

TABLES

274042 – Table 2.1
110-1262

Table 2.1
Resident Population of the Village of Caledonia: 1900-2024

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

[a] *Estimate from the Wisconsin Department of Administration, as of January 1, 2024.*

Source: U.S. Census Bureau, Wisconsin Department of Administration, and Southeastern Wisconsin Regional Planning Commission

274050 – Table 2.2
110-1262
BW
07/30/2024

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

Land Use Category[a]	Acres	Percent of Subtotal	Percent of Total
Urban			
Residential			
Single-Family Residential	4,949	52.2	17.0
Multi-Family Residential[b]	123	1.3	0.4
Residential Subtotal	5,072	53.5	17.4
Commercial	178	1.9	0.6
Industrial	171	1.8	0.6
Transportation, Communication, and Utilities (TCU)			
Streets and Highways	1,880	19.8	6.4
Airports and Railways	231	2.4	0.8
Communications, Utilities, and Other Transportation	393	4.1	1.3
TCU Subtotal	2,504	26.4	8.6
Governmental and Institutional	307	3.2	1.1
Parks and Recreational[c]	613	6.5	2.1
Undeveloped/Open Urban Land	633	6.7	2.2
Urban Subtotal	9,478	100.0	32.5
Nonurban			
Agricultural Lands	13,181	66.9	45.2
Extractive	175	0.9	0.6
Landfill	39	0.2	0.1
Wetlands	2,260	11.5	7.7
Woodlands	1,602	8.1	5.5
Surface Water	414	2.1	1.4
Undeveloped/Open Nonurban Land	2,026	10.3	6.9
Nonurban Subtotal	19,697	100.0	67.5
Total	29,175	--	100

[a] *Includes associated off-street parking areas for each land use category.*

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

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

Source: Southeastern Wisconsin Regional Planning Commission

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

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

Table continued on next page.

Table 2.3 (Continued)

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

[a] *Additional parkway lands are located in Milwaukee County.*

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

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

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

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

Table continued on next page.

Table 2.4 (Continued)

Number on Map 2.3	Site Name	Baseball Diamonds	Softball-League Diamonds	Softball-Sandlot Diamonds	Playfield	Play-Ground	Tennis Courts	Basketball Hoops	Soccer Field	Ice Skating Rink	Pool or Beach	Other
	Public (continued)											
26	W. Allen Gifford School	--	--	--	X	X	--	2	--	--	--	--
27	Waters Edge Park	--	--	--	--	--	--	--	--	--	--	Passive Use, Walking Trail
	Subtotal – 27 Sites	4	5	2	9	8	4	11	16	--	--	--
	Private											
28	Armstrong Park	--	2	--	X	X	4	2	--	--	--	Sand Volleyball Courts, Hiking Trails, Group and Informal Picnic Areas, Recreation and Fitness Center, Miniature Golf, Driving Range, Horseshoe Pits, Fishing, Shelters, Aquatic Center
29	Auburn Hills I/II Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space
30	Bear Paw Adventure Park	--	--	--	--	--	--	--	--	--	X	Obstacle Course, Ropes Course
31	Caledonia Conservancy – Aboagye/South Country	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
32	Caledonia Conservancy – Ehrlich	--	--	--	--	--	--	--	--	--	--	Conservancy Area
33	Caledonia Conservancy – Ehrlich	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails, Cross-Country Skiing, Horse Trails
34	Caledonia Conservancy – Ehrlich Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
35	Caledonia Conservancy – Estes Family Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
36	Caledonia Conservancy – Halberstadt Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
37	Caledonia Conservancy – King's Corner	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails, Cross-Country Skiing, Horse Trails
38	Caledonia Conservancy – Neighborhood Central Walk	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails
39	Caledonia Conservancy – New Marshall Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
40	Caledonia Conservancy – Rohner Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
41	Caledonia Conservancy – Schumann Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
42	Caledonia Conservancy – Short Road/ Lorence Woods	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
43	Caledonia Conservancy – Short Right-of-Way	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail
44	Caledonia Conservancy – Tabor Woods	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails
45	Caledonia Conservancy – Trout Ponds Prairie	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trails, Horse Trail, Cross-Country Skiing, Fishing, Picnic Areas
46	Caledonia Conservancy – Tepley	--	--	--	--	--	--	--	--	--	--	Conservancy Area
47	Caledonia Conservancy – Tracks Trail	--	--	--	--	--	--	--	--	--	--	Conservancy Area, Hiking Trail, Horse Trail
48	Crestview Homeowners Park	--	--	--	X	X	1	2	--	--	--	Shelter
49	Greater Racine Kennel Club	--	--	--	--	--	--	--	--	--	--	Kennel Club
50	Husher's Pub and Grill	--	--	--	--	--	--	--	--	--	--	Horseshoe Pits
51	LifeSport Tennis Club	--	--	--	--	--	9[b]	1	--	--	--	Volleyball Court
52	Mulligan's Mini-Golf	--	1	--	--	--	--	--	--	--	--	Miniature Golf, Driving Range

Table continued on next page.

Table 2.4 (Continued)

Number on Map 2.3	Site Name	Baseball Diamonds	Softball-League Diamonds	Softball-Sandlot Diamonds	Playfield	Play-Ground	Tennis Courts	Basketball Hoops	Soccer Field	Ice Skating Rink	Pool or Beach	Other
	Private (continued)											
53	Oldfield Settlement Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space, Hiking Trails
54	Orrin C. Stearns Park	--	--	--	--	--	--	--	--	--	X	Informal Picnic Areas, Passive Use
55	Prairie Pathways Homeowners Open Space	--	--	--	X	X	--	--	--	--	--	Open Space, Hiking Trail
56	Prince of Peace Lutheran Church/School	--	--	--	--	X	--	--	--	--	--	--
57	Racine Area Soccer Association (Soccer Complex of Racine - SCORe)	--	--	--	--	--	--	--	35	--	--	Shelters, Restrooms
58	Racine County Line Rifle Club Range	--	--	--	--	--	--	--	--	--	--	Shooting Range, Archery Range
59	Racine County Pony Club	--	--	--	--	--	--	--	--	--	--	Equestrian Center
60	Serbian Soccer Club of Milwaukee/ St. Nikola Church	--	--	--	X	--	--	--	2	--	--	Shelters, Picnic Area, Restrooms
61	St. Louis Church/School	--	--	1	X	X	--	2	--	--	--	--
62	St. Rita School	--	--	1	X	X	--	5	1	--	--	--
63	The Ponds I/II Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space, Hiking Trails, Gazebo
64	Trinity Lutheran Church/School	--	--	1	X	X	--	3	1	--	--	--
65	Witt's End	--	--	--	--	--	--	--	--	--	--	Horseshoe Pits
66	Wooded Valley Homeowners Open Space	--	--	--	--	--	--	--	--	--	--	Open Space
67	Yogi Bear's Jellystone Park	--	--	1	X	X	--	2	--	--	X	Campgrounds (280 Sites), Sand Volleyball Courts, Horseshoe Pits, Miniature Golf, Waterslide, Outdoor Theater, Fishing, Bath Houses
	Subtotal – 40 Sites	--	3	5	8	8	14	17	39	--	3	--
	Total – 67 Sites	4	8	8	19	18	18	36	57	--	3	--

[a] *May also serve as a baseball diamond.*

[b] *The tennis courts are located indoors.*

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Table 2.5
Conservation Easements in the Village of Caledonia: 2024

Number on Map 2.4	Site Name	Location	Holder of Easement	Size (acres)
1	Caledonia Conservancy Easement	T4N, R22E, Section 11	Caledonia Conservancy	1
2	Duda Easement	T4N, R22E, Section 14	Kenosha Racine Land Trust	12
3	Erlandsson Easement	T4N, R22E, Section 13	Caledonia Conservancy	1
4	Greater Racine Kennel Club Easement	T4N, R22E, Section 11	Caledonia Conservancy	1
5	McCalvy Easement	T4N, R22E, Section 12	Caledonia Conservancy	26
6	Myers Easement	T4N, R23E, Section 19	Kenosha Racine Land Trust	224
7	Neubauer Trail Easement	T4N, R22E, Section 24	Caledonia Conservancy	13
8	Ryder Easement	T4N, R22E, Sections 13 and 14	Kenosha Racine Land Trust	36
9	Wetland Easement	T4N, R22E, Sections 18 and 19	Wisconsin Department of Natural Resources	5
			Total – 9 Sites	319

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

274206 – Table 2.6
110-1262
BMW
8/13/2024

Table 2.6
Village of Caledonia Park System: 2024

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

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

274208 – Table 2.7
110-1262
BMW
8/13/2024

Table 2.7
Environmental Corridors and Isolated Natural Resource Areas in the Village of Caledonia: 2020

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

[a] *Percent of the Village land area (29,175 acres) with corridor.*

Source: Southeastern Wisconsin Regional Planning Commission

Table 2.8
Natural Areas, Critical Species Habitat Sites, Geological Sites, and Aquatic Habitat Areas in the Village of Caledonia: 2020

Site Type[a]	Number on Map 2.9	Area Name	Location	Ownership	Size (acres)	Description and Comments
NA-1 (SNA)	1	Renak-Polak Maple-Beech Woods State Natural Area	T4N, R22E Section 14	University of Wisconsin – Parkside, Caledonia Conservancy, and other private	138	Outstanding, mostly old-growth low-lying southern mesic forest on east side of Root River. Wet-mesic hardwoods, shrub-carr, and shallow marsh lie along an intermittent stream which crosses the tract. Noted for spectacular displays of spring wildflowers. Probably the best such woods remaining in the Region
NA-2	2	Cliffside Park Woods and Clay Banks	T4N, R23E Sections 7 and 8	Racine County and Village of Caledonia	55	Second-growth mesic woods, ravine, and steep clay banks along Lake Michigan harbor a rich and diverse flora, including such uncommon species as buffaloberry, cream gentian, stiff gentian, balsam poplar, and the State-designated endangered blue-stemmed goldenrod (*Solidago caesia*)
	3	Hunts Woods	T4N, R22E Sections 2 and 3	Racine County and private	36	A small but undisturbed remnant of southern mesic hardwoods, dominated by mature beeches and sugar maples. The woods to the south and east are younger, while to the north are lowland hardwoods. The relatively rich ground flora includes the State-designated endangered blue-stemmed goldenrod (*Solidago caesia*)
	4	Root River Wet-Mesic Woods—East	T4N, R22E Section 5	Racine County	2[b]	Wet-mesic and mesic woods Bordering a gravel-bottom stream that is tributary to the Root River. Contains a rich, diverse flora, including several rare species
NA-3	5	Caledonia Low Woods	T4N, R22E Sections 10, 11, and 14	Racine County and private	107	Moderate-quality lowland hardwoods bordering the Root River. Adjoining upland woods contains three State-designated special concern species: American gromwell (*Lithospermum latifolium*), red trillium (*Trillium recurvatum*), and black haw (*Viburnum prunifolium*)
	6	Dominican Ravine	T4N, R23E Section 21	Private	18	Small woodland containing blue-stemmed goldenrod (*Solidago caesia*), a State-designated endangered species
	7	Foley Road Woods—East	T4N, R22E Section 11	Private	24	Moderate-quality mesic woods with a rich ground flora; reportedly contains the State-designated endangered blue-stemmed goldenrod (*Solidago caesia*)

Table continued on next page.

Table 2.8 (Continued)

Site Type[a]	Number on Map 2.9	Area Name	Location	Ownership	Size (acres)	Description and Comments
NA-3 (continued)	8	Foley Road Woods—West	T4N, R22E Section 11	Private	19	Medium-age mesic and wet-mesic woods with a large population of black haw (*Viburnum prunifolium*)
	9	Nicholson Wildlife Refuge	T4N, R22E Section 21	Village of Caledonia and private	166	An open wetland with seasonal ponds that attract a large number of migrating birds such as whistling swans, snow geese, golden plovers, and willets. The pond is one of the few secure stopover areas in the Region, and it is a very good observation area
	10	Power Plant Ravine Woods	T4N, R23E Section 6	WE Energies	32	Mesic woods bordering a steep ravine that leads to Lake Michigan. Although the woods has suffered from disturbance, it contains a rich flora, including a large population of the State-designated endangered blue-stemmed goldenrod (*Solidago caesia*). The exposed ravine slopes and Lake Michigan clay banks contain a number of unusual species
	11	Root River Riverine Forest	T4N, R22E Sections 3, 4, 5, and 6	Racine County, Milwaukee County, and private	185[c]	A significant portion of the Root River corridor
	12	Seven Mile Road Woods	T4N, R22E Section 8	Private	20	Second-growth maple-ash-oak woods of about 75 years of age that has been subjected to past selective cutting. Contains a rich and diverse ground flora. Low areas contain ephemeral ponds
	13	Tabor Woods	T4N, R22E Sections 13 and 14	Caledonia Conservancy and other private	106	Relatively large but irregularly shaped mesic, dry-mesic, and wet-mesic woods that have suffered various degrees of disturbance. Portions of the woods are dominated by beech. Threatened by increasing residential development in the area
	14	Zirbes Woods	T4N, R22E Section 9	Private	13	A small but relatively undisturbed mesic woods dominated by basswood, white ash, red oak, and sugar maple, with a rich ground flora. Future high-grading is indicated by a number of the larger oaks which were marked
CSH	15	Caledonia Low Woods – South	T4N, R23E Section 30	Racine County and private	30	Small woodland supporting two State-designated special concern species: red trillium (*Trillium recurvatum*) and hoptree (*Ptelea trifoliata*)
	16	Caledonia Sanitary Sewer Right-of-Way	T4N, R22E Section 25	Caledonia Conservancy, Racine County, and private	74[d]	Shrubland containing blue-stemmed goldenrod (*Solidago caesia*), a State-designated endangered species, and two species of special concern
	17	Cliffside Park Old Field	T4N, R23E Sections 7 and 8	Racine County	55	Old field/grassland complex within county park containing breeding habitat for a number of grassland-nesting birds

Table continued on next page.

Table 2.8 (Continued)

Site Type[a]	Number on Map 2.9	Area Name	Location	Ownership	Size (acres)	Description and Comments
CSH (continued)	17	Cliffside Park Old Field	T4N, R23E Sections 7 and 8	Racine County	55	Old field/grassland complex within county park containing breeding habitat for a number of grassland-nesting birds
	18	Forked Aster Site	T4N, R22E Section 23	Racine County and private	18	Woodland supporting forked aster (*Aster furcatus*), a State-designated threatened species
	19	Four Mile Road Woods	T4N, R23E Sections 19 and 30	Private	31	Small woodland supporting a population of a State designated special concern species
	20	Lakeside Woods	T4N R23E Section 6	WE Energies	2	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (*Solidago caesia*), a State-designated endangered species
	21	River Bend Upland Woods	T4N, R23E Section 31	Racine County	14	Dry-mesic woods containing blue-stemmed goldenrod (*Solidago caesia*), a State-designated endangered species
	22	Riverpark Bluff Woods	T4N, R23E Section 31	Private	1	Thinly wooded river bluff supporting a rare species
	23	Root River Bluff	T4N, R22E Section 26	Racine County and private	39[e]	Small woodland supporting hoptree (*Ptelea trifoliata*), a State-designated special concern species
	24	Root River Ravine Woods	T4N R23E Section 30	Private	5	Small woodland supporting red trillium (*Trillium recurvatum*), a State-designated special concern species
	25	Root River Strip Woods	T4N, R23E Section 31	Racine County and private	2	Small woodland supporting a State-designated special concern species, hoptree (*Ptelea trifoliata*)
	26	Sherwood Property	T4N, R22E Section 2	Private	4	Wetland containing a population of hoplike sedge (*Carex lupuliformis*), a State-designated endangered species
	27	WEPCO Oak Woods	T4N, R22E Section 1 T4N, R23E Section 6	WE Energies	14	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (*Solidago caesia*), a State-designated endangered species
	28	WEPCO Woods	T4N, R22E Section 1	WE Energies	18	Small woodland on grounds of Oak Creek Power Plant containing blue-stemmed goldenrod (*Solidago caesia*), a State-designated endangered species
GA-3	29	Cliffside Park Clay Banks	T4N, R23E Sections 7 and 8	Racine County, Village of Caledonia, and WE Energies	14	Clay banks along Lake Michigan shoreline
	30	Root River Outcrops	T4N, R22E Section 26	Racine County and private	19[f]	Low outcrops of Racine Dolomite along Root River; one of few places in Racine County where rock is exposed
AQ-3 (RSH)	31	Root River downstream from County Line Road to Nicholson Road	T3N, R22E Sections 4 and 5	--	1.9[g] miles	Bisects identified Natural Areas
	32	Root River downstream from Nicholson Road to STH 38	T3N, R22E Sections 3, 10, 11, 14, 23, 25, and 26 T3N, R23E Sections 19, 30, and 31	--	10.0[g] miles	Critical herptile species habitat

Table continued on next page.

Table 2.8 (Continued)

[a] *Site types are classified as follows:*
NA-1 identifies Natural Areas of statewide or greater significance
NA-2 identifies Natural Areas of countywide or regional significance
NA-3 identifies Natural Areas of local significance
CSH identifies Critical Species Habitat sites
GA-3 identifies Geological Areas of local significance
SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council
RSH, or Rare Species Habitat, identifies those Aquatic Areas which support habitat for endangered, threatened, or "special concern" species officially designated by the Wisconsin Department of Natural Resources
AQ-3 identifies Aquatic Areas of local significance.

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

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

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

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

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

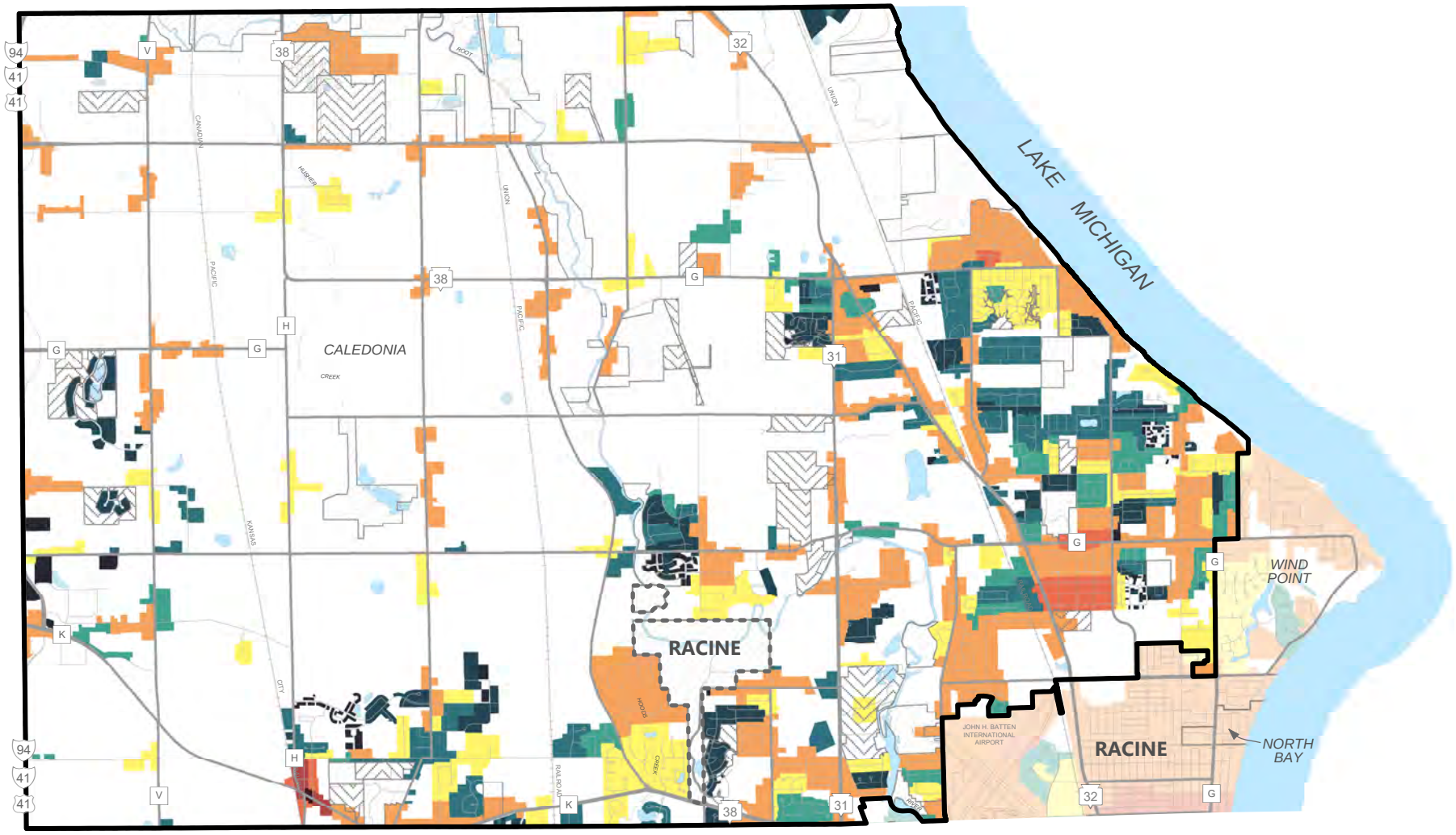
[g] *Portion of the site extends outside of the Village and miles given are entirely within the Village.*

Source: Wisconsin Department of Natural Resources and Southeastern Wisconsin Regional Planning Commission

Chapter 2

MAPS

Map 2.1
Village of Caledonia Historical Urban Growth: 1850 - 2020



1850 - 1900
1901 - 1940
1941 - 1960
1961 - 1970
1971 - 1980
1981 - 1990
1991 - 2000
2001 - 2010
2011 - 2020

Note: Colors outside the Village of Caledonia are reduced in intensity to show the adjacent extent and distribution of each legend

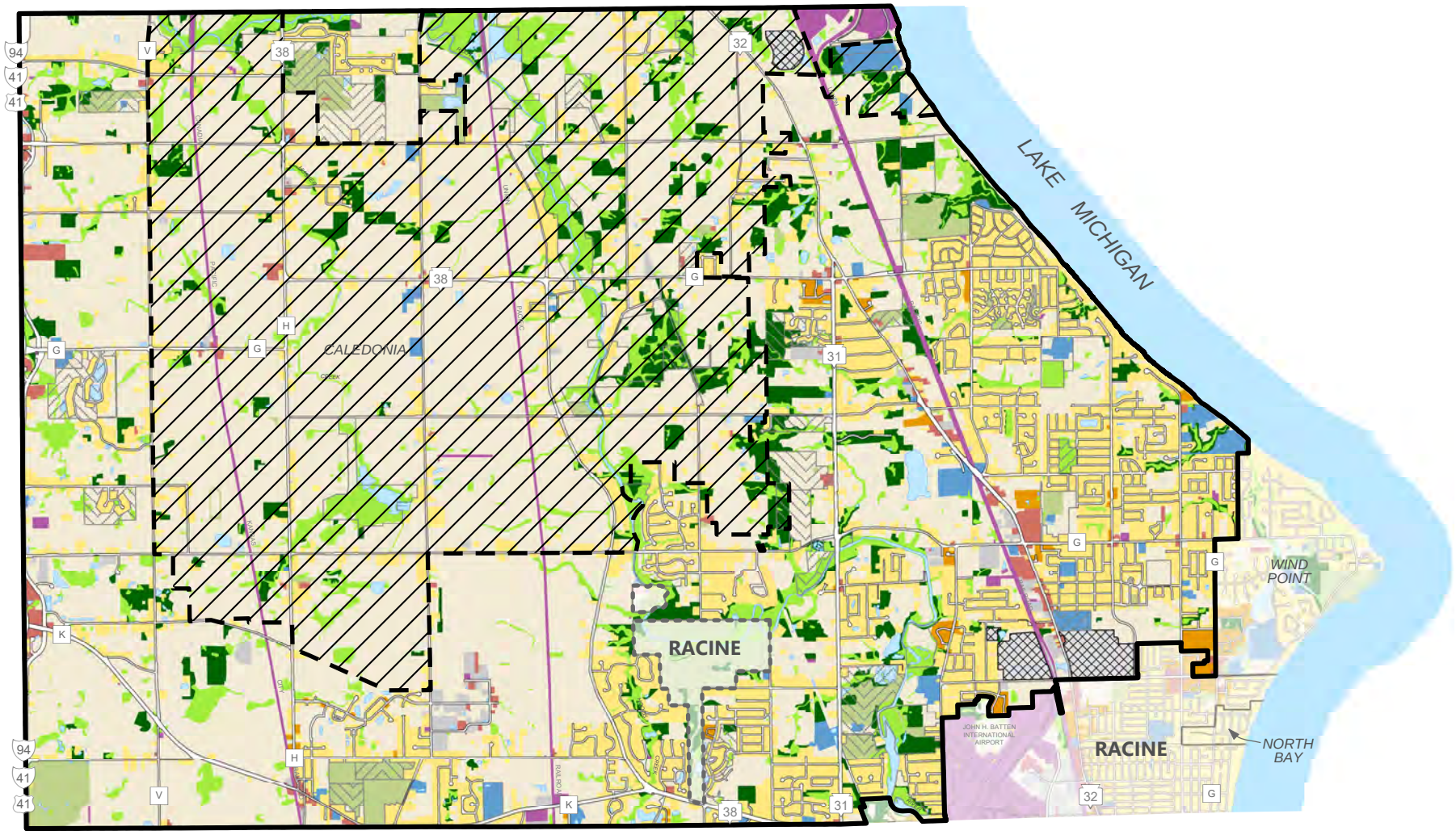
PLANNING AREA BOUNDARY
CITY OF RACINE WITHIN PLANNING AREA
PUBLICLY-OWNED OUTDOOR RECREATION LANDS
PRIVATELY-OWNED OUTDOOR RECREATION LANDS

N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Map 2.2
Village of Caledonia Existing Land Use: 2020



- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- STREETS AND HIGHWAYS
- OTHER TRANSPORTATION, COMMUNICATION, AND UTILITIES
- EXTRACTIVE OR LANDFILL
- WETLANDS
- WOODLANDS
- AGRICULTURAL AND OPEN LANDS
- SURFACE WATER

Note: Colors outside the Village of Caledonia are reduced in intensity to show the adjacent extent and distribution of each legend

- PORTION OF VILLAGE OUTSIDE OF SEWER SERVICE AREA
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

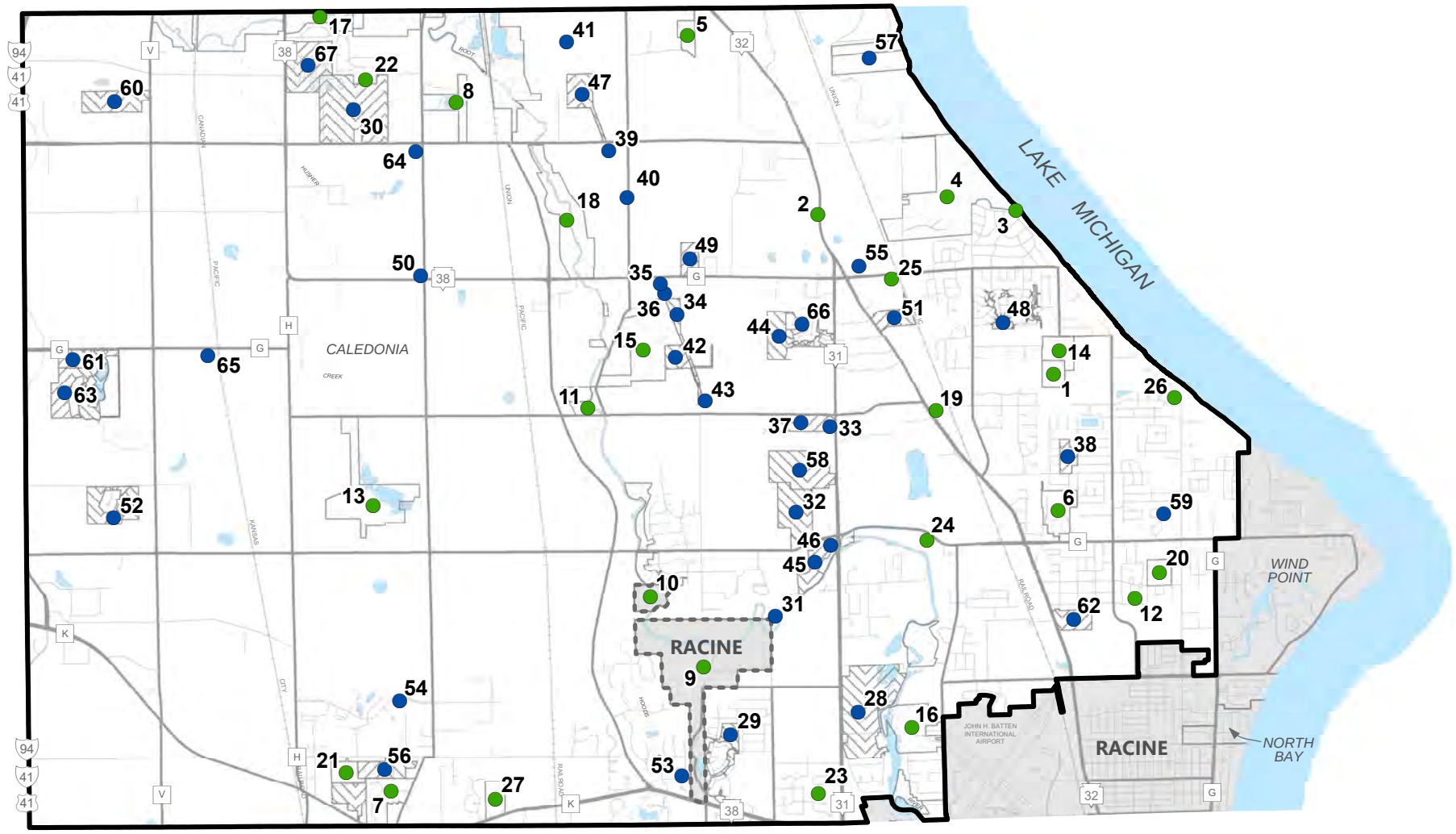
N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

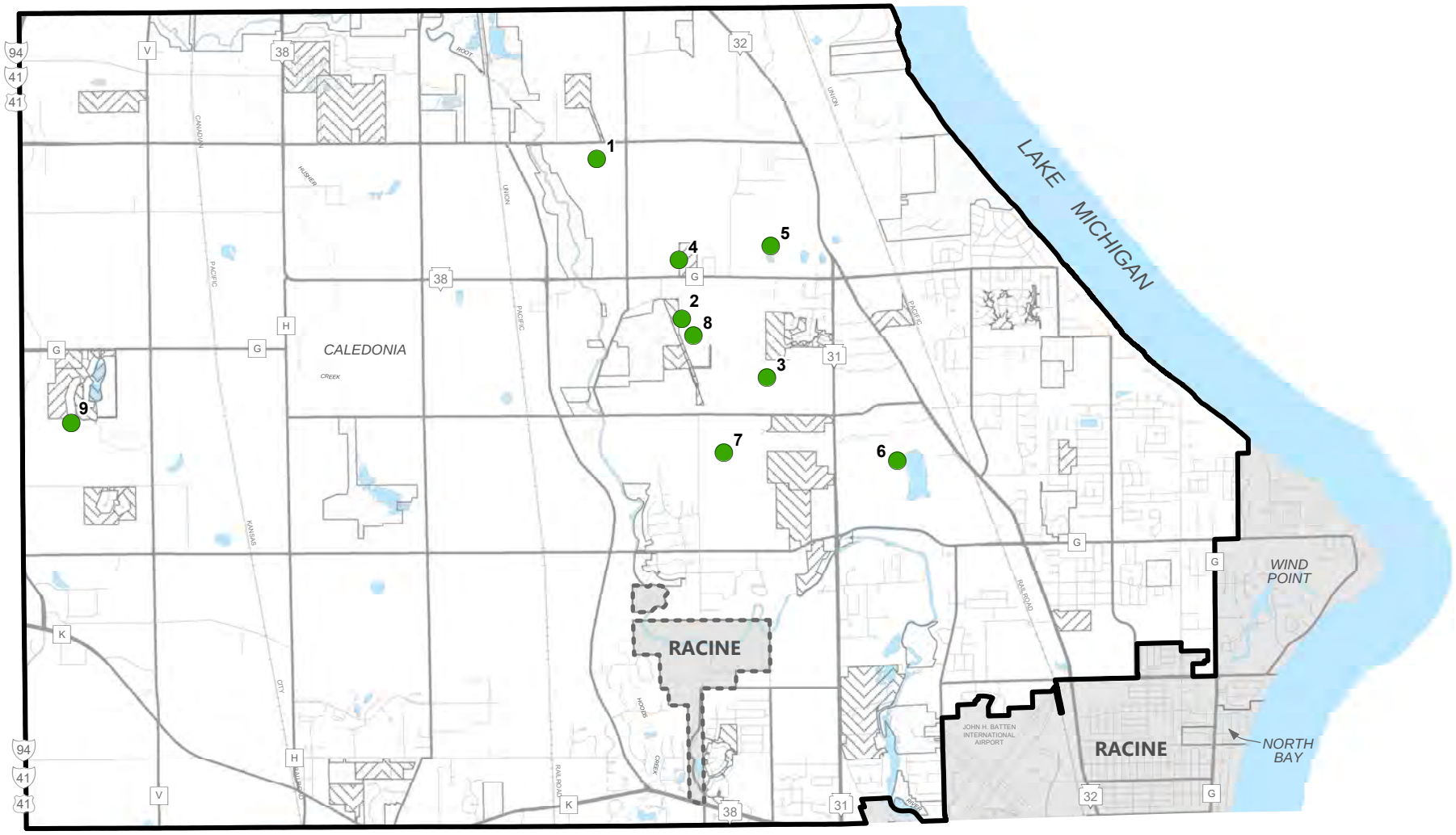
PRELIMINARY DRAFT

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



Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Map 2.4
Conservation Easements in the Village of Caledonia Planning Area: 2024



CONSERVATION EASEMENT

5 REFERENCE NUMBER (SEE TABLE 2.5)

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

PRIVATELY-OWNED OUTDOOR RECREATION LANDS

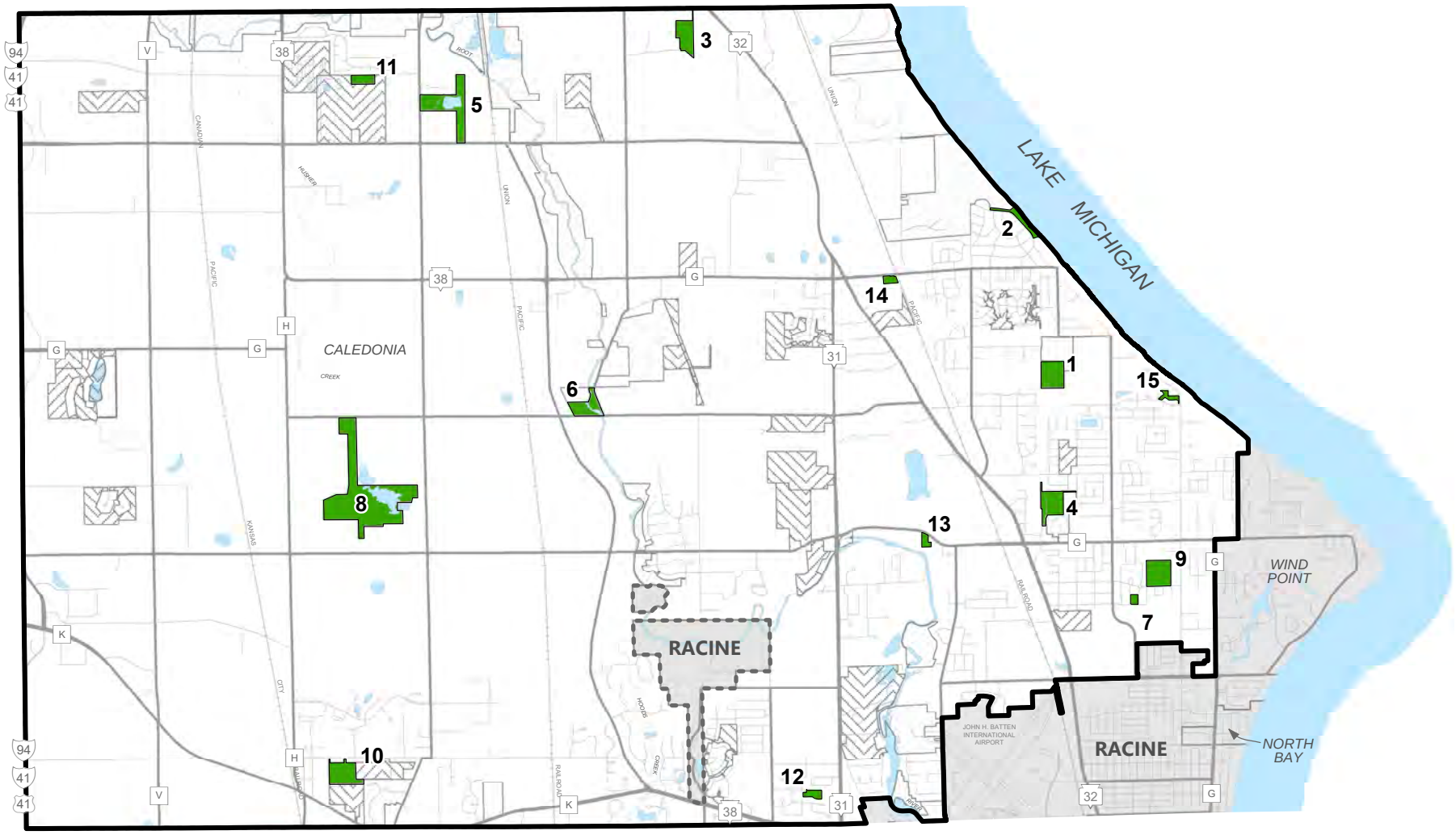
N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 2.5
Village of Caledonia Park System: 2024



VILLAGE-OWNED PARK OR OPEN SPACE SITE

5 REFERENCE NUMBER (SEE TABLE 2.6)

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

PRIVATELY-OWNED OUTDOOR RECREATION LANDS

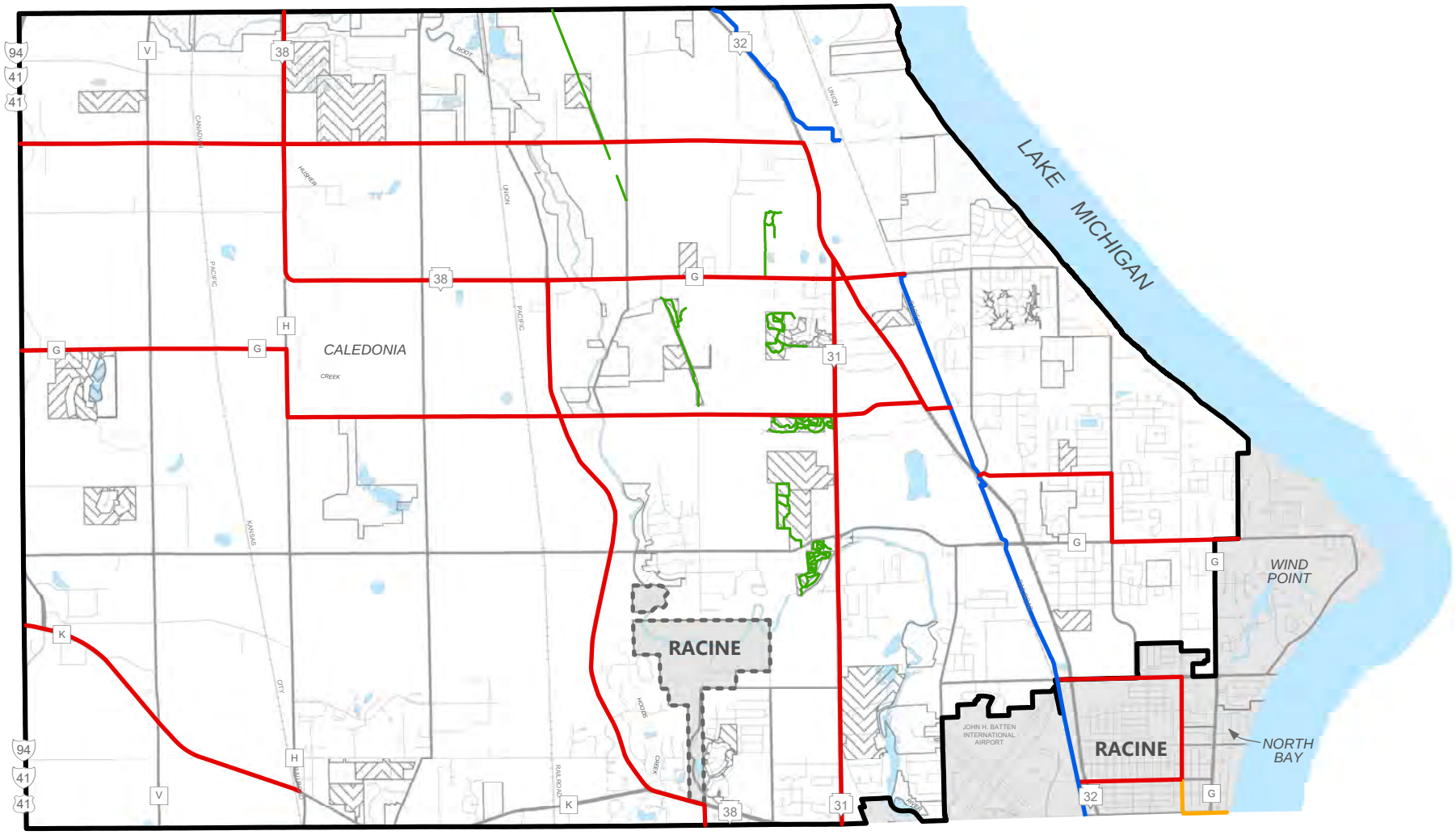
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

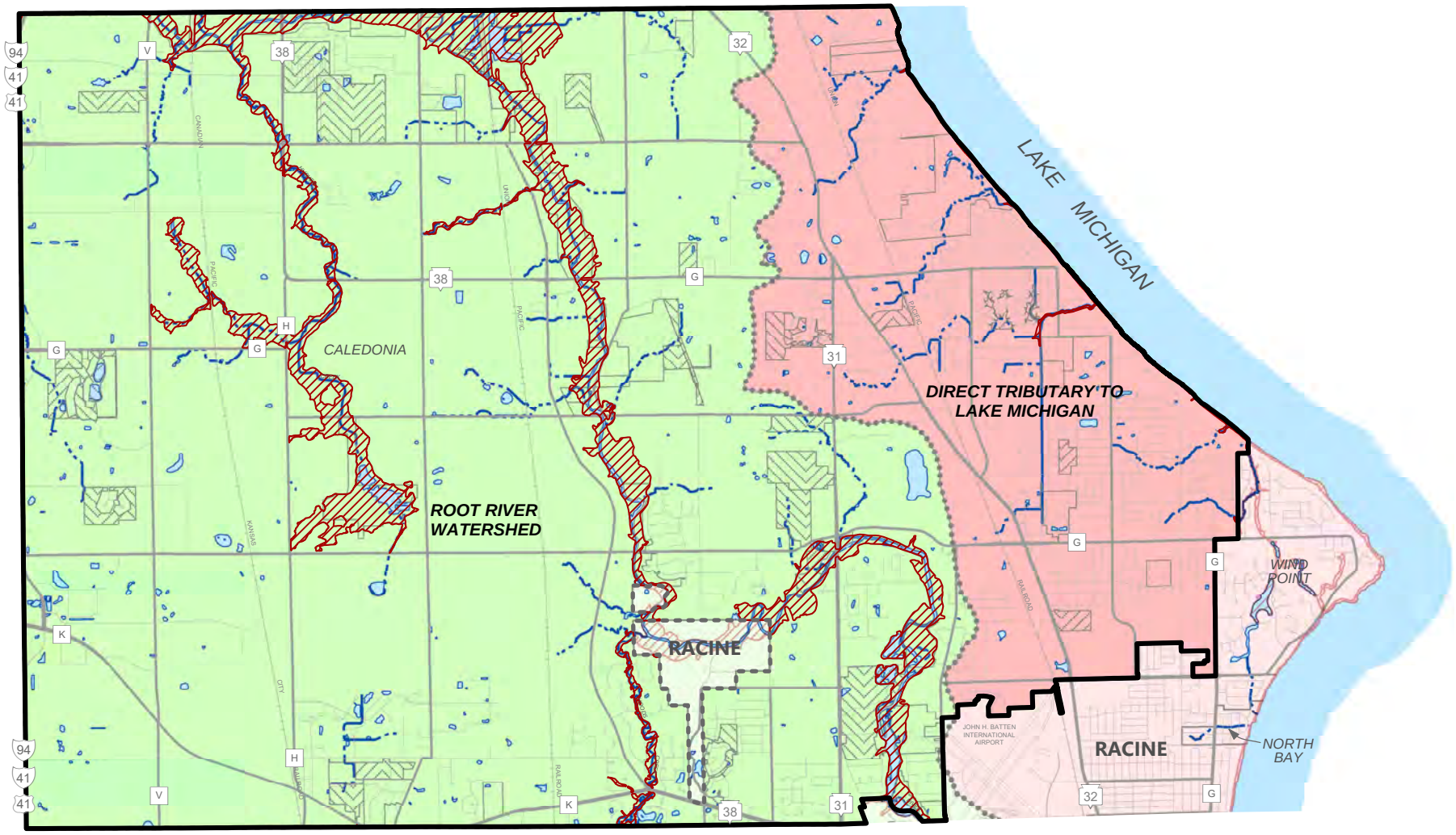
Last Updated: 2/5/2025

Map 2.6
Existing Public Trails and Bikeways in the Village of Caledonia: 2023



Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Map 2.7
Surface Water Respurces in the Village of Caledonia: 2024



ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, JANUARY 2024)

PERENNIAL STREAM

INTERMITTENT STREAM

SURFACE WATER

Note: Colors outside the Village of Caledonia are reduced in intensity to show the adjacent extent and distribution of each legend

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

PRIVATELY-OWNED OUTDOOR RECREATION LANDS

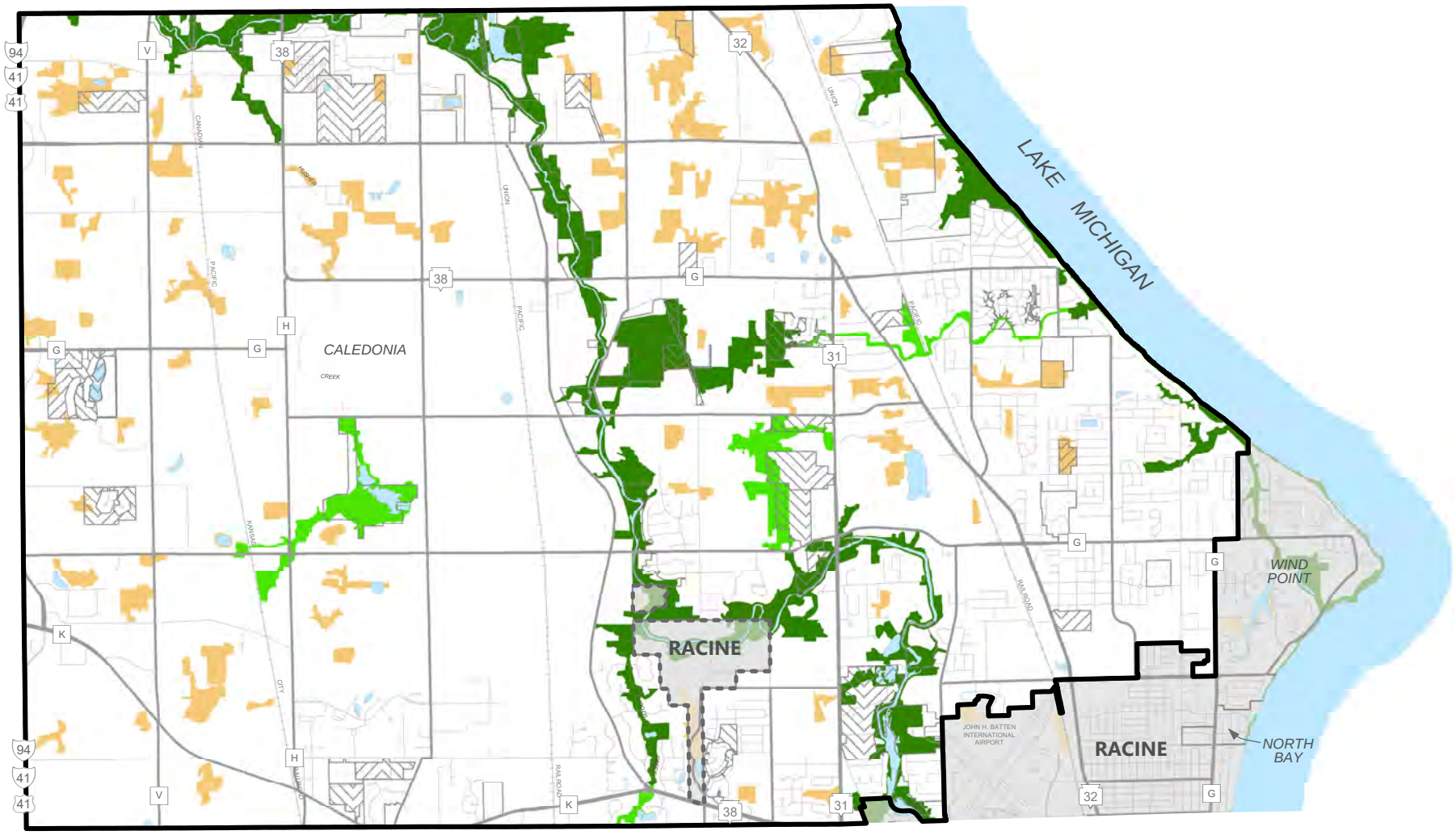
N

0 0.25 0.5 1 Mile

Source: Federal Emergency Management Agency and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 2.8
Village of Caledonia Environmental Corridors: 2020



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

SURFACE WATER

Note: Colors outside the Village of Caledonia are reduced in intensity to show the adjacent extent and distribution of each legend

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

PRIVATELY-OWNED OUTDOOR RECREATION LANDS

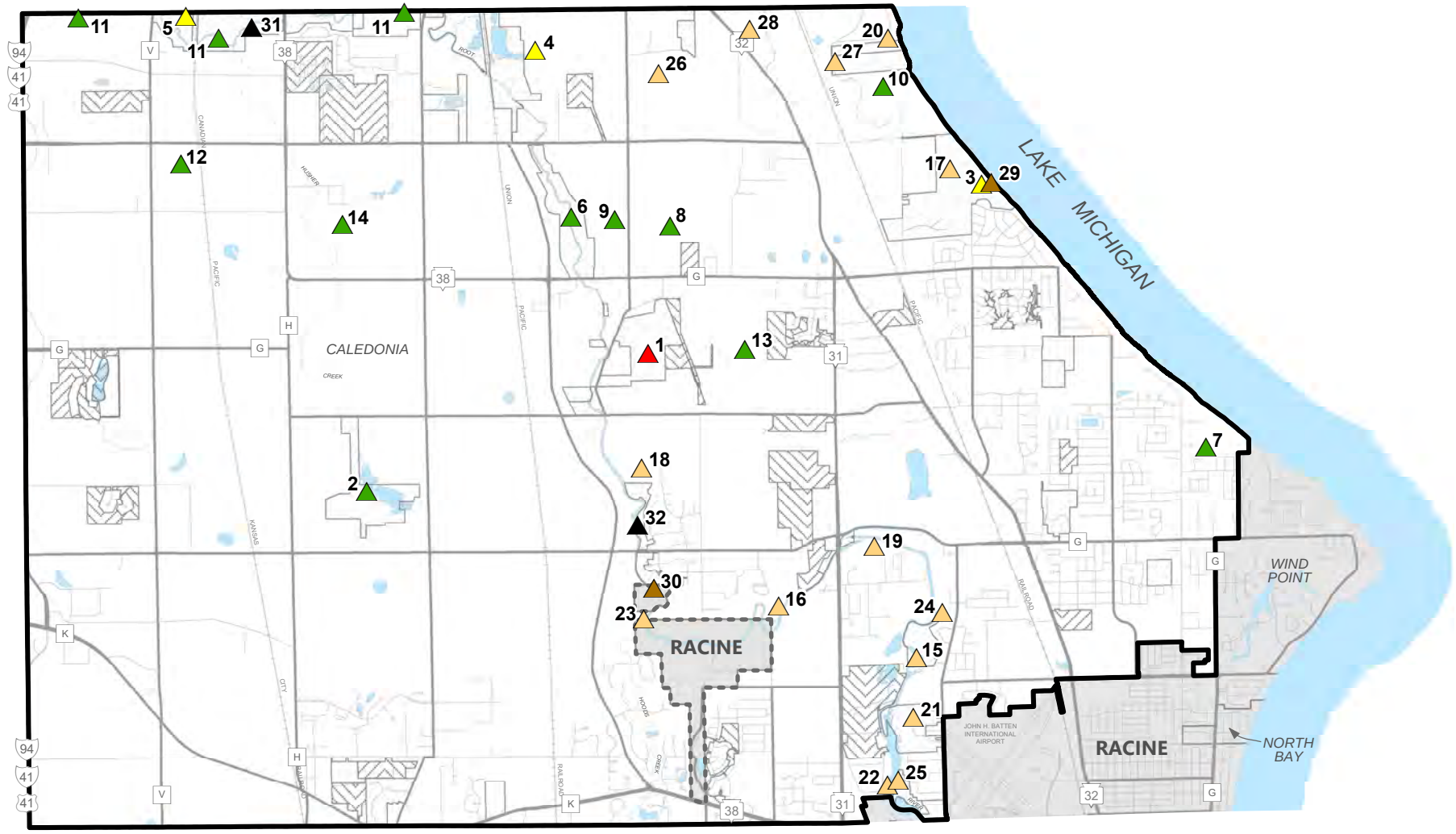
N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 2.9
Natural Areas, Critical Species Habitat Sites, Geological Sites, and Aquatic Sites in the Village of Caledonia: 2024



Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 3

STATUS OF PREVIOUS VILLAGE PARK PLAN RECOMMENDATIONS

3.1 INTRODUCTION

The 2018 edition of the Park and Open Space Plan for the Village of Caledonia[1] includes comprehensive recommendations for the Village of Caledonia and other agencies regarding park and open space preservation and developing recreational facilities. This chapter summarizes and identifies the status of those recommendations as of the end of 2024. Recommendations that had not been implemented were reevaluated as part of this plan update. Plan recommendations for the year 2050 are presented in Chapter 5.

3.2 STATUS OF PARK PLAN RECOMMENDATIONS TO BE IMPLEMENTED BY THE VILLAGE OF CALEDONIA

The Village has continued to make improvements to its existing park system, including significant investments to improve existing facilities and develop new amenities. Notably, the Village has begun implementing a master plan for Crawford Park, which will enhance existing facilities and develop new

[1] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 179, 3rd Edition,* A Park and Open Space Plan for the Village of Caledonia, Racine County, Wisconsin*, October 2018*.

facilities to support a range of additional activities in the most densely populated area of the Village. The Village also recently acquired Waters Edge Park, a wooded site near Lake Michigan, where it has developed a walking trail. The following sections provide additional information on the status of recommendations for the Village which were included in the previous Village park plan.

Outdoor Recreation

Parks Recommendations

Through the end of 2024, the Village has completed the following recommendations cited in the previous plan relating to developing and improving parks and trails:

- Adopted a multi-phased, $10 million master plan for Crawford Park, which is anticipated to be fully implemented over the next fifteen years.

- Acquired ten acres of land adjacent to Crawford Park and the Village Campus and completed grading and seeding of the site.

- Begun the development of a walking pathway at Crawford Park.

- Developed a playground near the lower shelter at Gorney Park.

- Added playground equipment at Linwood Park.

- Developed a picnic area with shelter, playground equipment, and pathways at Maple Park.

- Repaved the parking area[2] at Caledonia-Mt. Pleasant Memorial Park, which was transferred to Racine County ownership and renamed Franksville Memorial Park in 2022.

- Continued to maintain existing park facilities at Chapla Park, Crawford Park, Gorney Park, Linwood Park, Maple Park, and the Nicholson Wildlife Refuge.

[2] Repaving the parking area was recommended as a Village improvement in the previous plan but was completed by the County after the transfer of ownership.

The Village has also pursued new developments and improvements at various park sites that were not specifically recommended in the previous park plan. These include developing a stormwater retention pond at Crawford Park, adding pathways at Maple Park, and acquiring the site for Waters Edge Park,[3] where a trail has been developed. Additional amenities at other parks, including a dog park and a kayak rental system, have also been explored, although these projects have not yet advanced further.

Call Out: The Village has made a substantial investment in Crawford Park since the 2018 park plan update

The following recommendations from the previous Village park plan have not been implemented as of 2024 and were reevaluated as part of this plan update:

- Acquiring and developing one new community park.
- Acquiring and developing fourteen new neighborhood parks.
- Developing hiking trails, a shelter with restrooms, a parking area, and a disc golf course at 5 ½ Mile Park.
- Developing playground equipment, a canoe/kayak access site, permanent benches and picnic tables, a shelter or gazebo, an outdoor fitness area, a boardwalk, and a beach volleyball court at Chapla Park.
- Developing a parking area, disc golf course, hiking trail, and shelter with restrooms at County Line Park.
- Developing an additional shelter with restrooms, dugouts, a dog park, a community center, additional picnic areas, a sledding hill, soccer fields, a skating area, an outdoor fitness area, an amphitheater, a full-court basketball or futsal court, a pickleball court, and a splash pad or water park at Crawford Park.

[3] Waters Edge Park is approximately ½ mile north of a proposed neighborhood park site, indicated by number 13 on Map 4.2 in the 3rd edition of the Village park plan. The park may serve the need for a neighborhood park in that area of the Village if additional amenities are developed.

- Acquiring an additional 15 acres of land and developing soccer fields, additional parking areas, a maintenance garage, outdoor lighting, an additional shelter with restrooms, a concessions building, sand volleyball courts, a full-court basketball court, and fishing areas at Gorney Park.

- Developing basketball hoops, sand volleyball courts, and pickleball courts at Maple Park.

- Acquiring an additional 49 acres of land and developing a boardwalk to the rear of the site, an observation area, an outdoor classroom area, a shelter with restrooms, a picnic area, and a play area with the playground at the Nicholson Wildlife Refuge.

Call Out: The Parks and Recreation Advisory Committee reviewed all recommendations from the prior plan to determine if they were still priorities for the Village

Trails Recommendations

The previous Village park plan recommended developing a trail along Hoods Creek, connecting with the Village of Mt. Pleasant at the southern boundary of the Village. Additional trails running north from Crawford Park along the Klema Ditch and from CTH K to Five Mile Road, between STH 38 and the Union Pacific Railroad, were also recommended. The plan also recommended developing trail connections between park and open space sites. These trails remain undeveloped as of 2024.

The prior plan also recommended developing 32 miles of on-street bikeways and an additional five miles of off-street trails within the Village; as of 2024, the Village has not developed any additional on-street bikeways. Just over 1/3 mile of recreational trail segments have been added within Crawford Park and Waters Edge Park, but no significant off-street trail projects have been undertaken. Existing trails and bikeways within the Village are shown on Map 2.5 in Chapter 2. In addition, the plan recommended that the Village work with the County to develop the Root River Water Trail and maintain and enhance the Lake Michigan Water Trail, which was designated as a state trail in 2017. Water trail recommendations have not been implemented as of 2024.

Open Space Preservation

The previous edition of the plan recommended that all primary and secondary environmental corridors, isolated natural resource areas, 100-year recurrence interval floodplain areas, and stream and lakeshore buffers, together identified as open space preservation areas, currently in public ownership be preserved in essentially natural, open space uses. In 2018, 1,099 acres of open space preservation areas in the Village

were publicly owned. As of 2024, approximately 1,350 acres of open space preservation areas within the Village are publicly owned. Note that this change reflects both changes in ownership and in areas identified for open space preservation.

3.3 STATUS OF PLAN RECOMMENDATIONS TO BE IMPLEMENTED BY OTHER UNITS OF GOVERNMENT

Wisconsin Department of Natural Resources

To qualify for State and Federal grant programs for acquiring and developing land for outdoor recreation and resource protection purposes, the Village must adopt a park plan that complies with Wisconsin Department of Natural Resources (WDNR) requirements. The WDNR approved the previous Village park plan, and it is anticipated that this plan will also meet the WDNR standards. WDNR approval will maintain Caledonia's eligibility to apply for available State and Federal grant funds to support plan implementation.

Wisconsin Department of Transportation

Construction of bikeways within State trunk highways, under Wisconsin Department of Transportation (WisDOT) jurisdiction, was recommended during any reconstruction or resurfacing. Several resurfacing projects have occurred along STH-38, which runs through the central portion of the Village, since the prior plan was adopted, including a resurfacing underway as this plan update was under development. WisDOT plans for the 2024 resurfacing project included striping wider shoulders, which may improve comfort and safety for some bicyclists.

Racine County

County Parks Recommendations

The previous Village park plan recommended that Racine County continue to provide and maintain facilities at the River Bend Nature Center, Tabor Sokol Memorial Park, Quarry Lake Park, and Horlick Park. Since the 2018 plan was adopted, the County has also taken ownership of Franksville Memorial Park from the Villages of Caledonia and Mount Pleasant. In addition to maintaining existing facilities at the park, the County has developed the seasonal Franksville Craft Beer Garden and is planning for the addition of the Racine County Ice Center at the site.

The plan also recommended that the County acquire additional environmentally sensitive lands, especially along the Root River, and develop additional recreational facilities at Cliffside Park. These recommendations

had not been implemented as of 2024; however, the County began a wetland restoration project at Cliffside Park, funded by a WDNR grant, in 2023.

County Trails Recommendations

The previous Village park plan calls for Racine County to continue to maintain bicycle routes within the Village associated with the Racine County Route System. The County has continued to maintain existing facilities but has not developed additional on-street bicycle facilities or off-street trails. Notably, the previous plan recommended the County acquire additional lands along the Root River and develop recreational facilities, access sites, and other facilities for resource-oriented activities. These facilities would support the development of a recreational trail in the Root River corridor as well as the development of water trail on the river. Although the Root River water trail has also been identified as a recommendation in County plans, it has not been developed as of 2024.

Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 4

FRAMEWORK FOR PLAN DEVELOPMENT

This chapter describes the important factors that were considered, in conjunction with the information presented in prior chapters, to guide the updated park and open space plan for the Village of Caledonia. Specifically, this chapter describes relevant Village, County, and regional plans; projected 2050 population levels and land use in the Village; outlines regional park and open space objectives, principles, and standards; and summarizes the results of a public input survey.

4.1 VILLAGE PLANS AFFECTING THE PARK AND OPEN SPACE PLAN

To promote sound and cohesive planning, the updated Village park plan aligns with and relates to other adopted local, county, and regional plans. This section describes relevant plans which were considered and incorporated into the planning process.

Village of Caledonia Park and Open Space Plans

The Park and Open Space Plan for the Village of Caledonia: 2050 is the fourth park and open space plan prepared for the Village.[1] The Commission prepared the original 1989 plan, the 2018 third edition, and this plan update, and Village staff prepared the 2009 second edition. Chapter 3 provides background information and the implementation status of recommendations from the previous park and open space plan.

[1] *The first edition of the Commission-prepared park plan was adopted by the then-Town of Caledonia. In November 2005, the Town incorporated as the Village of Caledonia.*

Crawford Park Master Plan

In 2022, the Village of Caledonia consulted with MSA Professional Services to prepare a master plan for Crawford Park, centrally located in the eastern portion of the Village and adjacent to the recently constructed Village Hall and Public Safety Building. The prior edition of the Village park plan recommended acquiring additional land to expand the existing park, upgrading its facilities, and adding new recreational facilities to the park. The Crawford Park Master Plan incorporates the Village park plan's recommendations and community input and is intended to guide future development of the park.

Adopted by the Village Board in October of 2022, the completed Crawford Park Master Plan includes a phased $10 million project to expand, develop, and enhance Crawford Park with a range of improvements prioritized into three tiers. The first phase focused on rough grading, improving stormwater management, restoring turf and native prairie on the site, and developing a sledding hill. The second phase, which was in progress as the 2050 Village park plan was under preparation, includes the addition of a trail loop, updates to the playground, sports court, and parking facilities, and continues work on phase one projects. Future phases will include a skatepark, splashpad, additional shelter with restrooms, and fine grading for sports fields and a winter skating rink. The plan incorporates tree plantings, landscaping enhancements, and installation of public art and benches into all phases of implementation.

Village of Caledonia Land Use Plan and Multi-Jurisdictional Comprehensive Plan for Racine County

The Caledonia Village Board adopted an updated land use plan and a series of detailed neighborhood plans[2] in 2006. In 2009, the Village Board adopted the Multi-Jurisdictional Comprehensive Plan for Racine County[3] with a design year of 2035 as the Village's comprehensive plan. The multi-jurisdictional comprehensive plan includes population and household projections; recommendations for future land uses, parks, and natural resource preservation; and goals, objectives, policies, and programs relevant to park and open space planning. Map 4.1 shows the Village of Caledonia land use plan, with amendments adopted by the Village Board through January 14, 2025.

The "Environmental Linkage" Policy included in the 2006 Village land use plan encouraged the connection of environmental corridors, isolated natural resource areas, and other significant natural resource areas to form larger habitat systems or corridors. The Village's policy, highlighted below, is intended to preserve

[2] *Documented in a report entitled,* Village of Caledonia Final Land Use Plan*, August 2006.*

[3] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 301,* A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*, November 2009.*

large tracts of land with the ability to support diverse wildlife habitats for conservation purposes. This policy has helped to shape development patterns within the Village and preserve the community's natural character, which has an important relationship to park and open space planning. Substantial and interconnected portions of the Village that have been preserved as open space provide abundant opportunities for both active and passive outdoor recreation and the development of new park sites. Recognizing the value of the Village's policy, Racine County incorporated the policy into the multi-jurisdictional plan as a land use objective:

Support carefully planned efforts to restore open space lands to more natural conditions that could result in the expansion of the environmental corridor network. This should include linkages between existing environmental corridors and isolated natural resources, especially those areas that are identified in local and neighborhood land use plans.

The multi-jurisdictional comprehensive plan anticipates that the Village will continue to maintain its existing park and open space sites, and the Village's land use plan map identifies both existing active park sites and areas that may serve as future parks as a "Recreational" land use. Chapter 5 of this park and open space plan identifies these sites as well as existing sites where future expansion and/or development of additional recreation facilities may serve Village residents.

Goals, Objectives, Policies, and Programs

The Multi-Jurisdictional Comprehensive Plan for Racine County identifies the following goals, objectives, policies, and programs[4] that complement the Commission's Regional Park and Open Space Objectives, Principles, and Standards[5] related to the development of the Village park and open space system:

Goals

- Preserve open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreation activities.

[4] *Detailed descriptions of and definitions related to the goals, objectives, policies, and programs referenced here are presented in Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 301,* A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, *November 2009*

[5] *Regional Park and Open Space Objectives, Principles, and Standards are included in Appendix A of this report.*

- Maintain the environmental assets of the community and develop methods to protect and preserve valuable natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.

Objectives

- Preserve the natural character and vistas in Racine County.

- Preserve open spaces and natural resources as part of future development proposals in the County.

- Provide a comprehensive system of parks and open spaces within Racine County to enhance the quality of the environment and life.

- Provide County residents adequate opportunities to participate in resource and non-resource-oriented outdoor recreation activities, including water-based outdoor recreation activities.

- Support recommendations in regional, county, and local plans related to land use, transportation, water quality management, water supply, lake districts, and parks and open spaces.

- Provide a comprehensive system of parks, and outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in resource and non-resource-oriented outdoor recreation activities, including water-based outdoor recreation activities that are consistent with enjoyable surface water use and maintenance of adequate water quality.

- Provide an integrated and accessible system of trails that will provide County residents with a transportation alternative to motor vehicles.

- Foster social, educational, recreational, and leisure-time opportunities for residents.

Policies and Programs

- Implement strategies regarding the preservation and protection of environmental corridors, natural areas, and critical species habitat sites recommended in the County land and water resource management plan and the Racine County park and open space plan, including updates to the plans.

- Implement strategies regarding the protection and restoration of wetlands, stream corridors, floodplain areas, the Lake Michigan shoreline and bluff, and protection of natural systems, pollution reduction and control, and protection of public safety and public recreation and access recommended in the County land and water resource management plan.

- Implement the recommendations of the Racine County park and open space plan and any subsequent updates.

- Consider the preparation and implementation of local park and open space plans.

- Update County and local park and open space plans as necessary to maintain eligibility for Wisconsin Department of Natural Resources (WDNR) Stewardship funding.

- Continue to partner with appropriate Federal, State, and Nonprofit Conservation Organizations (NCOs) to promote natural resource enhancements and restorations in Racine County.

- Support carefully planned efforts to restore open space lands to more natural conditions that could result in the expansion of the environmental corridor network. This should include linkages between existing environmental corridors and isolated natural resources, especially those areas that are identified in local and neighborhood land use plans.

- Work with the Kenosha/Racine Land Trust and other NCOs to protect environmental corridors, natural areas, and critical species habitat sites through Purchase of Development Rights (PDR), easements, and/or land purchases.

- Work with local governments to provide a system of public neighborhood and community parks in urban areas that complement the County park and trail system.

- Continue to provide information to local governments about County park and open space sites and recreational facilities, and coordinate with local governments for the joint development and use of facilities, where appropriate.

- Identify and seek grant funds to study future needs and demands for recreational programs and facilities for school-age children and teenagers.

- Consider park and recreation standards developed by the Southeastern Wisconsin Regional Planning Commission, the National Recreation and Park Association, and the Wisconsin Park and Recreation Association when updating the County and local park and open space plans to ensure an appropriate number, size, and distribution of parks and recreational facilities.

- Coordinate county-wide on-street and off-street (multi-use) bicycle, pedestrian, equestrian, and waterway trail planning and development to provide connections to local trails and trails in adjacent counties.

- Racine County and its communities should continue to work with the WDNR and non-government organizations to acquire and develop parks, trails, and other recreation facilities, and to acquire and protect valuable natural resource areas as called for in County or local park and open space plans.

Population Projections

The Village previously selected a 2035 projection of 30,342 residents and 11,731 households for inclusion in the multi-jurisdictional comprehensive plan. Projections included in this Village park plan follow the same model, as updated in the Commission's 2050 regional land use plan. In 2020, the Village's population was 25,361 residents, and there were 10,263 households. This plan projects that the Village's population and households will increase by approximately 34 and 39 percent, respectively, to 34,027 residents and 14,314 households in 2050. These projections represent significant growth at a faster rate than the Village has experienced in recent years, which necessitates careful planning for improvements to ensure that the park and open space needs of current and future residents are addressed.

4.2 COUNTY AND REGIONAL PLANS AFFECTING THE PARK AND OPEN SPACE PLAN

Regional and County Park and Open Space Plans

The adopted regional park, outdoor recreation, and open space plan[6] identifies existing and probable future park and open space needs within the Region and recommends a system of large regional resource-oriented parks, recreation corridors, smaller urban parks, and recreational facilities to meet these needs. The Park and Open Space Plan for Racine County, originally adopted in 1988 and updated in 2001 and 2012,

[6] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 27,* A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*, November 1977*.

further revised and refined the regional park plan. The third edition of the County plan, adopted by the County Board in 2012, has the design year of 2035 and consists of both an open space preservation element and an areawide outdoor recreation element intended to, respectively, protect areas containing important natural resources and to provide resource-oriented recreational sites and facilities, including trails. Map 4.2 summarizes the outdoor recreation element of the County park plan.

Outdoor recreation sites recommended by the County park plan include one major park within the Village of Caledonia, the 223-acre Cliffside Park, located in the northeastern portion of the Village along the Lake Michigan shoreline. The plan recommends that the County provide additional picnic facilities and trails and develop a nature study center focused on lakeshore resources at the park. The plan also recommends that the County consider establishing a public-private partnership to fund the development of a disc golf course at the park. Johnson Park and Golf Course, a 335-acre park located in and maintained by the City of Racine, is surrounded by the Village in the south-central portion of the planning area. The plan recommends that the City of Racine continue to maintain and provide additional facilities for resource-oriented activities at the park.

The County park plan recommends continued maintenance at other County-owned sites within the Village of Caledonia, including the River Bend Nature Center, Root River Parkway lands, and Tabor Sokol Memorial Park. The plan recommends that the County continue to maintain the nature center and accommodate resource-oriented activities through a public-private partnership with a nonprofit organization. The plan also recommends that the County continue to acquire lands along the Root River as part of the parkway system for resource protection, where feasible, and develop appropriate recreational facilities associated with the Root River and other resource-oriented activities in these areas. Recommendations for continued maintenance and additional facilities provision are also included for other County parks located near the Village, including the 39-acre Quarry Lake Park and the 15-acre Horlick Park, both located just south of the Village in the City of Racine and the Village of Mount Pleasant, respectively.

Call Out: Nearby parks in other municipalities may serve some recreational needs for Village residents

The Racine County plan recommends that the County develop trails within the Lake Michigan and Root River Recreation Corridors in the Village. The MRK Trail has been developed within the Lake Michigan corridor, approximately three miles of which are within the Village on a combination of off-street and on-street segments. The majority of the trail is located on WE Energies property or in a utility corridor. The City of Racine has developed the Lake Michigan Pathway within the City, which links the MRK Trail in the Village

of Caledonia to the North Shore Trail in the Village of Mount Pleasant. The Racine County trail connects to the North Shore Trail in Kenosha County and is planned to, but does not currently, connect with the Oak Leaf Trail in Milwaukee County. It is recommended that Racine County continue to maintain those portions of the trail located within the Villages of Caledonia and Mount Pleasant.

The plan also recommends that Racine County develop a Root River Trail within the Village. The proposed trail would connect to the existing four-mile Root River Pathway within the City of Racine and continue north along the Root River into Milwaukee County, eventually connecting to an existing segment of the trail in the City of Franklin. The County plan also recommends the County continue to maintain signage and other route amenities associated with the on-street Racine County Bicycle Route, approximately 34 miles of which are within the Village planning area.

The County park plan recognizes the popularity of water-related activities and recommends the development of water trails on the Root River and along the Lake Michigan[7] shoreline within and adjacent to the Village, connecting with water trails in adjacent counties. The plan recommends providing public canoe/kayak access points along with parking every 10 miles on major streams within Racine County. Existing public canoe access sites are currently located at River Bend Nature Center and Horlick Park, and specific locations for the development of additional access sites are recommended in the Root River watershed plan (see Appendix C). As lakeshore property within the Village becomes available, Racine County and the Village should jointly evaluate the recreational potential and consider acquiring the land for public access and recreational use, including beach swimming, shore fishing, and other lake-oriented activities.

Call Out: The topography of the Village's Lake Michigan shoreline poses challenges for the development of recreational facilities

Regional Natural Areas Plan

The 1994 regional natural areas study identified natural areas and critical species habitat sites in Southeastern Wisconsin. The inventory of natural areas, critical species habitat sites, and geological sites[8]

[7] *In July 2017, the Department of Natural Resources designated the Lake Michigan Water Trail as a State Trail.*

[8] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 42,* A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997.*

was updated in 2010[9] and 2020.[10] Recommendations for the protection of the 14 natural areas, 14 critical species habitat sites, and two geological areas identified in the Village[11] are included in Chapter 5.

Natural areas and critical species habitat sites are defined as tracts of land or water so little modified by human activity, or sufficiently recovered from its effects, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape or are areas that support rare, threatened, or endangered plant or animal species. The regional natural areas plan recommends protecting and preserving such areas in the Region. The plan identifies potential sites to be placed in public or private protective ownership, and other sites to be protected, insofar as it is possible, through zoning and other regulatory means without protective ownership. It also recommends preparing and implementing a detailed management plan for each site placed under protective ownership. The plan further recommends that boundaries of the natural areas, critical species habitat sites, and geological sites should be precisely identified based on a field delineation prior to acquisition by a public agency or nonprofit conservation organization. Acquisition may be through fee-simple purchase or by establishing a conservation easement.

Root River Watershed Restoration Plan

The Commission prepared the Restoration Plan for the Root River Watershed[12] at the request of Racine County, the Milwaukee Metropolitan Sewerage District (MMSD), the Southeastern Wisconsin Watersheds Trust, Inc. (Sweet Water), and the Root-Pike WIN. The plan addresses concerns about watershed degradation through a comprehensive approach to guide the management and restoration of water resources. The watershed plan builds upon the findings and recommendations of the 2007 Regional Water

---

[9] *Southeastern Wisconsin Regional Planning Commission Amendment to Planning Report No. 42,* Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, December 2010*.

[10] *Southeastern Wisconsin Regional Planning Commission 2nd Amendment to Planning Report No. 42,* Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, was under preparation as the park and open space plan update was being developed. Updated 2020 inventory data from the draft amendment has been incorporated into the park plan update*.

[11] *Natural areas, critical species habitat sites, and geological areas are shown on Map 2.9 and described in Table 2.8 in Chapter 2 of this report*.

[12] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 316,* A Restoration Plan for the Root River Watershed*, July 2014*.

Quality Management Plan Update[13] and is designed to assist government agencies, nongovernmental organizations, and private landowners by providing specific, targeted recommendations and identifying methods that will restore and improve the natural resources of the watershed. The watershed restoration plan is focused on four issues: water quality, recreational use and access, habitat conditions, and flooding.[14]

As shown on Map 2.7 in Chapter 2, approximately 12 linear miles of the Root River, and about 22,945 acres of the Root River watershed (or about 18 percent of the total watershed), are located within the Village of Caledonia. Publicly-owned sites within the Village's portion of the watershed (Racine County-owned River Bend Nature Center, Milwaukee and Racine County-owned parkway lands, City of Racine-owned Johnson Park, and Village-owned Linwood Park) encompass about 942 acres. Four privately-owned sites (three Caledonia Conservancy properties and the privately-owned S.C. Johnson Armstrong Park) within the Village's portion of the watershed encompass approximately 177 acres. Together, these sites protect about 1,119 acres of the Root River watershed.

The Root River provides many recreational opportunities for Village residents, including fishing, hunting, boating, wading, canoeing, kayaking, wildlife watching, and scenic viewing. In April 2024, the Racine County Board of Supervisors approved the removal of the Horlick Dam, located just south of the Village in the City of Racine, beginning in 2025. The dam's removal is anticipated to have numerous upstream benefits which will affect the River's health within the Village, including reducing sediment buildup, improved water quality, and restoration of natural habitat conditions which are beneficial to wildlife. The U.S. Army Corps of Engineers (USACE) anticipates that removal of the dam will improve the Qualitative Habitat Evaluation Index (QHEI) score upstream from the dam site, including approximately four miles of the Root River within the Village, from 27 (very poor) to 87 (excellent).[15] The restored connection of approximately 160 miles of stream and over 6,000 acres of connected wetlands to Lake Michigan will also allow native fish species to migrate upstream, potentially increasing opportunities for fishing throughout the Root River, its tributaries, and

[13] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 50,* A Regional Water Quality Management Plan Update for the Greater Milwaukee Watersheds, Parts One and Two, *December 2007*.

[14] Flood mitigation approaches were addressed in the Root River plan for the Racine County portion of the watershed. Flooding in the Milwaukee County portion of the watershed is being addressed through separate studies.

[15] An analysis of the impact of the Horlick Dam's removal was conducted by the U.S. Army Corps of Engineers in Horlick Dam: Root River Restoration Section 506 GLFER, Final Integrated Feasibility Report and Environmental Assessment, *December 2023*.

connected wetlands. This connection will also enhance boating, canoeing, and kayaking on the Root River and allow paddlers direct access between the River within the Village and Lake Michigan.

Call Out: The removal of the Horlick Dam provides many environmental benefits and new recreational opportunities for the Village

The watershed plan recommends expanding and/or protecting riparian buffers along the River and its tributaries, which include Hoods Creek, Husher Creek, Crayfish Creek, and the Kilbournville tributary in the Village. It contains site-specific recommendations to promote water quality, improve habitat, and provide recreational opportunities as well as recommendations for green infrastructure and floodplain mitigation planning throughout the Village. The plan includes a recommendation from the regional water quality management plan to restore marginally productive agricultural lands to wetland or prairie conditions. Pertinent recommendations from the Root River watershed restoration plan are detailed in Chapter 5 and Appendix C.

4.3 REGIONAL PARK AND OPEN SPACE OBJECTIVES, PRINCIPLES, AND STANDARDS

In 1977, the Regional Planning Commission formulated a comprehensive set of preservation, acquisition, and development objectives that address neighborhood, community, and multi-community or regional park and open space sites and facilities as integral parts of an areawide system. Attaining these objectives is intended to provide local communities with opportunities for high-quality recreational experiences. The objectives, principles, and standards developed for the Regional Park and Open Space Plan, included in Appendix A, were used to prepare both the Racine County and Village of Caledonia park and open space plans. The regional standards have been updated over time to incorporate newer State regulations and standards for changing recreational activities.

The Regional and County park and open space plans describe shared responsibility among various levels of government for providing the necessary parks, open space lands, and associated recreational facilities. State and county governments are largely responsible for acquiring and developing major resource-oriented

parks and recreational facilities,[16] although larger cities sometimes provide major parks. The continued maintenance and development of Cliffside Park by Racine County and Johnson Park and Golf Course by the City of Racine will meet the need for major parks within the Village of Caledonia. Additionally, Milwaukee County owns and maintains the 300-acre Bender Park in the City of Oak Creek just north of the Village, which includes a beach on the Lake Michigan shoreline, boat launches with trailer parking, hiking trails, fishing, and a recreation building with restrooms. The regional objectives, principles, and standards delegate the responsibility for providing smaller community and neighborhood parks and facilities to cities, villages, and towns.

4.4 PARK AND OPEN SPACE NEEDS

Needs Analysis

A needs analysis was conducted to help determine the need for additional outdoor recreation sites and facilities to serve the Village's anticipated future resident population. For this update, two different approaches were utilized to assess the need for additional parks and recreational facilities: applying the per capita and accessibility standards in Appendix A for the size, number, and spatial distribution of public and private parks and outdoor recreation facilities; and utilizing the park metrics in Appendix B to benchmark Caledonia's current sites and facilities relative to peer communities.

Per capita standards determine the number of acres of parkland or the number of recreational facilities to be provided for every 1,000 Village residents. As noted in Chapter 2, the Village's 2020 population was 25,361, and the projected 2050 population upon which the needs analysis is based is about 34,027 persons. Recreational facilities include ball diamonds, soccer fields, tennis/pickleball courts, basketball goals (hoops), playgrounds, and similar facilities. Accessibility standards apply a recommended service area to community and neighborhood parks and recreational facilities. They are intended to ensure that these sites are well-distributed throughout the Village and convenient to all residents.

[16] *Resource-oriented recreational facilities include camping, golfing, picnicking, skiing, and beach swimming. Such facilities are dependent on the natural resources, such as woodlands and rivers or lakes, of the site in which they are located. Facility requirements for these activities are set forth under Objective No. 3 in Appendix A.*

The National Recreation and Park Association (NRPA) introduced NRPA Park Metrics[17] in 2009 as a methodology for evaluating the provision of park and recreation sites and facilities relative to other communities with similar characteristics. In conjunction with public feedback, performance benchmarking with these metrics allows for a baseline analysis of the current park system's adequacy while recognizing that standards alone cannot account for an individual community's unique characteristics, needs, and desires. Caledonia was benchmarked relative to other communities with populations ranging from 20,000 to 40,000, having 20 to 40 park sites, and located in the East North Central Division as defined by the U.S. Census Bureau.[18] Lower, median, and upper quartile performance metrics for 2023, the most recent year for which complete data were available, were considered in the analysis. The park metrics for this peer group of communities are included in Appendix B.

Call Out: The needs analysis addresses both the current and future provision of parks and recreational facilities in the Village

Community and Neighborhood Parks

Objective 2 in Appendix A defines regional standards for the provision of adequate sites and facilities for non-resource-oriented recreation activities, which do not depend upon the presence of natural resources such as woodlands, slopes, lakes, rivers, or large expanses of land. Non-resource-oriented facilities, typically provided at community and neighborhood parks and public schools, include ball diamonds, soccer fields, tennis/pickleball courts, swimming pools, and basketball courts or hoops.

Community parks range in size from 25 to 99 acres, have a service radius of two miles, and generally provide community-oriented facilities such as baseball or softball diamonds, tennis courts, and swimming pools. Neighborhood parks range in size from five to 24 acres and have a service radius of 0.5 miles in high-density residential areas, 0.75 miles in medium-density residential areas, and 1.0 miles in low-density residential areas. The needs analysis applied a service radius of 0.75 miles to reflect the prevalence of medium-density residential areas in the Village of Caledonia. Neighborhood parks provide facilities for children's outdoor recreation activities, such as playground and playfield activities, basketball, and other court games.

[17] Annual updates to the NRPA Park Metrics are provided in a variety of formats on the NRPA website at www.nrpa.org.

[18] The U.S. Census Bureau includes the states of Illinois, Indiana, Michigan, Ohio, and Wisconsin in the East North Central Division of the larger Midwest Region.

Community parks generally include typical neighborhood park facilities (playfields and playgrounds) in addition to community park facilities (ball diamonds and tennis courts) and can, therefore, fill an area's need for neighborhood parks. Both community and neighborhood parks should also provide landscaped areas for passive recreation uses such as picnicking, walking, and general relaxation.

Although not generally perceived as parks, public school outdoor recreation sites often provide areas for the pursuit of non-resource-related activities and are therefore taken into account in the application of the per capita acreage and service area standards for urban outdoor recreation sites and facilities. Because school sites generally do not provide areas for picnicking and other passive uses, they are not considered when applying the service area standards for community and neighborhood parks. Two school sites in the Village have been closed since the 2018 plan update. It should be noted that Racine Unified School District events and policies may limit the availability and use of certain facilities to the general public.

Neighborhood park sites provide facilities for children's outdoor recreation activities, which should be accessible through a convenient and safe pedestrian circulation pattern. In the service area analysis, features such as rivers and railroads were considered as barriers preventing pedestrian access from residential areas to neighborhood parks and recreation facilities unless a bridge or street provided convenient access. Arterial streets were also considered barriers to neighborhood parks, except in cases where stop signs or signals provided convenient pedestrian access from surrounding residential areas.

Site Needs Based on Per Capita Standards

Table 4.1 presents the per capita standards for the amount of land needed for community and neighborhood parks to serve Village residents in the year 2050. Applying the regional per capita standards indicates a need for additional public school site outdoor recreation lands; however, the total acreage of lands available for public outdoor recreation exceeds the regional standards due to the acreage of existing public park sites within the Village planning area. Based on the Village's estimated 2024 population, the Village currently proves 30.6 acres of parks per 1,000 residents. Park metrics benchmarking, which does not differentiate park and public school sites, indicates that the Village's current per capita acreage exceeds the 2023 peer community upper quartile of 20.0 acres of parks per 1,000 residents. Additional parks may still be needed to provide an appropriate spatial distribution throughout the Village.

Site Needs Based on Service Area Standards

The regional service area standards are intended to ensure that the spatial distribution of public park and open space sites is convenient and efficient for the population they serve. Areas developed or planned for

nonresidential uses, including commercial, industrial, and institutional uses, need not be served with community or neighborhood parks and are not considered in determining the need for additional park sites.

Map 4.3 shows the application of the two-mile service area radius to existing parks providing community facilities, including Cliffside Park, Crawford Park, Franksville Memorial Park, and Gorney Park in the Village and Johnson Park and Golf Course in the City of Racine. Developed areas in the Village as of 2024 are within the recommended service area of existing community parks, but planned residential areas west of CTH V are not adequately served by a community park.

Map 4.4 shows the application of the 0.75-mile service area radius to existing parks providing neighborhood facilities, including Chapla Park, Linwood Park, Maple Park, and the community parks noted above. As of 2024, Caledonia's neighborhood parks are concentrated in the eastern portion of the Village, and much of the Village west of STH 32 is not adequately served by a neighborhood park. The presence of railroads or arterial streets is also a barrier to access, and as a result, there are areas of the Village that are considered inadequately served despite being within the 0.75-mile service area radius.

Facility Needs Based on Per Capita Standards

The regional facility standards described under Objective No. 2 in Appendix A are concerned with providing an adequate number and distribution of outdoor recreation facilities to afford Village residents opportunities to participate in intensive outdoor recreation activities such as baseball, softball, soccer, and tennis. Table 4.2 presents the regional per capita facility standards relative to the Village's projected 2050 population level, including existing facilities located in public and private sites within the Village. Facilities at public sites include those at community parks, neighborhood parks, and public schools. Facilities at private sites include those at private schools and commercial and organizational recreation sites.

Applying the regional per capita standards identifies a need for twenty additional public basketball hoops, five additional public playfields, four additional public playgrounds, eight additional public softball diamonds,[19] and eight additional public tennis/pickleball courts. These needs should be fulfilled by investment in additional public facilities, as the public sector has no control over the provision of or access to additional privately owned recreational facilities.

[19] *A net total of two ball diamonds is needed to meet per capita needs as the needs analysis indicates that the provision of public baseball diamonds, which may also serve as softball diamonds, currently exceeds the per capita standard.*

Call Out: Per capita standards and benchmarks do not account for the condition, quality, or distribution of facilities

Public recreational preferences are continually evolving, and the types of facilities needed to serve them also change over time. The six most prevalent types of outdoor recreation facilities identified by NRPA are the same as those set forth in the regional standards noted above, with the additional inclusion of dog parks. Table 4.3 presents benchmarks of the Village's current public facilities provision along with the lower, median, and upper quartile's residents per facility in peer communities. Analysis of public outdoor recreation facilities using park metrics indicates that the Village's provision of ball diamonds, basketball hoops, dog parks, rectangular playfields, and tennis/pickleball courts meets or exceeds that of peer communities. However, this analysis indicates that the Village may not be providing adequate playground facilities to meet the current demand. Note that these benchmarks do not account for the condition, quality, or distribution of current facilities. In addition, park metrics are intended to provide a basis for comparison and do not constitute standards. Benchmarking performance alone does not necessarily indicate whether an individual community's demand and preference for specific facilities is adequately served.

Facility Needs Based on Service Area Standards

The spatial distribution of outdoor recreation facilities should provide ready access for Village residents. Applying Objective No. 2's service radius standards determined which portions of the Village may lack adequate access to selected non-resource-oriented outdoor recreation facilities, as identified below.

Ball Diamonds

Map 4.5 shows the four public outdoor recreation sites that provide baseball diamonds and the five public outdoor recreation sites that provide league or sandlot softball diamonds in the Village in 2024. Applying the two-mile service area radius standard of a baseball diamond and the one-mile service area radius standard of a softball diamond indicates that areas in the south-central and western portions of the Village are not served by the existing distribution of ball diamonds. Note that although baseball and softball diamonds have different dimensions and base spacing, many ball diamonds can be adjusted for either sport in a recreational context.

Basketball Hoops

Map 4.6 shows the five public outdoor recreation sites in the Village that provide basketball hoops in 2024. Applying the 0.5-mile service area radius standard for a basketball hoop indicates that much of the Village west of STH 32, apart from the Franksville area, is not served by the existing distribution of basketball hoops.

Railroads also create access barriers in some areas of the Village which are inadequately served, although they are within the 0.5-mile service area radius.

Playfields

Nine public outdoor recreation sites in the Village provided playfields in 2024, as shown on Map 4.7. Applying the 0.5-mile service area radius standard of a playfield indicates that, aside from the Franksville and Johnson Park areas, much of the Village west of STH 32 is not served by the existing distribution of playfields. Natural and man-made barriers also restrict access in limited areas of the Village which, although within the 0.5-mile service area radius, are considered inadequately served.

Playgrounds

Eight public outdoor recreation sites in the Village provided playgrounds in 2024, also shown on Map 4.7. As with playfields, which have nearly the same distribution within the Village, applying the 0.5-mile service area radius standard of a playground indicates that much of the Village west of STH 32 is not served by the existing distribution of playgrounds. Limited areas of the Village which are within the 0.5-mile service area radius are also considered inadequately served due to the presence of natural and man-made barriers.

Soccer Fields

Five public outdoor recreation sites in the Village provided soccer fields in 2024, as shown on Map 4.8, The privately-owned Soccer Complex of Racine (SCORE), adjacent to the Franksville Memorial Park, also provides soccer fields within the Village. Applying the one-mile service area radius standard for soccer fields indicates that areas in the eastern, east-central,[20] and western portions of the Village are not served by the existing distribution of soccer fields. Note that playfields and the outfields of ball diamonds may be able to serve as junior soccer fields and that the presence of these facilities may fulfill some of the recreational soccer field needs.

Tennis/Pickleball Courts

Two public outdoor recreation sites in the Village provided tennis or pickleball courts in 2024, as shown on Map 4.9. The maximum service radius for a tennis court is one mile. Application of the service area standard indicates that much of the Village is not served by the existing distribution of tennis or pickleball courts.

[20] The adopted master plan for Crawford Park includes a planned soccer field which, when completed, will improve service area coverage in the eastern and east-central portions of the Village.

Swimming Pool or Beach

Bender Park, north of the Village in the City of Oak Creek, and North Beach, south of the Village in the City of Racine, provide Village residents access to public beaches on Lake Michigan. Beaches along Lake Michigan have a 10-mile service radius, which encompasses the entire Village within the service area of both existing public beaches. The County-owned Quarry Lake Park, which is located just south of the Village in the Village of Mount Pleasant, also provides a public beach.

Community-Specific Site and Facility Needs

It is important to recognize that recreational preferences vary from individual to individual and that varied demographic characteristics and development patterns within different areas of the Village may influence the demand and preference for specific outdoor recreation sites and facilities in different areas. Although the regional objectives, principles, and standards were formulated to support an integrated, areawide system of park and open space sites, community-specific conditions should be considered in the type and distribution of sites and facilities at the local level.

Village of Caledonia Parks Survey

The Village of Caledonia conducted an electronic survey of park users in the Village about the usage and preferences for parks, trails, and recreational facilities from April through September 2024. Village staff prepared the survey, and Commission staff compiled and analyzed the responses, which are detailed in Appendix D of this report. The survey, which was promoted on the Village's website and accessible via QR codes posted at the Village Hall and all Village parks, received 534 unique responses. 97% of respondents were residents of the Village. Figures 4.1 and 4.2 show the age and location distribution of survey respondents.

Call Out: Less than a third of survey respondents agreed that the Village's current parks met their needs

Across all age groups and geographic areas, less than 29% of survey respondents agreed that the parks currently in the Village of Caledonia met their needs. Over 60% of respondents expressed a desire for more features or amenities in existing parks and nearly 42% identified better maintenance of facilities as an important priority. Younger age groups, particularly, also identified a desire for additional neighborhood parks (44% of those under the age of 35) and felt that having a variety of activity offerings at a park was highly important, second only to safety and cleanliness.

Walking or jogging (68%) and enjoying nature (54%) were the primary activities that respondents from all age groups and geographic areas participate in at parks in the Village. Potentially coinciding with this, over 80% of respondents felt that preserving natural areas was somewhat or very important and there was broad support for improved bicycle and pedestrian infrastructure and safer, more accessible routes. More than three quarters of all respondents rated the Village's current bicycle and pedestrian facilities as neutral or low quality. Residents east of STH 32 or west of STH 32 and south of 4 Mile Road expressed a strong desire for sidewalk enhancements (45%), additional bike lanes (41%), and pedestrian-friendly intersection improvements (51%), while those west of STH 32 and north of 4 Mile Road did not prioritize these improvements as strongly (33%, 35%, and 29%, respectively). Additional trails to support a variety of activities were desired throughout the community, with 44% of respondents identifying trails as an amenity they would like more of.

Similarly, there are age and geographic differences in preferred activities and amenities. Younger respondents tended to express a strong interest in amenities tailored to children and families, while older age groups shifted towards social or outdoor recreational amenities such as beer gardens, gathering spaces, pavilions, and trails. Respondents under the age of 44, especially those in the eastern portion of the Village, expressed a strong desire for additional playground amenities (53%), inclusive play areas (38%), and splash pads (60%). Nearly half of respondents (48%) across all adult age groups expressed a desire for more beer gardens, which were the most requested additional amenity. Respondents who live outside of the Village enjoy similar activities to residents, but 41% also included playing baseball or softball as a preferred activity in Caledonia's parks, indicating that the ball diamonds may be drawing outside visitors to travel to the Village's parks. Additional sports facilities (ball diamonds, rectangular fields, etc.) were generally not ranked as a high priority by the majority of respondents with two notable exceptions. Tennis/pickleball courts were prioritized by approximately 30% of respondents, particularly those ages 45 and older. Respondents under the age of 24 expressed a desire for a variety of sports facilities including multi-use fields (44%), basketball courts (39%), and sand volleyball courts (39%).

Chapter 4

FIGURES

Figure 4.1
Survey Respondents by Age Range

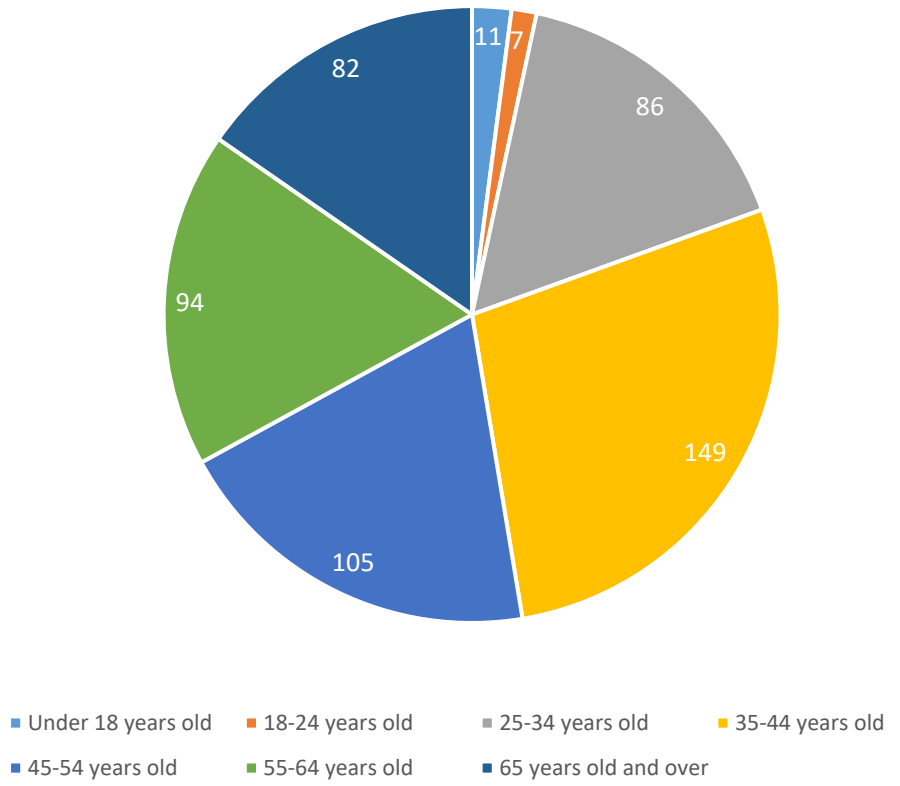
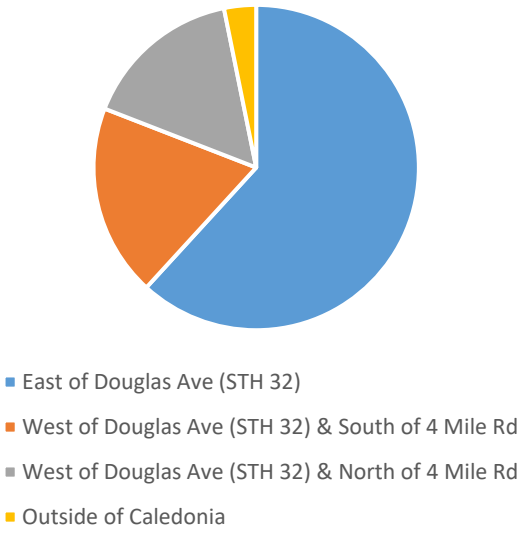


Figure 4.2
Survey Respondents by Geographic Area



Chapter 4

TABLES

Table 4.1
Per Capita Acreage Needs Analysis for Community and Neighborhood Parks in the Village of Caledonia

Park and School Sites	Minimum Net Acreage Standard (developable acres per 1,000 persons)[b]	Existing Net Acreage	Per Capita Acreage Requirements			
			Existing 2020 Population: 25,361 Residents		Planned 2050 Population: 34,027 Residents	
			Net Acreage Need Based on Standard[c]	Additional Net Acreage Need[d]	Net Acreage Need Based on Standard[c]	Additional Net Acreage Need[d]
Parks[a]	3.9	751[e]	99	--	133	--
Schools	2.5	23[f]	63	40	85	52
Total	6.4	774	162	--	218	--

[a] *Includes eight Village-owned community and neighborhood park sites, including 5 ½ Mile Park, Chapla Park, County Line Park, Crawford Park, Gorney Park, Linwood Park, Maple Park, and Water's Edge Park. Also included are two sites owned by Racine County (Cliffside Park and Franksville Memorial Park) and one site owned by the City of Racine (Johnson Park and Golf Course), which provide community and neighborhood recreational facilities to Village residents.*

[b] *Per capita acreage standards are set forth under Objective No. 1 in Appendix A.*

[c] *The acreage need for park and school sites was determined by multiplying the acreage standard by the appropriate population in thousands of persons.*

[d] *Additional acreage need was determined by subtracting the existing acres from the need identified by applying the standard. Since the remainder was a negative number, no need for additional parks was identified based on per capita standards. See Maps 4.2 and 4.3 for areas located outside the recommended service area for community and neighborhood parks, respectively.*

[e] *Includes about 189 acres of existing developed (143 acres) and potential developable (46 acres) areas at 11 existing major, community, and neighborhood parks. Developable area excludes wetlands, lowland portions of primary and secondary environmental corridors and isolated natural resource areas, and floodplains within existing parks.*

[f] *This total includes acreage available for outdoor recreation purposes at two public school sites within the Village of Caledonia.*

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Table 4.2
Per Capita Needs Analysis for Selected Outdoor Recreation Facilities in the Village of Caledonia

Minimum Per Capita Facility Standards[a]				Facility Need Based on Standard[b]	Existing Number of Facilities	Additional Facility Need[c]
Activity	Facility	Owner	Facility per 1,000 Residents			
Baseball	Diamond	Public	0.09	4	11[d]	--
		Nonpublic	0.01	1	0	
		Total	0.10	5	11	
Basketball	Hoop	Public	0.91	31	11	20 Public
		Nonpublic	0.22	8	17	
		Total	1.13	39	28	
Playfield Activities	Playfield	Public	0.39	14	9	5 Public
		Nonpublic	0.11	4	8	
		Total	0.50	18	19	
Playground Activities	Playground	Public	0.35	12	8	4 Public
		Nonpublic	0.07	3	8	
		Total	0.42	15	18	
Soccer	Field	Public	0.69	24	23[e]	1 public
		Nonpublic	0.17	6	39	
		Total	0.86	30	64	
Softball	Diamond	Public	0.53	19	11[f]	8 Public
		Nonpublic	0.07	3	3	
		Total	0.60	21	14	
Tennis/ Pickleball	Court	Public	0.41	14	6[g]	8 Public
		Nonpublic	0.09	4	14[h]	
		Total	0.50	15	18	

[a] *Per capita facility standards are set forth under Objective No. 2 in Appendix A.*

[b] *The facility need was determined by multiplying the facility standard per 1,000 residents anticipated under the adopted Village of Caledonia comprehensive plan (34,027 residents).*

[c] *The need for additional facilities was determined by subtracting the existing number of facilities from the facility need based on application of the standard. In cases where the existing number of facilities exceeds the facility need based on the standard, no additional facility need was identified. In cases where either the number of existing public facilities or the total number of facilities was less than the number called for under the standards, a need for additional public facilities to fulfill the standard was identified.*

[d] *Includes six baseball diamonds at the County-owned Haban Park, located in the Village of Mount Pleasant, and a league softball diamond at Franksville Memorial Park, which may also be used for baseball.*

[e] *Includes seven soccer fields at Haban Park when the ball diamonds are not being used for baseball or softball.*

[f] *Includes six softball diamonds at Haban Park.*

[g] *Includes two tennis courts located at Village Green Park, located in the Village of Wind Point.*

[h] *Includes nine indoor tennis courts located at the LifeSport Tennis Club.*

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Table 4.3
Per Capita Performance Benchmarks for Selected Public Outdoor Recreation Facilities in the Village of Caledonia

Activity	Facility	Number of Existing Facilities[a]	Benchmark Residents Per Facility		Facility Need to Meet Benchmark[b]	Additional Facility Need[c]
Baseball Softball	Diamond	22[d]	Upper 25%	1927	18	-
			Median	2593	3	-
			Lower 25%	3685	9	-
Basketball	Hoop	11	Upper 25%	1925	18	7
			Median	3878	9	-
			Lower 25%	7443	5	-
Dog	Park	1	Upper 25%	35100	1	-
			Median	36141	1	-
			Lower 25%	37183	1	-
Playground Activities	Playground	8	Upper 25%	1323	26	18
			Median	1620	21	13
			Lower 25%	2375	14	6
Soccer	Rectangular Field	32[e]	Upper 25%	1310	26	-
			Median	1310	26	-
			Lower 25%	1310	26	-
Tennis Pickleball	Court	6[f]	Upper 25%	3764	9	3
			Median	5563	6	-
			Lower 25%	9834	3	-

[a] *Includes only public facilities.*

[b] *The facility need to meet the benchmark was determined by dividing the Village of Caledonia's estimated 2024 population (25,428 residents) by the benchmark residents per facility for each quartile.*

[c] *The need for additional facilities was determined by subtracting the existing number of facilities from the calculated facility need to meet the benchmark for each quartile. In cases where the existing number of facilities exceeds the benchmark facility need, no additional facility need was identified. In cases where the number of existing public facilities was less than the benchmark facility need, a need for additional public facilities was identified.*

[d] *Includes six baseball and six softball diamonds at the County-owned Haban Park, located in the Village of Mount Pleasant, and a league softball diamond at Franksville Memorial Park, which may also be used for baseball.*

[e] *Includes seven soccer fields at Haban Park when the ball diamonds are not being used for baseball or softball and rectangular playfields that may also be used as soccer fields.*

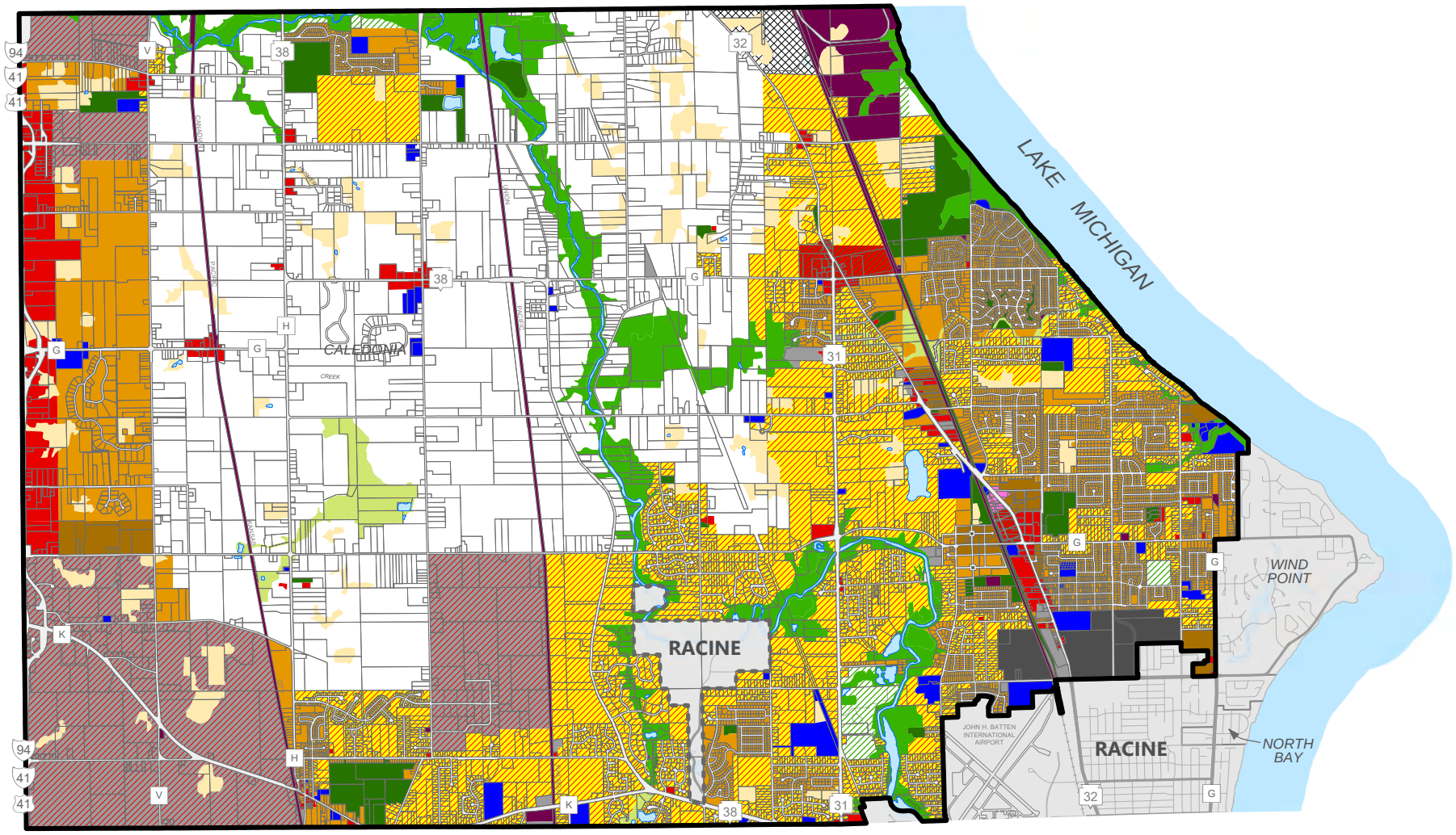
[f] *Includes two tennis courts located at Village Green Park, located in the Village of Wind Point.*

Source: Village of Caledonia, National Recreation and Park Association, and Southeastern Wisconsin Regional Planning Commission

Chapter 4

MAPS

Map 4.1
Village of Caledonia Land Use Plan: 2035



LOW DENSITY RESIDENTIAL (19,000 SQ FT TO 1.49 ACRES PER DWELLING UNIT)
MEDIUM DENSITY RESIDENTIAL (6,200 SQ FT TO 18,999 SQ FT PER DWELLING UNIT)
HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQ FT PER DWELLING UNIT)
COMMERCIAL
OFFICE PARK
MIXED USE - COMMERCIAL AND RESIDENTIAL
INDUSTRIAL
INDUSTRIAL/BUSINESS PARK
GOVERNMENTAL AND INSTITUTIONAL
RECREATIONAL
EXTRACTIVE
LANDFILL
STREETS AND HIGHWAYS
TRANSPORTATION, COMMUNICATION, AND UTILITIES
OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
PRIMARY ENVIRONMENTAL CORRIDOR
SECONDARY ENVIRONMENTAL CORRIDOR
ISOLATED NATURAL RESOURCE AREA
OTHER OPEN LANDS TO BE PRESERVED
SURFACE WATER
OTHER MUNICIPALITIES
PARCELS
PLANNING AREA BOUNDARY
CITY OF RACINE WITHIN PLANNING AREA
PUBLICLY-OWNED OUTDOOR RECREATION LANDS
PRIVATELY-OWNED OUTDOOR RECREATION LANDS

Notes: This mas adopted by the Caledonia Village Board on 9/15/2009 as part of the Village Comprehensive Plan.

The map also includes Comprehensive Plan ammendments adopted by the Village Board through January 14, 2025.

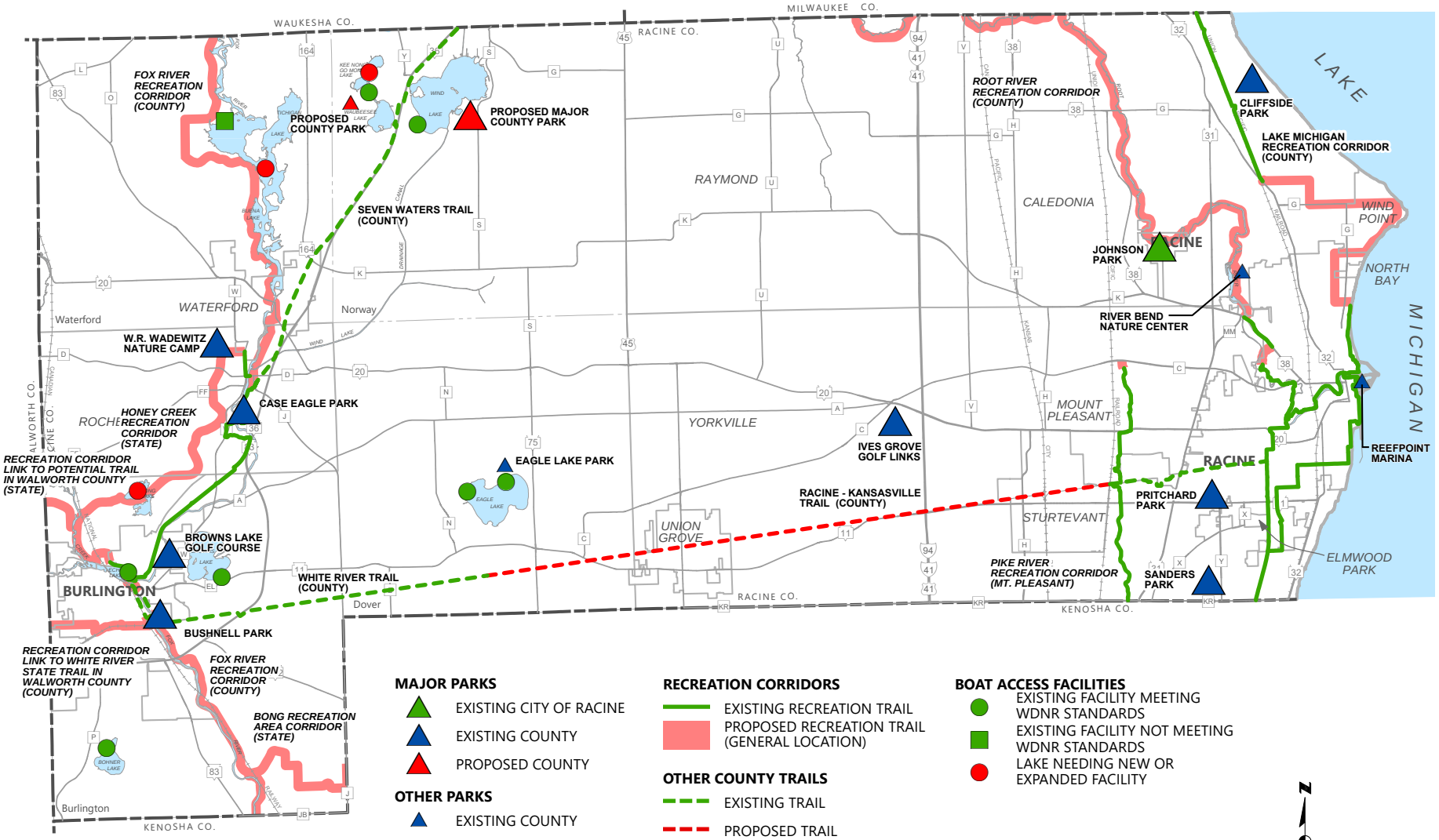
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

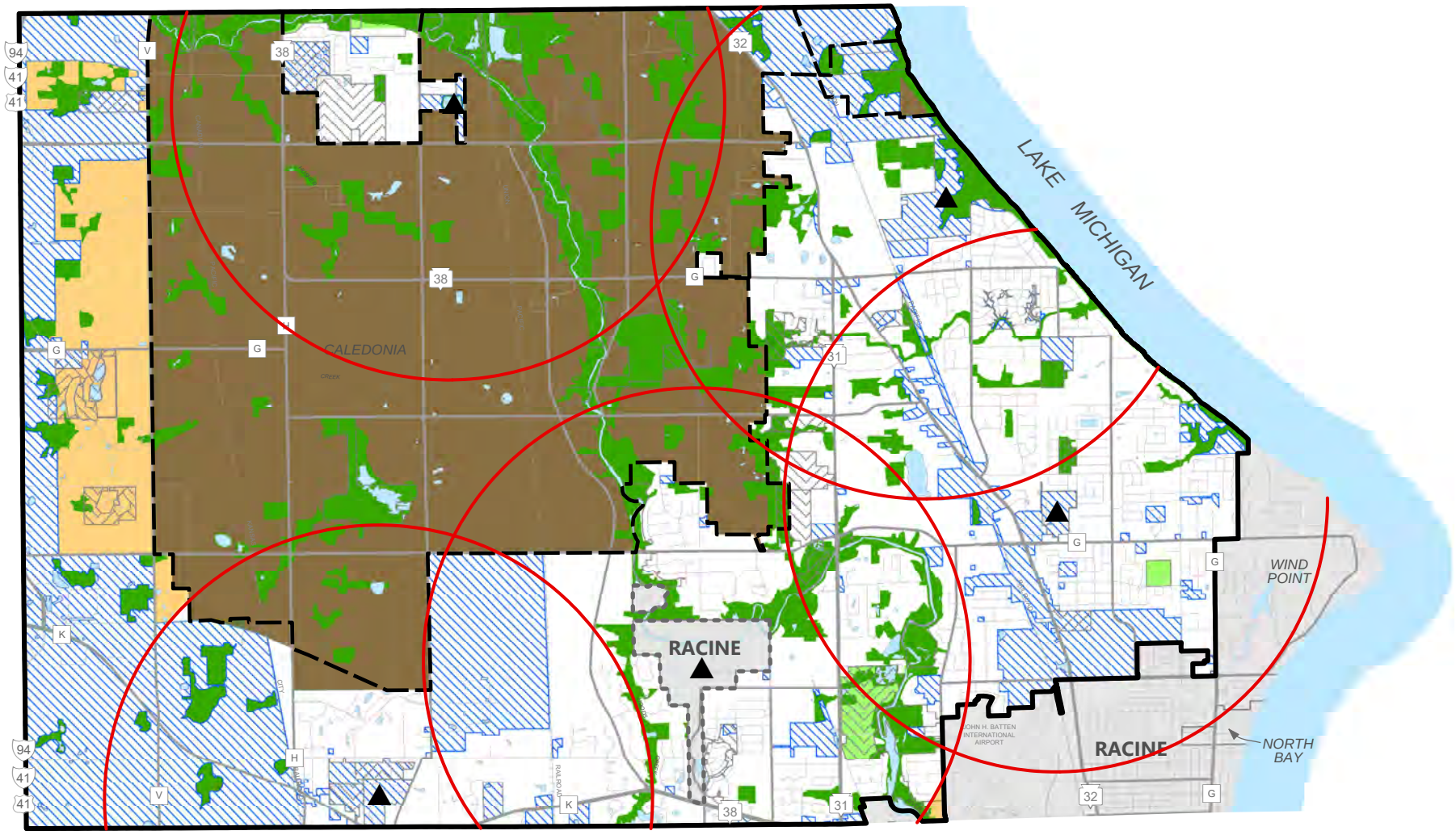
Last Updated: 2/5/2025

Map 4.2
Outdoor Recreation Element of the Racine County Park and Open Space Plan: 2035



Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 1/21/2025

Map 4.3
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Community Park



- EXISTING COMMUNITY PARK
- COMMUNITY PARK SERVICE RADIUS
- PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A COMMUNITY PARK
- PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT
- PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS
- SEWER SERVICE AREA BOUNDARY
- SURFACE WATER
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

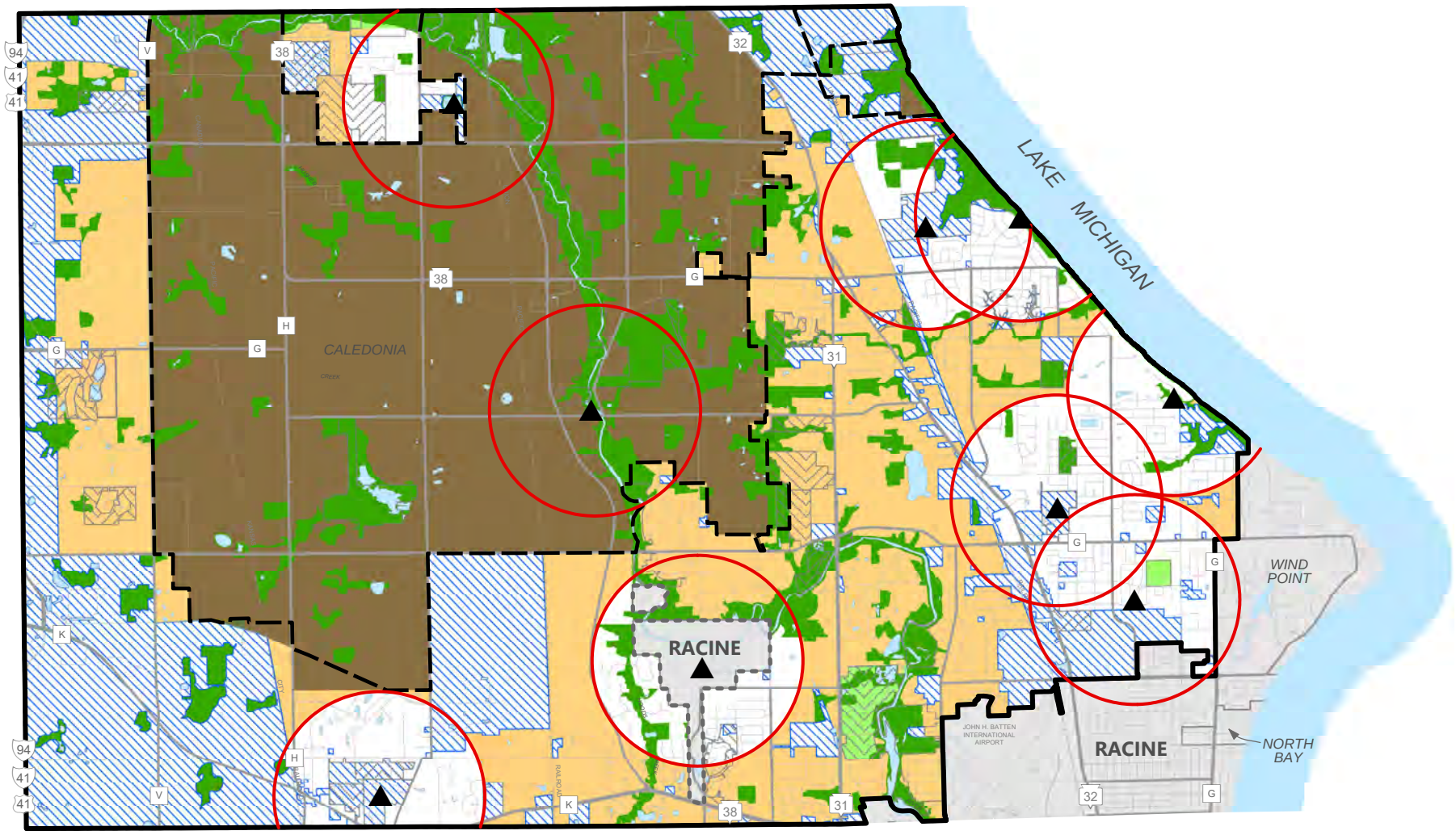
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 4.4
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Neighborhood Park



- EXISTING NEIGHBORHOOD PARK
- NEIGHBORHOOD PARK SERVICE RADIUS
- PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A NEIGHBORHOOD PARK
- PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT
- PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS
- SEWER SERVICE AREA BOUNDARY
- SURFACE WATER
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

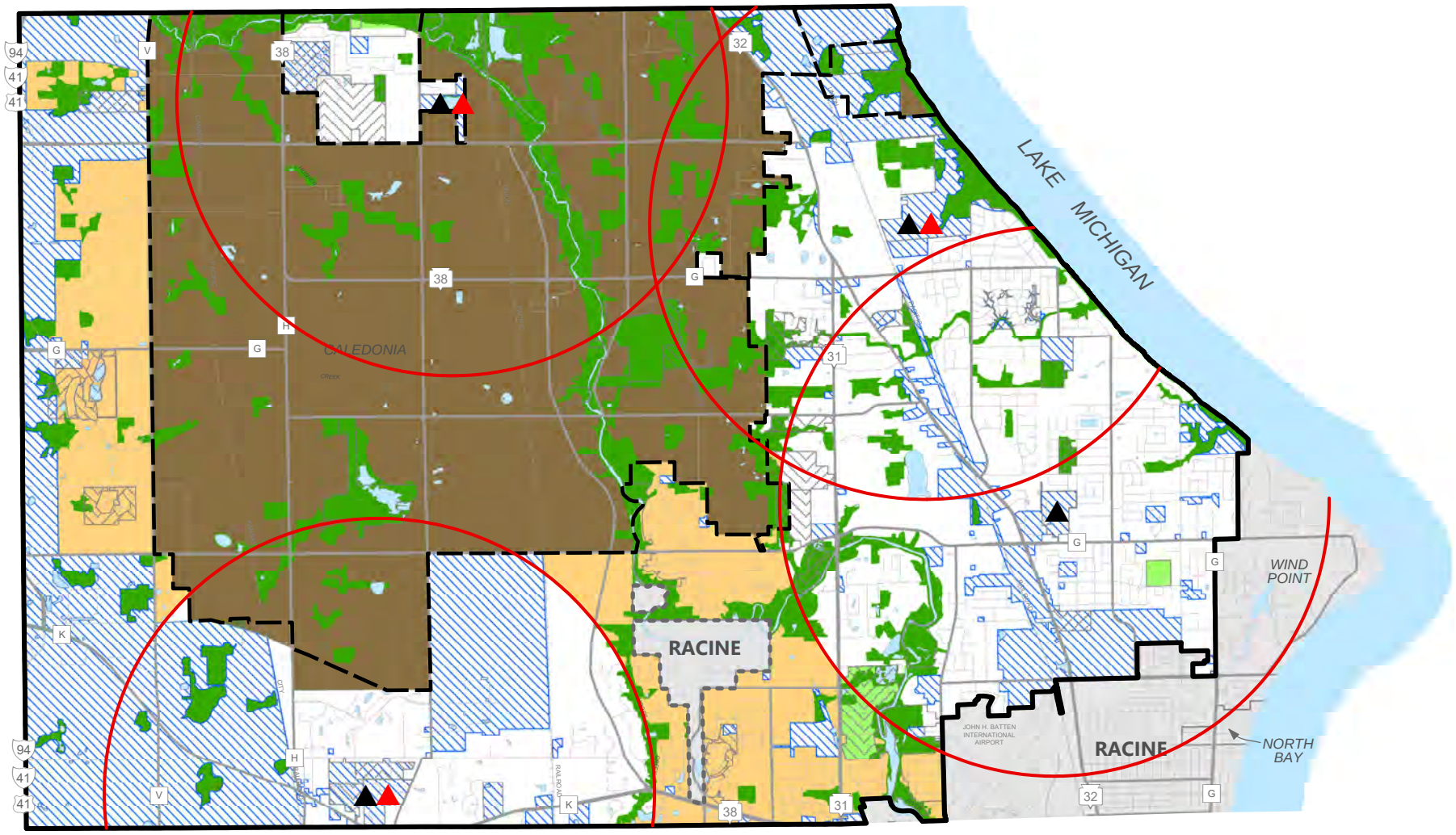
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 4.5
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Ball Diamond



EXISTING BASEBALL DIAMOND

EXISTING SOFTBALL DIAMOND

BALL DIAMOND SERVICE RADIUS

PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A BALL DIAMOND

PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT

PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA

OTHER OPEN LANDS TO BE PRESERVED

LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS

SEWER SERVICE AREA BOUNDARY

SURFACE WATER

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

PRIVATELY-OWNED OUTDOOR RECREATION LANDS

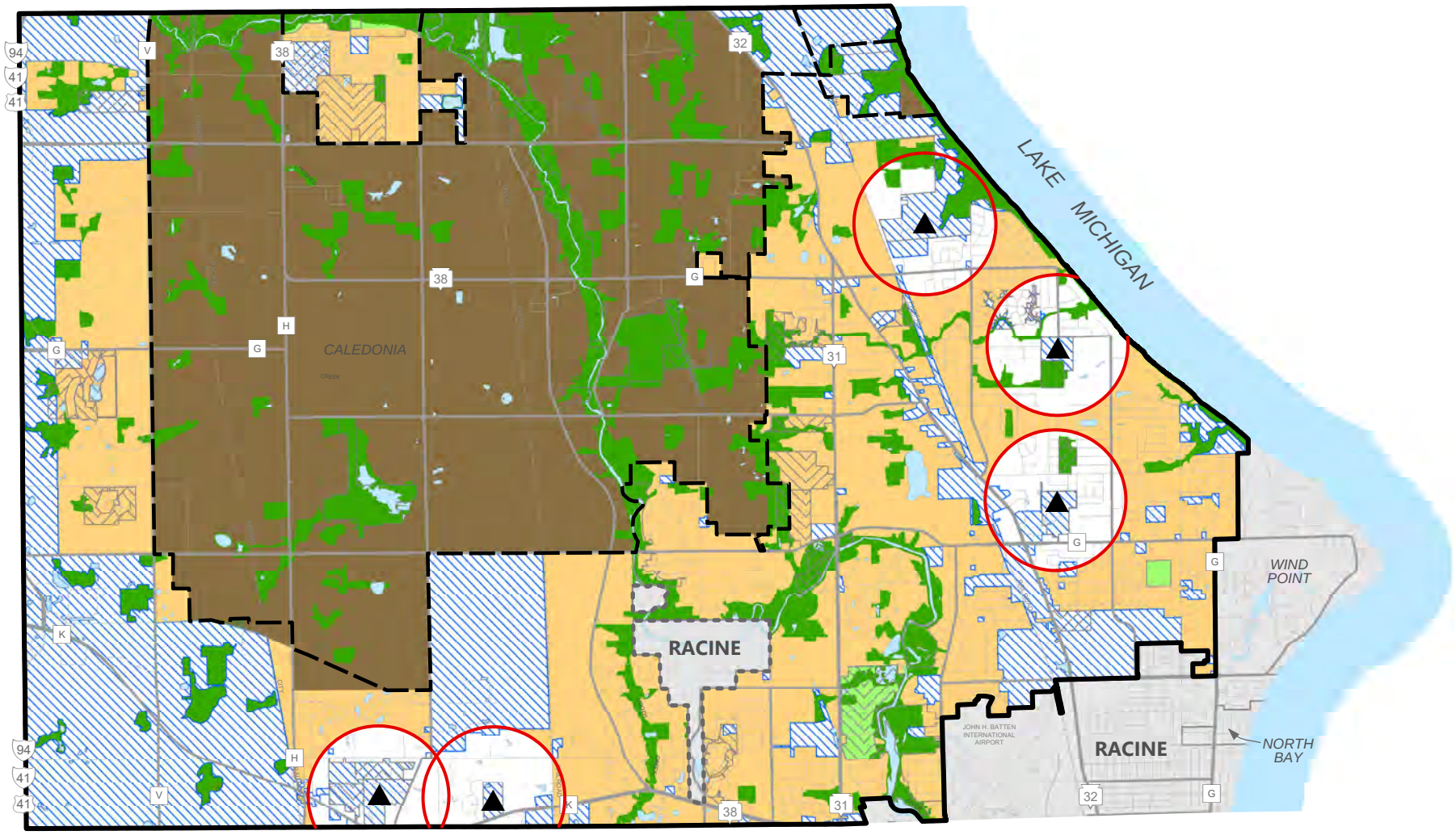
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 4.6
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Basketball Hoop



- EXISTING BASKETBALL HOOP
- BASKETBALL HOOP SERVICE RADIUS
- PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A BASKETBALL HOOP
- PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT
- PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS
- SEWER SERVICE AREA BOUNDARY
- SURFACE WATER
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

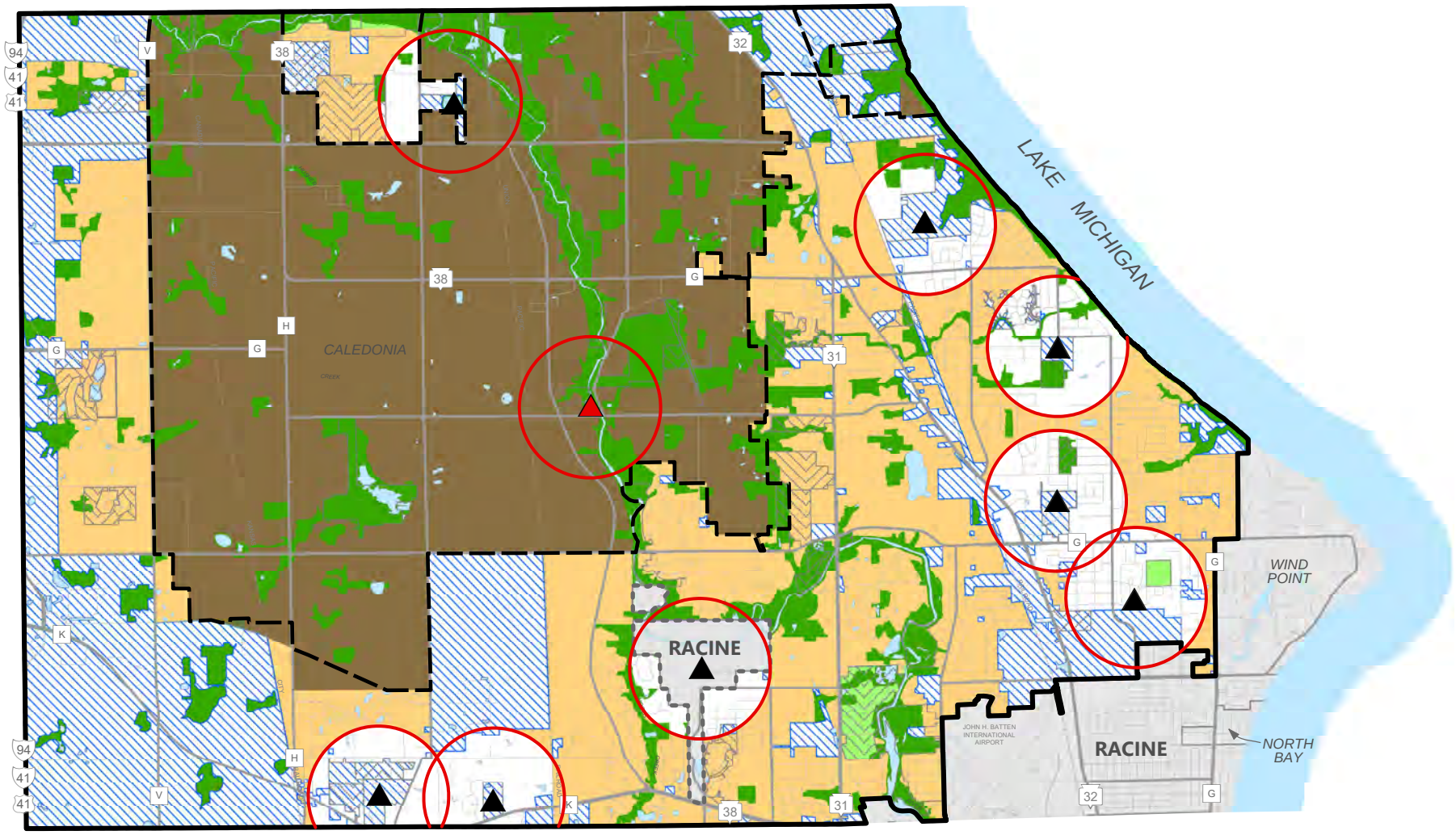
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 4.7
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Playfield or Playground



- EXISTING PLAYFIELD AND PLAYGROUND
- EXISTING PLAYFIELD ONLY
- PLAYFIELD OR PLAYGROUND SERVICE RADIUS
- PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A PLAYFIELD OR PLAYGROUND
- PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT
- PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS
- SEWER SERVICE AREA BOUNDARY
- SURFACE WATER
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

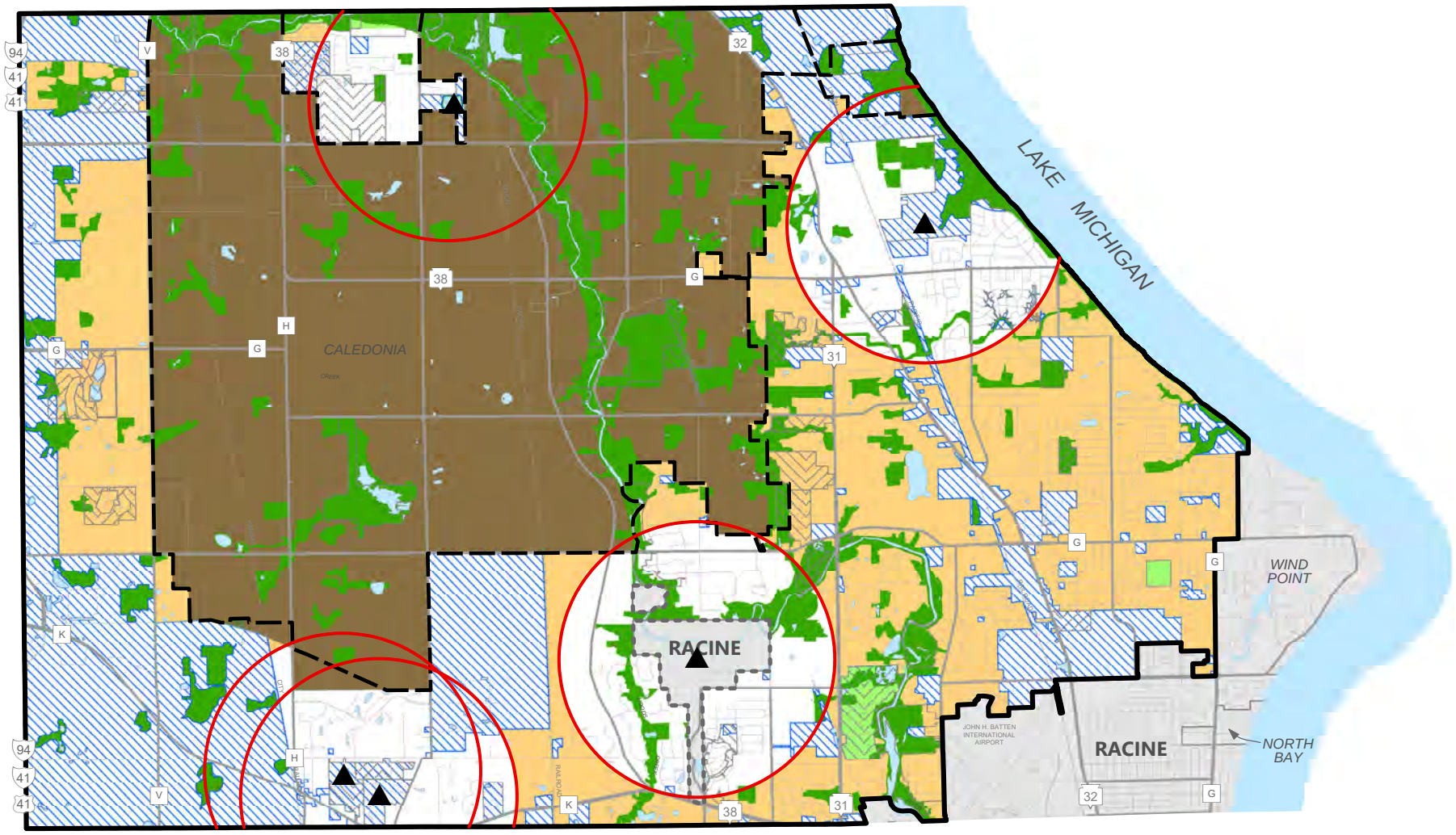
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 4.8
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Soccer Field



- EXISTING SOCCER FIELD
- SOCCER FIELD SERVICE RADIUS
- PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A SOCCER FIELD
- PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT
- PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS
- SEWER SERVICE AREA BOUNDARY
- SURFACE WATER
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

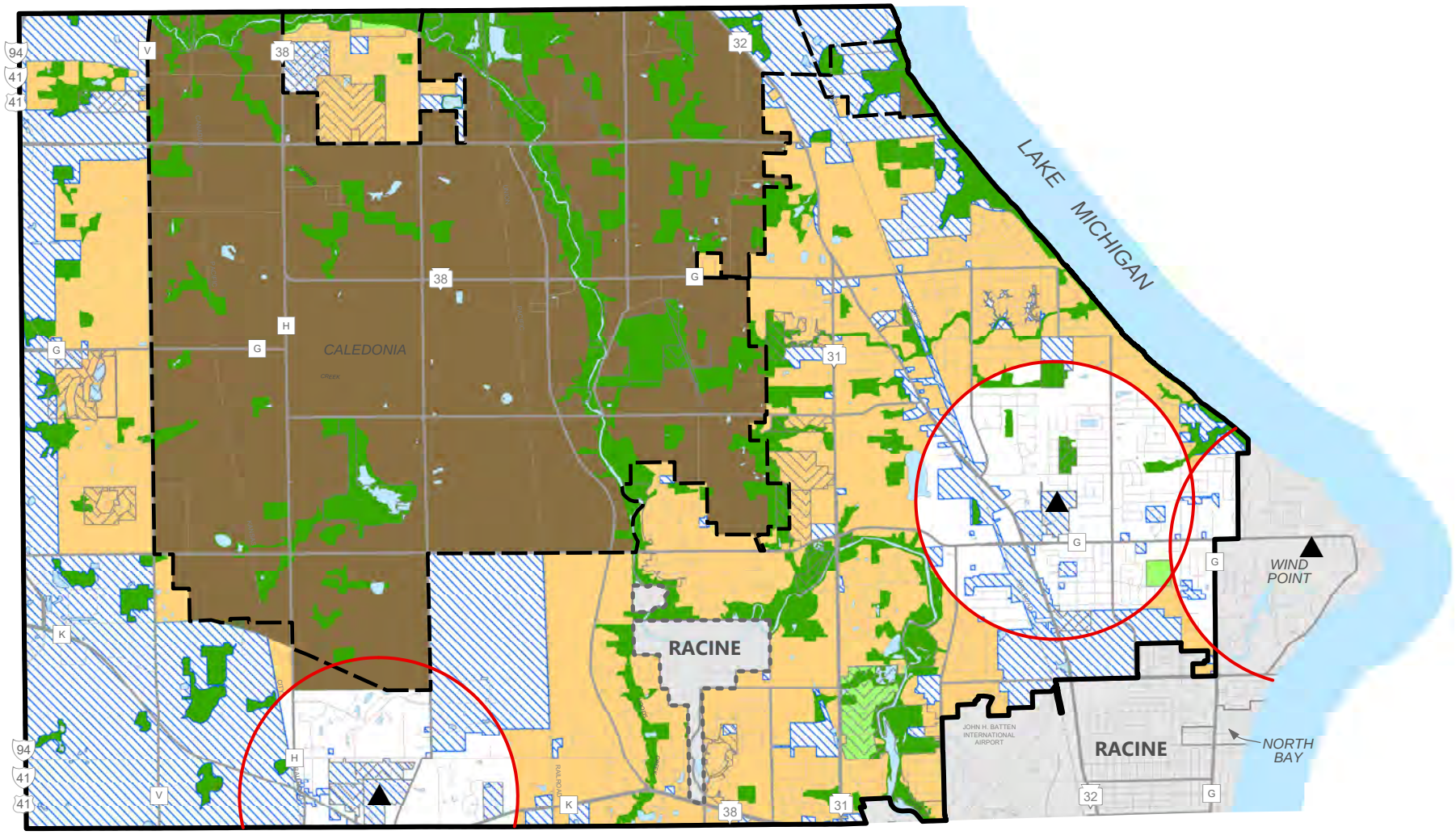
N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 4.9
Planned Residential Areas in the Village of Caledonia Urban Service Area Not Adequately Served by a Tennis or Pickleball Court



- EXISTING TENNIS OR PICKLEBALL COURT
- TENNIS OR PICKLEBALL COURT SERVICE RADIUS
- PLANNED RESIDENTIAL AREA NOT ADEQUATELY SERVED BY A TENNIS OR PICKLEBALL COURT
- PLANNED URBAN-NONRESIDENTIAL DEVELOPMENT
- PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, OPEN LAND, AND RURAL RESIDENTIAL LANDS
- SEWER SERVICE AREA BOUNDARY
- SURFACE WATER
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

N

0 0.25 0.5 1 Mile

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 5

PARK AND OPEN SPACE PLAN

5.1 INTRODUCTION

The recommended park and open space plan presented in this chapter is intended to guide the Village's continued development of a high-quality parks system providing cultural, environmental, recreational, and aesthetic benefits to Caledonia's residents and visitors. The plan provides a long-range vision to the year 2050 and includes recommendations to acquire additional land for parks and open space preservation, develop or improve recreational facilities at existing and proposed parks, protect important natural resources, and continue to develop a Village-wide system of trails and bikeways. To facilitate implementation, the Village park and open space recommendations in this chapter include both a five year short-term "action plan" and long-term recommendations for the next 25 years.

Preliminary steps in developing this plan included collecting updated inventory information regarding land use, population, natural resources, and park and open space sites and recreational facilities, and reviewing the current status of park acquisition and development activities recommended in the third edition of the plan. Pertinent recommendations from the Village's comprehensive land use plan map, Root River Watershed Restoration Plan, Multi-Jurisdictional Comprehensive Plan for Racine County, Racine County Park and Open Space Plan, and the Regional natural areas plan, were identified and incorporated into this plan update, as appropriate. The preceding chapters provide detailed information related to these preliminary steps.

Several levels of government share responsibility for implementing recommendations to meet park and open space objectives. State and County governments typically address resource-oriented outdoor recreation objectives for large parks, areawide trail facilities, and facilities for such activities as golfing, camping, and boating, although larger cities and villages sometimes provide large parks and associated recreational facilities and segments of areawide trails. Local governments are typically responsible for nonresource-oriented outdoor recreation objectives for community and neighborhood parks for activities such as softball, tennis, soccer, and children's playground activities. Objectives intended to protect such important natural resource features as environmental corridors, isolated natural resource areas, natural areas, and critical species habitat sites, are the responsibility of all levels of government.

The next section of this chapter details the open space preservation recommendations related to protecting primary and secondary environmental corridors, isolated natural resource areas, natural areas, and critical species habitat sites in both Racine County and the Village of Caledonia. The third section summarizes the areawide park and open space recommendations presented in the Racine County Park and Open Space Plan[1] pertaining to resource-oriented outdoor recreation sites and facilities and developing an area-wide trail system within and adjacent to the Village of Caledonia portion of Racine County. The fourth section of this chapter provides recommendations for Village park and open space sites and facilities. Actions needed to successfully implement the plan are described in the final (fifth) section of the chapter.

5.2 OPEN SPACE PRESERVATION

Preserving open space lands in essentially natural, open uses protects the Village's natural beauty, maintains a high level of environmental quality, provides valuable recreational opportunities, and helps to avoid critical and costly environmental and developmental problems. Many important natural resources, including wetlands, floodplains, woodlands, surface water, natural and geological areas, and critical species habitat sites, are located within environmental corridors and isolated natural resource areas as described in Chapter 2. The frequency and intensity of severe weather events in Racine County has been increasing in recent years, and this trend is anticipated to continue for the foreseeable future.[2] Preserving open space lands can

[1] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 134, 3rd Edition,* A Park and Open Space Plan for Racine County, Wisconsin*, February 2013*.

[2] *Information on historical and projected climate conditions affecting the Village of Caledonia is included in Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 266, 4th Edition,* Racine County Hazard Mitigation Plan Update: 2023-2028, *July 2024*.

help to mitigate the damages that often result from these events. For example, wetlands absorb and reduce water flows associated with heavy precipitation, and preserving floodplains as open space reduces damage to property and structures when these events occur.

Recommended open space preservation areas may change over time due to a variety of man-made and natural causes including but not limited to the impacts of urban and rural development; updated floodplain and wetland mapping; natural changes in wetland, woodland, and other natural resource feature boundaries; and field surveys that precisely identify the boundaries of environmentally sensitive areas. Adjacent areas that are not developed for urban or recreational uses may also revert to natural conditions and eventually be added to the environmental corridor network. Therefore, it is recommended that public acquisition or conservancy zoning of wetlands and environmental corridors/isolated natural resource areas should be based on site specific conditions and a field delineation.

Open Space Preservation Recommendations

Existing and recommended open space preservation areas within the Village planning area are shown on Map 5.1 and described in Table 5.1 Approximately 4,197 acres have been identified as open space preservation areas within the Village. About 1,350 acres, or 32 percent, of these areas are publicly owned, including lands owned by the Village of Caledonia, Milwaukee County, Racine County, the City of Racine, the Racine Unified School District, the State of Wisconsin, and the United States Federal Government. All publicly-owned open space preservation areas should be maintained in public ownership and preserved in open space. About 270 acres of existing open space preservation areas are privately owned, including lands owned by nonprofit conservation organizations and lands within private parks, a driving range, and common open space areas in conservation subdivisions. Conservation easements currently protect about 86 acres of existing open space preservation areas.

Call Out: Over 4,000 acres in the Village have been identified as open space preservation area

The plan recommends that the Village acquire about 32 acres of open space preservation areas associated with the Nicholson Wildlife Refuge and with the acquisition of parklands for new park sites or for natural resource protection. It is recommended that Racine County acquire about 346 acres, mainly located along the Root River, including 196 acres associated with three natural areas, four critical species habitat sites, and a geological area. The plan also recommends that nonprofit conservation organizations such as the Caledonia Conservancy acquire about 169 acres of open space preservation areas, including 157 acres associated with six natural areas. Acquiring the recommended open space preservation areas could be

accomplished through fee-simple purchase, dedication, or through conservation easements. The use of conservancy zoning, deed restrictions, or conservation easements should be considered to preserve identified open space lands where public acquisition is not possible or practical.

The plan recommends that approximately 1,934 acres of open space preservation areas not recommended for public ownership or acquisition by a private conservancy organization be protected by the appropriate Village conservancy zoning. Conservancy zoning regulations will limit development in wetland and floodplain areas to open space uses, and in upland wooded areas to very low density residential use (minimum of five acres of upland areas per dwelling unit) or compatible recreational uses.

Primary Environmental Corridors

The primary environmental corridors (PECs), shown on Map 5.1, encompass approximately 1,881 acres of land primarily along the Lake Michigan shoreline, the Root River, and portions of Hoods Creek and Husher Creek within the Village. The plan recommends preserving all remaining primary environmental corridors in essentially natural, open uses. Approximately 834 acres, or 44%, of PECs are currently in public ownership, including 519 acres of PEC adjacent to the Root River, and should remain in public ownership for resource protection purposes. Approximately 146 acres, or 8% of PECs, are located within private recreational areas, resource protection areas, or common open space areas within conservation subdivisions.

The plan recommends that the Village acquire about three acres of primary environmental corridor associated for a proposed new Village park and that Racine County acquire about 346 acres of PEC associated with the proposed expansion of the Root River Parkway and with the acquisition of natural areas, critical species habitat sites, and a geological area. It is also recommended that the State of Wisconsin acquire about ten acres associated with the Renak-Polak Maple-Beech Woods and that nonprofit conservation organizations acquire about 89 acres of natural areas. Conservancy zoning or zoning for compatible recreational uses is recommended for the remaining 529 acres of privately owned PECs within the Village.

Secondary Environmental Corridors

The secondary environmental corridors (SECs), shown on Map 5.1, encompass approximately 406 acres of land, predominantly along a portion of Hoods Creek, along an intermittent stream in the eastern portion of the Village, and within and near the Nicholson Wildlife Refuge within the Village. The Village of Caledonia currently owns about 105 acres of SEC within the Nicholson Wildlife Refuge. An additional 70 acres are within existing privately owned outdoor recreation or resource protection areas. The plan recommends that

the Village acquire about 24 acres of SEC, including 21 additional acres associated with the Nicholson Wildlife Refuge and three acres for a proposed new Village park. The use of conservancy zoning or zoning for compatible recreational uses should be considered to protect the remaining 207 acres of SECs.

Isolated Natural Resource Areas

The isolated natural resource areas (INRAs), shown on Map 5.1, encompass about 1,505 acres of land. INRAs are scattered throughout the Village, with a significant amount located in the northern and western portions of Caledonia. 105 acres of INRAs are currently in public ownership, including 52 acres owned by the Village and six acres owned by Racine County, and are proposed to remain in public ownership for resource protection purposes. Privately owned outdoor recreation areas, lands with conservation easements, lands owned by nonprofit conservation organizations, and common open space lands within conservation subdivisions encompass about 117 acres of isolated natural resource areas.

The plan recommends that the Village acquire about four acres of INRAs for the development of new Village parks and that a nonprofit conservation organization acquire 80 acres associated with four natural areas. To the extent practicable, the plan recommends considering the use of conservancy zoning and maintaining the remaining 1,199 acres of isolated natural resource areas in essentially natural, open uses.

Natural Areas, Critical Species Habitat Sites, Aquatic Areas, and Geological Sites

The regional natural areas and critical species habitat protection and management plan[3] identifies natural areas, critical species habitat sites, aquatic areas, and geological sites within the Village of Caledonia and provides a number of recommendations related to preserving these areas. As noted in Chapter 2, there are 14 natural areas, 14 critical species habitat sites, two aquatic areas, and two geological sites partially or wholly located in the Village. Recommendations for protecting approximately 1,227 acres associated with these areas within the Village are included on Map 5.1 and summarized in Table 5.2.

Call Out: Important natural areas and habitats can be irreparably damaged or lost if not protected

[3] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 42,* A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. The most recent update to the regional natural areas and critical species habitat plan, Southeastern Wisconsin Regional Planning Commission 2nd Amendment to Planning Report No. 42, was in progress as this park plan update was under preparation. Updated 2020 inventory data from the draft regional plan update was incorporated into the Village park plan update.*

The regional natural areas plan and this plan recommend that the Village of Caledonia continue to protect the Nicholson Wildlife Refuge and further recommends that the Village acquire the remaining 16 acres of the natural area, primarily wetlands within a secondary environmental corridor, by fee-simple purchase, dedication, or through a conservation easement. It also recommends that the Village continue to retain other Village parks, open space sites, or conservancy areas that encompass natural areas or geological sites for resource protection purposes. The plan recommends that the State of Wisconsin/UW-Parkside continue to protect the Renak-Polak Maple-Beech Woods State Natural Area and acquire the remaining nine acres associated with the site for resource protection purposes.

The plans further recommend that Racine County continue to retain and maintain lands associated with five natural areas and acquire the remaining lands associated with four natural areas within the Village. Racine County should also continue to retain and maintain lands associated with six critical species habitat sites and acquire the remaining lands associated with four critical species habitat sites within the Village. The plan also recommends that the County continue to retain and maintain lands associated with the Cliffside Park Clay Banks and Root River Outcrops geological sites and acquire the remaining lands associated with the Root River Outcrops site within the Village. Because aquatic habitat areas are under the direct management authority of the WDNR, the natural areas planning effort did not develop specific recommendations for these areas. The natural areas plan update recommends that the WDNR implement management and regulatory efforts necessary to ensure the long-term viability of the aquatic habitats and their critical species.

Root River Watershed

The Root River Watershed Restoration Plan, summarized in Chapter 4, recommends expanding and/or continuing to protect riparian buffers along all streams and tributaries within the Root River watershed, which includes portions of the Root River, Hoods Creek, Husher Creek, Crayfish Creek, and the Kilbournville tributary that are located in the Village. The plan recommends establishing a riparian buffer of natural vegetation with a minimum 75-foot stream setback to reduce pollution entering the stream and provide quality in-stream habitats. When development or redevelopment proposals are submitted to the Village for review, consideration should be given to establishing an optimal riparian buffer of up to 1,000 feet from the ordinary high water mark of streams, rivers, ponds, and lakes. Establishing a larger setback would enhance the in-stream benefits while also providing essential habitats for a variety of wildlife populations.

Table C.1 in Appendix C lists site-specific recommendations for improvements on portions of the Root River within the Village that are intended to promote water quality, improve habitat, and provide opportunities

and access for recreational use. The watershed plan further recommends evaluating the use of various green infrastructure methods in the urban portions of the Village, including green roofs, rain barrels, rain gardens, cisterns, and porous pavement in areas not subject to the application of salt. In addition to the site-specific recommendations, the watershed plan recommends more detailed floodplain mitigation planning for the Village with a focus on non-structural flood mitigation such as elevating, floodproofing, or demolishing flood-prone buildings.

Call Out: The Root River provides numerous environmental and recreational benefits to Village residents

The Root River Watershed Restoration Plan also recommends efforts to restore farmland and other open space land to more natural conditions, including a recommendation from the regional water quality management plan that 10 percent of existing marginally productive farmland and pasture[4] be converted to either wetland or prairie conditions. Areas no longer being utilized for agricultural production or considered for urban development should also be considered if they would revert to resource features. Restoring these areas would reduce fecal coliform bacteria, total suspended solids, total nitrogen, and total phosphorus loads delivered to streams, and to a limited degree, reduce peak stormwater runoff rates. Map 5.2 shows the candidate areas within Root River watershed in the Village[5] to be given first consideration for potential restoration to wetlands or prairies. The areas selected are within or adjacent to planned environmental corridors, isolated natural resource areas, or farmed wetlands larger than five acres, which would meet the criteria for designation as an isolated natural resource area if farming activities cease and the wetland reverts to natural conditions.

5.3 AREAWIDE PARK RECOMMENDATIONS

Areawide park and open space recommendations which pertain to the Village planning area have been incorporated into this Village plan as appropriate. Many of these recommendations are from the Racine County Park and Open Space Plan, summarized in Chapter 4. Recommendations concerning major parks, which provide opportunities for resource-oriented outdoor recreation activities, and recreation corridors,

[4] Marginally productive lands are defined as agricultural lands that have not been identified as having Class I or Class II soils by the U.S. Natural Resources Conservation Service.

[5] Potential restoration areas shown on Map 5.2 have soils that indicate that they may be suitable for restoration as wetlands. An on-site evaluation of site and soil conditions would be necessary prior to any restoration efforts.

which provide opportunities for various trail-oriented activities, are included. In addition, the plan includes recommendations for protecting and preserving open space lands, including natural resource features such as woodlands, wetlands, and floodplains, located within environmental corridors and isolated natural resource areas. In addition, pertinent recommendations from the areawide Root River Watershed Restoration Plan,[6] also summarized in Chapter 4, are included in the "Open Space Preservation" section of this chapter.

Racine County Park and Open Space Plan Recommendations

Existing Parks

Map 4.3 in Chapter 4 summarizes the outdoor recreation element of the Racine County Park and Open Space Plan. The plan recommends ten major public outdoor recreation sites in the County and includes the following recommendations pertaining to sites within the Village planning area:

- The plan recommends that the County continue to maintain Cliffside Park, a major park within the Village, and that the County develop additional picnic facilities, trails, and a nature study center at the park. The plan also recommends that the County consider establishing a public-private partnership to develop a disc golf course at the park.

- The plan recommends that the County continue to maintain County-owned sites within the Village,[7] including the River Bend Nature Center, Tabor Sokol Memorial Park, and Root River Parkway lands.

- The plan recommends that the City of Racine continue to maintain and provide additional facilities for resource-oriented activities at Johnson Park and Golf Course, a 335-acre major park located in the City of Racine but surrounded by the Village.

- The plan recommends that Racine County continue to maintain and provide additional facilities at other County parks located near the Village, including the 39-acre Quarry Lake Park and the 15-acre Horlick Park, both located just south of the Village.

[6] *Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 316,* A Restoration Plan for the Root River Watershed*, July 2014*.

[7] *The County acquired Franksville Memorial Park from the Village in 2021. Although not included in the County's 2013 Park and Open Space Plan, it is recommended that the County continue to maintain the park and its facilities.*

In 2021, the 52-acre Caledonia-Mt. Pleasant Memorial Park was transferred to Racine County and renamed Franksville Memorial Park. Recommendations for this site are not included in the County park and open space plan as the most recent plan update predates the County's acquisition of the park from the Village, however pertinent recommendations from the prior edition of the Village's Park and Open Space Plan are included in this report.

As noted in Chapter 2, the County established a public-private partnership to develop the Racine County Ice Center at Franksville Memorial Park in 2023. At the time this plan update was under preparation, fundraising and development planning for the facility was underway. It is recommended that the County develop a comprehensive plan for Franksville Memorial Park that incorporates the proposed facility within the site and supports the development and enhancement of new and existing recreation facilities in the surrounding areas of the park. Should the existing recreational facilities remain, this plan recommends that Racine County resurface the tennis courts at the park, expand the basketball court to a full court, and perform regrading to mitigate flooding of the tennis courts and access road.

Bicycle and Pedestrian Facilities

The County plan recommends that about 88 miles of bicycle and pedestrian trails be provided in the County as part of the regionwide trail system (of which about 18 miles are located within the Village of Caledonia), including trails within the Pike River, Root River, Fox River, and Lake Michigan corridors and a trail along a railway right-of-way, which has been partially abandoned, extending from the City of Racine to Walworth County. Recommended bicycle and pedestrian trails within or adjacent to the Village include:

- A trail within the Root River corridor. The County plan recommends that the County continue to acquire lands associated with the Root River Parkway system for a proposed trail extending northward from the City of Racine to the Racine-Milwaukee County line. The plan recommends that the County develop those portions of the Root River trail within the Village (approximately 11 miles). Currently, the City of Racine has developed the Root River Pathway on the portion of the trail route within the City. Root River Pathway on-street connections are also provided to the County's Milwaukee-Racine-Kenosha (MRK) Trail, which also traverses the Village.

- A trail along the Lake Michigan shoreline, which has been substantially completed within Racine County. The MRK Trail, the portion of the Lake Michigan Trail located in the Village (approximately four miles), exists on a combination of off-street and on-street segments with the majority of the trail located within a WE Energies utility corridor or on WE Energies property. The MRK Trail runs from

Layard Avenue in the City of Racine north to Elm Road in the City of Oak Creek in Milwaukee County. A gap currently exists within the Village between Six Mile Road and Seven Mile Road.[8] The City of Racine maintains the Lake Michigan Pathway along the trail route within the City. The plan recommends that Racine County continue to maintain the MRK Trail outside the City of Racine, including within the Village.

- The County park plan recommends the County continue to maintain signage and other route amenities associated with the Racine County Bicycle Route, which includes about ten miles within the Village's planning area.

Call Out: Local, county, and regional trails provide important connections within the statewide Wisconsin State Trails Network

Water Trails

The County plan recommends developing water trails for canoeing and kayaking that would connect with those in adjacent counties, including on the Root River and along the Lake Michigan shoreline within and adjacent to the Village. In July 2017, the WDNR designated the Lake Michigan Water Trail[9] as a State trail. The plan recommends that the Village work with the WDNR, Racine County, and the City of Racine to provide accessibility to Lake Michigan by maintaining all existing access sites and developing new access sites along the Lake Michigan. Existing access sites are located in the City of Racine and the City of Oak Creek in Milwaukee County; currently, there are no access sites located along Lake Michigan within the Village.

Two areawide plans provide recommendations related to providing formal public canoe/kayak access points along the Root River within the Village. Existing public canoe access sites are located along the Root River at River Bend Nature Center in the Village of Caledonia and at Horlick Park in the Village of Mount Pleasant. The County plan recommends providing access points with parking at 10-mile intervals on major streams in Racine County. The Root River Watershed Restoration Plan recommends specific locations such as County land on the west side of STH 31 and south of Four Mile Road, Linwood Park, and at Four Mile Road east of STH 38. The STH 31 site is identified as the most practicable location, although the other sites should be thoroughly reviewed as additional or alternative access points.

[8] *Map 5.4 shows the gap in the off-road trail between Six Mile Road and Seven Mile Road as an on-street trail segment.*

[9] *Information is located at http://dnr.wi.gov/topic/parks/name/lakemichigan/*

5.4 VILLAGE PARK AND OPEN SPACE RECOMMENDATIONS

In alignment with the objectives of the broader areawide and regional plans, the recommendations in this section relate specifically to sites and facilities within the Village's jurisdiction. As noted in Chapter 4, the analysis of outdoor recreation needs based on the regional park and open space standards indicates a need for an additional community park, additional neighborhood parks, and additional recreational facilities to meet the outdoor recreation needs of Village residents. All proposed facility development must comply with Federal Americans with Disabilities Act (ADA) accessibility requirements, and any existing facilities which do not meet ADA accessibility requirements should be brought into compliance in a timely fashion. Although the Village does not currently offer recreational programming, many comparable peer communities do. It is therefore recommended that the Village consider opportunities for establishing recreational programming at Village park and open space sites.

Map 5.3 shows the recommended park and open space plan for the Village as described in this and the preceding sections of Chapter 5. Full implementation of this plan by the Village would provide a variety of parks and related outdoor recreation sites and facilities, an interconnected system of recreation trails and on-street bikeways, and would help protect and enhance the underlying natural resource base.

The park and open space plan for the Village includes three community parks (Crawford Park, Gorney Park, and a proposed new community park); 13 neighborhood parks (Chapla Park, Linwood Park, Maple Park, and ten proposed new neighborhood parks); four conservancy/nature areas (5 ½ Mile Park, County Line Park, Waters Edge Park, and the Nicholson Wildlife Refuge); and six Village-owned lands (three stormwater detention basins and three open space sites).

It is also recommended that the Village develop on-street bikeways and off-street trails for bicycle and pedestrian use to provide residents a connection to Village and County parks, City of Racine parks, regional trails, local schools, and other local destinations. Under the recommended plan, the Village would further provide five miles of recreational trails consisting of off-street trails that can be utilized for jogging, walking, biking, rollerblading, and related activities. This plan also recommends that the Village develop about 32 miles of on-street bikeways that would consist of bike lanes, bike paths, and bike routes.

Call Out: The Village's parks survey identified bicycle and pedestrian facilities, including connections to parks and recreational sites, as a key opportunity

As previously noted, the Multi-Jurisdictional Comprehensive Plan for Racine County and the Racine County Park and Open Space Plan recommend that the Village, in cooperation with Racine County, develop access sites with appropriate support facilities associated with the existing Lake Michigan Water Trail and develop a water trail with appropriate support facilities on the Root River. These recommendations are also supported by the Root River Watershed Restoration Plan, which is discussed earlier in this chapter.

Parks and Related Recreational Facilities

The recommendations presented in this section relate to existing and proposed Village parks, including the acquisition and development of new parks and the development of recreational facilities at existing parks. Table 5.3 lists parks-related development and improvement projects recommended to be implemented between 2025 and 2030. Projects included in the five-year plan are based on input from the Village's Park and Recreation Advisory Committee. The cost of implementing each project will vary from park to park, current economic conditions, and specific details. The plan therefore recommends that estimated costs for these five-year projects be included within the next available capital improvement plan (CIP), and a more detailed cost analysis be completed for each project as opportunities to complete them arise, with community, staff, and public official input determining the specific scope and timing of a given project. Estimated costs for longer-term projects are recommended to be developed as part of future capital improvements programming efforts. It is important to note that the CIP is updated on an annual basis, and currently identified projects may be removed or reprioritized and new projects may be added during each annual update. Table 5.4 lists proposed longer-term Village park improvements and additional land acquisitions from 2031 to 2050.

Proposed New Parks

This plan recommends that the Village acquire additional land to expand the Nicholson Wildlife Refuge should adjacent parcels become available. In addition, the plan recommends that the Village acquire land for a new community park and ten new neighborhood parks and develop recreational facilities at these sites to address areas of the Village that are currently underserved and those identified by the land use plan for future residential development. Map 5.3 shows the generalized locations of the proposed new parks and Table 5.4 describes the general characteristics and types of facilities that are recommended for each site. Acquisition and development of these proposed new park sites may occur over the course of many years, and it is recommended that sites are prioritized for acquisition as suitable land becomes available or if there is proposed or anticipated residential development in an area. It is recommended that the Village acquire a 30-40 acre site for the proposed community park between 2025 and 2030, while acquisition of the ten proposed neighborhood park sites is anticipated to occur from 2031-2050. Should any suitable sites

become available, or new residential development support acquisition of a site earlier than anticipated, acquisition may be appropriate during this five-year period. If so, it is recommended that the acquisition move forward.

Development and Improvement at Existing Village Parks: 2025-2030

It is recommended that the Village develop additional recreational facilities or make improvements to existing facilities at parks and conservancy areas during the five-year period from 2025 through 2030, as described below and listed in Table 5.3.

Call Out: High impact projects that are anticipated to have low implementation costs are included in the five year plan in addition to projects which address high priority goals or maintenance needs

- *5 ½ Mile Park*: 5 ½ Mile Park is a 21-acre undeveloped neighborhood park located in the eastern portion of the Village encompassing forested wetlands within an isolated natural resource area. The plan recommends developing a trail within the Village's right-of-way along the Klema Ditch, adjacent to 5 ½ Mile Park, extending from 5 Mile Road to Olympia Brown Elementary School. It is recommended that the Village preserve the majority of the site as a natural area and install benches along the Klema Ditch trail once it has been developed.

- *Chapla Park*: Chapla Park is a nine-acre neighborhood park located in the northeastern portion of the Village along the Lake Michigan shoreline. The Park is a passive use site that provides a scenic view of Lake Michigan. It is recommended that the Village develop a walking path with a scenic overlook point at the site. It is also recommended that the Village install permanent benches and picnic tables at the park.

- *County Line Park*: County Line Park is an 18-acre undeveloped neighborhood park located in the northeastern portion of the Village. It is recommended that a hiking trail be developed and that the wetlands at the site be preserved as a natural area. Most of the site is set back nearly 500 feet from County Line Road, and the Village owns only a 16.5-foot road frontage, which poses access challenges for the site. The plan recommends that the Village pursue an easement on the adjacent We Energies property to enable the development of parking.

- *Crawford Park*: Crawford Park is a 35-acre community park located in the southeastern portion of the Village. Existing facilities include two baseball diamonds, two tennis courts, two basketball hoops, a

playfield, a playground, sand volleyball courts, restrooms, concessions, pathways, and picnic shelters. The plan recommends that the Village continue implementing the Crawford Park Master Plan, including developing an additional shelter with restrooms and dugouts at both ball diamonds, improving the playground, developing a service road and parking area(s), completing the sledding hill, developing multi-use fields/winter skating area, developing a splash pad, and developing basketball and tennis/pickleball courts. It is also recommended that the Village consider developing a beer garden or explore the creation of a private-public partnership to operate a beer garden at the pavilion.

- *Gorney Park*: Gorney Park is a 41-acre community park located in the north-central portion of the Village. Existing facilities include two ball diamonds, two soccer fields, a playfield, two playgrounds, a hiking trail, shelters, picnic areas, and restrooms. The Park also has a pond with a pier that provides opportunities for fishing and launching nonmotorized watercraft. It is recommended that the Village restore native prairie vegetation in unutilized open spaces and around the pond. The plan also recommends leveling and grading the existing playfield and soccer fields to improve the quality and evenness of the turf. In addition, repairing and relocating portions of the access road, seal coating[10] the access road and the parking lot, and restriping the parking lot are recommended.

- *Linwood Park*: Linwood Park is a 12-acre neighborhood park centrally located in the Village along the Root River. Existing facilities include a playfield, a playground, horseshoe pits, a shelter, picnic areas, fishing, and an informal canoe launch. The plan recommends updating the playground equipment.

- *Maple Park*: Maple Park is a two-acre neighborhood park located in the southeastern portion of the Village. Existing facilities include a playfield, a playground, and a picnic area with a shelter. The plan recommends updating the playground equipment to make the playground more accessible for children of all ages.

- *Nicholson Wildlife Refuge*: Nicholson Wildlife Refuge is a 127-acre conservancy area centrally located in the Village which is classified as a natural area of local significance and serves as an educational

[10] *It is recommended that any pavement resealing be accomplished using a non-coal tar-based sealant. Studies have identified coal-tar-based pavement sealcoat as a major source of polycyclic aromatic hydrocarbon (PAH) contamination which is damaging to aquatic life and poses significant environmental and human health hazards.*

site. Existing facilities include nature trails and a boardwalk. The plan recommends repairing the existing boardwalk and extending the boardwalk further into the site.

- *Waters Edge Park*: Waters Edge Park is a three-acre undeveloped neighborhood park located in the eastern portion of the Village near the terminus of 5 Mile Road which consists of woodlands within a primary environmental corridor. The plan recommends maintaining and expanding trails within the park while retaining the woodlands in a natural state.

Development at Existing Village Parks: 2031-2050

The recommended facility development at existing Village parks described in this portion of section 5.4 are longer-term priorities, which are likely to occur after 2030. The recommendations for each park listed in Table 5.4 may be reviewed and revised, as the Village's needs and public preferences change over time. Implementing the recommendations is subject to the availability of funding for land acquisition and facility development, operation, and maintenance.

- *5 ½ Mile Park*: It is recommended that the Village develop an overlook and a boardwalk which extends into the wetlands from the western edge of the site. The plan also recommends maintaining the Klema Ditch trail, proposed for development from 2025-2030, and extending the trail south to Crawford Park.

- *Chapla Park*: The plan recommends developing an open-air shelter or gazebo, in addition to the improvements recommended during 2025-2030. Although the site's topography and the need for ADA compliance pose challenges, developing a path with direct access to the lake is also recommended should it be deemed feasible.

- *County Line Park*: The plan recommends developing a rest area with an overlook, in addition to the improvements recommended during 2025-2030.

- *Crawford Park*: The plan anticipates that full implementation of the Crawford Park Master Plan will continue into the 2031-2050 timeframe and that some of the improvements recommended during 2025-2030 will occur during this time. The plan recommends continuing to refine the details of improvements which are implemented in the later phases to ensure that residents' current needs and desires are reflected and that the Village maintain the existing facilities which have already been developed at Crawford Park.

- *Gorney Park*: The plan recommends developing a concessions building with restrooms, sand volleyball courts, a full court basketball court, and fishing areas/piers around the pond, in addition to the improvements recommended during 2025-2030. The plan also recommends developing a disc golf course and a nature walk as well as continuing with native prairie restoration in open areas.

- *Linwood Park*: The plan recommends developing a canoe/kayak launch, restrooms, and hiking trails, in addition to the improvements recommended during 2025-2030.

- *Maple Park*: The plan recommends developing a half-court basketball court in addition to the improvements recommended during 2025-2030.

- *Nicholson Wildlife Area*: The plan recommends expanding and replacing the parking area and improving access to the site, in addition to the improvements recommended during 2025-2030. It is also recommended that the Village acquire about 16 acres of adjacent land for resource protection purposes and park expansion. The plan further recommends assessing alternative routes or water control methods to enable extending the boardwalk to the back of the site and developing an observation area, as described below.

    - Based on recommendations from the Nicholson Wildlife Area Management Plan,[11] water control methods should be used at the site to enhance and diversify wildlife habitat features, especially for migratory waterfowl and other wetland species, and to improve wetland function. Other habitat enhancements include creating a variety of potholes or ponds, which would allow the site to potentially store permanent areas of water for a sustained wildlife area; prairie restorations in upland areas; developing native vegetative buffers around the site; providing brushpiles; and constructing nesting platforms for birds.

    - Potential recreational opportunities at the site should include hiking trails and wildlife observation. If water control levels are applied and effective, there may be opportunities to expand or enhance the existing trail network at the site.

[11] *Hey and Associates, Inc.,* Nicholson Wildlife Area Management Plan, Town of Caledonia, Racine County, Wisconsin*, March 2005. This plan is an update to Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 146,* A Wildlife Habitat Management Plan for the Nicholson Wildlife Center, Town of Caledonia, Racine County, Wisconsin*, May 1986.*

- *Village Land – Markay Stormwater Basin*: The stormwater detention basin is a 22-acre open space site located in the southeastern portion of the Village. It is recommended that the Village develop a walking path around the perimeter of the site. The path should not be constructed with materials that can float, such as wood chips, as these materials may block or clog the basin outlet or downstream storm sewers. Recognizing that residents often utilize this space for dog walking, the plan recommends that the Village implement measures to avoid potential pet waste runoff, including posting signage encouraging the public to pick up pet waste, providing pet waste bags and anchored waste bins, and providing anchored seating on the upper slope of the basin.

- *Village Trails*: Map 5.4 shows the recommended trail network for the Village planning area. It is recommended that the Village develop approximately 37 miles of the proposed multi-use trail network, providing connections between existing and proposed parks, other notable sites, and existing trails.

Maintenance of Other Existing Village Parks

This plan also recommends that the Village continue to maintain all existing Village-owned park and open space sites and outdoor recreation facilities. Maintenance activities may include providing, paving, and resurfacing parking lots, trails, and walkways; resurfacing athletic court areas; improving existing facilities' accessibility to people with disabilities; providing, repairing, or replacing support facilities such as lighting, benches, picnic tables, drinking fountains, foot bridges, restroom facilities, water supply facilities, maintenance buildings, and picnic shelters; and maintaining lawns, gardens, and other landscape plantings. They may also include replacing or providing additional playground equipment, playfield areas, and passive recreational areas.

Open Space Preservation

The Village currently owns 238 acres of open space preservation areas. It is recommended that the Village acquire 32 acres of open space preservation areas for the development of parks or trails or for resource-protection purposes, as shown on Map 5.1. The plan recommends that these lands be maintained in Village ownership and preserved in essentially natural, open space uses. Preserving these lands will help serve to maintain the Village's environmental quality and natural beauty, as well as help to avoid serious and costly environmental and developmental problems. It is also recommended that the Village continue to identify privately owned open space preservation areas and work with developers to preserve these areas as common open space or dedicate them for park use.

Call Out: Working with developers to preserve open spaces can improve the desirability of a development and reduce the cost of providing park and open space sites to the Village

Bicycle and Pedestrian Facilities

The plan recommends continued development of a Village-wide system of recreation trails and bicycle routes in cooperation with Racine County, the Wisconsin Department of Transportation (WisDOT), and adjoining local governments. Recommended bike and pedestrian facilities for the Village and environs, shown on Map 5.4, would connect existing parks to adjacent regional, county, and local government trail systems and provide access to other parks and destination points.

As described in Chapter 2, Racine County has developed about 14 miles of trails or bike routes within the Village of Caledonia planning area, including four linear miles of the County-owned MRK and We Energies Trails and ten miles of the Racine County signed, on-street bike route. The plan recommends that the Village work with the County to improve the on-street segments of the MRK Trail between Six Mile Road and Seven Mile Road or, if feasible, to develop an off-street trail which would replace this segment. Potential routes for an off-street trail segment include along Michna and Seven Mile Roads or west of and parallel to the Union Pacific Railroad. Developing a trail along Michna and Seven Mile Roads would require a trail crossing or underpass of the railroad tracks at Seven Mile Road, while a trail west of the Union Pacific Railroad could utilize the existing underpass at Six Mile Road. The plan recommends evaluating the acquisition of land or of easements to develop one of these trail segments; if this is not feasible, then the addition of enhanced bicycle facilities to the existing on-street segments should be considered.

Call Out: Gaps in off-street trails create accessibility challenges and safety concerns which may deter individuals who would like to use them

It is also recommended that the Village work with the City of Oak Creek, Milwaukee County, and/or Racine County to develop approximately one mile of off-street trail within the right-of-way of County Line Road on the Village's northern boundary. Currently, the southern terminus of Milwaukee County's Oak Leaf Trail at the county line is approximately 6,000 feet west of the We Energies Trail, which extends south to 7 Mile Road. No bicycle facilities currently exist on this section of County Line Road, creating a gap in the regional trail network. Developing this trail segment in conjunction with the off-street segment proposed in the previous paragraph would provide an off-street trail extending north from Layard Avenue in the City of Racine to Ryan Road in the City of Oak Creek.

The proposed system of publicly owned bike and pedestrian facilities within the Village includes nearly 80 miles of bike routes within street rights-of-way and approximately 26 miles of trails associated with environmentally significant areas, utility corridors, or other open space lands. The development of on-street bikeways would be undertaken by WisDOT (portions of Douglas Avenue (STH 32), Northwestern Avenue (STH 38), and CTH K); Racine County (portions of CTH G, CTH H, and Four Mile Road, Seven Mile Road, and Three Mile Road); and the Village of Caledonia (streets under Village jurisdiction). The development of off-street trails would be accomplished by Racine County (Root River Recreation Corridor) and the Village (Hoods Creek Trail, Klema Ditch, a linear corridor between STH 38 and the Union Pacific Railroad between CTH K and Five Mile Road, and trails providing links to other Village or County trails or parks). Developing the segment of the MRK trail proposed above may be undertaken by Racine County or the Village, together or separately, depending on which alternative is pursued. Similarly, the proposed County Line Road segment may be undertaken by Milwaukee County or Racine County, depending on whether the trail runs in the north or south right-of-way.

The year 2035 regional transportation plan[12] recommended a network of on- and off-street bicycle ways within Racine County, which were refined through the Multi-Jurisdictional Comprehensive Plan for Racine County.[13] Map 5.4 shows existing and planned bikeways within the Village planning area, including those recommended by the multi-jurisdictional comprehensive plan. The Regional Planning Commission adopted an update to the regional land use and transportation plan (VISION 2050) in 2016[14] which may be incorporated into future updates to the Racine County multi-jurisdictional plan.

VISION 2050 recommends developing a network of enhanced bicycle facility corridors in urbanized areas of Racine County, including the Villages of Caledonia and Mount Pleasant and the City of Racine, which would connect the communities, serve important regional destination points, and link segments of the off-

[12] *SEWPRC Planning Report No. 49,* A Regional Transportation System Plan for Southeastern Wisconsin: 2035*, June 2006. A reaffirmation and amendment of the plan was adopted in April 2010 and is documented in Southeastern Wisconsin Regional Planning Commission Memorandum Report No. 197,* Review, Update, and Reaffirmation of the Year 2035 Regional Transportation Plan*, June 2010.*

[13] SEWPRC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, *November 2009.*

[14] *Southeastern Wisconsin Regional Planning Commission Planning Report No. 55,* A Regional Land Use and Transportation Plan for Southeastern Wisconsin: 2050*, July 2017. The second edition of the plan was adopted in June 2020 and the 2024 review and update of the plan is documented in Southeastern Wisconsin Regional Planning Commission Memorandum Report No. 268,* 2024 Review & Update of VISION 2050*, June 2024.*

street bicycle path system. Enhanced bicycle facilities are protected, buffered, or raised bike lanes and separate paths within a road's right-of-way. These facilities are located on or along an arterial street and go beyond the standard bike lane to improve safety and comfort. Enhanced bicycle facilities clearly define bicycle space on roadways and provide clear corridors for bicycle usage. If an enhanced bicycle facility is not feasible on an arterial street, a parallel local road could be utilized for bicycle traffic.

The Caledonia Conservancy also provides trails at numerous privately-owned sites within the Village, some of which are open to the public. These sites typically provide horse trails which support the Village's active equestrian community and often can also be used as hiking or cross-country skiing trails. The plan recommends that the Conservancy continue to develop additional trails, where feasible, and maintain the existing trails. The Village should look for opportunities to partner with and continue to support the Conservancy when the organization acquires lands for resource protection purposes and develops multi-use trails that are accessible for public use.

Water Trails

Water trails,[15] sometimes referred to as paddling trails or canoe/kayaking trails, identify surface water areas that can accommodate low-impact, non-motorized watercraft such as canoes and kayaks. Important factors for establishing water trails include safe and convenient access to a waterway with unobstructed passageways, adequate support facilities, and safe portaging areas. Scenic, historic, and natural viewpoints along the waterway are often identified and indicated with signage and/or rest areas.

The Multi-Jurisdictional Comprehensive Plan for Racine County, the County Park and Open Space Plan, and the Root River Watershed Restoration Plan recommend that the Village of Caledonia and Racine County work together to develop a water trail on the Root River. The Lake Michigan State Water Trail, also recommended in the County plans, was designated by the WDNR in 2017. The establishment of a Root River water trail would promote the responsible use and enjoyment of the Root River and would provide educational and recreational opportunities for outdoor enthusiasts. The forthcoming removal of the Horlick Dam, located just south of the Village in the City of Racine, is anticipated to improve the navigability of the Root River within the Village and would enable paddlers on the proposed water trail to more easily connect with destinations in the City of Racine, as well as with the Lake Michigan State Water Trail.

---

[15] A "water trail" is a designated trail on a lake or stream that regularly contains sufficient water level to navigate small watercraft such as a canoe or kayak with unobstructed passageways while providing safe and convenient access points, and may contain support facilities such as parking areas, restrooms, and picnic areas.

The proposed Root River Water Trail would be approximately 12 miles within the Village and environs. The plan recommends that canoe access and support facilities be maintained and/or developed at regular intervals along the Root River. Currently, informal canoe/kayak launches are located at the County-owned River Bend Nature Center, the Village-owned Linwood Park, and along some street rights-of-way that intersect the River within the Village. A formal boat/canoe launch along the Root River is located at the Racine County-owned Horlick Park, just south of the Village in the Village of Mount Pleasant. Additional launches are also located downstream in the City of Racine at the City-owned 6th Street Park South, Clayton Park, Island Park, and Lincoln Park.

Approximately eight linear miles of the Lake Michigan State Water Trail are within the Village and environs. Existing public access sites along the Lake Michigan shoreline are located in the Village of North Bay at Park Way Beach, in the City of Racine at North Beach Park, Pugh/Rooney Park, Pershing Park, and Samuel Myers Park; and in the Village of Wind Point at Shoop Park. Currently, there are no public access sites within the Village of Caledonia. The majority of the Lake Michigan shoreline within the Village consists of topography which is not well suited to the development of access points or lands that are privately owned. The plan recommends that the Village consider developing a public access site on the narrow Village-owned right-of-way extending from the eastern terminus of 5 ½ Mile Road to the Lake Michigan shore, while recognizing that the capacity of this site would be limited.

Racine County and local governments which the water features traverse or abut should consider preparing user-friendly maps for water trail users to identify support facilities and points of interest along the water trail. Nonprofit conservation organizations, such as the Root-Pike Watershed Initiative Network or the Lake Michigan Water Trail Association, may consider assisting with these efforts.

Village Impact Fees

Public Facilities Needs Assessment and Impact Fee Ordinance

In accordance with Section 66.0617 of the *Wisconsin Statutes*, a public facilities needs assessment[16] for Caledonia was prepared in May 2002 to demonstrate a need for and determine the amount of impact fees that may be placed on new development to cover the cost of providing public sites and facilities to serve that development. While facilities such as fire and rescue, law enforcement, and transportation are used by all developments, parks facilities are generally only used by the residential portion of the Village. Therefore, impact fees for Village park facilities are only assessed for residential developments.

[16] *The impact fee ordinance is documented in Title 15 (Building Code), Section 15-1-26 of the Village Code of Ordinances.*

Currently, the Village assesses a parks-related impact fee of $1,000.00 for each residential dwelling unit constructed, created, or relocated within Caledonia. These impact fees help offset the costs associated with acquiring parklands, developing additional park facilities, and acquiring and developing trails and bicycle routes to serve new residential development. Wisconsin Act 44, enacted by the State legislature in 2007, further regulates the collection, disbursement, and management of municipal impact fees.

Public Input

Village staff developed an online survey to gather public input on the Village Park and Open Space Plan update, which was available from April through September 2024. The survey received 534 unique responses and was promoted on the Village website as well as via QR codes posted at the Village Hall and Village parks. The results of the public input survey, particularly those pertaining to demand for specific park amenities and bicycle and pedestrian facilities, were incorporated into the recommended plan and considered in the prioritization of short- and long-term recommendations. A summary of survey responses is included in Chapter 4, and more detailed information is provided in Appendix D. In February 2025, the Village held a public open house/informational meeting to allow the public to review and comment on the Village park plan. The following comments were submitted as part of the public open house/informational meeting:

(To be completed subsequent to the Open House)

5.5 PLAN IMPLEMENTATION

Successfully implementing this park and open space plan requires action by and coordination between several different government units and agencies. The Wisconsin Department of Natural Resources (WDNR), Wisconsin Department of Transportation (WisDOT), Racine County, and the Village of Caledonia are each responsible for actions to implement the recommended park and open space plan for the Village. Additionally, the Racine Unified School District, adjacent counties and municipalities, and non-profit organizations such as the Caledonia Conservancy may be involved in the implementation of pertinent recommendations.

Call Out: The Village will need to collaborate with a variety of private and public partners to successfully implement the park and open space plan

The plan anticipates that recommendations related to open space preservation will primarily be undertaken by State agencies, Racine County, the Village of Caledonia, and the Caledonia Conservancy. Recommendations related to developing new facilities, improving existing facilities, or acquiring additional land at existing park sites is generally the responsibility of each site's respective owner, while acquiring land for proposed new parks will be undertaken by the Village. Similarly, developing or enhancing on-street bicycle and pedestrian facilities will generally be undertaken by the government unit with jurisdictional authority over the roadway. Recommendations for off-street trail facilities and the development of water trails are anticipated to be implemented by the State, County, and Village.

In addition to implementing specific plan recommendations, the Wisconsin Departments of Natural Resources and Transportation have broader authorities which are relevant to successful implementation. WDNR has the authority to administer, within the State, the Federal Land and Water Conservation Fund (LWCF) program and the Wisconsin Stewardship Program, both of which are intended to assist in acquiring and developing local parks and urban green spaces. WDNR endorsement of the Village Park and Open Space Plan qualifies the Village to apply for available State and Federal outdoor recreation grants to support plan implementation. WisDOT administers transportation grant funding which may be available to support the construction of the recommended bikeways, including off-street trails and those located on County and local streets, for those projects which meet eligibility requirements. In the event of a proposed railway abandonment within the Village, it is recommended that WisDOT work with local agencies to evaluate the feasibility of acquiring the railway right-of-way for trail development and/or other recreational purposes.

Plan Costs

Full implementation of the five-year 2025-2030 plan, summarized in Table 5.3, and the longer term 2031-2050 plan, summarized in Table 5.4, represents a substantial investment in acquiring sites and developing or improving facilities to support the current and future needs of Village residents. The park-related improvements included in each table are based on input and prioritization from the Village's Parks and Recreation Advisory Committee. Due to continually changing economic conditions, changing public preferences, and varied conditions from park to park, cost estimates prepared far in advance of implementation tend to be inaccurate.

As noted earlier in this chapter, the plan recommends preparing estimated costs for the proposed five-year projects to be included in the next available capital improvement plan (CIP). It is recommended that Village staff determine the specific scope and timing of a given project with community, staff, and public official input and conduct a more detailed cost analysis as implementation opportunities arise. Future capital

improvements programming efforts should include developing estimated costs for longer-term projects. Currently identified projects may be removed or reprioritized during each annual update of the CIP as the Village's priorities and implementation opportunities change over time.

Several options are available which can assist the Village in reducing the cost of implementation. Alternative methods of land acquisition, such as dedication and conservation easements, could reduce the cost to the Village for acquiring parks and open spaces. The plan recommends that the Village work with developers to identify open space that can be preserved as common open space and dedicated for public park and recreation use. It is recommended that the Village pursue applicable State, Federal, and private grants for park or open space acquisition and facility development. Donations from the public and/or private businesses or organizations may also be used to develop park facilities. The Village should also consider the establishment of public-private partnerships to support the development or operations of facilities and amenities within Village park and open space sites.

Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 5

TABLES

Table 5.1
Existing and Proposed Ownership of Open Space Land[a] in the Village of Caledonia: 2050

Ownership	Existing[b] (Acres)	Plan (Acres)	Planned Change (Acres)
Village of Caledonia	238	270	32
State of Wisconsin	141	151	10
Racine County	920	1,266	346
Other Public[c]	51	51	--
Nonprofit Conservation Organization	153	322	169
Private Recreation[d]	87	87	--
Private – Common Open Space Land in Conservation Subdivisions	30	30	--
Private – Protect Through Zoning[e]	--	1,934	1,934
Conservation Easement	86	86	--
Total	1,706	4,197	2,491

[a] *Includes land and water associated with primary environmental corridors, secondary environmental corridors, and isolated natural resource areas.*

[b] *Existing ownership as of 2024.*

[c] *Includes lands owned by Milwaukee County (32 acres), the Racine Unified School District (less than one acre), and the United States Federal Government (19 acres).*

[d] *Includes private open space lands held in private ownership for recreational use (for example, shooting ranges, private parks, and driving ranges).*

[e] *Includes private open space lands proposed to be protected through Village zoning.*

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Table 5.2
Recommended Protection of Natural Areas, Critical Species Habitat, Aquatic Habitat, and Geological Sites in the Village of Caledonia

Site Identification			Site Area (acres)			
Number on Map 2.9	Site Type[a]	Area Name	Existing Protective Ownership	Proposed to Be Acquired	Total	**Proposed Acquisition Agency**
1	NA-1 (SNA)	Renak-Polak Maple-Beech Woods State Natural Area	128[b]	9	137	State of Wisconsin/UW-Parkside
2	NA-2	Cliffside Park Woods and Clay Banks	55[c]	--	55	Racine County
3	NA-2	Hunts Woods	4	30[d]	34	Racine County
4	NA-2	Root River Wet-Mesic Woods – East	2	--	2[e]	Racine County
5	NA-3	Caledonia Low Woods	72	35	107	Racine County
6	NA-3	Dominican Ravine	--	18	18	Nonprofit Conservation Organization
7	NA-3	Foley Road Woods – East	--	24	24	Nonprofit Conservation Organization
8	NA-3	Foley Road Woods – West	--	19	19	Nonprofit Conservation Organization
9	NA-3	Nicholson Wildlife Refuge	127	16	143	Village of Caledonia
10	NA-3	Power Plant Ravine Woods	--	--	--[f]	--[k]
11	NA-3	Root River Riverine Forest	152	33	185[g]	Racine County
12	NA-3	Seven Mile Road Woods	--	20	20	Nonprofit Conservation Organization
13	NA-3	Tabor Woods	36[h]	63	99	Caledonia Conservancy
14	NA-3	Zirbes Woods	--	13	13	Nonprofit Conservation Organization
15	CSH	Caledonia Low Woods – South	27[i]	3	30	Racine County
16	CSH	Caledonia Sanitary Sewer Right-of-Way	22	52	74[j]	Nonprofit Conservation Organization
17	CSH	Cliffside Park Old Field	55	--	55	Caledonia Conservancy
18	CSH	Forked Aster Site	1	17	18	Racine County
19	CSH	Four Mile Road Woods	2	29	31	Racine County
20	CSH	Lakeside Woods	--	--	--[e]	--[k]
21	CSH	River Bend Upland Woods	14	--	14	Racine County
22	CSH	Riverpark Bluff Woods	--	--	--	--[k]
23	CSH	Root River Bluff	2	37	39[l]	Racine County
24	CSH	Root River Ravine Woods	--	--	--	--[k]
25	CSH	Root River Strip Woods	2[m]	--	2	Racine County
26	CSH	Sherwood Property	--	--	--	--[k]
27	CSH	WEPCO Oak Woods	--	--	--[n]	--[k]
28	CSH	WEPCO Woods	--	--	--[e]	--[k]
29	GA-3	Cliffside Park Clay Banks	14	--	14	Racine County
30	GA-3	Root River Outcrops	7	12	19[o]	Racine County
31	AQ-3 (RSH)	Root River downstream from County Line Road to Nicholson Road	--	--	1.9 miles[q]	State of Wisconsin[p]
32	AQ-3 (RSH)	Root River downstream from Nicholson Road to STH 38	--	--	10.0 miles[q]	State of Wisconsin[p]
		Total – 32 Sites	722	430	1,154	--

Table continued on next page.

Table 5.2 (Continued)

[a] *Site types are classified as follows:*
NA-1 indicates Natural Areas of statewide or greater significance
NA-2 indicates Natural Areas of countywide or regional significance
NA-3 indicates Natural Areas of local significance
CSH indicates Critical Species Habitat sites
GA-3 indicates Geological Areas of local significance
AQ-3 indicates Aquatic Areas of local significance.
SNA, or State Natural Area, indicates those sites designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council
RSH, or Rare Species Habitat, indicates those Aquatic Areas which support habitat for endangered, threatened, or "special concern" species designated by the Wisconsin Department of Natural Resources

[b] *Currently, 110 acres are owned by UW-Parkside and 18 acres are owned by the Caledonia Conservancy.*

[c] *Currently, 54 acres are owned by Racine County (Cliffside Park) and one acre is owned by the Village of Caledonia (Chapla Park).*

[d] *Two acres previously owned by Racine County were sold in 2018 and are now in private ownership.*

[e] *Includes only the area located in the Village. Total area is 52 acres. The two acres located within the Village are owned by Racine County. The remaining 50 acres are located in the City of Oak Creek in Milwaukee County and are owned by Milwaukee County.*

[f] *Currently, the entire site is located on WE Energies property.*

[g] *Includes only the area located in the Village. Total area is 331 acres. Of the 185 acres located within the Village, 123 acres are owned by Racine County; 31 acres are owned by Milwaukee County; one acre is owned by the Caddy Vista Sanitary District; and 30 acres are located on private property. The remaining 146 acres of the entire site are located in the City of Oak Creek in Milwaukee County, and of those lands located in Milwaukee County, 143 acres are owned by Milwaukee County, two acres are owned by the Wisconsin Department of Transportation, and one acre is located on private property.*

[h] *Currently, 29 acres are owned by the Caledonia Conservancy and seven acres are located on Wooded Valley Estates South subdivision outlots or residential lots.*

[i] *Currently, 21 acres are owned by Racine County and six acres are located on a Quarry Springs subdivision outlot.*

[j] *Includes only the area located in the Village. Total area is 94 acres. Of the 74 acres located within the Village, five acres are owned by Racine County; 17 acres are owned by the Caledonia Conservancy; and 52 acres are located on private property. The remaining 20 acres of the entire site are located in the City of Racine as part of the City-owned Johnson Park and Golf Course.*

[k] *This site is not proposed to be acquired for protective ownership and is recommended to be protected through appropriate zoning.*

[l] *Includes only the area located in the Village. Total area is 50 acres. Of the 39 acres located within the Village, two acres are owned by Racine County and 37 acres are located on private property. The remaining 11 acres of the entire site are located in the City of Racine as part of two City-owned parks, Johnson Park and Golf Course and Johnson Park Dog Run.*

[m] *The majority of the site is located on lands owned by Racine County. One-quarter of an acre of the site is located on private property.*

[n] *Currently, 10 acres are located within the Racine County Line Rifle Club Range and four acres are located on WE Energies property.*

[o] *Includes only the area located in the Village. Total area is 25 acres. Of the 19 acres located within the Village, seven acres are owned by Racine County and 12 acres are located on private property. The remaining six acres of the entire site is located in the City of Racine as part of the Johnson Park Dog Run.*

[p] *Navigable waterway owned by the State and managed by the Department of Natural Resources.*

[q] *A portion of the site extends outside of the Village and the length given is entirely within the Village.*

Source: Wisconsin Department of Natural Resources and Southeastern Wisconsin Regional Planning Commission

Table 5.3
Proposed Acquisition, Development, and Improvements at Existing Parks in the Village of Caledonia: 2025-2030

Site Name	Proposed Developments and Improvements
5 ½ Mile Park	Develop Klema Ditch Trail Install Benches
Chapla Park	Develop Walking Path with Scenic Overlook Install Benches and Picnic Tables
County Line Park	Develop Hiking Trail Pursue Easement for Parking Area
Crawford Park	Develop Additional Shelter with Restrooms Develop Dugouts at Both Ball Diamonds Improve Playground Develop Beer Garden Develop Service Road and Parking Area(s) Complete Sledding Hill Develop Multi-Use Fields/Ice Skating Area Develop Splash Pad Develop Basketball Courts Develop Tennis/Pickleball Courts
Gorney Park	Level, Grade, and Improve Turf on Playfield Level, Grade, and Improve Turf on Soccer Fields Install Prairie Plantings Repair/Relocate Portions of Access Road Through Park, Seal Coat Road and Parking Lot, and Re-Stripe Parking Lot
Linwood Park	Update Playground Equipment
Maple Park	Update Playground Equipment
Nicholson Wildlife Refuge	Repair Existing Boardwalk Extend Boardwalk
Waters Edge Park	Maintain/Expand Trail
New Village Park	Acquire 30-40 Acres of Land for a Park in the Western Portion of the Village[a]
	Total – 10 Sites

Note: "General Development" is recommended at all Village-owned park sites and includes such activities and facilities as grading, landscaping, signs, lighting, picnic tables, benches, parking lots, access drives, and walkways. "General Development" items that relate to a specific proposed development or improvement, or are considered a capital expense, are specifically listed in this table and in Table 5.4.

Although not included in this table, this plan also recommends that the Village continue routine maintenance activities at all existing Village-owned park and open space sites and recreational facilities.

[a] *Areas planned for residential development west of CTH V are currently unserved by Village parks. The plan recommends acquiring a site between 30 and 40 acres in this area of the Village for longer-term development as a new community park prior to significant development in this area. The total cost to the Village may be reduced through donations and grants for park facilities.*

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

Table 5.4
Recommended Acquisition, Development, and Improvements at Existing and Proposed Village of Caledonia Park Sites: 2031-2050

Site Name	Proposed Acquisition (acres)	Proposed Facility Developments[a] and Improvements
Proposed Site 1 (Community Park)	--[b]	Ball Diamonds Soccer Fields/Playfields Full Court Basketball Court Tennis/Pickleball Court Playground Hiking Trail Picnic Areas with Shelters Dog Park Sand Volleyball Courts
Proposed Site 2 (Neighborhood Park)	15[c]	Ball Diamond Basketball Hoops Playground Playfield Picnic Shelter with Restrooms
Proposed Site 3 (Neighborhood Park)	5[c]	Ball Diamond Playground Playfield
Proposed Site 4 (Neighborhood Park)	15[c]	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield
Proposed Site 5 (Neighborhood Park)	10[c]	Ball Diamond Basketball Court Tennis/Pickleball Court Playground Playfield Picnic Shelter with Restrooms
Proposed Site 6 (Neighborhood Park)	5[c]	Ball Diamond Basketball Hoops Playground Playfield
Proposed Site 7 (Neighborhood Park)	5[c]	Basketball Hoops Tennis/Pickleball Court Playground Playfield
Proposed Site 8 (Neighborhood Park)	5[c]	Ball Diamond Basketball Hoops Playground Playfield
Proposed Site 9 (Neighborhood Park)	10[c]	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield
Proposed Site 10 (Neighborhood Park)	10[c]	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield
Proposed Site 11 (Neighborhood Park)	10[c]	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield

Table continued on next page.

Table 5.4 (Continued)

Site Name	Proposed Acquisition (acres)	Proposed Facility Developments[a] and Improvements
5 ½ Mile Park	--	Develop Boardwalk with Overlook Maintain and Extend Klema Ditch Trail
Chapla Park	--	Develop Shelter/Gazebo Develop Path with Access to Lake
County Line Park	--	Develop Rest Area with Overlook
Crawford Park	--	Continue Implementation of Crawford Park Master Plan[d]
Gorney Park	--	Develop Concessions Building with Restrooms Develop Sand Volleyball Courts Develop Full-Court Basketball Court Develop Fishing Areas/Piers around Pond Develop Disc Golf Course Develop Nature Walk Continue Prairie Planting
Linwood Park	--	Develop Canoe/Kayak Launch Develop Restrooms Develop Hiking Trails
Maple Park	--	Develop Half Court Basketball Court
Nicholson Wildlife Refuge	16	Expand Parking Area[e] Implement Water Control Extend Boardwalk to Back of Site Develop Observation Area
Village Land – Markay Stormwater Basin	--	Develop Walking Trail
Village Trails	--	Multi-Use Trail System
Total	106	--

Notes: "General Development" is recommended at all Village-owned park sites and includes such activities and facilities as grading, landscaping, signs, lighting, picnic tables, benches, parking lots, access drives, and walkways. "General Development" items that relate to a specific proposed development or improvement, or are considered a capital expense, are specifically listed in this table and in Table 5.3.

Although not included in this table, this plan also recommends that the Village continue routine maintenance activities at all existing Village-owned park and open space sites and recreational facilities.

[a] *For proposed new park sites, the proposed facilities are recommendations for the types of facilities that may be suitable for the proposed park classification and are consistent with the results of the needs assessment. Consideration of site characteristics and public input will be necessary to determine the specific facilities to be developed at each site. For existing Village park sites, the plan recommends development of the facilities as proposed.*

[b] *The plan recommends acquiring 30-40 acres of land for the new Village community park between 2025 and 2030.*

[c] *Proposed land acquisitions represent the approximate acreages needed to support the proposed facilities recommended for each new park site. The actual acreage to be acquired will depend upon the available lands and the specific facilities that the Village anticipates developing at the site at the time of acquisition.*

[d] *It is anticipated that full implementation of the Crawford Park Master Plan, which identifies specific improvements and priorities for development at the site, will continue into the 2031-2050 timeframe. The timeline for implementing specific projects included in the plan is anticipated to change based on cost feasibility and public input; therefore, improvements listed in Table 5.3 may be implemented over the course of this park and open space plan.*

[e] *To be completed after water control methods have been implemented and the boardwalk is fully developed at the site.*

Source: Village of Caledonia and Southeastern Wisconsin Regional Planning Commission

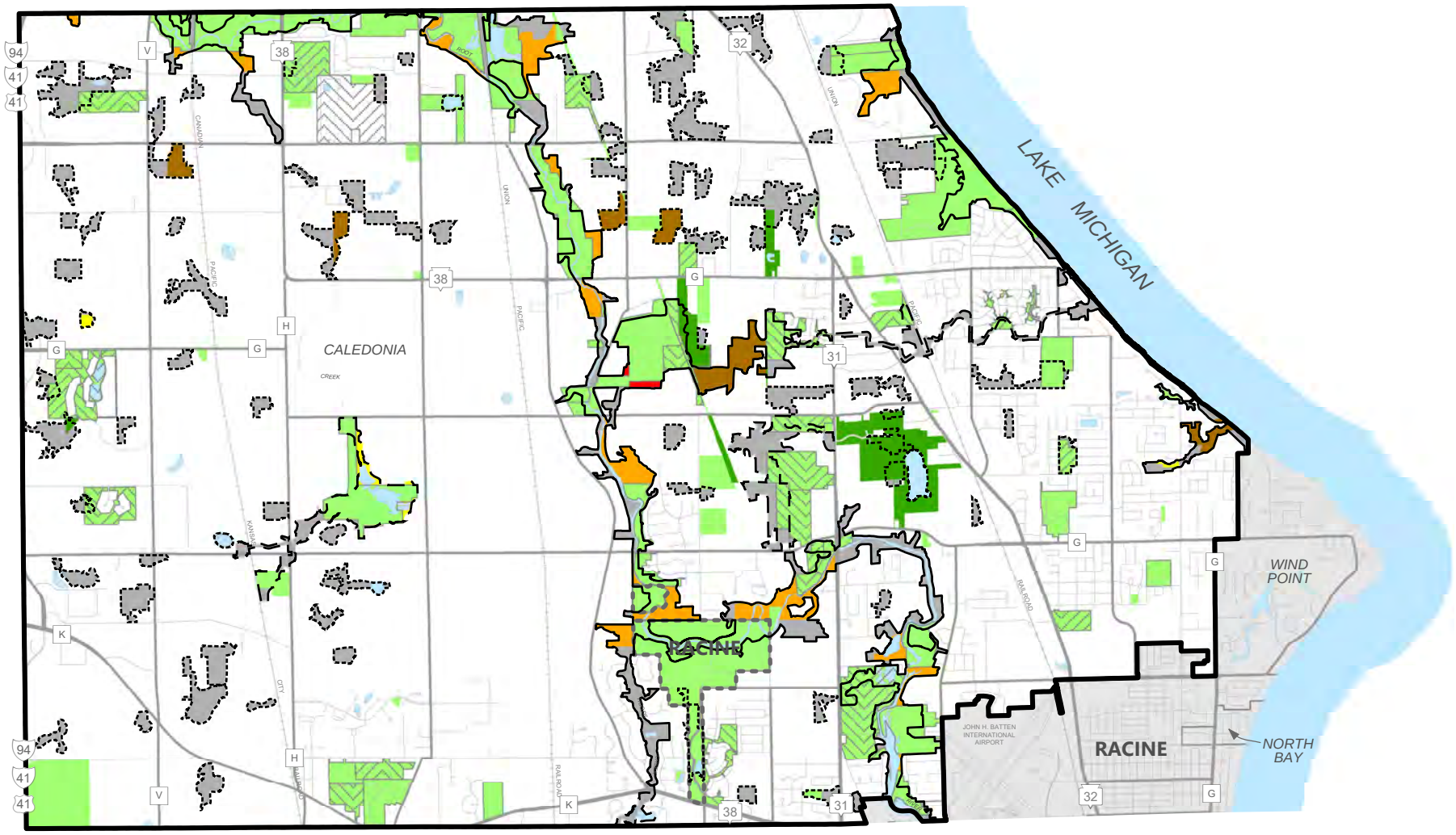
Community Assistance Planning Report No. 179 (4th Edition)

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

Chapter 5

MAPS

Map 5.1
Village of Caledonia Open Space Preservation Plan: 2050



EXISTING PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

- FEDERAL, STATE, COUNTY, LOCAL, NONPROFIT CONSERVATION ORGANIZATION, SCHOOL OR OTHER PUBLIC DISTRICT, OR COMPATIBLE PRIVATE OUTDOOR RECREATION OR OPEN SPACE SITES
- LANDS UNDER CONSERVATION EASEMENT

PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

- STATE
- COUNTY
- CITY, VILLAGE, TOWN, SPECIAL PURPOSE DISTRICT
- NONPROFIT CONSERVATION ORGANIZATION
- OPEN SPACE LANDS TO BE PROTECTED BY PUBLIC LAND USE REGULATION

- PRIMARY ENVIRONMENTAL CORRIDOR (2020)
- SECONDARY ENVIRONMENTAL CORRIDOR (2020)
- ISOLATED NATURAL RESOURCE AREA (2020)
- SURFACE WATER

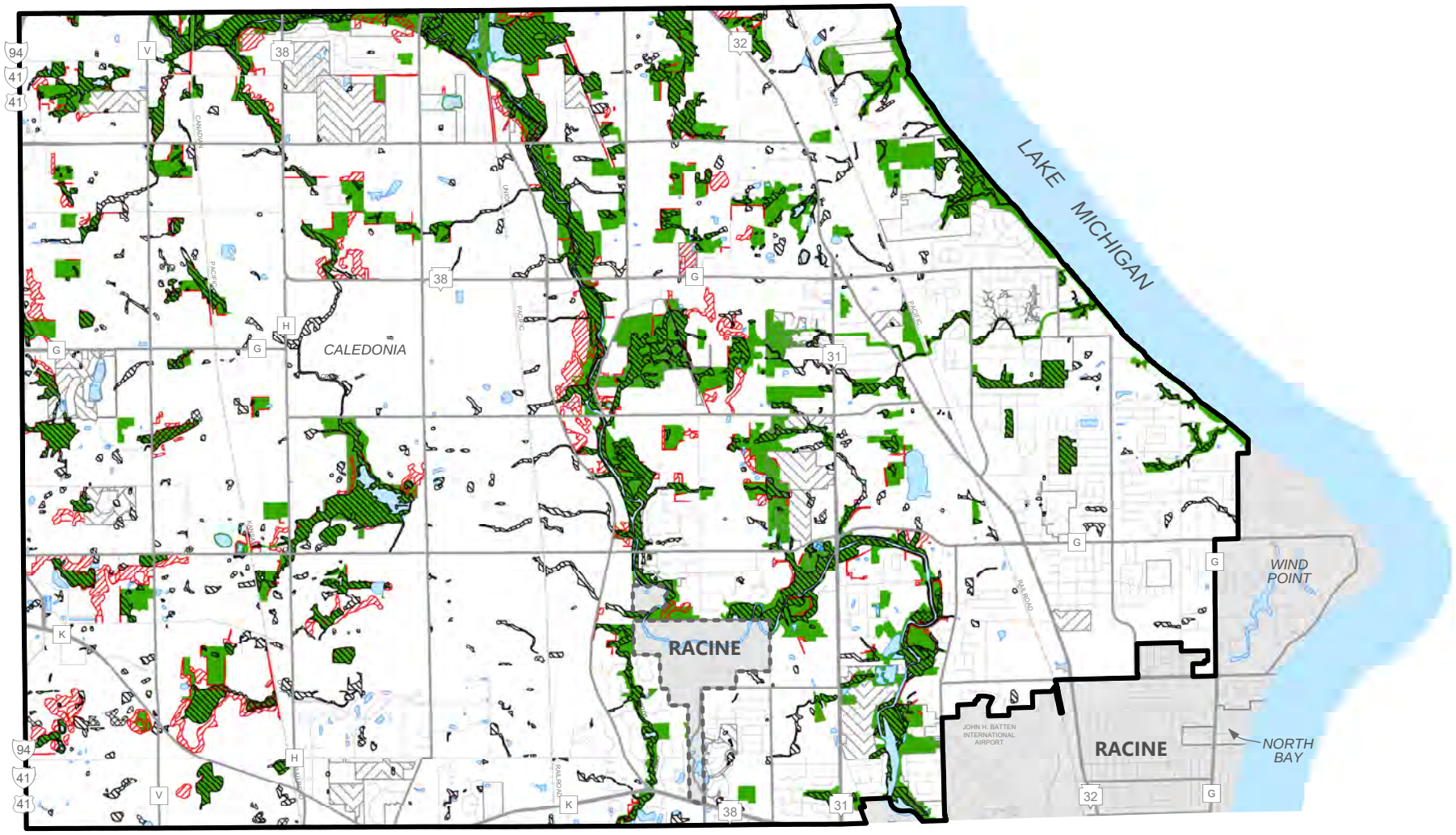
- PLANNING AREA BOUNDARY
- CITY OF RACINE WITHIN PLANNING AREA
- PUBLICLY-OWNED OUTDOOR RECREATION LANDS
- PRIVATELY-OWNED OUTDOOR RECREATION LANDS

N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Map 5.2
Potential Wetland and Prairie Restoration Areas in the Root River Watershed Within the Village of Caledonia



PLANNED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA (2020)

POTENTIAL WETLAND AND PRAIRIE RESTORATION AREA IN THE ROOT RIVER WATERSHED

EXISTING WETLAND (2020)

FARMED WETLAND FIVE ACRES OR LARGER (2020)

SURFACE WATER

Note: Potential wetland and prairie restoration areas in the Root River Watershed were identified in the Regional Water Quality Management Plan update.

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

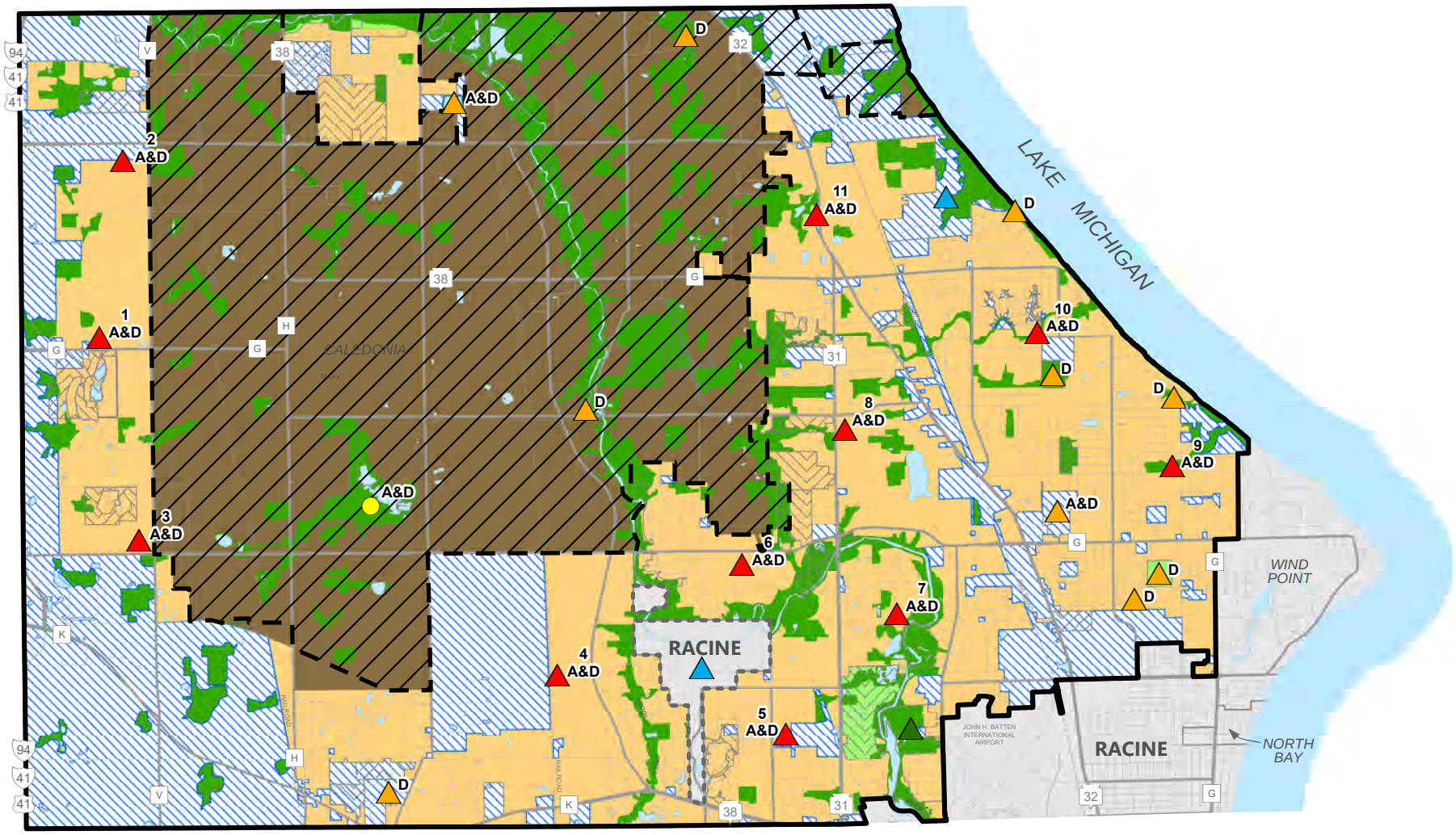
PRIVATELY-OWNED OUTDOOR RECREATION LANDS

N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Map 5.3
Park and Open Space Plan for the Village of Caledonia: 2050



EXISTING MAJOR PARK

EXISTING COUNTY NATURE CENTER

EXISTING VILLAGE PARK, OPEN SPACE SITE, OR JOINT PARK

EXISTING VILLAGE CONSERVANCY AREA

PROPOSED VILLAGE COMMUNITY OR NEIGHBORHOOD PARK

A ADDITIONAL ACQUISITION PROPOSED

D ADDITIONAL DEVELOPMENT PROPOSED

5 PROPOSED PARK SITE NUMBER (SEE TABLE 5.4)

PLANNED RESIDENTIAL DEVELOPMENT

PLANNED URBAN - NONRESIDENTIAL DEVELOPMENT

PLANNED ENVIRONMENTAL CORRIDORS (2020)

OPEN SPACE LANDS TO BE PRESERVED

LANDS OUTSIDE THE SEWER SERVICE AREA OR OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND

SURFACE WATER

PORTION OF VILLAGE OUTSIDE OF SEWER SERVICE AREA

PLANNING AREA BOUNDARY

CITY OF RACINE WITHIN PLANNING AREA

PUBLICLY-OWNED OUTDOOR RECREATION LANDS

PRIVATELY-OWNED OUTDOOR RECREATION LANDS

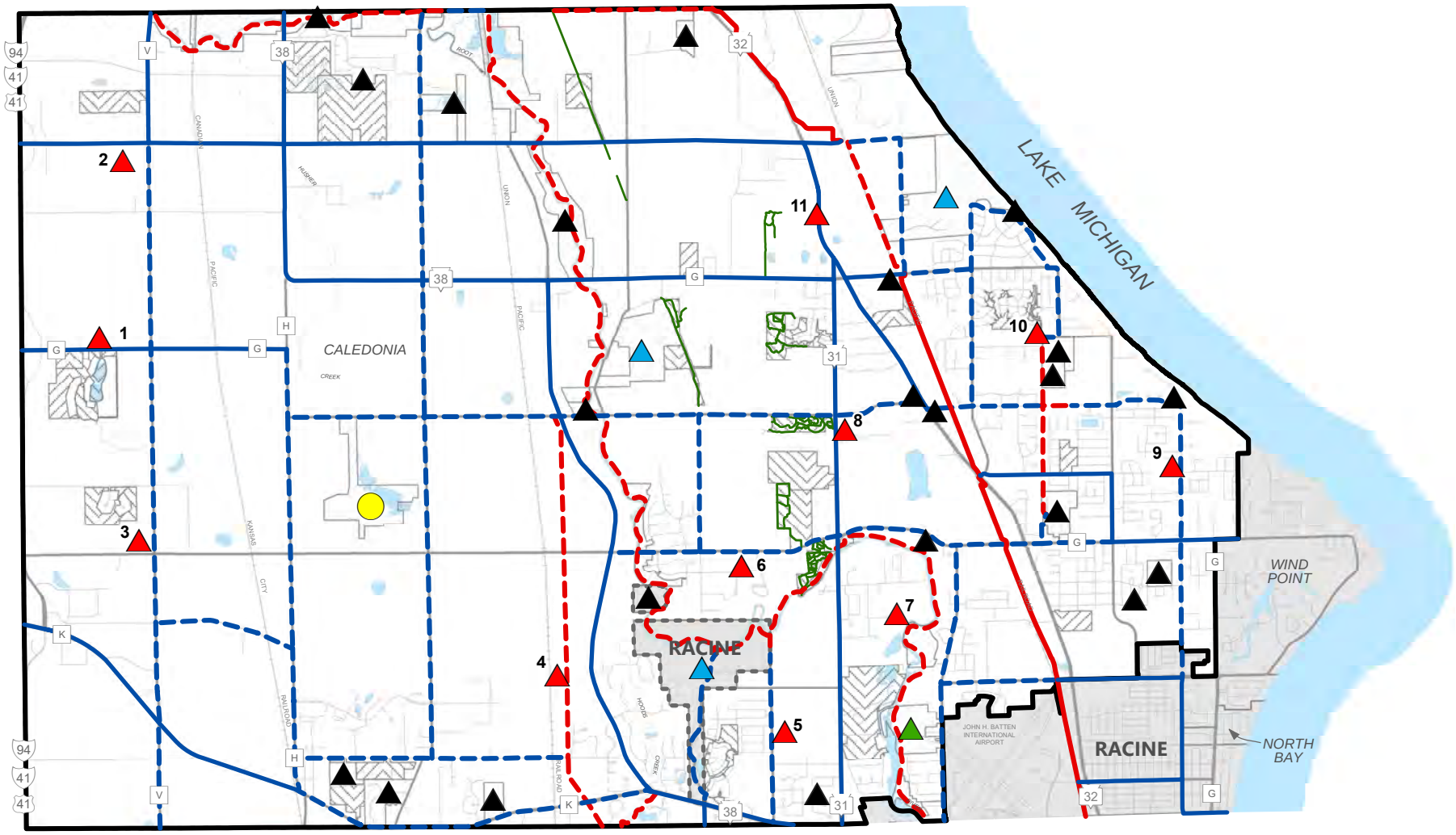
N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission

Last Updated: 2/5/2025

Map 5.4
Bicycle and Pedestrian Facilities for the Village of Caledonia: 2050



EXISTING ON-STREET TRAIL OR BICYCLE WAY
EXISTING OFF-STREET PATH
CALEDONIA CONSERVANCY TRAIL (EXISTING TRAIL OPEN TO THE PUBLIC)
PROPOSED ON-STREET BICYCLE WAY
PROPOSED OFF-STREET PATH

SURFACE WATER
EXISTING MAJOR PARK
EXISTING COUNTY NATURE CENTER
EXISTING VILLAGE PARK, OPEN SPACE SITE, OR JOINT PARK
EXISTING VILLAGE CONSERVANCY AREA

PROPOSED VILLAGE COMMUNITY OR NEIGHBORHOOD PARK
5 PROPOSED PARK SITE NUMBER (SEE TABLE 5.4)

PLANNING AREA BOUNDARY
CITY OF RACINE WITHIN PLANNING AREA
PUBLICLY-OWNED OUTDOOR RECREATION LANDS
PRIVATELY-OWNED OUTDOOR RECREATION LANDS

N

0 0.25 0.5 1 Mile

Source: Southeastern Wisconsin Regional Planning Commission
Last Updated: 2/5/2025

Community Assistance Planning Report No. 179 (4th Edition)

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

Appendix A

REGIONAL OUTDOOR RECREATION AND OPEN SPACE PLANNING OBJECTIVES, PRINCIPLES, AND STANDARDS

➤ **Objective 1: To provide an integrated system of public general-use outdoor recreation sites and related open space areas that provide residents of the Region with adequate opportunities to participate in a wide range of outdoor recreation and outdoor education activities.**

- **Principle 1.1:** Good physical and mental health is an inherent right of all residents of the Region. Providing public general use outdoor recreation sites and related open space areas contributes to physical and mental health by providing opportunities to participate in a wide range of outdoor recreation activities. Moreover, an integrated park and related open space system properly related to the natural resource base, such as the existing surface water network, can provide the dual of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resource amenities. Finally, an integrated system of public general use outdoor recreation sites and related open space areas can contribute to the orderly growth of the Region by lending form and structure to urban development patterns.

A. PUBLIC OUTDOOR RECREATION SITES

- **Principle 1.2:** Public general use outdoor recreation sites promote good physical and mental health both by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice-skating—activities that help maintain physical health because of the exercise involved—as well as opportunities to participate in more leisurely activities such as walking, picnicking, or just rest and relaxation. These activities tend to reduce stress and thereby help maintain physical and mental well-being. Well designed and properly located public general-use outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities. This contributes to desirable and stable residential

  - **Standard 1.1:** The public sector should provide general use outdoor recreation sites in size and number to meet the recreation demands of the resident population. These sites should be spatially distributed in a manner that provides ready access by the resident population to natural resource or man-made amenities. To achieve this standard, the public general use outdoor recreation site requirements should be met as indicated in the following tables:

Publicly Owned Park Sites					
				Maximum Service Radius (miles)[a]	
Site Type	Size (gross acres)	Minimum per Capita Public Requirements (acres per 1,000 persons)[b]	Typical Facilities	Urban[c]	Rural
I[d] Regional	250 or more	5.3	Campsites, swimming beach, picnic areas, golf course, ski hill, ski-touring trail, boat launch, nature study area, playfield, softball diamond, or passive-activity area[e]	10.0	10.0
II[f] Multi-Community	100-249	2.6	Campsites, swimming pool or beach, picnic areas, golf course, ski hill, ski-touring trail, boat launch, nature study area, playfield, softball and/or baseball diamond, or passive-activity area[e]	4.0[g]	10.0[g]
III[h] Community	25-99	2.2	Swimming pool or beach, picnic areas, boat launch, nature study area, softball and/or baseball diamonds, soccer fields and other playfields, tennis courts, or passive- activity area[e]	2.0[i]	--
IV[j] Neighborhood	Less than 25	1.7	Wading pool, picnic areas, softball and/or baseball diamonds, soccer fields and other playfields, tennis court, playground, basketball goal, ice-skating rink, or passive-activity area[e]	0.5-1.0[k]	--

Publicly Owned School Sites[l]					
Site Type	Size (gross acres)	Minimum per Capita Public Requirements (acres per 1,000 persons)[n]	Typical Facilities	Maximum Service Radius (miles)[m] Urban[c]	Rural
I[d] Regional	250 or more	--	--	--	--
II[f] Multi-Community	100-249	--	--	--	--
III[h] Community	25-99	0.9	Playfield, baseball diamond, softball diamond, or tennis court	0.5-1.0[o]	--
IV[j] Neighborhood	Less than 25	1.6	Playfield, playground, baseball diamond, softball diamond, basketball goal, or tennis court	0.5-1.0[o]	--

- **Standard 1.2:** Public general use outdoor recreation sites should, as much as possible, be located within the designated primary environmental corridors of the Region.

B. RECREATION RELATED OPEN SPACE

- **Principle 1.3:** Meeting the recreation demands of the Region's residents cannot be accomplished solely by providing public general use outdoor recreation sites. Certain recreational activities such as hiking, biking, scenic driving, and cross country skiing are best provided through a system of trails and recreation corridors located on or adjacent to linear resource-oriented open space lands. A well-designed system of recreation following linear open space lands can also serve to physically connect existing and proposed public parks, thus forming a truly integrated park and recreation related open space system. Such open space lands also satisfy the need for natural surroundings, serve to protect the natural resource base, and ensure that many scenic areas and areas of natural, cultural, or historic interest are properly considered in determining existing and future land use patterns.

  - **Standard 1.3:** The public sector should provide open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for trail-oriented recreation activities. To this recommendation, the following recreation-related open space standards should be met:

    1. A minimum of 0.16 linear miles of recreation related open space consisting of linear recreation corridors[p] should be provided for each 1,000 people in the Region

    2. Recreation corridors should have a minimum length of 15 miles and a minimum width of 200 feet

    3. The maximum travel distance to recreation corridors should be miles in urban areas and 10 miles in rural areas

    4. Resource-orientated recreation corridors should maximize the use of:

       a. Primary environmental corridors as locations for trail-oriented recreation activities

       b. Outdoor recreation facilities provided at existing public park sites

       c. Existing trail-type facilities within the Region

➤ Objective 2: To provide sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunities to participate in intensive nonresource-oriented outdoor recreation activities.

- **Principle 2.1:** Participating in intensive nonresource-oriented outdoor recreation activities including basketball, baseball, ice-skating, soccer, and playground activities, softball, swimming, and tennis provides an individual with both the opportunity for physical exercise and an opportunity to improve their physical These activities also provide an outlet for stress and an opportunity to share recreational experiences, participate in team play, and interact with other people in the community.

  - **Standard 2.1:** A number of facilities for participating in intensive nonresource-oriented outdoor recreation activities should be provided throughout the Region. To achieve this standard, the per capita requirements and design criteria for various facilities should be met as indicated in the following table:

Minimum Per Capita Facility Requirements[q]				Design Standards					Service Radius of Facility (miles)[r]
Activity	Facility	Owner	Facility per 1,000 Urban Residents	Typical Location of Facility	Facility Requirements	Additional Suggested Support Facilities	Support Facility Requirements	Total Land Requirement (acres per facility)	
Baseball	Diamond	Public Nonpublic Total	0.09 0.01 0.10[s]	Multi-community, community, and neighborhood parks	2.8 acres per diamond	Parking (30 spaces per diamond) Night lighting[t] Concessions and bleachers[t] Buffer and landscape	0.28 acre per diamond -- 0.02 acre minimum 1.40 acres per diamond	4.5	2.0
Basketball	Goal	Public Nonpublic Total	0.91 0.22 1.13	Neighborhood parks	0.07 acre per goal	--	--	0.07	0.5
Ice-Skating	Rink	Public Nonpublic Total	0.15[u] -- 0.15	Neighborhood parks	0.30 acre per rink minimum	Warming house	0.05 acre	0.35 minimum	0.5
Playfield Activities	Playfield	Public Nonpublic Total	0.39 0.11 0.50	Neighborhood parks	1.0 acre per playfield minimum	Buffer area	0.65 acre minimum	1.65 minimum	0.5
Playground Activities	Playground	Public Nonpublic Total	0.35 0.07 0.42	Neighborhood parks	0.25 acre per playground minimum	Buffer and landscape	0.37 acre	0.62 minimum	0.5
Soccer	Field	Public Nonpublic Total	0.69 0.17 0.86	Multi-community, community, and neighborhood parks	1.0 acre per field minimum	Buffer	0.65 acre	1.65	1.0
Softball	Diamond	Public Nonpublic Total	0.53 0.07 0.60	Multi-community, community, and neighborhood parks	1.70 acre per diamond	Parking (20 spaces per diamond) Nighttime lighting[t] Buffer	0.18 acre per diamond -- 0.80 acre per diamond	2.68	1.0
Swimming	Pool	Public Nonpublic Total	0.015[v] -- 0.015	Multi-community and community parks	0.13 acre per pool minimum	Bathhouse and concessions Parking (400 square feet per space) Buffer and landscaping	0.13 acre minimum 0.26 acre minimum 0.70 acre minimum	1.22 minimum	3.0 3.0
Tennis	Court	Public Nonpublic Total	0.50 0.10 0.60	Multi-community, community, and neighborhood parks	0.15 acre per court	Parking (2.0 spaces per court) Nighttime lighting[t] Buffer	0.02 acre per court -- 0.15 acre per court	0.32	1.0

➤ Objective 3: To provide sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunities to participate in resource-oriented outdoor recreation activities.

- **Principle 3.1:** Participating in resource-oriented outdoor recreation activities including camping, golf, picnicking, downhill skiing, and swimming provides an opportunity for recreational activity in natural surroundings as well as an opportunity for physical exercise. In addition, family members can participate together in activities such as camping, picnicking, and swimming.

  - **Standard 3.1:** A number of facilities for participating in intensive resource-oriented outdoor recreation activities should be provided throughout the Region. To meet this standard, the per capita requirements and design criteria for various facilities should be met as follows:

Minimum Per Capita Facility Requirement[w]					Design Standards						Service Radius of Facility (miles)[x]
Activity	Facility	Owner	Per Capita Requirements (facility per 1,000 residents)		Typical Location of Facility	Facility Requirements	Additional Suggested Support Facilities	Support Facility Requirements	Total Land Requirements (acres per facility)	Resource Requirements	
Camping	Campsite	Public Nonpublic Total	0.35 1.47 1.82		Regional and multi-community parks	0.33 acre per campsite	Restrooms – showers Utility hookups Natural area backup lands	-- -- 1.5 acres per campsite	1.83	Ungrazed wooded area Presence of surface water Suitable topography and soils	25.0
Golf	Regulation 18-hole course	Public Nonpublic Total	0.013 0.027 0.040		Regional and multi-community parks	135 acres per course	Clubhouse, parking, and maintenance Practice area Woodland or water areas Buffer	8.0 acres per course 5.0 acres per course 35.0 acres per course 2.0 acres per course	185.00	Suitable topography and soils Presence of surface water Form-giving vegetation desirable	10.0
Picnicking	Tables	Public Nonpublic Total	6.35[y] 2.39 8.74		Regional, multi-community, community, and neighborhood parks	0.07 acre per table minimum	Parking Shelters and grills Buffer and parking overflow	0.02 acre per table (1.5 space per table) -- 0.02 acre per table	0.11	Topography with scenic views Shade trees Presence of surface water desirable Suitable soils	10.0
Skiing	Developed slope (acres)	Public Nonpublic Total	0.01 0.09 0.10		Regional, multi-community, and community parks	1.0 acre per acre of developed slope	Chalet Parking Ski tows (and lights) Buffer and maintenance Landscape	0.13 acre minimum 0.25 acre per acre of slope 0.40 acre per acre of slope 0.40 acre per acre of slope 0.35 acre per acre of slope	2.10	Suitable topography and soils (20 percent slope minimum) North or northeast exposure	25.0
Swimming	Beach (linear feet)		Major Inland Lakes	Lake Michigan	Regional, multi-community, and community parks	40 square feet per linear foot (average)	Parking Bathhouse-concessions Buffer areas	0.2 acre per acre of beach 0.10 acre minimum 10 square feet per linear foot	--[z]	Natural beach Good water quality	10.0
		Public Nonpublic Total	6 12 18	16 -- 16							

➤ Objective 4: To provide sufficient outdoor recreation facilities to allow the resident population of the Region adequate opportunities to participate in trail-related and other extensive land-based outdoor recreation activities.

- **Principle 4.1:** Participating in extensive land-based outdoor recreation activities including biking, hiking, horseback riding, nature study, scenic driving, cross country skiing, and snowmobiling provides opportunities for contact with natural, cultural, historic, and scenic features. In addition, these activities can increase an individual's understanding of the environment and potential pressures on the environment. Similar to intensive resource-orientated activity, family members can participate together in extensive land-based recreation activities, which serves to strengthen relationships within the family. Participating in activities like biking, hiking, and nature study provides an opportunity to educate younger members of the family in the importance of environmental issues that may become of greater concern as they approach adulthood.

    - **Standard 4.1:** A number of facilities for participating in land-based outdoor recreation activities should be provided throughout the Region. Public facilities provided for these activities should be located within the linear resource-orientated recreation corridors in Objective 1. The following per capita standards and design criteria should be met to achieve this standard:

Minimum Per Capita Public Facility Requirements[aa]			Design Standards				
Activity	Facility	Per Capita Requirements (linear mile per 1,000 residents)	Typical Location of Facility	Minimum Facility Requirements (acres per linear mile)	Suggested Support Facilities and Backup Lands	Minimum Support Facility Requirements (acres per linear mile)	Resource Requirements
Biking	Route Trail	--[bb] 0.16	Scenic roadways Recreation corridor	-- 1.45	Route markers Backup lands with resource amenities	-- 24.2	-- Diversity of scenic, historic, natural, and cultural features Suitable topography (5 percent slope average maximum) and soils
Hiking	Trail	0.16	Recreation corridor	0.73	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Horseback Riding	Trail	0.05	Recreation corridor Regional Park	1.21	Backup lands with resource amenities	24.2	Diversity of scenic, historic, natural, and cultural features Suitable topography and soils
Nature Study	Center Trail	One per county 0.02	Regional, multi-community, and community parks Recreation corridor Regional, multi-community, and community parks	-- 0.73	Interpretive center building Parking Backup lands with resource amenities	-- 24.2	Diversity of natural features, including a variety of plant and animal species Suitable topography and soils Diversity of natural features, including a variety of plant and animal species Suitable topography and soils
Scenic Driving	Route	--[cc]	Scenic roadways Recreation corridor	--	Route markers	--	--
Cross Country Skiing	Trail	0.02	Recreation corridor Regional and multi-community parks	0.97	Backup lands with resource amenities	24.2	Suitable natural and open areas Rolling topography
Snowmobiling	Trail	0.11	Private lands (leased for public use)	1.45	Backup lands, including resource amenities and open lands	24.2	Suitable natural and open areas Suitable topography (8 percent slope average maximum) and soils

➤ Objective 5: To provide sufficient surface water access areas to allow the resident population of the Region adequate opportunities to participate in water-based outdoor recreation activities on major inland lakes and rivers and on Lake Michigan, consistent with safe and enjoyable surface water use and the maintenance of good water quality.

- **Principle 5.1:** The major inland lakes and rivers of the Region and Lake Michigan provide opportunities for water-based recreation activities, including canoeing, ice motorboating, sailing, and water-skiing, which may involve unique forms of physical exercise or simply provide opportunities for rest and relaxation within an attractive natural setting. Participating in such activities requires the general public to have access to major inland lakes and rivers and Lake Michigan.

- **Standard 5.1:** Access sites available for use by the general public on streams and major lakes (50 acres or larger) should be provided in accordance with the requirements established by the Wisconsin Department of Natural Resources in Sections NR 1.90 and NR 1.91 of the *Wisconsin Administrative Code*.

- **Standard 5.2:** Access sites with parking should be provided on major streams throughout the Region. The maximum interval between access points on major canoeable streams[dd] should be 10 miles.

➤ **Objective 6: To preserve sufficient high-quality open space lands for protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being, environmental quality, and biodiversity[ee] of the Region.**

- **Principle 6.1:** Ecological balance and natural beauty are primary elements to sustaining a healthy environment and maintaining the social and economic well-being of the Region. Preserving the most aspects of the natural resource base, that is, primary environmental corridors, natural areas and critical species habitat sites, and prime agricultural lands, contributes to sustaining the ecological balance, natural beauty, and economic well-being of the Region.

A. PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL CORRIDORS, AND ISOLATED NATURAL RESOURCE AREAS

- **Principle 6.2:** The primary environmental corridors are a composite of the best individual elements of the natural resource base including lakes, streams, rivers, and their associated and riparian s; woodlands, wetlands, plant and wildlife habitat; areas of groundwater discharge and recharge; organic soils, rugged terrain, and high relief topography; and geological formations and physiographic features. Protecting these elements of the natural resource base reduces damage, abates soil erosion, protects water supplies, cleans the air, enhances wildlife population, preserves biological diversity, and provides continued opportunities for educational, and recreational activities.

    - **Standard 6.1:** All remaining nonurban lands within the designated primary environmental corridors in the Region should be preserved in essentially natural open uses. When possible, secondary environmental corridors and isolated natural resource areas and connections between them should also be preserved.

B. NATURAL AREAS AND CRITICAL SPECIES HABITATS

- **Principle 6.3:** Natural areas and critical species habitats are important in a number of ways - including economically, because they support advances in agriculture and medicine; functionally, because they enhance surface water and groundwater quality, minimize erosion, and enhance air quality; educationally; recreationally; aesthetically; in basic research; and in maintaining biological and genetic diversity. In a less tangible but equally important way, natural areas and critical species habitats contribute to the overall quality of life for the Region's residents.

    - **Standard 6.2:** The remaining natural areas and critical species habitat areas should be preserved.

C. PRIME AGRICULTURAL LANDS

- **Principle 6.4:** Prime agricultural lands, in addition to providing food and can supply wildlife habitat; contribute to maintaining an ecological balance between plants and animals; locations close to urban centers for producing certain food commodities that may require nearby population concentrations for distribution; provide opportunities for agricultural and agriculture-related employment; provide open spaces that give form and structure to urban development; and serve to maintain the natural beauty and unique cultural heritage of the Region.

    - **Standard 6.3:** Prime agricultural lands should be preserved for agricultural use.

- **Standard 6.4:** Agricultural lands surrounding adjacent areas with high-value natural resource, educational, or recreational attributes should be considered for preservation to provide a between such resources and urban development.

➤ Objective 7: To satisfy outdoor recreation and related open space needs in an efficient and economical way.

- **Principle 7.1:** The total resources of the Region are limited and any undue investment in park and open space lands must occur at the expense of other public investment.

  - **Standard 7.1:** The sum total of all expenditures required to meet park demands and open space needs should be minimized.

Footnotes

[a] *Identifying a maximum service radius for each park type is intended to provide another guideline to assist in determining park needs and to assure that each resident of the Region has ready access to the variety of outdoor recreation facilities commonly located in parks, including space and facilities for both active and passive outdoor recreational use.*

[b] *For regional and multi-community parks, which generally provide facilities for resource-orientated outdoor recreation activities for the total population of the Region, the minimum per capita acreage requirements apply to the total resident population of the Region. For community and neighborhood parks, which generally provide facilities for intensive nonresource-oriented outdoor recreation activities primarily in urban areas, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.*

[c] *Urban areas are defined as areas containing a closely spaced network of minor streets that include concentrations of residential, commercial, industrial, governmental, or institutional land uses having a minimum total area of 160 acres and a minimum population of 500 people. These areas are usually incorporated and served by sanitary sewerage systems. These areas have been further classified into the following categories: Mixed-Use City Center (urban land with at least 18.0 dwelling units per net residential acre), Mixed-Use Traditional Neighborhood (urban land with at least 7.0 to 17.9 dwelling units per net residential acre), Small Lot Traditional Neighborhood (urban land with at least 4.4 to 6.9 dwelling units per net residential acre), Medium Lot Neighborhood (urban land with at least 2.3 to 4.3 dwelling units per net residential acre), and Large Lot Neighborhood (urban land with at least 0.7 to 2.2 dwelling units per net residential acre).*

[d] *Regional parks are defined as large outdoor recreation sites with a multi-county service area. Such parks rely heavily on natural resources for their recreational value and character, and provide opportunities for participating in a wide variety of resource-oriented outdoor recreation activities.*

[e] *A passive activity area is defined as an area within an outdoor recreation site that provides an opportunity for such leisurely recreational activities as walking, rest and relaxation, and informal picnicking. These areas are generally located in parks or in urban open space sites, and usually consist of a landscaped area with mowed lawn, shade trees, and benches.*

[f] *Multi-community parks are defined as intermediate size sites having a Countywide or multi-community service area. Similar to regional parks, these sites rely on natural resources for their recreational value and character. Multi-community parks, however, usually provide a smaller variety of recreational facilities and have smaller areas devoted to any given activity.*

[g] *In general, each resident of the Region should reside within 10 miles of a regional or multi-community park. It should be noted, however, that within urban areas (population of 40,000 or greater) each urban resident should reside within four miles of a regional or multi-community park.*

[h] *Community parks are defined as intermediate size parks having a multi-neighborhood service area. These parks rely more on the development characteristics of the service area than on natural resource amenities for location.*

[i] *The need for a community park in urban areas can be met by the presence of a regional or multi-community park. Each resident of an urban area with a population of 7,500 or greater should be within two miles of a community, multi-community, or regional park.*

[j] *Neighborhood parks are defined as small sites that have a neighborhood as the service area. These sites usually provide facilities for intensive nonresource-oriented outdoor recreation activities and are generally located in urban areas. Recreation lands at the neighborhood level should ideally be provided through a joint community-school district venture, with the facilities and recreational land area required to be provided on one site available to serve the recreation demands of both the school student and resident neighborhood populations. Using the neighborhood park standard of 1.7 acres per 1,000 residents and the school standard of 1.6 acres per 1,000 residents, a total of 3.3 acres per 1,000 residents or approximately 21 acres of recreation lands in a typical small lot traditional or medium lot (medium-density) neighborhood would be provided. These acreage standards relate to lands required to provide recreation facilities typically located in a neighborhood and are exclusive of the school building site*

and associated parking area and any additional natural resource areas that may be incorporated into the design of the park site such as drainageways and associated stormwater retention basins, areas of poor soils, and floodplains.

[k] *The maximum service radius of neighborhood parks is governed primarily by the population density in the vicinity of the park. In Mixed-use City Center and Mixed-Use Traditional Neighborhood (high-density) urban areas, each resident should reside within 0.5 mile of a neighborhood park; in Small Lot Traditional Neighborhood and Medium Lot Neighborhood (medium density) urban areas, each resident should reside within 0.75 mile of a neighborhood park; and in Large Lot Neighborhood (low-density) urban areas, each resident should reside within 1.0 mile of a neighborhood park. It should be noted that the need for a neighborhood park can also be met by a regional, multi-community, or community park within the 0.5, 0.75, or 1.0 mile service radii in these areas. Further, it should be noted that in applying the service radius criterion for neighborhood parks, only multi-use parks five acres or greater in area should be considered as satisfying the maximum service radius standard. Such park sites generally provide areas that offer space for passive recreational uses, as well as facilities that provide opportunities for active recreational uses.*

[l] *Facilities for intensive nonresource-oriented recreational activities in urban areas are commonly located in community or neighborhood school outdoor recreation sites. These facilities often provide a substitute for facilities usually located in parks by providing opportunities for participating in intensive nonresource-orientated activities. It is important to note, however, that school outdoor recreation sites do not generally contain natural resource areas, which provide space for passive recreational use.*

[m] *Identifying a maximum service radius for each school site is intended to assist in determining active outdoor recreation facility requirements and to assure that each urban resident has ready access to the types of active intensive nonresource-oriented facilities commonly located in school recreation areas.*

[n] *For public school sites, which generally provide facilities for intensive nonresource-orientated outdoor recreation activities, the minimum per capita acreage requirements apply to the resident population of the Region residing in urban areas.*

[o] *The service radius of school outdoor recreation sites, for park and open space planning purposes, is governed primarily by individual outdoor recreation facilities within the school site. For example, school outdoor recreation sites that provide facilities such as playfields, playgrounds, and basketball goals typically have a service radius of 0.5 mile, which is the maximum service radius assigned to such facilities (see Standard 2 presented under Objective 2). As another example, school outdoor recreation sites that provide tennis courts and softball diamonds typically have a service radius of one mile, which is the maximum service radius assigned to such facilities (see Standard 2 presented under Objective 2). It is important to note that areas that offer space for passive recreational use are generally not provided at school outdoor recreation sites and therefore community and neighborhood school sites generally are not used when applying community and neighborhood park accessibility standards.*

[p] *A recreation corridor is defined as a publicly owned continuous linear expanse of land that is generally located within scenic areas or areas of natural, cultural, or historical interest and provides opportunities for participation in trail-oriented outdoor recreational activities especially through trails designated for activities such as biking, hiking, horseback riding, nature study, and cross country skiing.*

[q] *Facilities for intensive nonresource-oriented outdoor recreation activities generally serve urban areas. The minimum per capita standards for facilities offering these activities, therefore, apply to the total resident population in each urban area of the Region.*

[r] *For each facility offering an intensive nonresource-oriented activity, the service radius indicates the maximum distance a participant should have to travel from their home to participate in the corresponding activity.*

[s] *Each urban area having a population of 2,500 or greater should have at least one baseball diamond.*

[t] *Support facilities such as lighting, concessions, and bleachers generally should not be provided in neighborhood parks. These sites typically do not contain sufficient acreage to allow an adequate buffer between such support facilities and surrounding residences.*

[u] *Each urban area should have at least one ice-skating rink.*

[v] *Each urban area having a population of 7,500 or greater should have one public swimming pool or beach.*

[w] *Facilities for intensive resource-orientated activities serve both rural and urban residents of the Region. The minimum per capita requirements for facilities for intensive resource-oriented activities, therefore, apply to the total resident population of the Region.*

[x] *Participants in intensive resource-oriented recreational activities travel relatively long distances from their homes. The approximate service radius indicates the normal maximum distance a participant in the respective resource-oriented activity should have to travel from their home to participate in the corresponding activity.*

[y] *The allocation of the 6.35 picnic tables per 1,000 residents to publicly owned parks is as follows: 3.80 tables per 1,000 residents of the Region to be located in regional and multi-community parks to meet the resource-oriented picnicking standard for the Region and 2.55 tables per 1,000 residents of urban areas in the Region to be located in community and neighborhood parks to meet local picnicking standard for urban areas of the Region.*

[z] *A picnic area is commonly provided adjacent to a swimming beach as a support facility. Thus, the total amount of acreage required for support facilities must be determined on a site-by-site basis.*

[aa] *Both urban and rural residents of the Region participate in trail-related activities. Thus, minimum per capita requirements for trails apply to the total resident population of the Region.*

[bb] *Bike routes are located on existing public roadways; therefore, no requirement is indicated.*

[cc] *Scenic driving routes are located on existing public roadways; therefore, no requirement is provided. However, a recreation corridor may provide a uniquely suitable area for the development of a system of scenic driving routes.*

[dd] *Major canoeable streams are defined as those streams that have a minimum width of 50 feet over a distance of at least 10 miles.*

[ee] *Biodiversity refers to the number and abundance of animal and plant species, their genetic composition and variability, and the ecological connection between and among species.*

Source: Southeastern Wisconsin Regional Planning Commission

Community Assistance Planning Report No. 179 (4th Edition)

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

Appendix B

PERFORMANCE BENCHMARKING
PEER COMMUNITY METRICS

Table B.1
NRPA Park Metrics for Peer Communities: 2023

Metric	Lower Quartile	Median	Upper Quartile
Agency Summary Effectiveness Ratios			
Operating expenditures per capita	$230	$284	$391
Revenue per capita	$91	$155	$353
Total revenue to total operating expenditures	35.0%	54.2%	79.1%
Total tax expenditures per capita	$38	$127	$137
Park operating expenditures per acre of parkland	$2,279	$3,824	$5,607
Operating expenditures per acre of parkland	$8,934	$17,076	$29,443
Operating expenditures per acres of parks and non-park sites	$8,558	$16,590	$28,036
Operating expenditures per FTE	$65,110	$82,713	$99,390
FTEs per 10,000 population	33.2	34.5	40.1
Acres of parks per 1,000 residents	14.3	16.1	20.0
Number of residents per park	1186.3	1311.4	1431.9
Number of acres per park	19.6	23.3	27.0
Number of participants per program	9.5	11.8	12.7
Ratio of fee programs to all programs	92.3%	96.4%	98.7%
Ratio of building attendance to park attendance	38.8%	62.1%	85.4%
Jurisdiction Information			
Current year jurisdiction total operating budget	$10,208,379	$20,276,999	$45,117,480
Current year jurisdiction annual capital budget	$2,042,944	$7,802,282	$15,119,489
Square mileage of incorporated jurisdiction	13.0	14.5	15.6
Population of jurisdiction	31515.5	33882.0	35099.5
Jurisdiction Population per Facility or Amenity			
Recreation centers	10505.2	14132.2	22327.8
Community centers	14718.4	25455.5	35099.5
Senior centers	29501.0	34058.0	36141.0
Indoor ice rink	17029.0	17029.0	17029.0
Arena	24944.0	24944.0	24944.0
Performance amphitheater	34835.5	35965.0	37094.5
Permanent and semi-permanent restrooms	4680.5	6741.2	8148.6
Facilities with restrooms available free of use to public, not included above	14812.4	21110.3	27408.1
Playgrounds or play structures	1323.0	1620.2	2374.7
Playgrounds primarily dedicated for kids aged 5-12	1809.4	2270.5	4320.6
Tot lots primarily dedicated for kids aged 2-5	1675.8	2003.4	5779.7
Playgrounds with Inclusive plays structures	10230.1	19112.0	26585.0
Community gardens	22028.0	24944.0	29325.0
Basketball courts, standalone (outdoor)	1925.4	3877.5	7442.6
Basketball courts , standalone (indoor)	34058.0	34058.0	34058.0
Multiuse courts -basketball, volleyball, etc. (outdoor)	22848.5	26585.0	30321.5
Multiuse courts -basketball, volleyball, etc. (indoor)	22646.7	34058.0	36141.0
Volleyball, standalone (outdoor)	10621.1	17029.0	27626.5

Table continued on next page.

Table B.1 (Continued)

Metric	Lower Quartile	Median	Upper Quartile
Diamond fields: total	1927.1	2592.8	3685.4
Skateboard Parks	18089.7	24944.0	29501.0
Dog park	35099.5	36141.0	37182.5
Ice rink (outdoor only)	12683.7	14132.2	15580.6
Rectangular fields: total	1309.9	1309.9	1309.9
Synthetic rectangular fields	17029.0	17029.0	17029.0
Walking loops / running tracks (outdoor)	7616.2	8861.7	10107.2
Walking loops / running tracks (indoor)	33794.0	33882.0	33970.0
Splashpads, spraygrounds or spray showers	34835.5	35965.0	37094.5
Fitness zones / exercise stations (Outdoor)	2270.5	2270.5	2270.5
Driving range stations	1216.4	1216.4	1216.4
Regulation 18-hole courses	27222.5	29501.0	31779.5
Regulation 9-hole courses	19007.8	20986.5	22965.3
Disc golf courses	38224.0	38224.0	38224.0
Aquatics centers	33882.0	34058.0	36141.0
Swimming pools (outdoor only)	13292.5	17029.0	20986.5
Indoor pool designated exclusively for leisure (i.e. non-competitive)	33706.0	33706.0	33706.0
Waterpark	38224.0	38224.0	38224.0
Tennis courts (outdoor only)	3566.1	5449.3	9833.9
Pickleball (outdoor)	3961.7	5676.3	12394.2
Pickleball (indoor)	22760.5	26409.0	30057.5
Multiuse courts- Tennis, Pickleball (outdoor)	7100.1	11104.1	15108.0
Multiuse courts- Tennis, Pickleball (indoor)	13204.5	15173.7	17142.8

Note:

Peer communities summarized in this table are jurisdictions having populations between 20,000 and 40,000 with 20 to 40 park sites and located in the states of Wisconsin, Illinois, Indiana, Michigan, and Ohio.

Source: National Recreation and Parks Association and Southeastern Wisconsin Regional Planning Commission

WD 274817 – V. Caledonia POSP Table C.1
110-1262
BMW
2/6/2025

Community Assistance Planning Report No. 179 (4th Edition)

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

Appendix C

SITE-SPECIFIC MANAGEMENT MEASURES FOR THE ROOT RIVER WATERSHED IN THE VILLAGE OF CALEDONIA: 2014

Table C.1
Site-Specific Management Measures for the Root River Watershed in the Village of Caledonia: 2014[a]

Focus Areas Addressed	Location	Management Action	Priority[b]
Habitat	Nicholson Wildlife Refuge	Remove invasive plants species, restore site	High
Water Quality	Husher Creek south of 5 Mile Road	Add water quality monitoring station	Medium
Habitat, Water Quality, Recreational Use and Access	Husher Creek south of 7 Mile Road	Stream rehabilitation, naturalization, or bank stabilization project to address eroding streambanks. Remeandering of channelized reaches including addition of buffer and canopy cover	Low
Water Quality	Husher Creek at 5 Mile Road	Investigate to determine cause of low dissolved oxygen concentrations at this site during summer	Medium
Habitat	Tabor Woods	Removal and management of invasive plant species	High
Recreational Use and Access	Root River at STH 31	Install canoe landing on west side of the road and north side of the River	Medium
Recreational Use and Access	Green Bay Road and Kennedy Avenue	Access to public land could be provided for foot and snowmobile by a mowed path through an area between apartment buildings that is overrun with invasive species	Low
Recreational Use and Access	Linwood Park	Install canoe landing	Medium
Recreational Use and Access	Root River at upstream crossing of 4 Mile Road at Blue River Reserves	Install canoe landing	Medium
Habitat	Property west of Holy Cross Cemetery and west of STH 32 at 4 1/2 Mile Road (extended)	Currently under conservation easement, acquire for protective ownership when owner wants to sell or donate	Medium
Water Quality	Husher Creek at 7 Mile Road	Investigation to find and remedy source of human *Bacteroides* in water quality samples upstream from sampling station	Medium
Water Quality	Husher Creek at 7 Mile Road	Investigate agricultural drain tiles that may benefit from a filtration system	Low
Habitat, Water Quality	A 120 foot section of the south bank in tax parcel 104-04-22-26-025-030 and 150 foot section of the northeast bank of Hoods Creek in tax parcel 104-4-22-26-025-024	Bank stabilization to address bank erosion along 120 feet of Hoods Creek. Erosion height is estimated at an average of four feet	Low
Habitat, Water Quality	Four erosion sites of varying severity on both banks of tax parcel 104-04-22-26-029-000.	Bank stabilization to address bank erosion along both banks of Hoods Creek of 30 feet, 120 feet, 100 feet, and 45 feet in length, respectively. Erosion height is estimated to be three feet, four feet, 3.5 feet, and five feet, respectively	Low
Habitat, Water Quality	A 50 foot section of erosion on the west bank of Hoods Creek in tax parcel 104-04-22-26-060-000	Bank stabilization to address bank erosion along about 50 feet of Hoods Creek. Removal of old bridge footings should be considered to prevent continued scour. Erosion height is estimated at an average of five feet	Medium
Habitat, Water Quality	A 120 foot section of severe erosion on the west bank of Hoods Creek in tax parcel 104-04-22-26-039-010	Bank stabilization to address severe bank erosion along about 120 feet of Hoods Creek. Erosion height is estimated at an average of nine feet	Medium
Habitat, Water Quality	A 175 foot section of erosion on the east bank of Hoods Creek in tax parcel 104-04-22-350-540-00	Bank stabilization to address bank erosion along 175 feet of Hoods Creek in close proximity to the Hoods Creek Road crossing. Erosion height is estimated at an average of three feet	Low
Habitat, Water Quality	A 200 foot section of erosion on the west bank of Hoods Creek in tax parcel 104-04-22-350-850-00	Bank stabilization to address bank erosion along 200 feet of Hoods Creek. Erosion height is estimated at an average of 3.5 feet	Medium

Table continued on next page.

Table C.1 (Continued)

Focus Areas Addressed	Location	Management Action	Priority[b]
Habitat, Water Quality	Two erosion sites on the west bank of Hoods Creek in tax parcel 104-04-22-350-620-00	Bank stabilization to address bank erosion along 40 feet of Hoods Creek in close proximity to the Hoods Creek Road crossing with an erosion height estimated at four feet; bank stabilization to address erosion along 80 feet of Hoods Creek, with an erosion height estimated at an average of 3.5 feet	Low
Habitat, Water Quality	Five erosion sites of varying severity on both banks of Hoods Creek of tax parcels 104-04-22-350-190-00 and 104-04-22-350-200-00 (same owner)	Bank stabilization to address bank erosion along both banks of Hoods Creek of 300 feet, 250 feet, 50 feet, 40 feet, and 200 feet in length, respectively. Erosion height is estimated at an average of seven feet, four feet, six feet, six feet, and six feet, respectively. Site HE26 has a high priority due to its proximity to a private driveway crossing; site HE30 has a high priority due to its proximity to a private dam	High
Habitat, Water Quality	Three erosion sites all on the southern bank of Hoods Creek on tax parcels 104-04-22-353-009-51	Bank stabilization to address bank erosion along Hoods Creek of 40 feet, 125 feet, and 60 feet in length, respectively. Erosion height is estimated at an average of six feet, 5.5 feet, and 10 feet, respectively	High
Habitat, Water Quality	A 90 foot section of severe erosion on the south bank of Hoods Creek in tax parcel 104-04-22-350-360-00	Bank stabilization to address bank erosion along 90 feet of Hoods Creek. Erosion height is estimated at an average of nine feet. Erosion is in close proximity to stormwater detention basin outflow channel located on Jamestown Limited property	Medium
Habitat, Water Quality	A 100 foot section of erosion on the west bank of Hoods Creek in tax parcels 104-04-22-351-700-00 and 151-03-22-020-52-000	Bank stabilization to address bank erosion along 100 feet of Hoods Creek. Erosion height is estimated at an average of six feet. Erosion is in close proximity to a residential garage	Low
Habitat, Water Quality	A 60 foot section of erosion on the southeast bank of the mainstem of the Root River in tax parcel 104-04-22-250-950-00	Bank stabilization to address bank erosion along 60 feet of the mainstem of the Root River. Erosion height is estimated at an average of six feet	Medium
Habitat, Water Quality	A 50 foot section of erosion on the north bank of the mainstem of the Root River in tax parcel 104-04-22-250-410-00	Bank stabilization to address bank erosion along 50 feet of the mainstem of the Root River. Erosion height is estimated at an average of four feet	Low
Habitat, Water Quality, Recreational Use and Access	A 600 foot section of erosion on the west bank of the mainstem of the Root River in Linwood Park, tax parcel 104-04-22-140-650-00	Bank stabilization to address bank erosion along 600 feet of the mainstem of the Root River. Erosion height is estimated at an average of four feet. Adjust mowing protocol to leave unmowed area along streambank. Add designated fishing area	Low
Habitat, Water Quality	A 500 foot section of erosion on the west bank of the mainstem of the Root River in tax parcels 104-04-22-140-640-01 and 104-04-22-140-610-00	Bank stabilization to address bank erosion along 500 feet of the mainstem of the Root River. Erosion height is estimated at an average of six feet	High
Habitat, Water Quality	A 50 foot section of erosion on the east bank of the mainstem of the Root River in tax parcel 104-04-22-140-550-01	Bank stabilization and extension of existing rock toe downstream to address bank erosion along 50 feet of the mainstem of the Root River. Erosion height is estimated at an average of 12 feet	Medium
Habitat, Water Quality	A 245 foot section of erosion on the east bank of the mainstem of the Root River in tax parcel 104-04-22-110-350-00	Bank stabilization to address bank erosion along 245 feet of the mainstem of the Root River. Erosion height is estimated at an average of five feet	Medium

Table continued on next page.

Table C.1 (Continued)

Focus Areas Addressed	Location	Management Action	Priority[b]
Habitat, Water Quality	A 240 foot section of erosion on the south bank of the mainstem of the Root River in tax parcel 104-04-22-110-240-00	Bank stabilization to address bank erosion along 240 feet of the mainstem of the Root River. Erosion height is estimated at an average of five feet	Medium
Habitat, Water Quality	A 150 foot section of erosion on the west bank of the mainstem of the Root River in tax parcel 104-04-22-100-220-00	Bank stabilization to address bank erosion along 150 feet of the mainstem of the Root River. Erosion height is estimated at an average of five feet	Medium
Habitat, Water Quality	A 590 foot section of erosion on the west bank of the mainstem of the Root River in tax parcel 104-04-22-03-036-000	Bank stabilization to address bank erosion along 590 feet of the mainstem of the Root River. Erosion height is estimated at an average of five feet	Medium
Habitat, Water Quality	A 250 foot section of erosion on the northeast bank of the mainstem of the Root River in tax parcels 104-04-22-03-011-000, 104-04-22-03-009-001, and 971-9992-001	Bank stabilization to address bank erosion along 250 feet of the mainstem of the Root River in close proximity to County Line Road. Erosion height is estimated at an average of four feet	Low
Habitat, Water Quality	Two erosion sites on both banks of the mainstem of the Root River within tax parcels 9729997000 and 104-04-22-04-002-000	Bank stabilization to address bank erosion along 20 feet and 160 feet of the mainstem of the Root River. Erosion height is estimated at an average of eight feet and seven feet, respectively	Medium
Habitat, Water Quality	Five erosion sites of varying severity on both banks of the mainstem of the Root River within tax parcels 9739994000 and 104-04-22-04-012-000	Bank stabilization to address bank erosion along 400 feet, 80 feet, 80 feet, 100 feet, and 120 feet of the mainstem of the Root River. Erosion height is estimated at an average of five feet, six feet, four feet, six feet, and five feet, respectively	Low
Habitat, Water Quality	Two erosion sites on the south bank of the mainstem of the Root River in tax parcels 104-04-22-05-010-000 and 104-04-22-05-014-000	Bank stabilization to address bank erosion along 80 feet and 200 feet of the mainstem of the Root River. Erosion height is estimated at an average of six feet for both sites	Medium
Habitat, Water Quality	Four erosion sites of varying severity on both banks of the mainstem of the Root River within tax parcels 104-04-22-05-016-000 and 104-04-22-05-024-000	Bank stabilization to address bank erosion along 80 feet, 200 feet, 240 feet, and 160 feet of the mainstem of the Root River. Erosion height is estimated at an average of five feet, 10 feet, five feet, and five feet, respectively	High
Habitat, Water Quality	Farm field draining to Husher Creek in tax key 104-04-22-160-23-030	Installation of 650-foot long grassed waterway	Medium
Habitat, Water Quality	Farm field draining into Husher Creek west of S. Howell Avenue and south of 5 Mile Road in tax key 104-04-22-20-00-10-00	Installation of agricultural BMPs including: Grassed waterways 1,050 feet long; subsurface drain 1,050 feet long	Medium
Habitat, Water Quality	Farm field along Husher Creek south of 5 Mile Road and east of S. Howell Avenue in tax keys 104-04-22-21-00-8000 and 104-04-22-21-00-7000	Conversion of 0.8 acre of agricultural land to grass buffer to increase riparian buffer along Husher Creek	High
Habitat, Water Quality	Dam located on Hoods Creek in tax key 104-04-22-35-02-0000	Explore dam abandonment and removal options	Low

[a] *Recommendations are excerpted from Table 79 in Southeastern Wisconsin Regional Planning Commission Community Assistance Planning Report No. 316,* A Watershed Restoration Plan for the Root River Watershed, *July 2014.*

[b] *It is anticipated that most high-priority projects will be implemented over the 10-year period from 2014 through 2023, most medium-priority projects will be implemented over the period from 2024 through 2038, and most low-priority projects will be implemented after 2038. It is recognized that some priority rankings may change during refinement and preliminary engineering of projects.*

Source: 1000 Friends of Wisconsin; AECOM; City of Racine; City of Greenfield; Milwaukee County Department of Parks, Recreation and Culture; Root River Watershed Restoration Plan Advisory Group; Root River Restoration Planning Group; Racine County Land Conservation Division; Racine Health Department; and Southeastern Wisconsin Regional Planning Commission

Community Assistance Planning Report No. 179 (4th Edition)

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

Appendix D

VILLAGE OF CALEDONIA PARKS SURVEY SUMMARY OF RESPONSES

Question 1
What is your age range?

Answer	Number of Responses	Percent of Responses
Under 18 Years Old	11	2.1%
18-24 Years Old	7	1.3%
25-34 Years Old	86	16.1%
35-44 Years Old	149	27.9%
45-54 Years Old	105	19.7%
55-64 Years Old	94	17.6%
65 Years Old and Over	82	15.4%

Question 2
Do you have children under the age of 18 living in your household?

Answer	Number of Responses	Percent of Responses
Yes	275	51.5%
No	259	48.5%

Question 3
How many people live in your household?

Answer	Number of Responses	Percent of Responses
1	45	8.4%
2-3	261	48.9%
4-5	197	36.9%
More than 5	31	5.8%

Question 4
In which part of Caledonia do you live?

Answer	Number of Responses	Percent of Responses
East of Douglas Ave (STH 32)	330	61.8%
West of Douglas Ave (STH 32) & South of 4 Mile Rd	102	19.1%
West of Douglas Ave (STH 32) & North of 4 Mile Rd	85	15.9%
I don't live in Caledonia	17	3.2%

Question 5
How often do you visit parks in the Village of Caledonia?

Answer	Number of Responses	Percent of Responses
More than 3 times a month	201	37.6%
Once a month	160	30.0%
2-3 times a month	122	22.9%
Never	51	9.6%

Question 6
What activities do you participate in at parks in the Village of Caledonia? (Select all that apply)

Answers	Number of Responses	Percent of Responses
Walking/jogging	365	68.4%
Hiking	139	26.0%
Enjoying nature	290	54.3%
Biking	140	26.2%
Horseback riding	10	1.9%
Playing baseball/softball	88	16.5%
Playing tennis or pickle ball	73	13.7%
Playing basketball	43	8.1%
Playing a field sport (i.e. soccer, football, or lacrosse)	30	5.6%
Sand volleyball	24	4.5%
Relaxing/sunbathing	72	13.5%
Dog walking	178	33.3%
Playing on the playground	228	42.7%
Picnicking	108	20.2%
Visiting a beer garden	189	35.4%
Canoeing/kayaking	64	12.0%
Fishing	75	14.0%
Other (please specify)[a]	37	6.9%

[a] *36 survey respondents provided written comments for "Other."*

Common responses included watching sports, taking children to play, indicating that they prefer parks outside the Village, and indicating that they did not engage in any activities in parks.

Question 7
The parks currently in the Village of Caledonia meet your needs.

Answer	Number of Responses	Percent of Responses
Strongly agree	20	3.8%
Agree	132	24.7%
Neutral	213	39.9%
Disagree	127	23.8%
Strongly disagree	41	7.7%

Question 8
What are the biggest needs for parks in the Village of Caledonia? (Select all that apply)

Answers	Number of Responses	Percent of Responses
More neighborhood parks	164	30.7%
More diverse types of parks	144	27.0%
Improved access to existing parks	94	17.6%
More amenities or features in existing parks	322	60.3%
Better maintenance of existing parks	222	41.6%
Other (Please specify)[a]	80	15.0%

[a] *78 survey respondents provided written comments for "Other."*

Common responses included allowing dogs, updated facilities, unappealing aesthetics or landscaping, trees and natural areas, bicycle and pedestrian connectivity and/or facilities, Root River access, pickleball courts, improved lighting, restroom access, benches and/or rest areas, maintenance, and providing shade.

Question 9
What are the most important features or amenities you look for in a park? (Rank 1-5, with 1 being most important)

Answer	Percentage of Respondents Ranked					Average Score
	1	2	3	4	5	
Safety and Cleanliness	39.9%	22.5%	16.3%	13.1%	8.2%	3.73
Variety of Activities/Amenities	19.9%	21.2%	21.9%	16.9%	20.2%	3.04
Natural Beauty/Landscaping	17.4%	21.2%	22.5%	21.0%	18.0%	2.99
Proximity to Your Home	14.8%	18.2%	18.9%	18.5%	29.6%	2.7
Accessibility (e.g., Sidewalks, Benches)	8.1%	17.0%	20.4%	30.5%	24.0%	2.55

Question 10
What additional activities/amenities would you like to see offered, or there be more of, at parks in the Village of Caledonia? (Select all that apply)

Answers	Number of Responses	Percent of Responses
Beer gardens	254	47.6%
More walking/running/biking trails	238	44.6%
Splash pads/water play areas	232	43.5%
Traditional play structures for children	193	36.1%
Hiking trails	193	36.1%
Covered pavilions for gatherings and picnics	178	33.3%
Inclusive play equipment for children of all abilities	167	31.3%
Amphitheaters for concerts and performances	165	30.9%
Swimming pools	165	30.9%
Fenced areas for off-leash dog play	156	29.2%
Natural areas/wildlife habitat	154	28.8%
Tennis or pickleball courts	150	28.1%
Open lawns for community events and festivals	130	24.3%
Community gardens	128	24.0%
Ice skating	127	23.8%
Sledding	120	22.5%
Outdoor fitness stations with exercise equipment	119	22.3%
Fishing	98	18.4%
Multi-use sports fields for soccer, football, and lacrosse	95	17.8%
Disc golf courses	94	17.6%
Basketball courts	80	15.0%
Baseball diamonds	68	12.7%
Water-craft launches	55	10.3%
Sand volleyball courts	53	9.9%
Camping areas	52	9.7%
Skate parks - For skateboarding, BMX, scootering, and aggressive inline skating	50	9.4%
Public art installations	50	9.4%
Water-craft rentals	49	9.2%
Cross-country skiing	40	7.5%
Other[a]	38	7.1%
BMX biking tracks	25	4.7%
Horseback riding trails	18	3.4%

[a] *36 survey respondents provided written comments for "Other."*

Common responses included restrooms, drinking fountains, kayak and canoe launches, beer gardens, mountain bike trails, enhanced baseball and softball facilities, bicycle and pedestrian connectivity, drone areas, and snowshoeing.

Question 11
How would you rate the current state of bicycle and pedestrian facilities in the Village of Caledonia?

Answer	Number of Responses	Percent of Responses
Very high quality	11	2.1%
High quality	58	10.9%
Neither high nor low quality	289	54.1%
Low quality	133	24.9%
Very low quality	43	8.1%

Question 12
What improvements would you like to see in the Village of Caledonia's bicycle and pedestrian facilities?

Answer	Number of Responses	Percent of Responses
More bike lanes	210	39.3%
Sidewalk enhancements	233	43.6%
Crosswalk improvements	141	26.4%
Bike racks	72	13.5%
Pedestrian-friendly intersections	254	47.6%
Other[a]	78	14.6%

[a] *66 survey respondents provided written comments for "Other."*

Common responses included restrooms, wider road shoulders on bike routes, paved off-street trails, connectivity between trails, additional sidewalks, MRK Trail connectivity between 6 and 7 Mile Roads, additional landscaping, accessibility for persons with disabilities, connectivity to park sites, and none.

Question 13
How important is it to you to preserve natural areas within the Village of Caledonia?

Answer	Number of Responses	Percent of Responses
Very important	329	61.6%
Somewhat important	127	23.8%
Neutral	60	11.2%
Somewhat unimportant	12	2.3%
Not important	6	1.1%

Village of CALEDONIA

Meeting Date: February 24, 2025

Item No. **6A**

PLAN COMMISSION REPORT

Proposal:	Building, Site, and Operation Plan Review
Description:	Review a building, site, and operation plan to construct and operate a ±32-acre, 6Mw solar generation facility for the solar utility located at 7444 CTH V.
Applicant(s):	Peter Murphy
Address(es):	7444 CTH V
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the constructions of a ±32-acre solar power generation facility located at 7444 CTH V be approved for the following reason: 1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.

Owner(s):	J&L Trading Investments LLC
Tax Key(s):	104-04-22-07-033-000
Lot Size(s):	101.7 acres
Current Zoning District(s):	A-2, Agricultural District
Overlay District(s):	N/A
Wetlands:	☒ Yes ☐ No Floodplain: ☐ Yes ☒ No
Comprehensive Plan:	Medium Density Residential

Background: The applicant is requesting site plan approval for a 32-acre solar utility facility on the 101-acre vacant property located at 7444 CTH V. This type of use is permitted in the A-2 District.

The applicant is proposing to construct and operate a solar generation facility that has the capacity to generate 6MW of energy. The Applicant intends to start construction on the project in the spring of 2026, pending required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months.

The location of this facility is outside the sewer and water service area. This is not an issue as the proposed use does not require either of these services. The proposed use does not generate large volumes of traffic, pollution, or noise. Power generated by the facility will be available to local customers within the

WE Energies services area and will produce enough energy to supply over 1,400 average Wisconsin homes.

As illustrated on the site plan, the applicant is proposing to install a large solar panel array on the property located in the southwestern portion of the property located at 7444 CTH V. The proposed array will comply with setback requirements for the A-2 Zoning District with the street yard setback being greater than 1,300 feet from 6 ½ Mile Road; approximately 240 feet from the east lot line, 100 feet from the west lot line, and approximately 90 feet from the south lot line.

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

A gravel access road is proposed as part of this development that will be located along the southern portion of the site having direct access to CTH V. The applicant will need to work with the County to get road access from CTH V.

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

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

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

The Fire Department has reviewed the proposed site layout and has no concerns as the applicant has provided an emergency access drive on the western edge of the site in line with the driveway access for Amston Trailers. The Fire Department will continue to work with the applicant to ensure suitable emergency access throughout the site.

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

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

Respectfully submitted:

Peter Wagner

Peter Wagner, AICP
Development Director

VILLAGE OF CALEDONIA

7444 CTH V

0 400 800 1,600 US Feet

N

Peter Murphy
OneEnergy Renewables
10 N Livingston St
Suite 201
Madison, WI 53703

January 31, 2025

Peter Wagner
Village of Caledonia
5043 Chester Lane
Caledonia, Wisconsin 53402

SUBJECT: BUILDING, SITE, AND OPERATION APPLICATION FOR ROOT RIVER SOLAR

DEAR MR. WAGNER,

OneEnergy Development, LLC ("OneEnergy" or "the Applicant") is applying for a Building, Site, and Operation Permit with the Village of Caledonia for the Root River Solar Project (the "Project").

The Project is a proposed 6-Megawatt solar generation facility. OneEnergy will develop, engineer, and construct the Project. The Applicant intends to start construction in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment. Construction is expected to take approximately 4-6 months. Once complete, the Project will generate local power for local customers within We Energies' service territory. The Project is expected to produce enough electricity to power over 1,400 average Wisconsin homes.

The Project is located on approximately 32 acres of vacant land in the Village of Caledonia on parcel # 104042207033000, west of County Road V and south of 6 ½ Mile Road. The land is part of a larger 101.7-acre parcel owned by J&L Trading-Investments, LLC (Jerry Warntjes). The proposed Project is situated on land that is zoned A-2 Agricultural. The site will have a 16' wide gravel access drive off County Road V and be enclosed by an 8' tall woven-wire deer exclusion-style agricultural fence. The area beneath and around the panels will be planted to a low-growing perennial pollinator mix or pasture mix for sheep grazing.

Please see the attached Plan Commission / Building, Site, and Operation Permit Application form and Application Narrative, which includes the following attachments:
Site Plan, Operations Plan, Construction Schedule, Vegetation Management Plan, Decommissioning Plan, Survey Map, Frequently Asked Questions, and Project Profile.

Respectfully,

PETER MURPHY
ASSOCIATE DIRECTOR, PROJECT DEVELOPMENT
262.573.3089 | C

peter@oneenergyrenewables.com

Building, Site, and Operation Permit Application Addendum

Village of Caledonia, WI

Root River Solar Project

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

Contents

Exhibits

Background

The Root River Solar Project (the "Project") is a proposed 6 Megawatt solar generation facility. OneEnergy Development, LLC ("OneEnergy" or "the Applicant") will develop, engineer, and construct the Project.

The Applicant will complete all environmental studies and surveys required to construct the Project, including the following: wetland delineation, Phase I Environmental Site Assessment, soil analysis, Wisconsin State Historical Preservation Office, and endangered resources review. The Project is not expected to impact natural resources.

The Applicant intends to start construction on the Project in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2026, the Project is expected to be completed by the end of 2026. If construction is delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027. Once complete, the Project will generate local power for local customers within We Energies' service territory.

Image 1 Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is located on approximately 32 acres of vacant land in the Village of Caledonia, Racine County known as parcel # 104042207033000, west of County Road V and south of 6 ½ Mile Road. The land is part of a larger 101.7-acre parcel owned by J&L Trading-Investments, LLC (Jerry Warntjes).

Zoning

The proposed Project is situated on land that is zoned A-2 Agricultural.

Setbacks

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined by Village of Caledonia Zoning Ordinance SEC. 16-6-2:

Street yard setback of 75 feet

Rear yard setback of 25 feet

Side yard setback of 25 feet

B. Description of Equipment

Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 10’ into the ground, and extend approximately 5’ above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube. All components of the racking system are galvanized steel.

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

Figure 1 – Example of Horizontal Profile View panels and racking

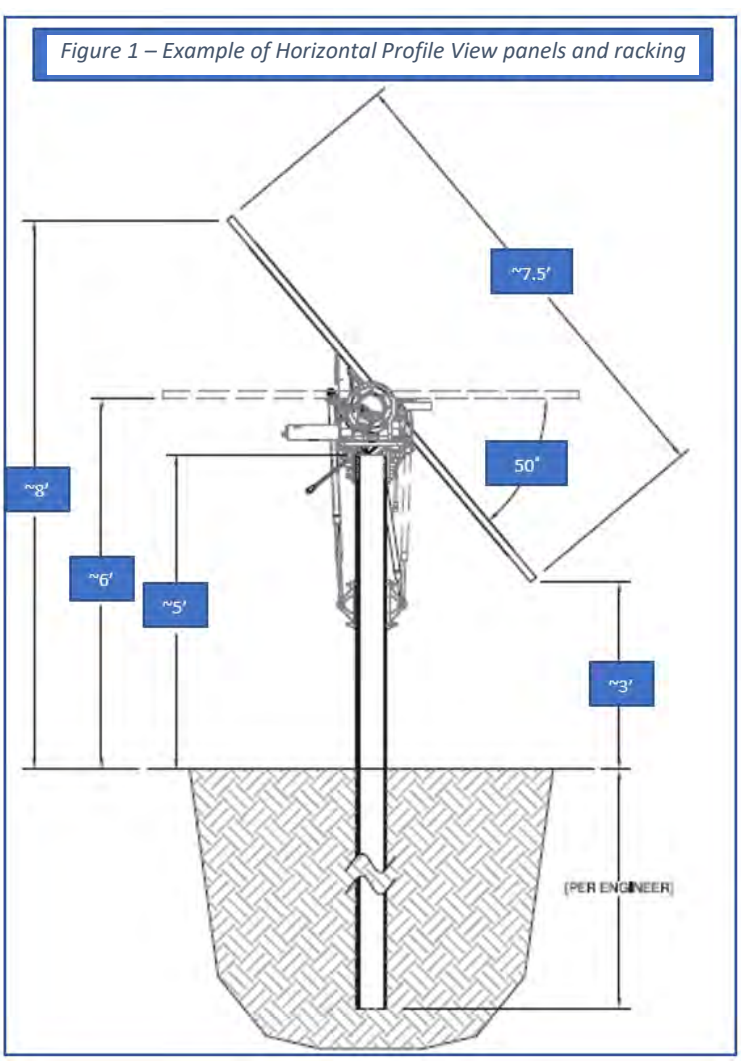


Image 2 - Strobus Solar Project in Merrillan, WI

Image 3 - Stockton Solar Project in Stockton, MN

Solar Panels

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

Inverters, Transformer, Electrical Rack

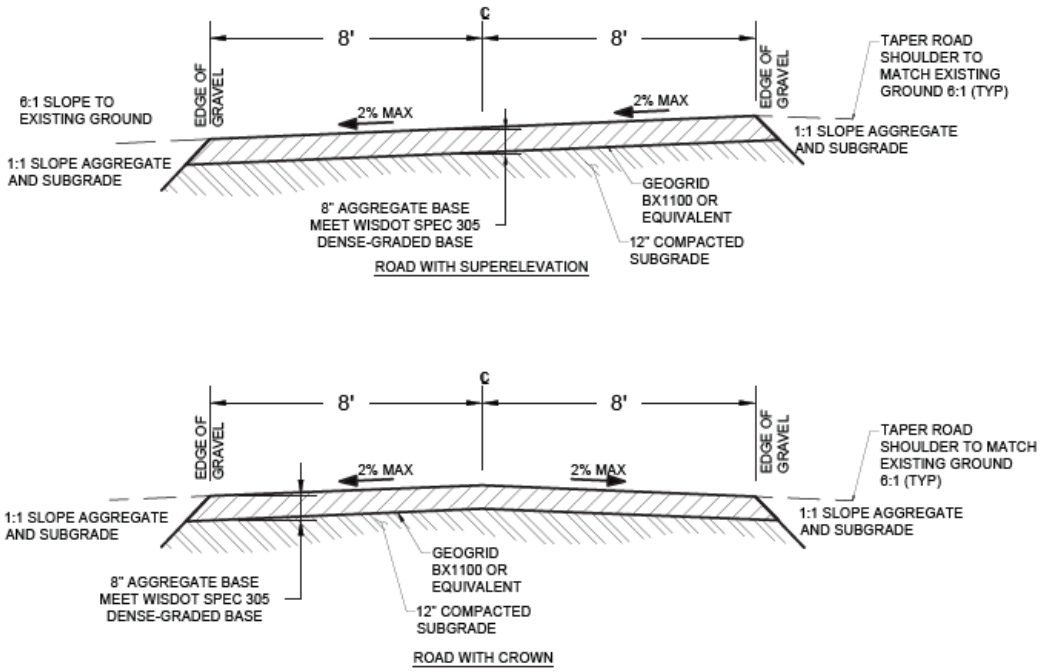
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8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

Image 4 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will come off of County Road V. The access drive will be installed below depending on the slope. The access drive is installed at-grade to minimize changes to existing drainage patterns. The project is expected to have less than 1 acre of impervious surface area.

Figure 2 – Example of Access Drive Design Detail



Fence

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

Image 5 – Fence at Rushford Village Solar Project in Rushford Village, MN

Image 6 – Fence at Blue Prairie Solar Project in Black River Falls, WI

C. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 6 Megawatt solar system can be located on approximately 32 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction. The proposed project is expected to produce enough electricity for over 1,400 average Wisconsin residences.

D. Landscaping

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

E. Wetland and Drainage Facilities

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

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

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

F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2025-2026, to enable purchasing of long-lead equipment in early 2026 and construction during the months of May to October, 2026. If construction is

delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2026 and be complete by the end of 2026. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2026	5/31/2026
Pile Installation	6/1/2026	7/1/2026
Racking and Module Installation	7/1/2026	9/1/2026
Wiring and Transformer Installation	9/1/2026	10/15/2026
Pollinator Seeding and Revegetation	10/15/2026	11/1/2026
Target In-service Date	11/1/2026	

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit B – Operations Plan**. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive to the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

H. Decommissioning and Removal

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

I. About OneEnergy

OneEnergy is the leading developer of distributed utility scale solar in Wisconsin, having developed 55 projects in the Midwest totaling 220 MW, and 39 projects totaling ~170 MW in Wisconsin that are currently operating or under construction.

Our regional team consists of developers, engineers, legal, and construction managers based out of our Madison office. The team completed development, engineering, and, in 2024, managed the construction of 7 projects in Wisconsin, including a series of four 6 Megawatt projects for WE Energies located in Fond du Lac, Jefferson, Racine, and Walworth Counties.

In this work, we have cultivated strong relationships with permitting entities and developed expertise in effective stakeholder communication, ensuring smooth project execution.

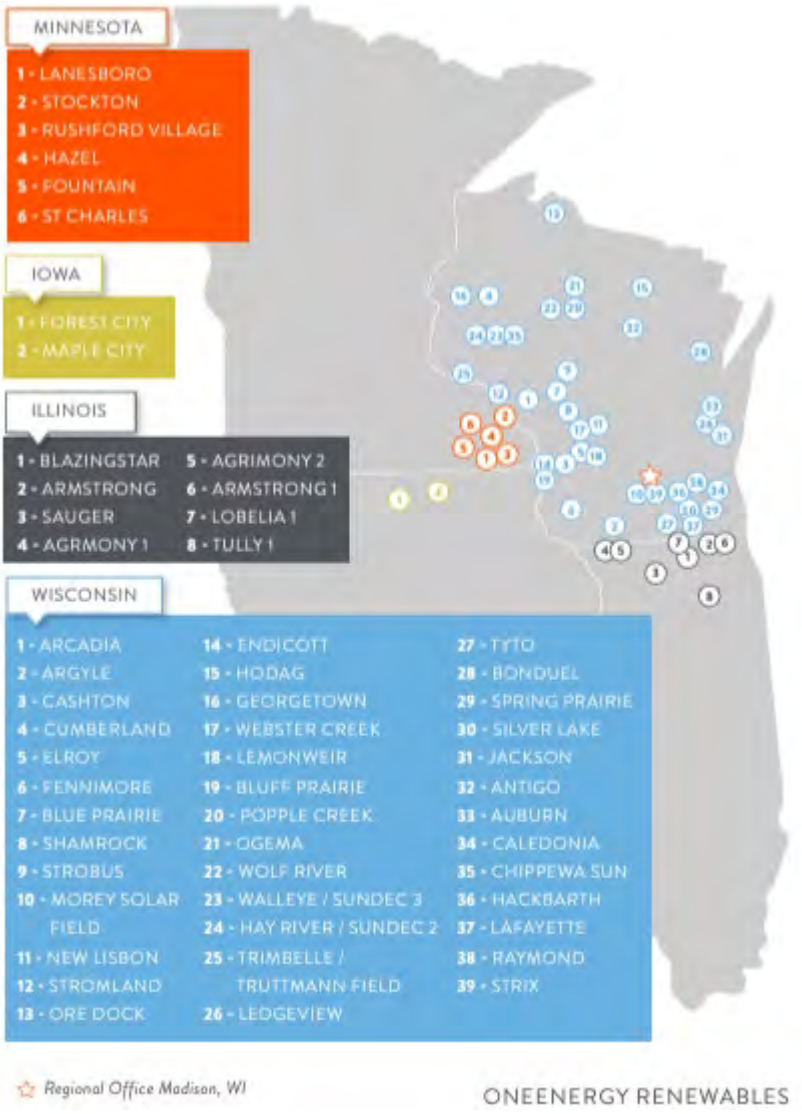


Figure 3 – OneEnergy Midwest Solar Projects

ROOT RIVER SOLAR

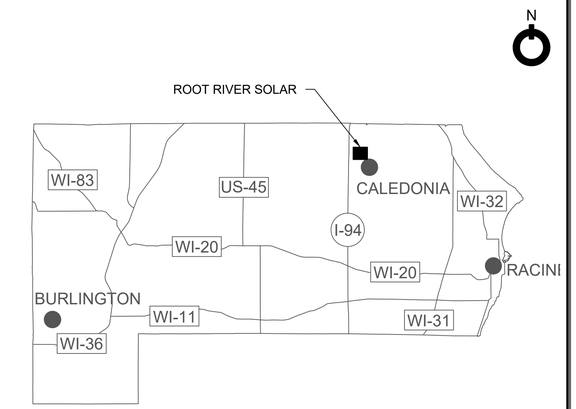
RACINE COUNTY, WISCONSIN

SOLAR PV PROJECT
6.000 MWAC

LEGEND

- PARCEL BOUNDARY
- ZONING SETBACK
- NEIGHBORING PARCEL
- TREE LINE (E)
- PERIMETER FENCE (P)
- GRAVEL ACCESS ROAD
- LAYDOWN AREA
- UGMV — UG MV (P, OER)
- UGMV — UG MV (P, UTIL.)
- OHU — OH ELECTRICAL (E)
- OHU — OH ELECTRICAL (P, UTIL)
- UGG — UG GAS
- UTILITY POLE (P, UTIL.)
- UTILITY POLE (P, OER)

RACINE COUNTY MAP



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 6.000 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN A SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY.

SITE DETAILS:

PARCEL ID	104042207033000
OWNER:	J&L TRADING-INVESTMENTS, LLC
ACREAGE:	101.70
EXISTING ZONE:	A-2 Agricultural

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	101.70
TOTAL LEASED AREA (ACRES):	-
TOTAL FENCED AREA (ACRES):	30.82
GRAVEL ACCESS ROAD (ACRES):	0.98
LAYDOWN AREA (ACRES):	0.73

DESIGN SUMMARY:

MODULE POWER:	605 W
MODULE COUNT:	TBD
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kW / 250 kVA
INVERTER COUNT:	24
DC SIZE:	TBD MWdc
AC SIZE:	6.000 MWac
DC/AC RATIO:	TBD
GROUND COVERAGE RATIO:	32%
ASCE 7-16 GSL:	30 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

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

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

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
00	5% DEVELOPMENT LAYOUT	01/09/2025	AC	AK	
01	5% DEVELOPMENT LAYOUT - AHJ COMMENTS	01/30/2025	AC	AK	

ROOT RIVER SOLAR
ONEENERGY DEVELOPMENT, LLC.
42.818594°, -87.938952°
RACINE COUNTY, WISCONSIN

SHEET TITLE:
DEVELOPMENT LAYOUT - 2

SHEET NO:
D-100

PUBLISHED ON: 01.30.2025 6:14 PM

Exhibit B – Operations Plan

Root River Solar Project

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

OneEnergy Renewables

Root River Solar Project

Solar Generating Facility Operations Plan

Type of Activity Proposed: OneEnergy Development, LLC is proposing to build a solar generation project (the "Facility" or "Project") located on approximately 32 acres, consisting of solar modules and associated collection equipment that delivers power to the electric grid. The Facility will have a maximum capacity of 6 MW AC. The on-site equipment at the Facility will consist primarily of solar modules mounted on single-axis tracking racking. These panels generate direct current (DC) electricity. Twenty-four inverters, situated throughout the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. Two transformers increase the AC voltage produced by the inverters to the grid voltage of the existing three-phase distribution line to which the Project connects.

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

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

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

Root River Solar

Vegetation Installation and Management Plan

Date: 1/6/2025
Site Location: 42.818594, -87.938952

ONEENERGY RENEWABLES • 10 N LIVINGSTON ST • STE 201 • MADISON, WI
WWW.ONEENERGYRENEWABLES.COM

Contents

1 Site Overview

Root River Solar is a 6 MWac solar project located in the Village of Caledonia in Racine County, Wisconsin. The approximately 30-acre project site is currently used for agricultural production and was most recently planted in corn. The project area contains hydric soils but no wetlands. The predominant soils on site are moderately well-drained Ozaukee silt loam, poorly-drained Ashkum silty clay loam, and somewhat poorly-drained Blount silt loam. Following construction of the solar array, the site will be planted with native prairie species to provide pollinator habitat.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator friendly solar sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Planting native prairie species restores soil by preventing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility. In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables.

The aesthetic benefits of pollinator habitat provide additional services to the local community for those who appreciate observing the wildflowers, birds, butterflies, and other species that are drawn to the solar site. Native prairie plants prevent stormwater runoff and improve surrounding water quality, which is an important consideration following the construction of solar projects. While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits outweigh the costs. Following the first five years of management, as the hardier native plant communities become established, reduced management needs are anticipated for the remainder of the time the solar array is in operation.

3 Site Preparation and Temporary Seeding

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

Invasive species observed east of the project area include reed canary grass (*Phalaris arundinacea*) and narrow-leaved cattail (*Typha angustifolia*). Weedy species include barnyard grass (*Echinochloa crus-galli*) and roughfruit amaranth (*Amaranthus tuberculatus*).

The environmental specialist overseeing site preparation activities and selecting herbicide treatments for noxious and invasive species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the environmental specialist will have detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration and vegetation assessments.

Winter wheat or oats will be used as a cover crop depending on the time of year and based on the WDNR Technical Standard (1059) and the WisDOT seeding specification (630). A cover crop is also used in disturbed areas throughout construction as part of the Stormwater Pollution Prevention Plan.

4 Permanent Seeding

The soil will be disced and then either harrowed or raked to prepare the soil for seeding. Native grasses will be seeded using a mechanical broadcast spreader at a depth of ¼ to ½-inch. An annual nurse crop of winter wheat or oats will be seeded along with the native grass mix to provide winter stabilization and weed suppression. Following grass seeding, the site will be raked and harrowed. Wildflowers and sedges will be seeded using a mechanical broadcast spreader and covered by raking the site.

The primary seed mix used will be a diverse upland mix of around thirty plant species designed by environmental specialists to suit site-specific soil and microclimate conditions and to provide continuous forage and habitat for pollinators. The seed mix includes flowering species with a wide range of bloom times to cover each season pollinators are active. Species suitable for hydric soils will be included in this seed mix.

Changes to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting. The diversity of species and quality of the mix will be maintained.

5 Vegetation Management and Monitoring

Vegetation will be managed to achieve the following objectives:

1. Establish native vegetation cover as prescribed in the selected pollinator seed mixes.
2. Maintain complete vegetation cover while limiting noxious and invasive species.

3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

During the germination year, the site will be mowed to reduce competition and control weed growth. Additional mowing may be required to prevent annual and biennial weeds from setting seed. During the establishment period, which spans about 2 to 5 years after seeding, mowing should occur 2-3 times per year, subject to the recommendations of the environmental specialist. Vegetation will be mowed to a height of 8". Following the establishment period, the site will be mowed as needed invasive and noxious weed species control and to intermittently remove biomass. A suggested timeline for vegetation management is provided in Section 7.

The following objectives will be achieved through vegetation monitoring:

1. Document the presence of desirable native species.
2. Document the presence of noxious and invasive weed species.
3. Provide recommendations for appropriate corrective actions to promote the planned vegetative cover and limit noxious and invasive species.

Specific management activities and timelines will depend on observations during seasonal site inspections. Following a fall seeding, these inspections would begin in late April to mid-June. Following a spring seeding, inspections should begin by mid-May.

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

6 Invasive and Weed Species Management

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

If necessary, the following herbicides may be used for spot-treatment: glyphosate, triclopyr, clopyralid, or aminopyralid. Glyphosate is a non-selective systemic herbicide used to treat broadleaf weeds, grasses, and woody plants, and triclopyr is a selective systemic herbicide used to control woody and herbaceous broadleaf species. Clopyralid and aminopyralid are selective herbicides used to target broadleaf weeds, especially clover and thistle. Herbicide contact with

native species will be limited and herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

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

7 Vegetation Management Timeline

Year 0		
Seedbed Preparation	Herbicide application, soil bed preparation.	Sep-Oct
Seeding	Site will be seeded with native prairie mix and a nurse crop of winter wheat.	Oct-Nov
Years 1-3		
1st Site Inspection	Document locations of native and weed/invasive species and recommended management activities. Site inspection may take place at the same time as management visit.	Apr-May
1st Mow	Site mowed to 8" vegetation height. Spot-treat weed/invasive species as needed. Timing of mowing is dependent on plant phenology and weed/invasive species pressure documented during site inspection.	Jun
2nd Site Inspection	Document locations of native and weed/invasive species and recommended management activities.	Late Jun-early Jul
2nd Mow	Site mowed to 8" height. Spot-treatment of weed/invasive species as needed. Timing of mowing is dependent on observations during site assessments.	July-Aug
3rd Site Inspection	Document locations of native and weed/invasive species and recommended management activities.	Late Aug
3rd Mow	Complete site mow to 8" and spot-treatment of weed/invasive species as needed. Timing of mowing is dependent on observations during site assessments.	Sept
Year 4		
1st Site Inspection	Document locations of native and weed/invasive species and recommended management activities.	Apr-May

Dormant Mow	Mulch biomass by mowing in the spring to reduce competition and encourage native plant growth.	Apr-Jun
2nd Site Inspection	Document locations of native and weed/invasive species and recommended management activities.	Jun-Jul
Spot treatment of invasives/weeds	Herbicide treatment types will depend on the target species observed during site inspections.	Variable
Years 5-25		
Site Inspections	Two annual visits to monitor vegetation in the spring and early summer. Spot-mowing or weed/invasive species removal will be completed as needed based on site inspections. If biomass removal is needed, sites can be mowed every three years using a flail mower. Site should not be mowed more than once per year, and mowing should occur from Mar-Apr 15th or Sept-Oct to avoid disturbing nesting birds. Rotating halves or thirds of the site while mowing will increase plant diversity and structure and provide adjacent refuge for wildlife.	Late April to early May & mid-June

8 References

Siegner, K., Wentzell, S., Urrutia, M., Mann, W., & Kennan, H. (2019) Maximizing land use benefits from utility scale solar: A cost benefit analysis of pollinator-friendly solar in Minnesota. *Yale Center for Business and the Environment*. https://cbey.yale.edu/research/maximizing-land-use-benefits-from-utility-scale-solar.

Walston, L. et al. (2018) Examining the potential for agricultural benefits from pollinator habitat at solar facilities in the United States. *Environmental Science & Technology 52* (13), 7566-7576. https://doi.org/10.1021/acs.est.8b00020.

Walston, L. et al. (2020) Modeling the ecosystem services of native vegetation management practices at solar energy facilities in Midwestern United States. *Ecosystem Services* (47), 101227. https://doi.org/10.1016/j.ecoser.2020.101227.

Appendix A: Native Prairie Seed Mix

Scientific Name	Common Name	% of Mix	Seeds/ft^2
Grasses			
Sideoats Grama	Bouteloua curtipendula	31.53%	9.38
Slender Wheatgrass	Elymus trachycaulus	9.18%	3.14
Plains Oval Sedge	Carex brevior	2.59%	3.72
Wood Gray Sedge	Carex grisea	0.86%	0.38
Troublesome Sedge	Carex molesta	1.18%	1.46
Brown Fox Sedge	Carex vulpinoidea	1.80%	8.93
Silky Wild Rye	Elymus villosus	0.00%	0.00
Virginia Wild Rye (sub)	Elymus virginicus	1.65%	0.34
Little Bluestem	Schizachyrium scoparium	25.10%	18.67
Prairie Dropseed	Sporobolus heterolepis	0.39%	0.31
Forbs			
Common Yarrow	Achillea millefolium	0.63%	5.57
Nodding Onion	Allium cernuum	0.24%	0.09
Lead Plant	Amorpha canescens	1.33%	1.06
Canada Anemone	Anemone canadensis	0.04%	0.02
Wild Columbine	Aquilegia canadensis	0.04%	0.08
Whorled Milkweed	Asclepias verticillata	0.05%	0.03
Common Milkweed	Asclepias syriaca	0.31%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.31%	0.07
Partridge Pea	Chamaecrista fasciculata	4.55%	0.61
White Prairie Clover	Dalea candida	4.98%	4.69
Purple Prairie Clover	Dalea purpurea	5.88%	5.25
Cream Gentian	Gentiana flavida	0.16%	1.11
Virginia Mountain Mint	Pycnanthemum virginianum	0.16%	1.75
Prairie Wild Rose	Rosa arkansana	0.31%	0.04
Black-eyed Susan	Rudbeckia hirta	1.88%	8.58
Gray Goldenrod	Solidago nemoralis	0.27%	4.02
Ohio Goldenrod	Solidago ohiensis	0.20%	1.09
Calico Aster	Symphyotrichum lateriflorum	0.04%	0.50
Sky Blue Aster	Symphyotrichum oolentangiense	0.16%	0.63
Ohio Spiderwort	Tradescantia ohiensis	0.24%	0.10
Hoary Vervain	Verbena stricta	1.41%	1.96
Golden Alexanders	Zizia aurea	2.53%	1.38

Seeding Rate: 13.5 lbs/acre (85 seeds/square foot)

Appendix B: Preliminary Site Plan

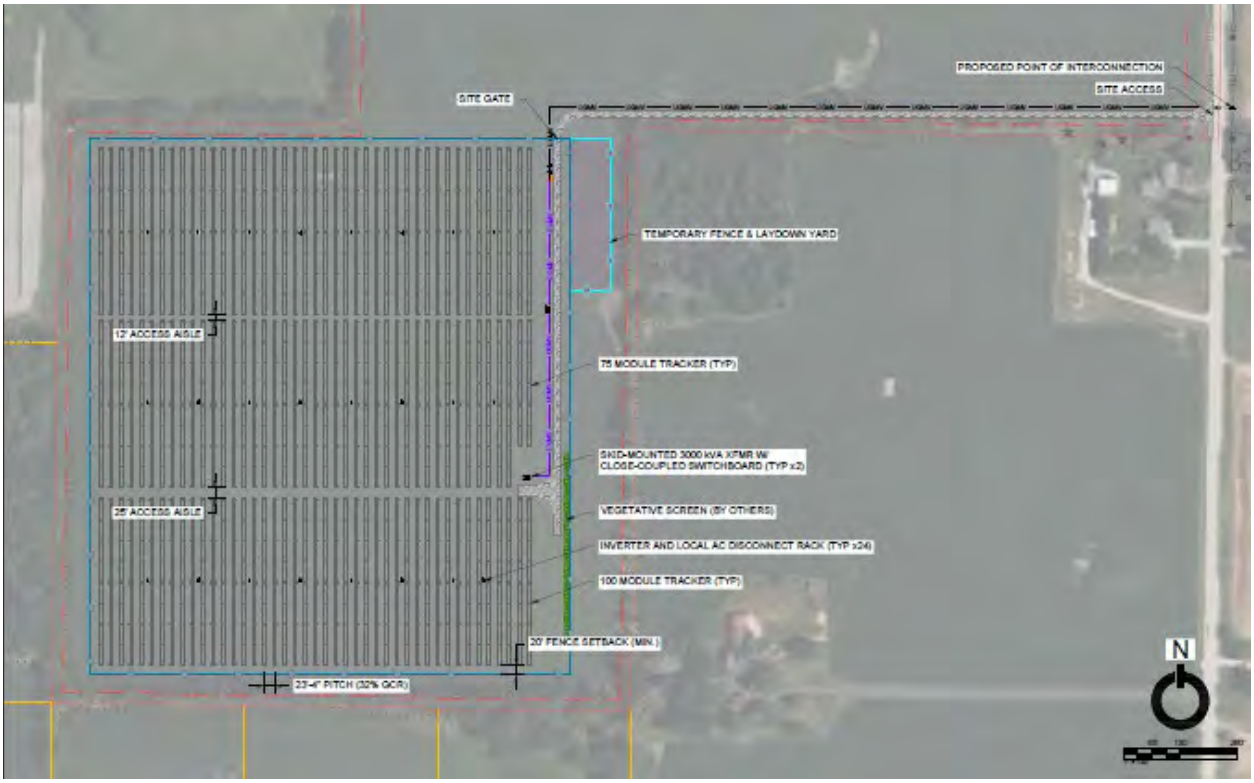


Exhibit D – Decommissioning Plan

Root River Solar Project

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

OneEnergy Renewables
Root River Solar Project
Solar Generating Facility Decommissioning Plan

1. Introduction

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

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

Within 180 days of the project being placed in service, project owner shall provide financial assurance in the form of a letter of credit, performance bond, or other means acceptable to municipality in the amount of the Decommissioning Costs, unless the owner is a public utility regulated by the Public Service Commission of Wisconsin (PSCW).

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

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

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

Project Information

Address: To be assigned
County: Racine, Wisconsin
Village: Caledonia
Project Size: 6 MWac

2. Decommissioning Process

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

Equipment Dismantling and Removal

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

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

Environmental Effects

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

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

Site Restoration

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

Managing Materials and Waste

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

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

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of oil from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.
Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.

Concrete Pad	Concrete pads will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

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

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

ALTA/NSPS LAND TITLE SURVEY

The East ½ of the Northwest ¼ of the Southeast ¼; the Southwest ¼ of the Southeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 7, Township 4 North, Range 22 East. EXCEPTING THEREFROM lands conveyed by Warranty Deed recorded on April 4, 2016, as Document No. 2431615 and corrected by an Affidavit of Correction recorded on August 24, 2016, as Document No. 2443140, described as follows: Part of the Northeast ¼ of the Southeast ¼ of Section 7, Township 4 North, Range 22 East, bounded and described as follows: Commencing at the Northeast corner of said Southeast ¼; thence South 00°37'16" East, on and along the East line of said Southeast ¼, 24.75 feet; thence South 89°19'18" West, 33.00 feet to the point of beginning; thence South 00°37'16" East, on and along the West right of way line of CTH V, 20.00 feet; thence North 45°40'22" West, 28.28 feet to the South right of way line of 6 ½ Mile Road; thence North 89°19'38" East, on and along said South right of way line, 20.02 feet to the point of beginning. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.

Property Address: 7444 County Hwy V, Caledonia, WI 53108
Tax Key Number: 104-04-22-07-033-000

Prepared for: Root River Solar, LLC
Survey No. 169559-RMK

A. Basis of Bearings
Bearings are based on the North line of the Southeast 1/4 of Section 7-4-22, which bears South 89°13'42" East. Wisconsin County Coordinate System, Racine County.

B. Title Commitment
This survey was prepared based on Knight Barry Title, Inc. and underwritten by Stewart Title Guaranty Company title commitment file number 2296073, commitment date September 4, 2024 , which lists the following easements and/or restrictions from schedule B-II:

1, 6-8, 10. Visible evidence shown, if any.

2-5, 9, 12. Not survey related.

11. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. Lies within or crosses the surveyed property - its location is shown.

C. Flood Note
According to flood insurance rate map of the Village of Caledonia, community panel number 55101C0079D & 55101C0083D, effective dates of 5/2/2012, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Elevations
Elevations refer to NAVD88 Datum. Starting benchmark - HARN Station DF9497 elevation 680.13

F. Municipal Zoning
The zoning information listed is taken from the Village of Caledonia website- site is zoned A-2 Agricultural

Street setback - 75'
Side yard setback - 25'
Rear yard setback - 25'
Maximum height - 35'

G. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

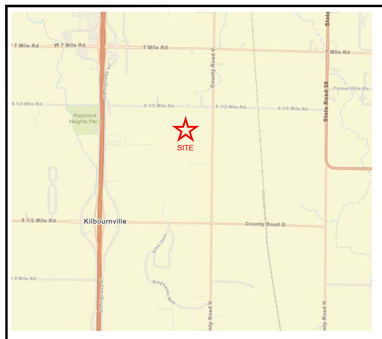
There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

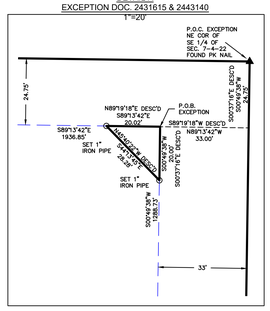
There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

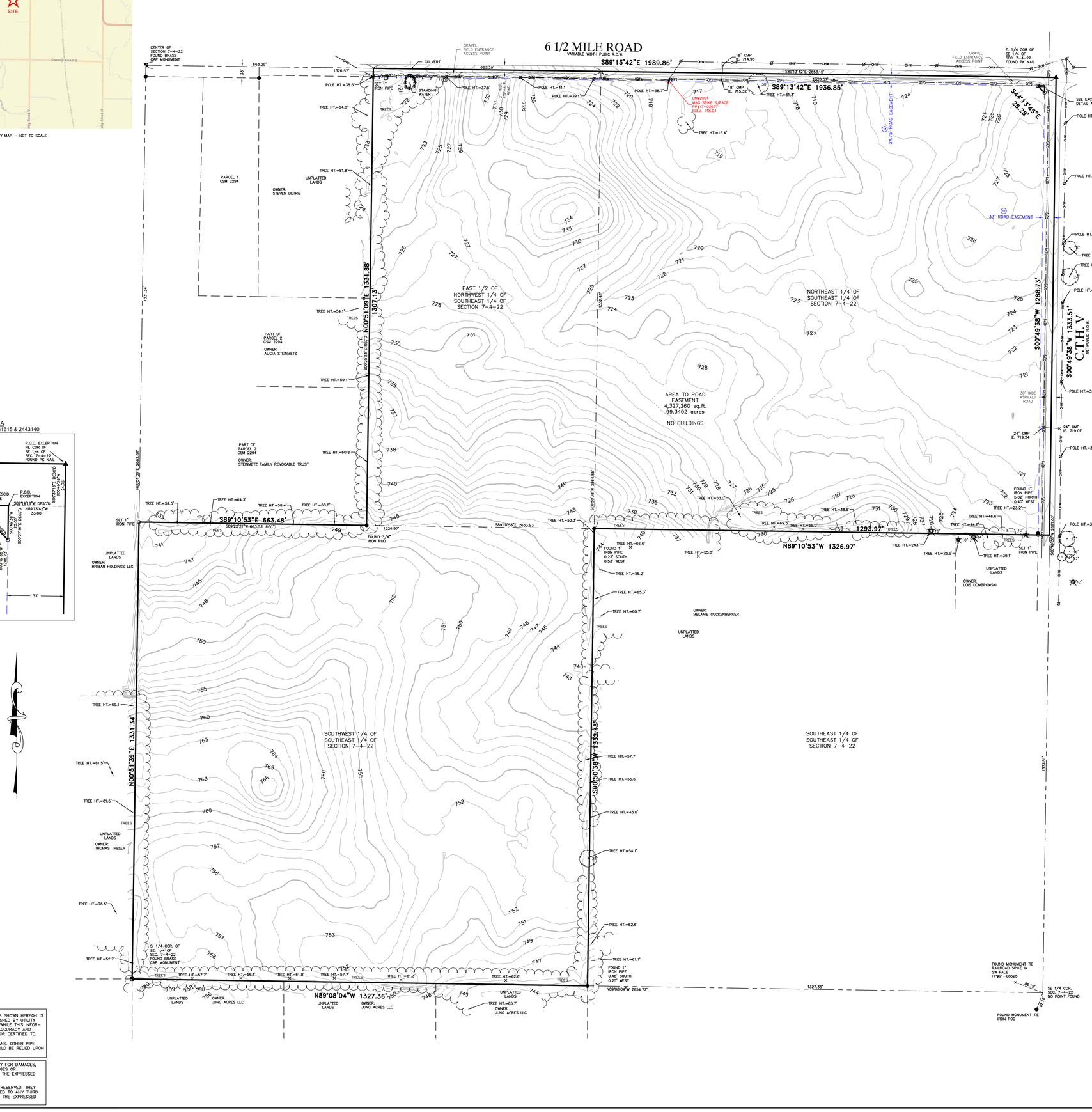
There are no plottable offsite easements.

The property hereon is the same property described in that certain Title Commitment issued by Knight Barry Title, Inc., title commitment file number 2296073, commitment date September 4, 2024.



VICINITY MAP – NOT TO SCALE





GRAPHIC SCALE
50 0 50 100 200
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- S – SANITARY SEWER
- STO – STORM SEWER
- W – WATERMAIN
- G – MARKED GAS MAIN
- E – MARKED ELECTRIC
- OHW – OVERHEAD WIRES
- B – BUREAU ELEC. SERV.
- T – MARKED TELEPHONE
- TV – MARKED CABLE TV LINE
- FO – MARKED FIBER OPTIC
- (P) – UTILITY PER PLAN
- 780 – INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 – INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20244514980

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

To: Root River Solar, LLC
Knight Barry Title, Inc.
Stewart Title Guaranty Company

This .. to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(2), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 19, 2024.

Date of Plat or Map: November 25, 2024

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Michael J. Ratzburg
Professional Land Surveyor
Registration Number S-2236
michael.ratzburg@rasmith.com

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA, WI LAND SURVEYOR

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5169559\Dwg\169559 AS10.dwg, Root River Solar, 11/26/2024 7:51:53 AM, rmk

S:\5169559\Dwg\169559 AS10.dwg \ Root River Solar

Frequently Asked Questions

Project Details

What kind of solar project is this and who it will serve?

The project is described as a ground-mounted solar electric generating facility. Solar panels that convert sunlight into electricity are mounted on racking and secured to steel I-beams that have been driven into the ground. The rows of racking and panels are connected by a series of wires that lead to inverters. Inverters change the electricity produced by the solar panels from direct current to alternating current so it can be supplied to the utility grid. Transformers, like the ones used for schools, grocery stores, and other large buildings, convert the electricity produced to match the voltage of the electric distribution system nearby.

The project will tie into the existing distribution system and serve local customers of We Energies. Electricity generated by the project will flow to the existing 3-phase electrical lines located along the road. This project is considered a "distributed generation" project because it generates electricity close to where it is consumed and stays on the local distribution system. This is different from coal and natural gas plants, or large-scale solar facilities, where power is generated in one place and transmitted to consumers over longer distances. The project will not cause any changes to the price or quantity of electricity on your household utility bill.

When is the planned or anticipated start date?

Pending availability of key equipment and lead times, the project is expected to begin construction in the spring or summer of 2026. The project is expected to take 4-6 months to construct.

What is the life expectancy of the project?

The warranties on solar panels are 30 years and the panels are expected to work efficiently beyond that, thus projects are designed to last 30-50 years. These projects are considered a temporary land use as the components of the solar electric facility will be removed at the end of the project's useful life. The land surrounding, between, and under the panels will be planted with a deep-rooted perennial pollinator mixture or a grazing pasture mix. Once the project lifespan is complete and the facility is removed, the rested land can return to its original agricultural use.

Please explain why this property is proposed for installation.

We looked for a property owner who is interested in hosting a solar project on land that is close to adequate electrical infrastructure. The property is located close to a substation with adequate transformer size/load and adjacent to a 3-phase distribution line so the solar electric facility can interconnect to the grid. In addition, the land is relatively flat, has favorable characteristics for a solar project, and avoids environmental constraints (outside of wetlands, floodplains, contains appropriate soil type and subsurface conditions, etc.).

Solar Panels

How long do Solar Panels last?

The solar panels we use are warrantied for 30 years. OneEnergy expects panels to have additional useful life at the end of their 30-year warranty, so we design the project to a 50-year lifespan. Our lease has a 30-year initial term with an option to extend for two additional periods of 10 years.

What are the components of the solar panels? What are they made of?

The solar panels are comprised of non-toxic materials. The silicon in solar panels is made from purified silica, which comes from sand. Silica sand is heated and formed into ingots which are then sliced into thin wafers. These solar cells convert sunlight into electricity and are wired together with copper. The solar cells are sandwiched between two layers of tempered glass and enclosed in an anodized aluminum frame. The glass, aluminum, solar cells, and copper wiring, which comprise about 99% of a solar panel by volume, are all recyclable.

What is the procedure if one breaks?

Solar panels themselves are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand). In product testing, the panels are broken into pieces and ground up to test for any harmful environmental effects. Even under these extreme testing conditions, the solar panels present no harm to children, adults, pets and/or farm animals. Since they are made of tempered glass, the panel surface may fracture but will remain enclosed within the frame. Our remote monitoring system detects faults at the site such as broken panels. We are notified immediately if a panel is not functioning as designed so we can promptly remove and recycle the damaged panel and replace it with a new one.

Are these panels subject to storm damage and what is the risk of damage to other properties if debris is carried onto a residence?

OneEnergy reviews historical weather conditions for each project location and ensures all project materials are rated to withstand maximum wind speeds and snow loads for the area. All solar panels are designed and tested to withstand extreme weather. For example, after Hurricane Sandy, a large solar installer in New Jersey reported just two loosened panels in a large installation out of the tens of thousands they had installed throughout the region. Our projects throughout the Midwest have

withstood Derechos and tornados and have never had panels or other equipment displaced from its racking. That said, OneEnergy carries commercial insurance that covers any damage to other properties that may occur in a worst-case scenario.

How and with what are panels cleaned if needed? Are chemicals used?
OneEnergy does not anticipate the need for cleaning panels during operations. Cleaning is sometimes required in desert environments that are very dusty and experience very little rain. It rains frequently enough in Wisconsin that we have never had (nor do we expect) to ever clean our panels.

Who is responsible for removal and disposal of solar panels?
Our lease agreement obligates the company to remove all the solar facility's components within one year from when the project is no longer producing power.

How are solar panels disposed of and where?
Given the lifespan of solar panels, our projects are all still operating (OneEnergy has not yet decommissioned one of its solar projects). However, OneEnergy Development is a member of the Solar Energy Industry Association (SEIA), a national organization active in developing effective end of life processes for solar panels. The U.S. and Europe already have collection and recycling programs in place and these programs are expected to grow as the solar industry does. Recently, OneEnergy has worked with The Retrofit Companies, Inc. in Minnesota to recycle panels that were damaged during shipping or installation and intends to partner with TRC or another similar panel recycler to recycle any panels that may need to be disposed of in the future.

Safety of Solar Projects

Will there be glare?
Modern solar panels are designed to absorb (rather than reflect) sunlight and are not considered to produce glare. Further, the panels we use are treated with a non-toxic, anti-reflective coating. When reviewing proposed solar projects on airports, the Federal Aviation Administration concluded that solar panels are much less reflective than a lake or snow-covered ground. OneEnergy has successfully permitted and constructed a solar project on airport property immediately adjacent to the runways of the Middleton Municipal Airport in Wisconsin, and there are numerous other large-scale solar projects adjacent to airports in Madison, Indianapolis, Denver, and elsewhere.

Water run-off issues: Where will the water flow to? What direction and how will it impact the environment/fields and wildlife in area? Has the water flow been assessed by the DNR?
This project is designed with tracking technology, meaning each row of panels track the sun as it tilts from east to west throughout the day. The "drip edge" of the panels, or the edge closest to the ground, changes position as the trackers move. This spreads the panel runoff over a wider area than would be the case if the panels were fixed and drained to a single point, like on a roof. As part of the stormwater permit we submit and obtain through the Wisconsin DNR, we conduct a hydrology study that shows how water flows before and after the project is installed. The hydrology study results show that because the project area will be planted with deep-rooted perennial vegetation, water infiltration increases after installation of the project relative to the pre-construction condition of conventional row-crop farming. This is mainly attributed to the absence of tillage and soil disturbance associated with seeding and harvesting cultivated crops.

Do solar projects cause stray voltage? How is this prevented? How is this monitored by OneEnergy?
Solar projects of the scale OneEnergy is proposing are considered electrical facilities subject to state electrical licensing and inspection in Wisconsin. Our electrical engineering designs must be approved by the Wisconsin Department of Safety and Professional Services. The state sends an electrical inspector to verify the system is being installed per the approved plans during construction and shortly before completion of construction. The facility cannot be energized until this inspection is completed. This inspection ensures that the system is installed and grounded correctly per National Electrical Code, and that the utility interconnection is designed with the appropriate fault detection such that the system de-energizes within 2 seconds if a grid fault is detected.

A letter[1] written by Douglas A. Mutcher, a Professional Electrical Engineer from Westwood Professional Services familiar with solar project design and operation, regarding stray voltage and solar projects, written in support of an application to the Public Service Commission for a 100+MW solar project, concludes that "any concerns associating solar PV plants with increased risk of stray voltage are baseless."

OneEnergy is not aware of any credible reports of solar projects in Wisconsin experiencing issues relating to stray voltage. Stray voltage is much more likely to occur from many other buildings installed in rural areas such as pole barns, storage warehouses, etc. which have unbalanced single phase loads and are not subject to rigorous design or inspection criteria.

Are there fire risks for solar projects?
The risk of fire at a solar project is no greater than that at the transmission and distribution lines that we all live and work nearby every day. Although very rare, fires at solar projects do sometimes happen, and they typically self-extinguish at the component level. The best preventative measures for fire are workmanship and wire maintenance. Once constructed, further fire prevention and mitigation strategies are in place to ensure no large fire outbreak will occur. This includes regular testing with standardized quality assurance measures to replace any damaged, malfunctioning, or prematurely aged components.

[1] "Appendix C-12 - Stray Voltage Opinion" Public Service Commission of Wisconsin, Wisconsin Power & Light Company, Docket No. 6680-CE-182 and Docket No. 6680-AE-120 https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=390344

The US Department of Energy translated and re-published an extensive report [2]and guidance from the German government about the risks of fire and solar, concluding that "the fire emergence risk in PV systems is very low given planning in accordance with fire protection, use of high-quality components and proper installation." Furthermore, the authors "rule out any hazard to the environment from gaseous pollutants related to burning PV modules."

What are the effects on wildlife?

We design our projects with wildlife and land stewardship in mind. Studies are conducted prior to a project's construction to ensure no critical habitats exist within a solar project's footprint. In addition, we use a deer exclusion type fencing that allows movement of smaller animals through the project. If the project is to be grazed, we work to ensure the fencing is designed to keep out predators but to allow other wildlife movement through the project area. In addition, the project's vegetation of pollinator meadow or grazing mix are beneficial to wildlife in the area as it provides more suitable habitat than the previous land use of conventional row-cropping.

What are other potential problems, issues and/or negative impacts that could occur with the installation of solar panels?

OneEnergy Renewables hires reputable and experienced contractors to install solar panels who adhere to OSHA regulations. Once installed, solar panels operate quietly and do not present harm to people, animals, the environment, or property values. As the solar industry grows, the industry is working hard to address any potential concerns related to the end of life of panels. OneEnergy is a member of SEIA (Solar Energy Industries Association). SEIA and its members are active in developing end-of-life recycling programs. There are currently several operating recycling facilities throughout the country, including facilities in Arizona, California, Colorado, Georgia, Illinois, Indiana, Massachusetts, Minnesota, New Jersey, New Mexico, New York, North Carolina, Ohio, Texas, Utah, Virginia, and Washington.

Neighboring Properties

Will the project be a nuisance to neighbors or adjacent property owners?

We do not expect the project to be a nuisance to any neighbors. Solar projects do not produce sound that is audible at the perimeter of the project. OneEnergy designs its fencing, vegetation, and other elements of the project to integrate into the agricultural landscapes in which they are located. After

[2]TÜV Rheinland Energie und Umwelt GmbH. (2018). Assessing Fire Risks in Photovoltaic Systems and Developing Safety Concepts for Risk Minimization. U.S. Department of Energy Solar Energy Technologies Office, Washington, DC. Retrieved from https://www.energy.gov/sites/default/files/2018/10/f56/PV%20Fire%20Safety%20Fire%20Guideline_Translation_V04%2020180614_FINAL.pdf

construction is complete, the project would only require a visit once or twice a month for vegetation maintenance and other incidental maintenance.

If there is a mortgage on a property where panels are proposed to be installed is the mortgage company informed and adjacent properties owner and their bank/mortgage holders informed as well?
We obtain an SNDA (subordination, non-disturbance and attornment agreement) if there is a mortgage on the property where the solar project is built. This acknowledges the mortgage company and OneEnergy Renewables' relative position in the Title report. No adjacent properties' mortgage holders are informed of the project by OneEnergy Renewables.

What effect does a solar project have on the valuation of property and surrounding properties?
In December of 2024, an analysis[3] of 70 utility-scale solar projects built in the Midwest from 2009-2022 using data from the Lawrence Berkeley National Laboratory and housing value data from Zillow shows that utility-scale solar projects increase nearby property values by roughly 0.5-2.0%. Projects smaller than 20MW have a more positive impact on nearby property values than projects larger than 20MW.

The most robust study[4] of the effects of solar on property values, which came out in early 2023, shows that the effect of solar on property values is very small and varies by state (and has a positive effect on property values about 1/3 of the time).

Potential drivers of negative effects on property values are scarce green space, limited vegetative screening, and high level of public controversy surrounding a project. It is our goal to site and construct projects in such a way as to minimize any effect on property values. We site projects in rural areas with an abundance of green space and we are willing to discuss targeted vegetative screening of our sites with neighbors.

[3] Simeng Hao, Gilbert Michaud, Assessing property value impacts near utility-scale solar in the Midwestern United States, Solar Compass, Volume 12, 2024, 100090, ISSN 2772-9400, https://doi.org/10.1016/j.solcom.2024.100090.
[4] Salma Elmallah, Ben Hoen, K. Sydny Fujita, Dana Robson, Eric Brunner, Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states, Energy Policy, Volume 175, 2023, 113425, ISSN 0301-4215, https://doi.org/10.1016/j.enpol.2023.113425.

Land Use

Why are these solar panels not put on existing structures (i.e. roofs) in cities and closer to the electric power plant?

Roof-mounted projects produce approximately 40% less energy per panel than ground-mounted facilities using single-axis tracking and bifacial panels.

The cost of installing roof-mounted systems is generally about 55% more expensive per panel.

These two elements combined generally make it difficult for utility-scale projects (like what we are proposing here) to be cost-effective when sited on rooftops. Ground-mounted single-axis tracking systems are able to produce electricity at cost-effective rates that benefit utility customers.

How much land is needed for solar projects? Is solar an effective use of land?

5-7 acres of land typically can accommodate 1MW of solar power generating capacity. Farmers and landowners in Wisconsin are already major energy producers with 37% of the state's corn crop going to ethanol production[5]. Generating electricity with solar is an extremely efficient use of land:

- Net energy production of solar PV is 100x greater than corn-based ethanol[6].
- Corn-based ethanol requires 32x the amount of land to power the same number of vehicle miles as solar PV[6].
    - Put another way, one acre farmed with corn would produce enough energy to run a single car for a year. One acre of solar will produce enough energy to run more than twelve F150s for a year.

To achieve a net-zero carbon emission economy in Wisconsin by 2050, solar could be sited on less than 1.4% of our farmland[7].

Permits

Has the State of Wisconsin been contacted and permits obtained if needed?

The only permit needed from the State of Wisconsin for a solar project of this scale is coverage under the "Construction Site Storm Water Runoff General Permit" Storm Water Associated with Land Disturbing Construction Activity permit through the DNR (Permit Number WI-S067831-6). The Wisconsin DNR requires that our projects have received zoning approval when we apply for a stormwater permit. They do this to avoid people submitting speculative permits for projects that may not happen or may have major design changes. Thus, OneEnergy typically applies for this permit once all engineering is complete and shortly before commencement of construction.

Can copies of the permits obtained from PSCW/DNR be provided?

This project does not require a permit from the Public Service Commission of Wisconsin (PSCW). The PSCW is involved when projects are over 100MW.

---

[5] Wisconsin Corn Growers Association. (n.d.). Corn Facts. Retrieved January 8, 2025, from https://wicorn.org/resources/corn-facts/

[6] Corn Ethanol vs. Solar: A Land Use Comparison. Paul Mathewson and Nicholas Bosch. Clean Wisconsin. January 19, 2023. https://www.cleanwisconsin.org/wp-content/uploads/2023/01/Corn-Ethanol-Vs.-Solar-Analysis-V3-9-compressed.pdf

[7] Stumpf, Nolan. Solar and Agricultural Land Use Report. Renew Wisconsin, May 2023. https://www.renewwisconsin.org/wp-content/uploads/2023/05/Solar-and-Agricultural-Land-Use-Report-1.pdf

As described above, a Construction Site Storm Water Runoff General Permit is obtained from the Wisconsin DNR, and often Wisconsin Counties and Townships will require that we submit a copy of this permit to them once it is obtained/prior to construction as a condition to the zoning approval.

Taxes

Does a parcel where a solar field is installed become exempt from property taxes?
If the project is owned by an independent power producer, the equipment is exempt from personal property taxes like all energy generation equipment for all types of energy generators under 50 Megawatts. The land, however, typically is re-assessed for tax purposes (even though for zoning purposes it remains Agricultural) to commercial, and is taxed at a correspondingly higher rate which varies by jurisdiction but is usually 10-15x higher per acre.

If the project is owned by a utility, the project would contribute Public Utility Aid Payments through the Gross Receipts tax based on project size. At 6 Megawatts, this project would result in a total yearly payment of $24,000 that would be split between the municipality and the County. Utilities pay a Gross Receipts tax in lieu of property tax payments to the Wisconsin Department of Revenue, who then distributes to local jurisdictions.

Is OneEnergy subject to pay tax on revenue gained from their solar panels? To state and/or Federal government?
Yes, OneEnergy is subject to typical corporate income taxes both at the state and federal level for revenues gained from selling the electricity to the local utility. We forecast paying ~$1.4MM in federal income tax and ~$270,000 in state income tax over the life of the project.

Zoning

When solar projects are located in agricultural areas, is the land required to be rezoned to commercial?
OneEnergy's projects in Wisconsin can remain in Agricultural Zoning, and if solar arrays are not permitted by right, a temporary conditional use permit can be issued. Solar projects are a temporary use of the land, and our lease agreements obligate us to remove all equipment at the end of the project life and return the land to a farmable state. In addition, our projects are designed to combine solar electric generation with a vegetation maintenance plan for either a deep-rooted pollinator (a similar mix as found in Conservation Reserve Program (CRP)) or a pasture forage mix. We would use the pasture mix if we can find a local farmer with sheep willing to graze the site. If not, we would use the pollinator mix, and we often are able to find a beekeeper locally to host an apiary on site. This dual use of the land continues an agriculture environment throughout the lifespan of the project.

What is the proposed setback and height of the solar panels?
At their highest point, the solar panels are around 8 feet above ground level. Solar panels will be set back a minimum of 20 feet from the perimeter fence, which will be a deer-exclusion style agricultural fence. At a minimum, OneEnergy commits to following all applicable Setbacks.

OneEnergy Renewables

Is OneEnergy considered a Utility Company?
OneEnergy Renewables is not a utility company. OneEnergy is a solar development company that builds, constructs, and maintains solar projects and either sells the project to a utility as a power generating asset or sells the power generated to utilities through long term power purchase agreements.

In the event OneEnergy would go bankrupt or out of business. What would be the process?
Each project OneEnergy Renewables constructs has project-specific lending established. These projects have a large upfront capital investment. If OneEnergy were to go out of business, in the short term the lender would take over the lease payments and the project management. The lender is highly incentivized to keep the project producing energy so it can generate revenues, keep operating the project and paying down the loan. For the long term, the lender would likely seek out another solar company to continue operating the project, paying lease payments, and continuing to maintain the project consistent with local codes and permits.

Township Benefits

What is the benefit to the Township to have a solar panel field installed on any property aside from OneEnergy selling the product produced to an electric company for profit for OneEnergy?
The proposed project will tie into We Energies' distribution system. Thus, the power produced will go directly to the customers of We Energies. By producing power locally, We Energies saves money because they avoid paying transmission fees for power generated or fuel mined elsewhere. In addition, local power generation helps to build resilience into the electric distribution system by limiting risk of outages and allowing faster restoration of service.

What is the benefit/gain to the residents of the Township and individual property owner(s) if they contract with OneEnergy?
The property owner we are leasing from has decided that the lease payments we offer are preferable to alternative uses of the property.

The project will benefit We Energies customers by stabilizing their cost of electricity. The project will contribute to a more resilient electrical grid, generating more power closer to the point of use that doesn't need to be imported from generating stations far away.

The project represents a significant investment in the community. OneEnergy works primarily with

Wisconsin-based contractors to construct solar projects, and these contractors spend money in the area at hotels and restaurants while the project is being constructed.

The main contractors we have used to build our projects are Wisconsin-based Pieper Power, Westphal, and Arch Electric, and these projects have allowed them to hire dozens of new solar installers. These are family-supporting, prevailing wage jobs.

Solar projects produce electricity (which we all use) with a resource that we have (the sun) employing people who live here in Wisconsin to build and maintain the systems. This reduces the amount of money we send out of state to buy coal and gas that Wisconsin doesn't produce. Scott Coenen from the Conservative Energy Forum notes in the letter he sent to Oneida County in support of our Hodag Solar project built in 2021, Wisconsin spends $15 billion dollars importing oil, natural gas, and coal and creating hundreds of thousands of jobs elsewhere.

OneEnergy RENEWABLES

ROOT RIVER SOLAR
Project Overview

OneEnergy Renewables is in the process of developing a 6 MW solar project in the Village of Caledonia in Racine County, WI. The project is located west of County Road V and south of 6 ½ Mile Road (Please see site plan on reverse). OneEnergy Renewables will develop, design, and construct the solar project, and electricity from the project will serve local We Energies customers.

The project will occupy approximately 32 acres, and has an expected useful life of 30-50 years, providing clean, local renewable energy for years to come. At the height of construction, roughly 30 people will be employed on this project. *Solar installer* is one of the fastest growing jobs in the USA.

SYSTEM STATISTICS

6 Megawatts
~32 acres
~12,000,000 kWh per year

MAIN SYSTEM COMPONENTS

- Single-axis tracker (tracks the sun from east to west throughout the day)
- Bifacial solar panels
- Inverters
- Transformers

12,000,000 kWh of electricity per year, equivalent to…

1,400
AVERAGE WISCONSIN HOUSEHOLDS

9,241
TONS OF CO_2 AVOIDED, LIKE TAKING 1,600+ CARS OFF THE ROAD*

9,700
ACRES OF U.S. FOREST CARBON SEQUESTRATION*

*Source: EPA Greenhouse Gas Equivalencies Calculator

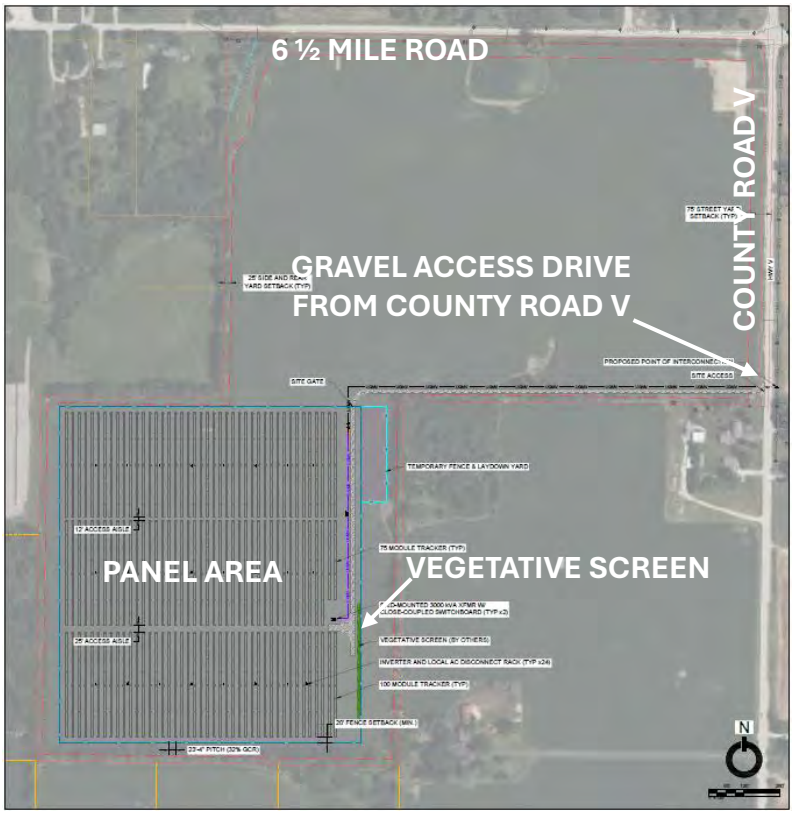
Sustainable Design and Construction

The area beneath and around the panels will be planted to a low-growing perennial pollinator mix. This increases water infiltration relative to conventional row-cropping. Water that flows off solar panels is safe for people and wildlife.

The project area will be fenced within an 8’ tall deer-exclusion style fence, similar to what one might find around an orchard. The area surrounding the project will continue to be farmed.

When the project is decommissioned, all infrastructure will be removed, and the site restored to pre-development conditions for continued agricultural use with rested and restored soils.

PROPOSED ROOT RIVER SOLAR PROJECT SITE PLAN



Contact

PETER MURPHY
PROJECT MANAGER

(262) 395-7172 |C

peter@oneenergyrenewables.com

10 N. Livingston St, Suite 201
Madison, WI 53703

FORGESOLAR GLARE ANALYSIS

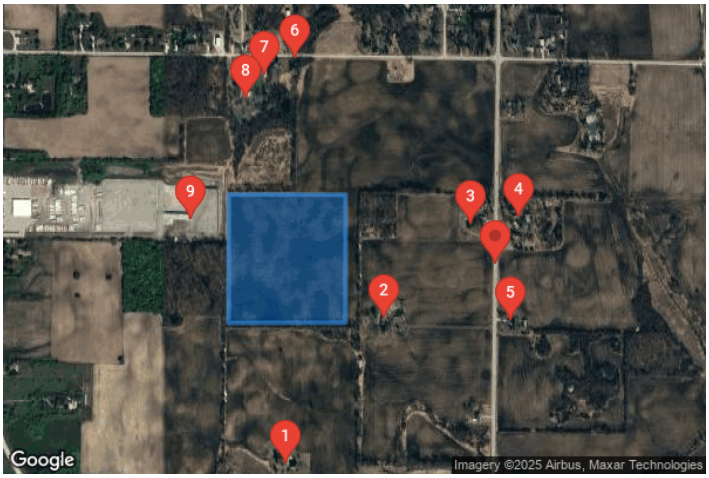
Project: **Root River**

Root River Solar will include approximately 60 acres of agricultural land in the city of Caledonia, WI. Some light grading and clearing may take place but there will be little change to the quantity of impervious surface. It is expected that the project will generate 6 MW of power.

Site configuration: **Untitled**

Created 04 Feb, 2025
Updated 04 Feb, 2025
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m^2
Category 5 MW to 10 MW
Site ID 140618.23781

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,800,000.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array 1
Axis tracking: Single-axis rotation
Backtracking: Shade-slope
Tracking axis orientation: 180.0°
Max tracking angle: 52.0°
Resting angle: 52.0°
Ground Coverage Ratio: 0.3
Rated power: 6000.0 kW
Panel material: Light textured glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	42.818555	-87.943829	740.58	7.00	747.58
2	42.818547	-87.939548	740.04	7.00	747.04
3	42.815116	-87.939559	743.55	7.00	750.55
4	42.815108	-87.943839	760.37	7.00	767.37

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	42.811346	-87.941737	755.63	17.50
OP 2	2	42.815250	-87.938132	742.32	17.50
OP 3	3	42.817768	-87.934956	733.21	17.50
OP 4	4	42.817941	-87.933197	734.76	17.50
OP 5	5	42.815171	-87.933519	732.33	5.50
OP 6	6	42.822206	-87.941372	723.52	10.00
OP 7	7	42.821766	-87.942488	733.53	17.50
OP 8	8	42.821136	-87.943175	737.77	17.50
OP 9	9	42.817894	-87.945192	746.87	5.50
OP 10	10	42.816697	-87.934034	724.91	10.00

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,800,000.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.
Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.
Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.
The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.
The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.
The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

Village of CALEDONIA

Meeting Date: February 24, 2025

Item No. **6B**

PLAN COMMISSION REPORT

Proposal:	Building/Site/Operational (BSO) Plan Review
Description:	Review a building, site, and operation plan for the construction and utilization of a 13,542 square-foot addition to Gifford School and parking lot and school interior modifications located at 8332 Northwestern Avenue.
Applicant(s):	Jeffrey E. Bridleman
Address(es):	8332 Northwestern Avenue
Suggested Motion:	That the Plan Commission recommends to the Village Board that the site plan for the construction of a 13,542 square-foot school addition to Gifford School with parking lot and school interior modifications at 8332 Northwestern Avenue be approved with conditions in **Exhibit A** for the following reasons: 1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process. 2. The proposed use is compatible with the existing use of a school on the property.

Owner(s):	Racine Unified School District
Tax Key(s):	104-04-22-34-064-000
Lot Size(s):	28.49 acres
Current Zoning District(s):	R-3, Suburban Residential District
Overlay District(s):	N/A
Wetlands:	☐ Yes ☒ No Floodplain: ☐ Yes ☒ No
Comprehensive Plan:	Governmental & Institutional

Background
The applicant is proposing an expansion of Gifford School, encompassing approximately 13,542 square feet of additional space. The expansion will include a gym, locker rooms, restrooms, offices, and storage rooms. This addition will be located on the northwestern corner of the existing school, as illustrated in this report.

Additionally, the applicant will modify the parking lot to ensure accessibility around the entire building. Interior modifications will also be undertaken to comply with ADA requirements, classroom and hallway renovations, and upgrades to the HVAC systems.

Building Exterior/Design
The proposed addition has been designed to complement the existing school building. The primary exterior material will consist of precast concrete panels, painted in light and dark shades of gray. The lower half of the building will feature brown brick cladding.
Key architectural elements include:

- Clerestory windows with aluminum trim on the east and west elevations.
- A curtain wall of glass windows and doors on the east elevation, creating a focal point at the gym entrance.
- Compliance with the Village's four-sided architecture standards, ensuring material consistency on all elevations.
- Plans to install rooftop mechanicals, which will require screening if visible from the roadway.
- Future integration of solar panels, a permitted accessory use.

The proposed design complies with the Village's design standards regarding material variety, architectural articulation, and zoning requirements for building setbacks, size, and height.

Site Modifications
To facilitate the expansion, the applicant proposes:

- Reconstructing the roadway around the building, ensuring full site accessibility.
- Expanding the playground area.
- Redesigning the parking lot to provide handicap-accessible stalls near the addition's entrance.

No additional parking stalls are planned, as the expansion will not increase student or faculty numbers. The Fire Department has reviewed the plan and has no concerns and will continue working with the applicant to ensure compliance with fire codes.

Landscaping
The applicant proposes minimal landscaping, limited to grass on the **east, north, and west** sides of the addition. Staff Recommendations:

- Adding trees in the grassy area on the west side.
- Installing vegetation such as arborvitae along the western lot line to screen the gym and reduce its visual impact on nearby residents.

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.

Engineering
The Engineering Department has conducted a preliminary review and has no immediate concerns. However, the applicant will:

- Continue to work with Village Staff to comply with stormwater and grading regulations before submitting building permits.
- Obtain Water Utility Board approval if modifications to the stormwater management plan are necessary.

Suggested Motion
If the Plan Commission finds the proposed expansion at 8332 Northwestern Avenue appropriate, staff drafted a motion approving the proposed addtion.

EXHIBIT A - CONDITIONS
8332 Northwestern Avenue – Gifford School
(Parcel ID No. 104-04-22-34-064-000)

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

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

3. Plans. The proposed ±13,542 square-foot, school building addition shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department dated January 9, 2025.

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

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

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

7. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

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

9. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings

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

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

11. Expiration. This approval will expire eighteen (18) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.

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

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

14. 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.

15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Racine Unified School District, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.

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

Respectfully submitted:

Peter Wagner

Peter Wagner, AICP
Development Director

8332 NORTHWESTERN AVE

0 200 400 800 Feet

N

Partners in Design Architects, Inc.

WISCONSIN
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
262.652.2800

ILLINOIS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
847.940.0300

February 10, 2025

Mr. Peter Wagner
Village of Caledonia –Development Director
5043 Chester Lane
Caledonia, WI 53402

Mr. Wagner,

Enclosed you will find the required Administrative Review submittal documentation for the proposed addition to Gifford School located at 8332 Northwestern Avenue in Racine. These documents are being submitted for your review and approval.

Gifford School is located on an approximately 24.5-acre parcel. The property is surrounded by single-family residential homes to the south, east, and west, and farmland to the south. The building is currently used for elementary and middle school, which serves approximately 1400 students and approximately 150 staff. School hours are from 8:30 am to 3:41 pm Monday through Friday. The current building area of the existing building, which is made up of the original 1965 portion and the 2016 addition, is approximately 189, 940 SF.

School deliveries are made at the loading dock on the north side of the building while visitors enter at the southeast corner of the building. The main public entry is located on the southeast corner of the site, off Northwestern Avenue, with public and employee parking in the parking lot directly north of the building, with 11 visitor parking spots near the main entry doors at the east side of the building. Busses enter the site at the southwest corner of the property and proceed into the west parking lot. The buses turn around and leave the site via the same access point.

The scope of this project consists of light to medium renovation of the 1965 portion of the building that is approximately 147,000 square feet. There will not be any renovations of the portion of the building that was built in 2016. The renovation work will consist of restroom ADA renovations, finish renovations to classrooms and hallways, with some light work to mechanical HVAC systems.

Exterior improvements to the building will include exterior maintenance to the existing brick veneer and cladding. The roofing over the majority of the 1965 portion of the building will be replaced.

Exterior site improvements include renovation to the canopy at the west parking lot, and the replacement of some areas of asphalt and concrete.

A new Gym addition of approximately 13,542 SF is being proposed, which will tie into the existing building at the northwest corner. The addition will be comprised of a new middle school gym space, an entry, locker rooms, toilet rooms, a teacher's office, and a gym equipment storage room. Aesthetically, the addition is designed in the same language as the 2016 addition portion of the school, which ties in aesthetically with the original 1965 portion of the building.

As part of the new proposed gym addition, the WE-Energies easement at the northwest corner of the existing building is being shifted slightly north to accommodate the addition. This is noted on the Civil drawings and is being coordinated with WE-Energies and Time-Warner.

The project is currently being bid to contractors and it is anticipated that construction will start around mid-April 2025 (spring break). Exterior new construction will be again limited to the building's northeast corner. The work will mainly take place in the summer months, spring breaks, and when students are not occupying the building. The school will continue to function as normal throughout the entire construction schedule, and work will be coordinated around the school schedule.

The contractor will set up in the current west bus parking lot for the duration of the project and surround the parking lot with construction fencing for safety and security. Through the course of construction, busses will enter the site at the southeast corner, and stage at the far north end of the parking lot to the north of the building. All construction traffic will enter and exit at the southwest corner of the site. This entrance will be limited to construction traffic only for the duration of construction. The contractor is estimating that the project will be completed on or around mid-August 2026.

The documents that accompany this letter should provide the necessary information for your review and approval of the proposed project.

If you are in need of any additional information or if you have any questions, please do not hesitate to contact our office.

Sincerely,

Jeffrey E. Bridleman, AIA ALA

RACINE UNIFIED SCHOOL DISTRICT

GIFFORD SCHOOL ADDITION AND RENOVATION

8332 Northwestern Ave, Racine, Wisconsin

PROJECT DATA

APPLICABLE CODES:
2015 IBC - INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS
2015 IBC - INTERNATIONAL EXISTING BUILDING CODE

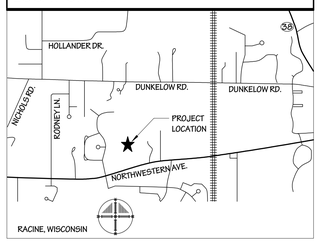
CONSTRUCTION CLASSIFICATION:
TYPE IIB - NON-COMBUSTIBLE

BUILDING AREA:
EXISTING AREA: 189,940 SF
NEW ADDITION FOOTPRINT: 13,542 SF

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW AND COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

LOCATION MAP



ALTERNATES

ALTERNATE BID NO. A1 - LOCKER ROOM RENOVATION
PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR ALL THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK ASSOCIATED WITH RENOVATING THE EXISTING LOCKER ROOMS AND CREATING A FITNESS CENTER. SEE SHEETS A2.6, A3.6, A7.10, A7.11, M2.5, M3.6, P1.5, P2.6, P3.5, P4.6, E2.5, E3.5, E4.6, E5.6, AND E6.6.

ALTERNATE BID NO. A2 - REMOVE COMMON AREAS PAINTING SCOPE
PROVIDE A LUMP SUM VALUE TO BE DEDUCTED FROM THE BASE BID FOR MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO PAINT THE EXISTING GYPSUM BOARD WALLS IN THE CORRIDORS LOCATED IN AREA A, B, C, AND D. INCLUDING THE CAFETERIA IN AREA C.

ALTERNATE BID NO. R1 - ROOF REPLACEMENT
PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO REMOVE AND REPLACE THE ROOFING IN AREAS 5, 6, 11, AND 12.

ALTERNATE BID NO. R2 - ROOF REPLACEMENT
PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO REMOVE AND REPLACE THE ROOFING IN AREAS 13, 15, AND 16.

ALTERNATE BID NO. R3 - ROOF REPLACEMENT
PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO REMOVE AND REPLACE THE ROOFING IN AREAS 17, 18, 19 AND 27.

IMPORTANT DATES

01/10/2025 - OUT TO BID
01/20/2025 - 10:00 AM - PRE BID WALK-THRU FOR BIDDERS
01/31/2025 - BIDS DUE
02/10/2025 - SCOPING REVIEW COMPLETE
04/21/2025 - PROJECT COMMENCEMENT

ABBREVIATIONS

ALT	ALTERNATE	HM	HOLLOW METAL
A/E	ARCHITECT/ENGINEER	HT	HEIGHT
AFF	ABOVE FINISH FLOOR	HW	HOT WATER
ALUM	ALUMINUM	INT	INTERIOR
BD	BOARD	INSUL	INSULATION
B/O	BOTTOM OF	JT	JOINT
CPT	CARPET	LAV	LAVATORY
	CENTER LINE	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CJ	CONTROL JOINT	MO	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CONC	CONCRETE	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	NTS	NOT TO SCALE
CO	CLEAN OUT	OC	ON CENTER
CW	COLD WATER	OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
CT	CERAMIC TILE		
DBL	DOUBLE	OPP	OPPOSITE
DF	DRINKING FOUNTAIN	PLYWD	PLYWOOD
DIA	DIAMETER	PL	PLASTIC LAMINATE
DIM	DIMENSION	℄	PLATE
DN	DOWN	PT	PORCELAIN TILE
DR	DOOR	QT	QUARRY TILE
DS	DOWNSPOUT	REQ'D	REQUIRED
DTL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	SHT	SHEET
EA	EACH	SV	SHEET VINYL
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SIM	SIMILAR
		SS	SOLID SURFACE
EL	ELEVATION	SST	STAINLESS STEEL
EJ	EXPANSION JOINT	STD	STANDARD
EQ	EQUAL	SAT	SUSPENDED ACOUSTIC TILE CEILING
EQUIP	EQUIPMENT		
EXIST	EXISTING	TBD	TO BE DETERMINED
EXT	EXTERIOR	TEMP	TEMPORARY
EWC	ELECTRIC WATER COOLER	T/O	TOP OF
FEC	FIRE EXTINGUISHER CABINET	T&G	TONGUE AND GROOVE
		TYP	TYPICAL
FIN	FINISH	UNO	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN		
FLR	FLOOR	VCT	VINYL COMPOSITION TILE
FRP	FIBERGLASS REINFORCED PLASTIC	VB	VINYL BASE
		VIF	VERIFY IN FIELD
GA	GAUGE	WD	WOOD
GALV	GALVANIZED	WWF	WELDED WIRE FABRIC
GYP BD	GYPSUM BOARD		

SHEET INDEX_CD

SHEET INDEX_CD

GREYED OUT DRAWINGS ARE NOT INCLUDED IN THE VILLAGE OF CALEDONIA PLAN COMMISSION SUBMITTAL

CLIENT:
RACINE UNIFIED SCHOOL DISTRICT
3109 MT. PLEASANT ST.
RACINE, WISCONSIN 53404

ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
600 52nd STREET, SUITE 220
KENOSHA, WISCONSIN 53140
PHONE: 262.652.2800
ATTN: JEFF BRIDLEMAN

GENERAL CONTRACTOR
CG SCHMIDT
11777 WEST LAKE PARK DRIVE
MILWAUKEE, WISCONSIN 531224
PHONE: 414.577.1177
ATTN:

CIVIL ENGINEER:
NELSEN MADSEN & BARBER SC
1458 HORIZON BLVD, SUITE 200
RACINE, WISCNSIN, 53406
PHONE: 262.634.5588
FAX: 262.634.5024
ATTN: MARK D. EBERLE, PE
OR JASON CHRISTENSEN, PE

MECHANICAL ENGINEER:
IBC ENGINEERING CONSULTANTS
22195 JOHNSON DRIVE, SUITE 180
WAUKESHA, WISCONSIN, 53186
PHONE: 312.899.6756
ATTN: KEITH ORLOWSKI

ELECTRICAL ENGINEER:
IBC ENGINEERING CONSULTANTS
22195 JOHNSON DRIVE, SUITE 180
WAUKESHA, WISCONSIN, 53186
PHONE: 312.899.6756
ATTN: KEITH ORLOWSKI

PLUMBING ENGINEER:
IBC ENGINEERING CONSULTANTS
22195 JOHNSON DRIVE, SUITE 180
WAUKESHA, WISCONSIN, 53186
PHONE: 312.899.6756
ATTN: KEITH ORLOWSKI

STRUCTURAL ENGINEER:
PIERCE ENGINEERS
181 N. BROADWAY
MILWAUKEE, WISCONSIN 53202
PHONE: 414.278.6060
ATTN: TOM HILDEBRANDT, PE

INTERIORS:
COAKLEY BROTHERS INTERIORS
400 S. 5TH STREET
MILWAUKEE, WISCONSIN, 53204
PHONE: 414.238.2532
ATTN:

ROOFING:
INDUSTRIAL ROOFING SERVICES
13000 W. SILVER SPRING DRIVE
BUTLER, WISCONSIN, 53007
PHONE: 262.432.0500
ATTN:

FACADE ENGINEER:
LEONARDELLI ENGINEERING, INC.
213 N. BROADWAY, SUITE 303
MILWUAKEE, WI 53202
PHONE: 414.531.2993
ATTN: ANTHONY LEONARDELLI, PE (WI)

Partners in Design ARCHITECTS

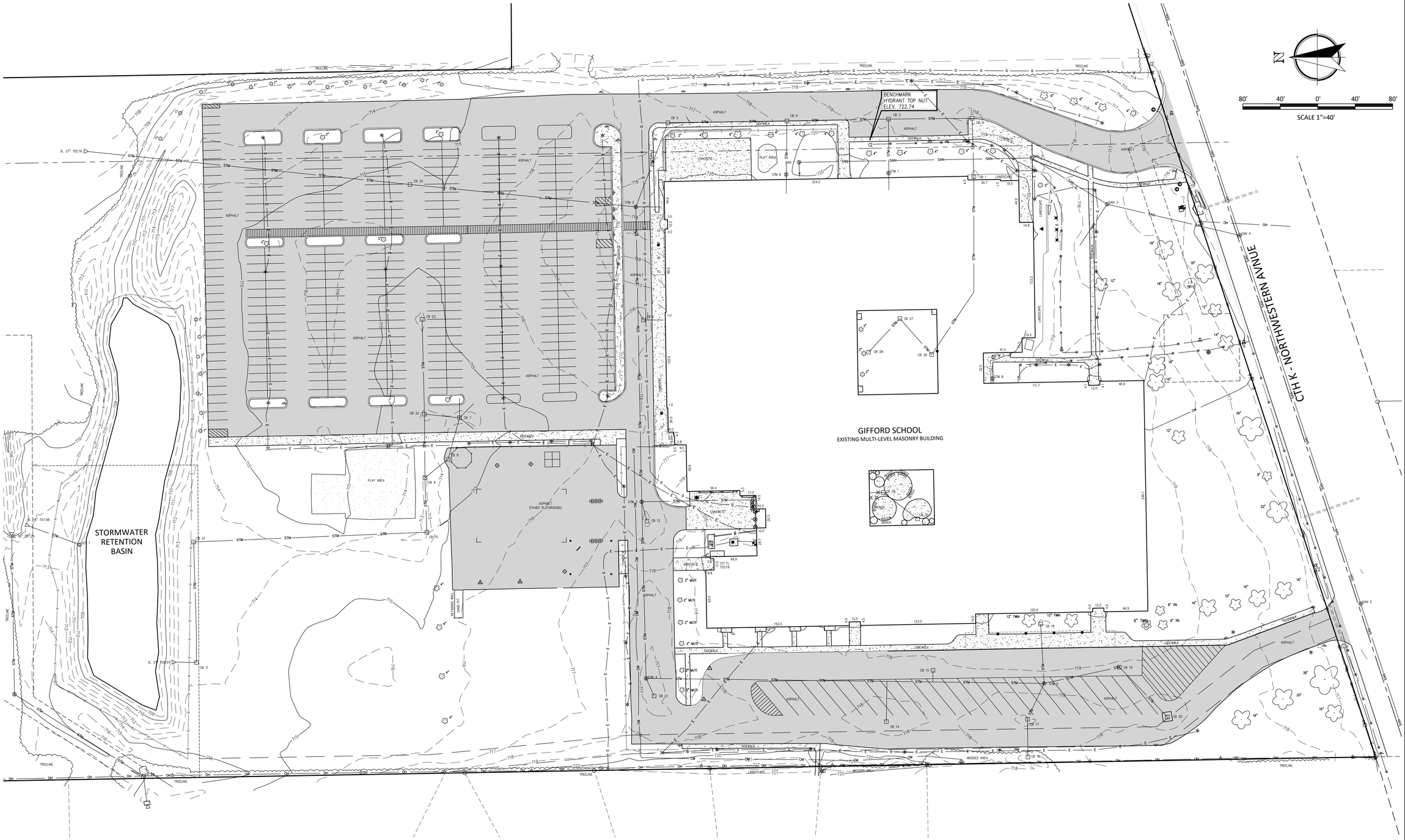
RACINE UNIFIED SCHOOL DISTRICT

GIFFORD SCHOOL ADDITION AND RENOVATION

PROJECT NUMBER: 723.24.035

BID SET

ISSUE DATE: 01.09.2025



EXISTING UTILITY DATA

ALL UTILITY DATA SHOULD BE USED AS REFERENCE ONLY. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

STM 1
RIM 719.57
IE. 12" E/W 708.62

STM 2
RIM 718.77
IE. 8" S 713.67
IE. 21" W 705.62
IE. 27" N 705.17
IE. 24" SE 706.37

STM 3
RIM 716.24
IE. 15" S 707.84
IE. 21" E 707.44
IE. 15" W 707.84
IE. 10" SW 709.24

STM 4
RIM 716.64
IE. 15" E 709.14
IE. 12" S 709.24
IE. 8" SW 709.64

STM 5
RIM 718.67
IE. 8" SW 711.47
IE. 8" E 713.07
IE. 8" NE 711.67
IE. 12" N 711.27

STM 6
RIM 719.67
IE. 12" W 707.57
IE. 15" E 707.47

STM 7
RIM 720.04
IE. 15" W 713.54
IE. 15" NE 713.54
(FLOWS NE)

STM 8
RIM 719.96
IE. 15" W 715.36
IE. 15" E 714.16

CB 1
RIM 718.74
IE. 15" W 708.94
IE. 15" E 708.64

CB 2
RIM 717.78
IE. 15" W 708.53
IE. 15" N 708.48

CB 3
RIM 718.77
(STUCK SHUT)

CB 4
RIM 718.16
IE. 15" S 707.21
IE. 12" W 707.21
IE. 24" N 707.21

CB 5
RIM 716.28
IE. 24" S 706.18
IE. 24" NW 706.08

CB 6
RIM 715.49
IE. 8" S 711.04
IE. 8" NE 709.34

CB 7
RIM 713.70
IE. 12" N 709.95
IE. 4" NW 710.65
IE. 4" SW 710.65
IE. 4" SE 710.55
IE. 4" E 710.70

CB 8
RIM 714.34
IE. 12" NW 709.69
IE. 4" SW 711.59
IE. 4" SE 711.69

CB 9
RIM 713.01
IE. 12" SE 709.61
IE. 18" E 709.41
IE. 18" W 709.61

CB 10
RIM 712.71
IE. 18" E 709.46
IE. 24" N 709.46

CB 11
RIM 713.14
IE. 24" E 708.39
IE. 27" N 708.34

CB 12
RIM 715.81
IE. 8" NE 709.51
IE. 6" N 711.81

CB 13
RIM 716.33
IE. 6" N 712.03
IE. 8" NE 710.03

CB 14
RIM 717.40
IE. 8" E 713.35

CB 15
RIM 718.67
IE. 8" W 712.77

CB 16
RIM 716.04
IE. 8" E 713.24

CB 17
RIM 716.96
IE. 8" W 712.21
IE. 8" E 711.96

CB 18
RIM 718.89
IE. 8" W 714.64

CB 19
RIM 718.77
IE. 8" N 712.77
IE. 8" SW 712.77
(FLOWS N)

CB 20
RIM 717.27
IE. 8" NE 712.37

CB 21
RIM 713.25
IE. ?" S 708.75
IE. ?" W 708.90
(BACK PITCH)

CB 22
RIM 713.83
IE. 12" SW 709.73
IE. 15" W 709.58
IE. 15" E 709.63

CB 23
RIM 713.81
IE. 15" W 709.81

CB 24
RIM 715.47
IE. 24" W 709.72
IE. 24" NE 709.72

CB 25
RIM 715.45
IE. 27" S 704.25
IE. 27" N 704.20

CB 26
RIM 718.63
IE. 10" S 714.13
IE. 6" NE 714.03
(BACK PITCH)

CB 27
RIM 718.85
IE. 6" SW 714.45
IE. 4" NW 714.45

CB 28
RIM 718.97
IE. 4" SE 714.97

CB 29
RIM 718.66
IE. 4" SW 713.66
IE. 6" N 713.46

CB 30
RIM 719.17
IE. 4" NE 714.02

SAN 1
RIM 719.36
IE. 8" S 706.86
IE. 8" W 706.96

SAN 2
RIM 719.39
IE. 8" N 705.94
IE. 8" SW 705.84

SAN 3
RIM 717.37
IE. 8" S 705.22
IE. 8" NW 705.82
IE. 8" NE 705.52

SAN 4
RIM 715.44
IE. 15" SW/NE 692.04
IE. 8" NNE 694.24
IE. 8" NNE 704.24

SAN 5
RIM 716.63
IE. 15" SW/NE 693.33

SAN 6
RIM 718.94
IE. 8" S 694.69
IE. 15" SW/NE 694.69
IE. 8" NW 706.39
IE. 10" NW 694.69

OCS 1
RIM 712.13
IE. 18" (NE) 708.60
IE. 12" (SW) 709.39
IE. 12" (SE) 709.46

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

LEGEND

- STORM MANHOLE
- CATCH BASIN
- STORM SEWER
- DOWNSPOUT
- GAS MAIN
- GAS METER
- SIGN
- SANITARY MANHOLE
- SANITARY SEWER
- CLEAN OUT
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- WATER MAIN
- LIGHT POLE
- YARD LIGHT
- GENERATOR
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC LINE
- ELECTRIC MANHOLE
- POWER POLE
- GUY WIRE
- PAD MOUNT TRANSFORMER
- COMMUNICATION MANHOLE
- COMMUNICATION BOX
- COMMUNICATION LINE
- GUARD POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- FLAG POLE
- BASKETBALL HOOP
- WATER CONTROL VALVE
- FENCE
- OVERHEAD WIRES
- 2" IRON PIPE FOUND
- RACKBAR FOUND
- 1-1/4" IRON PIPE FOUND
- CHISEL "X"
- "PK" NAIL
- 3/4 REBAR SET
- 1" IRON PIPE FOUND
- FUNNEL BALL

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 "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

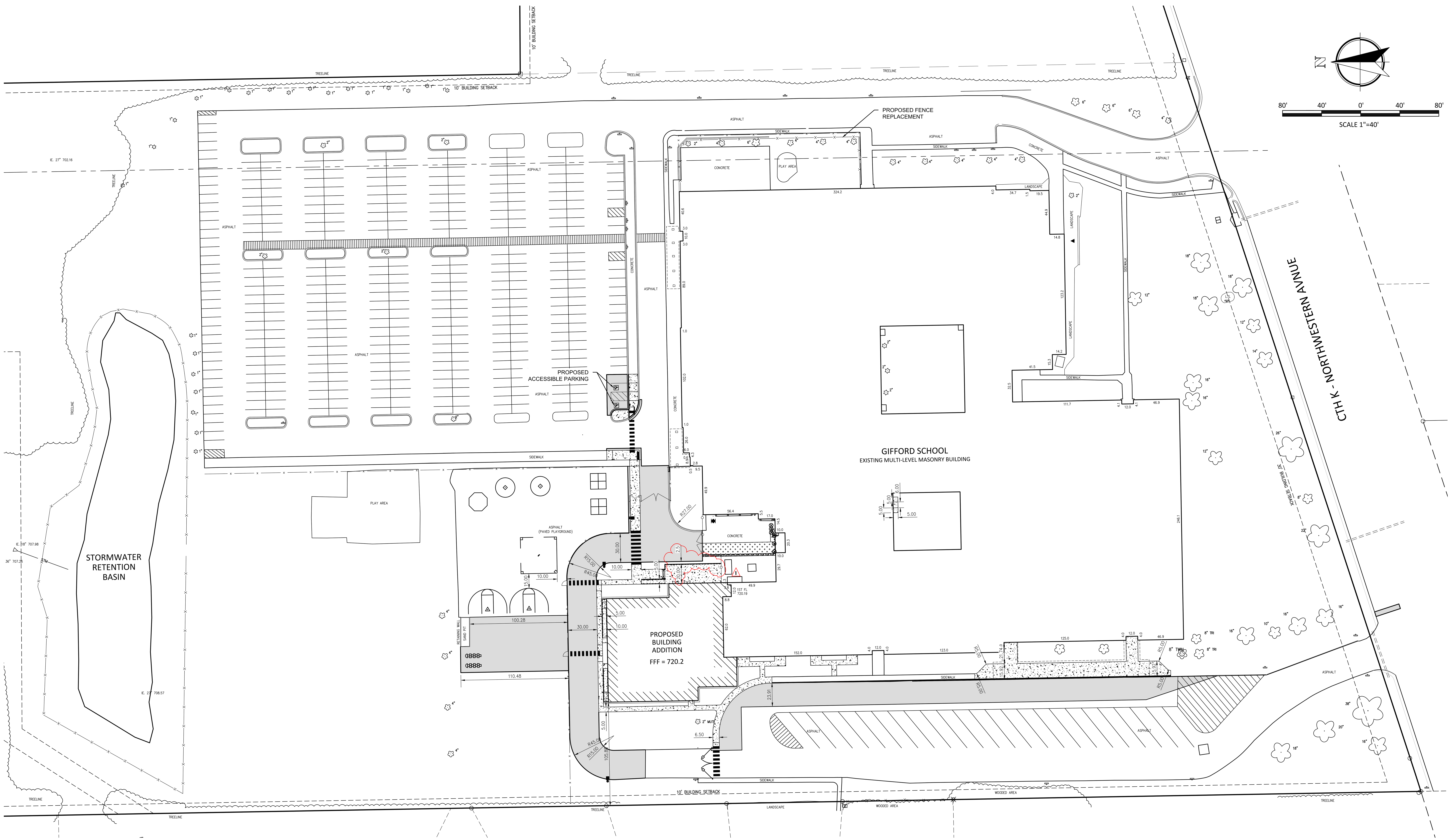
DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

GIFFORD SCHOOL – ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

EXISTING CONDTIONS

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

PROJECT NO.: 2015002610
DRAWN BY: JEM
CHECKED BY: JC
DATE: 01/03/2025
SHEET NO.: C100



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 "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

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

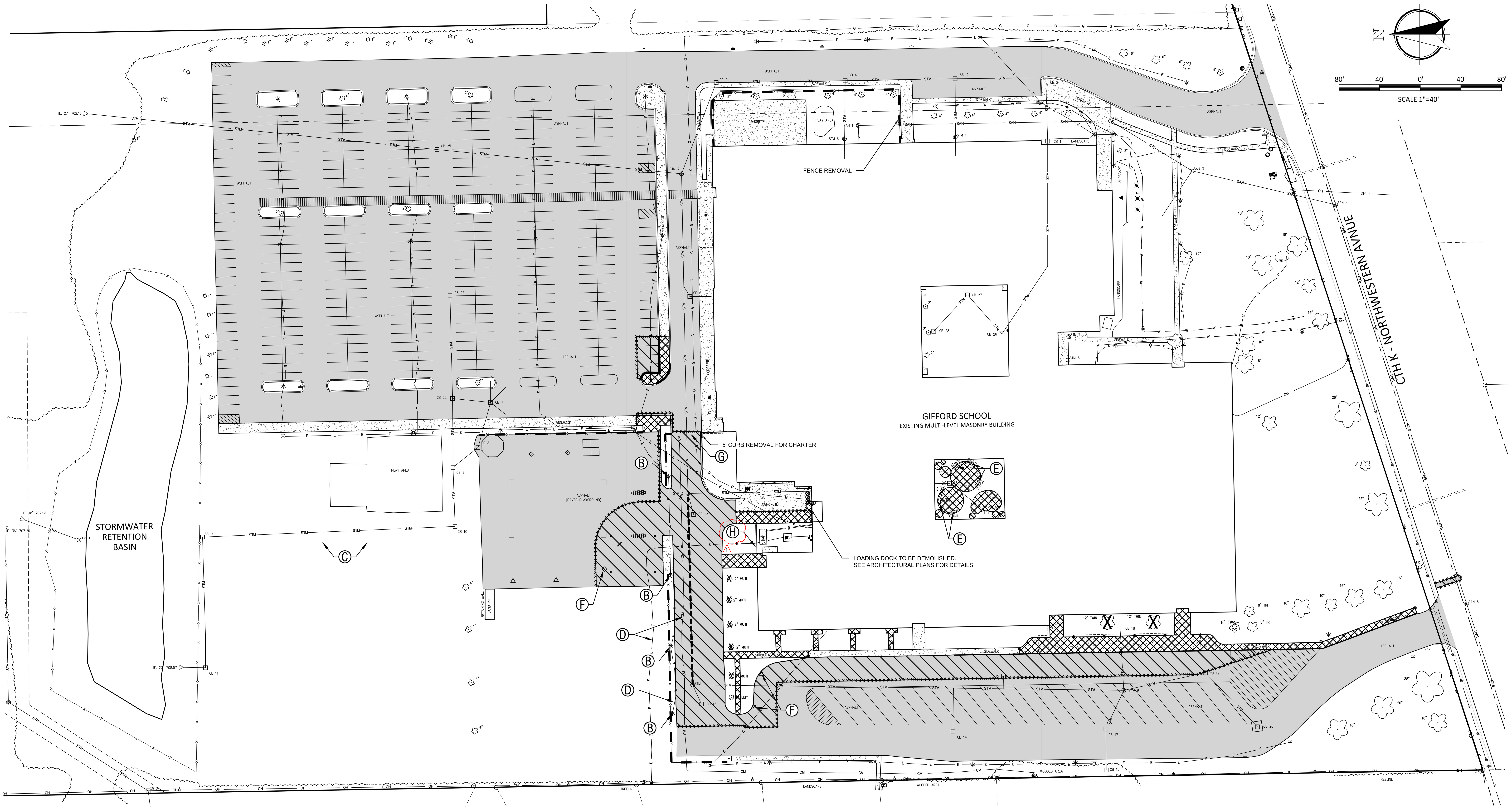
REVISIONS:
01.23.2015 ADDENDUM No.1

GIFFORD SCHOOL – ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

DIMENSIONED SITE PLAN

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

PROJECT NO.: 2015.0026.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01.09.2015
SHEET NO.: C101



SITE DEMOLITION LEGEND

- SAW CUT PAVEMENT (FULL DEPTH)
- REMOVE CONCRETE CURB
- REMOVE STORM SEWER
- REMOVE FENCE, POSTS & FOUNDATIONS
- REMOVE ASPHALT PAVEMENT & BASE
- REMOVE CONCRETE PAVEMENT & BASE
- X CLEAR AND GRUB ISOLATED TREES
- (A) REMOVE STORM STRUCTURE
- (B) REMOVE LIGHT POLE
- (C) REMOVE EXPOSED CONCRETE / RUBBLE AND RESTORE AREA TO LAWN
- (D) EXISTING PUBLIC UTILITY TO BE RELOCATED (CONTRACTOR TO COORDINATED WITH INDIVIDUAL UTILITY)
- (E) SALVAGE BENCH TO OWNER
- (F) REMOVE AND SALVAGE BASKETBALL HOOP/FUNNEL BALL AND POLE TO OWNER. DISPOSE OF FOUNDATION.
- (G) REMOVE GATE
- (H) REMOVE RETAINING WALL AND FOUNDATIONS.

DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDING PRIOR TO DEMOLITION OF THE BUILDING.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ABANDONMENT OF UTILITIES SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE "STANDARD SPECIFICATIONS".

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

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.

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 “DIGGER'S HOTLINE” PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

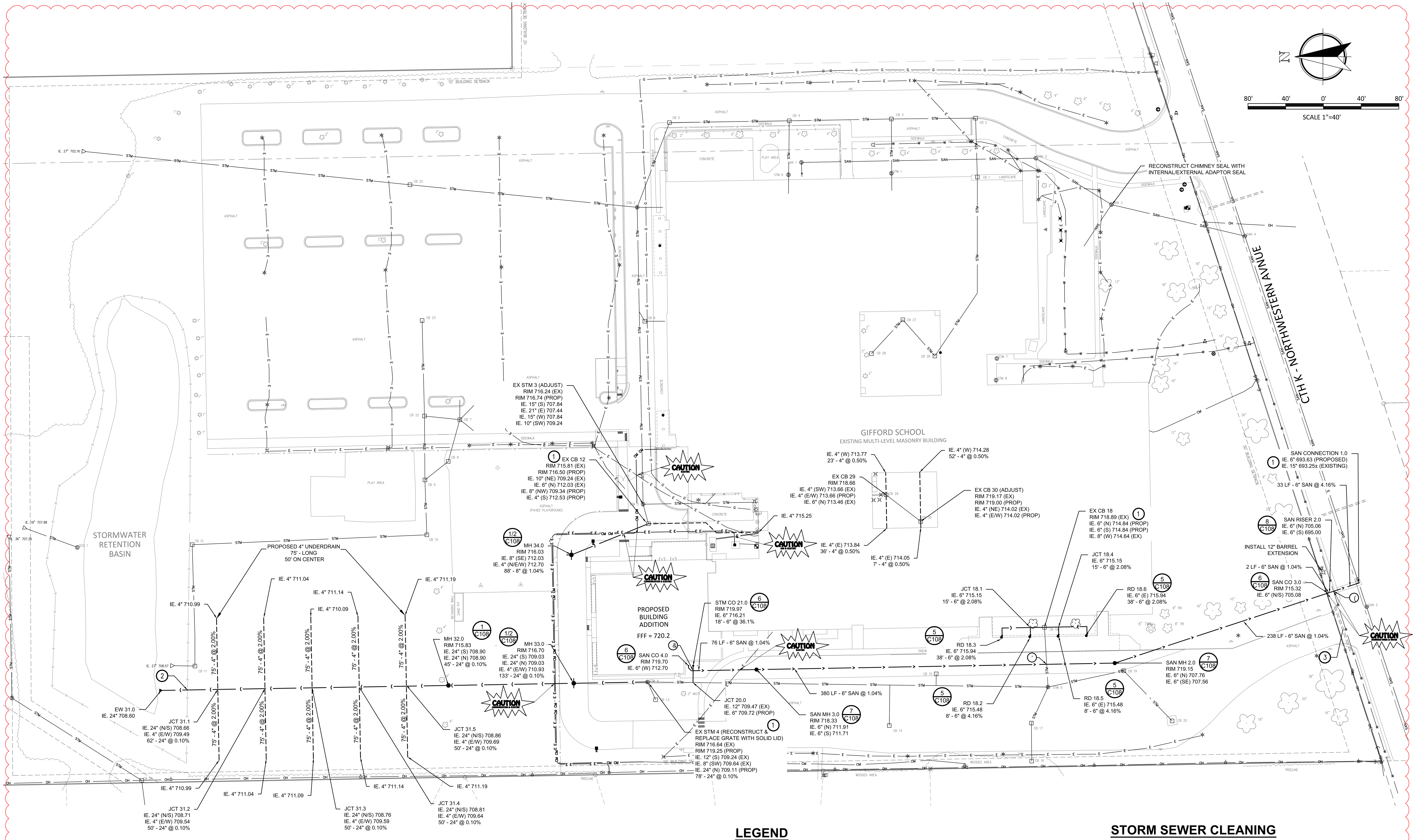
REVISIONS: 1 01.23.2025 ADDENDUM No.1

GIFFORD SCHOOL - ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

SITE DEMOLITION PLAN

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

PROJECT NO.: 2015.0026.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01.09.2025
SHEET NO.: C102



LEGEND

3/4 C108

PROPOSED STORM SEWER	
PROPOSED UNDERDRAIN	
EXISTING STORM SEWER	STM
EXISTING SANITARY SEWER	SAN
EXISTING WATERMAIN	
EXISTING ELECTRIC	E
APPROXIMATE ELECTRICAL RELOCATION (BY OTHERS)	E
EXISTING COMMUNICATION	CM
APPROXIMATE COMMUNICATION RELOCATION (BY OTHERS)	CM

UTILITY NOTES

1. CONTRACTOR TO VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACT TO REMOVE AND INSTALL FENCING DURING STORM INSTALLATION.
3. CONTRACTOR TO FILL EXISTING CULVERT WITH SLURRY AND ABANDON IN PLACE.

STORM SEWER CLEANING

EXISTING STORM PIPES FROM CB 30 TO STM 3 SHALL BE CLEANED.

UTILITY CONFLICT RESOLUTION TABLE				
LOCATION	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
&	8&3 892	[illegible]	[illegible]	[illegible]
'	892 8&3	[illegible]	[illegible]	[illegible]
(	<97 8&3	[illegible]	[illegible]	[illegible]

349*˜)*59- 4+ *=.89.3, <&9*72&.3 '&8*) 43 '*89 .3+472&9.43 &;&.1&'1* (4397&(947 94 ;*7.+> 57.47 94 (43897:(9.43 &3) *38:7* 5745*7 8*5&7&9.43 5*7 (4)*

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 "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

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

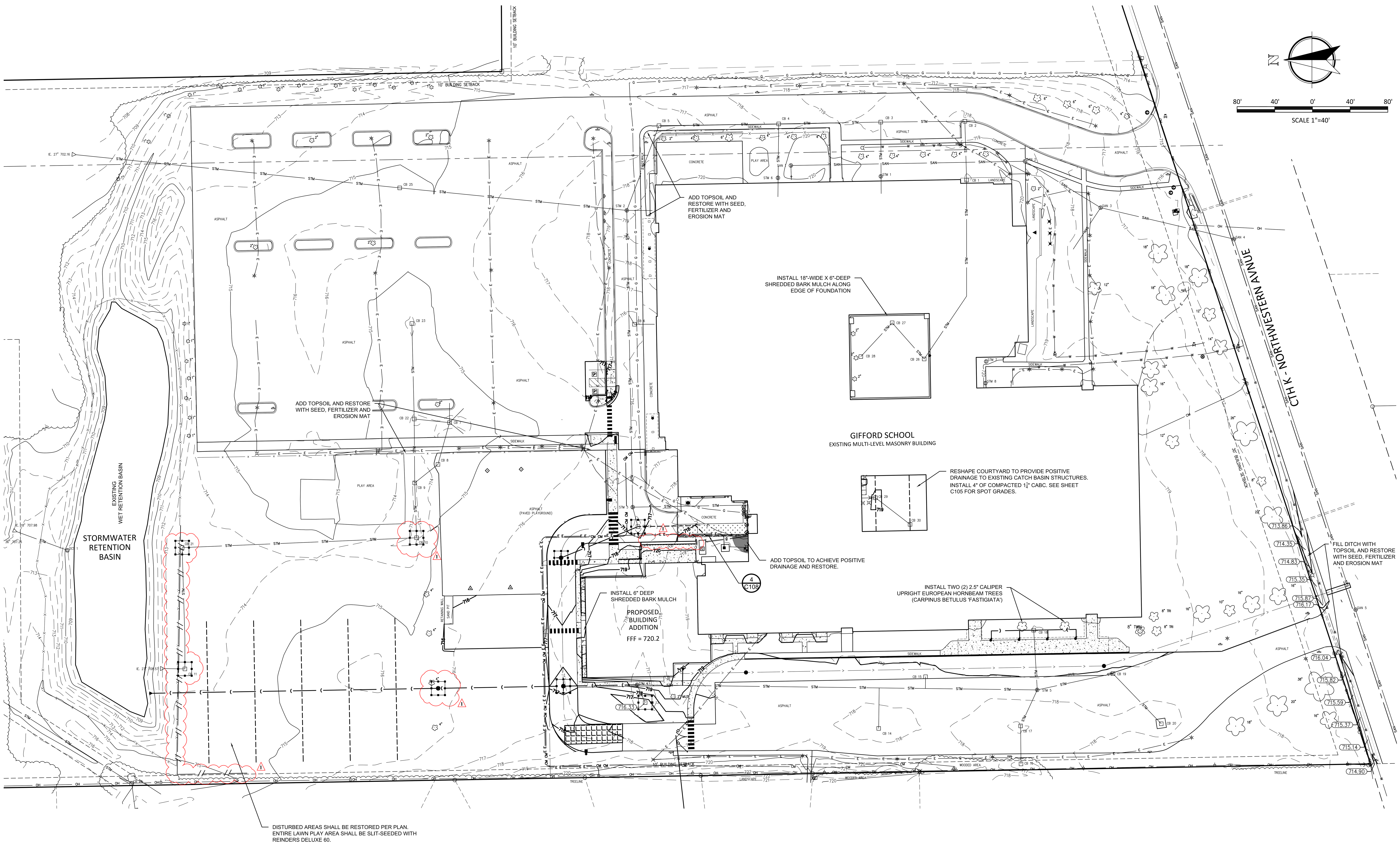
REVISIONS:
1 01.23.2025 ADDENDUM No.1

GIFFORD SCHOOL - ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

SITE UTILITY PLAN

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

PROJECT NO.: 2015.0026.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01.09.2025
SHEET NO.: C103



SITE GRADING & EROSION CONTROL LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- DRAINAGE SWALE CENTERLINE
- 1/C106 — SILT FENCE
- 2/C106 — STONE TRACKING PAD
- 3/C106 — STORM INLET PROTECTION
- 719.00 — FINISHED YARD GRADE

RESTORATION

ALL DISTURBED AREAS SHALL RECEIVE 6" OF IMPORTED TOPSOIL AND RESTORED WITH REINDERS DELUXE 60 SEED, FERTILIZER TYPE B, AND MULCH UNLESS NOTED OTHERWISE. CONTRACTOR SHALL INSTALL IMPORTED TOPSOIL ADJACENT TO ALL NEWLY PAVED AREAS AND GRADE TO A MINIMUM 6H:1V SLOPE AND RESTORE.

FOUNDATION LANDSCAPING

CONTRACTOR SHALL INSTALL 18"-WIDE X 6"-DEEP SHREDDED BARK MULCH ALONG THE ENTIRE FOUNDATION OF THE BUILDING ADDITION.

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 "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

REVISIONS:
1 01232025 ADDENDUM No.1

GIFFORD SCHOOL - ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

SITE GRADING & EROSION CONTROL PLAN

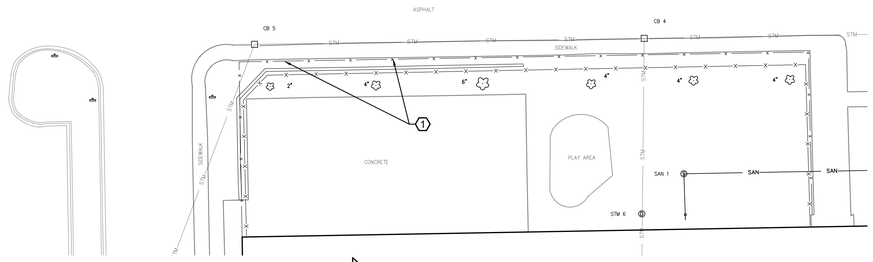
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

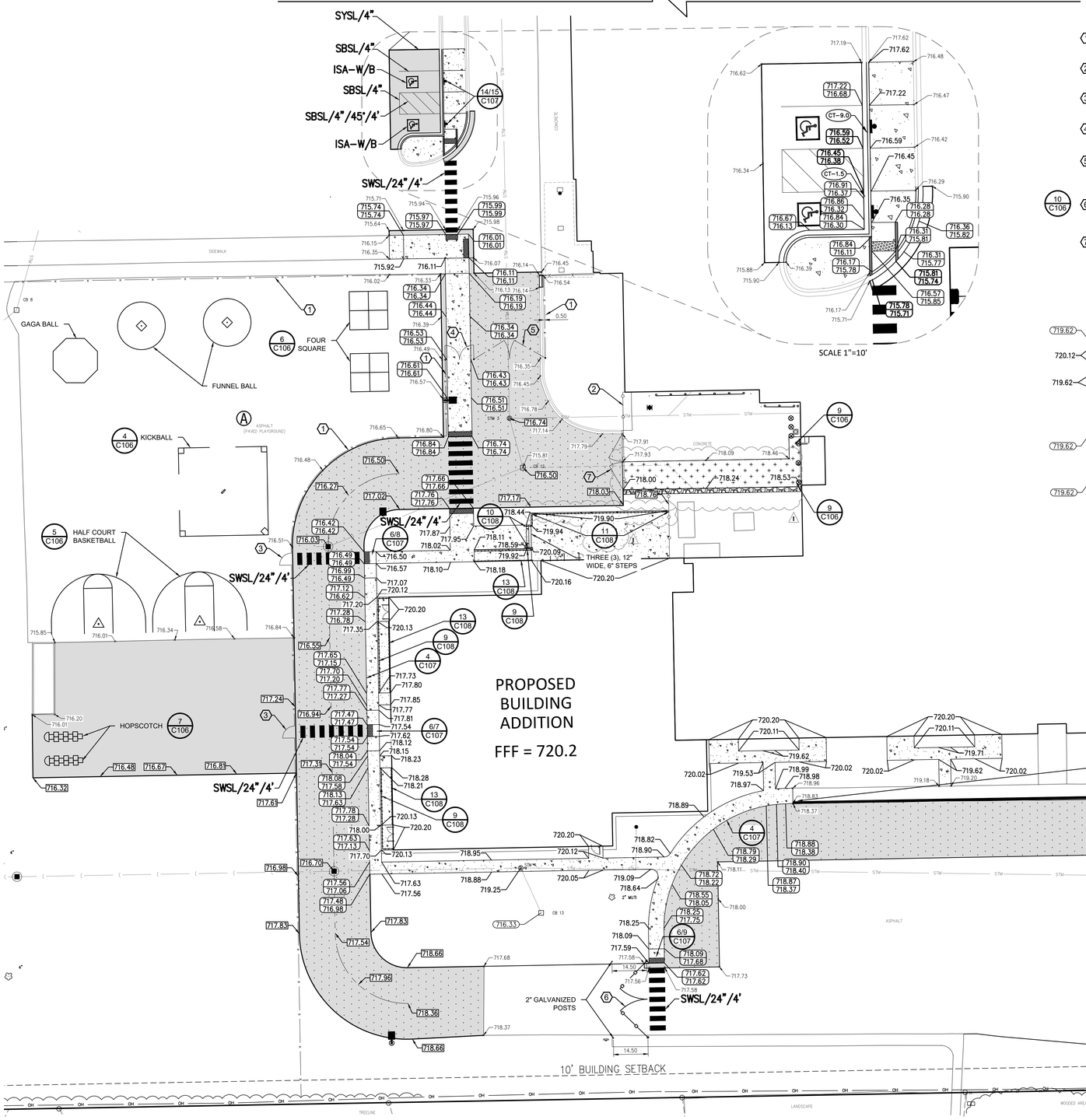
PROJECT NO.: 2015.0026.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01.09.2025
SHEET NO.: C104

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

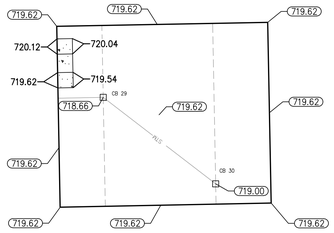
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE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

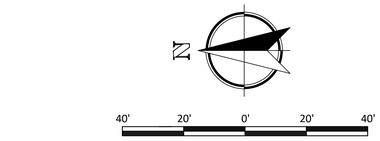




FENCING LEGEND

1. 5'-TALL BLACK VINYL-COATED CHAIN LINK FENCE WITH 10' POST SPACING
2. 8' TALL ALUMINUM HORIZONTAL SLAT FENCE
3. 3'-0" SINGLE PEDESTRIAN GATE
4. 6'-0" DOUBLE PEDESTRIAN GATE
5. 30'-0" DOUBLE SERVICE GATE 5'-TALL BLACK VINYL-COATED CHAIN LINK NO PRIVACY SLATS
6. 32'-0" PIPE FRAME SWING GATE (10 C106)
7. 26'-0" DOUBLE SERVICE GATE 8'-TALL ALUMINUM HORIZONTAL SLAT FENCE





SCALE 1"=20'

PAVEMENT GRADING LEGEND

- 719.00 EXISTING SPOT GRADES
- 719.00 FINISHED CONCRETE PAVEMENT GRADES
- 719.00 FINISHED ASPHALT PAVEMENT GRADES
- 719.50 / 719.00 TOP OF CURB/FINISHED SIDEWALK GRADE / FINISHED PAVEMENT GRADE
- 719.00 FINISHED YARD GRADE
- DRAINAGE SWALE CENTERLINE
- 5 C107 — CT-1.5 CURB HEAD TAPER
- 10 C107 LIGHT-DUTY CONCRETE PAVEMENT
- 11 C107 HEAVY-DUTY CONCRETE PAVEMENT
- 12 C107 MEDIUM-DUTY ASPHALT PAVEMENT
- 13 C107 HEAVY-DUTY ASPHALT PAVEMENT
- 2 C107 18" VERTICAL FACE, REVERSE PAN CONCRETE CURB & GUTTER
- 3 C107 6" CONCRETE BARRIER CURB

SIGN / POST LEGEND

14/15 C107 = SIGN (DETAIL 14) MOUNTED ON POST (DETAIL 15) AS SHOWN ON SHEET C107

PAVEMENT MARKING LEGEND

SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
SBSL/4" – SINGLE BLUE SOLID LINE / 4" WIDE EACH
SYSL/12" – SINGLE YELLOW SOLID LINE / 12" WIDE EACH
SWSL/24"/4' – SINGLE WHITE SOLID LINE / 24" WIDE EACH / 4' O.C.
SYSL/4"/45°/4' – SINGLE YELLOW SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.
SBSL/4"/45°/4' – SINGLE BLUE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.
8 C106 ISA-W/B – INTERNATIONAL SYMBOL FOR ACCESSIBILITY – WHITE ON BLUE BACKGROUND

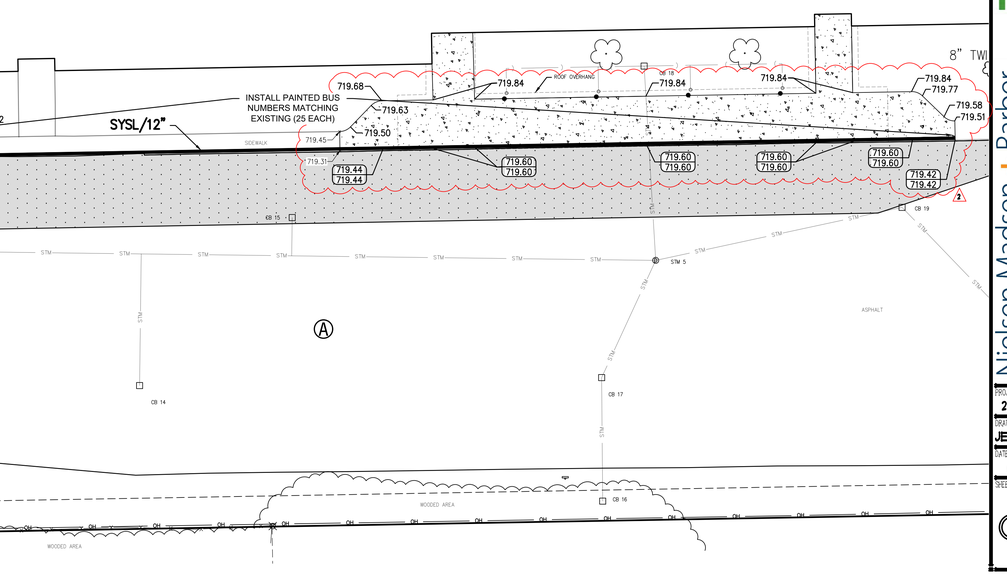
PAVEMENT MAINTENANCE

(A) EXISTING PAVED PLAY GROUND AND AND EXISTING BUS PARKING SHALL RECEIVE THE FOLLOWING PAVEMENT MAINTENANCE:

- BASE PATCHING (UP TO 10% OF THE TOTAL AREA)
- CRACK FILLING
- SEAL COATING
- RESTRIPING

CONCRETE PAVEMENT NOTE

ALL EXPANSION JOINTS REQUIRE EXTERIOR JOINT SEALANT.



REVISIONS		
1	@12.2025	ADDENDUM No1
2	@12.2025	ADDENDUM No2

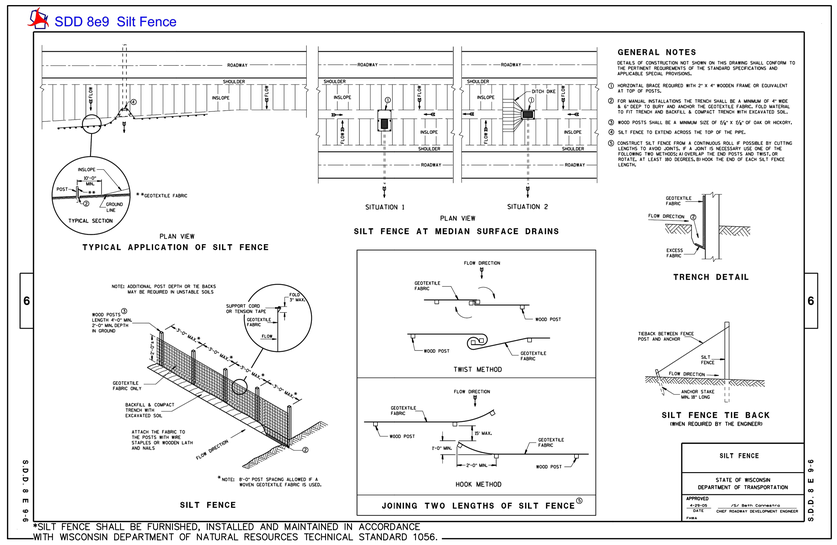
GIFFORD SCHOOL – ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

PAVEMENT GRADING, MARKING & SIGNAGE PLAN

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

PROJECT NO.: 2015.0026.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01.09.2025
SHEET NO.: C105

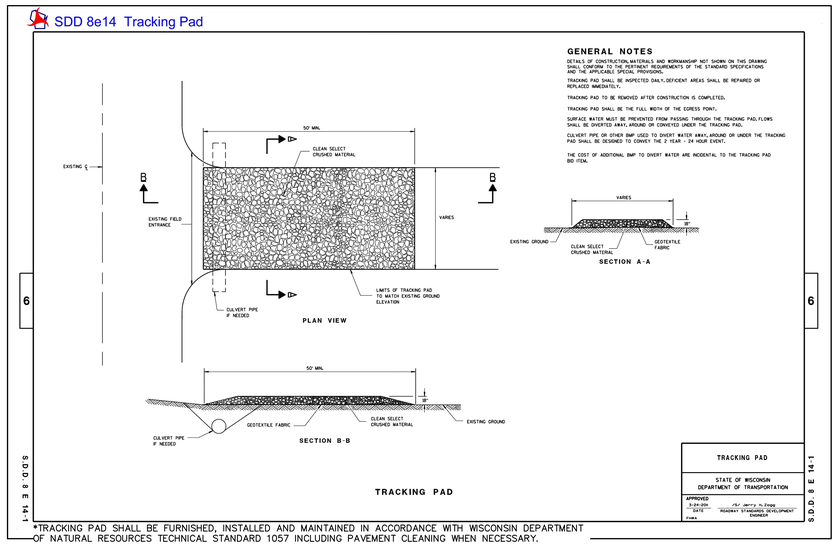
SDD 8e9 Silt Fence



*SILT FENCE SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1056.

1 SILT FENCE DETAIL N.T.S.

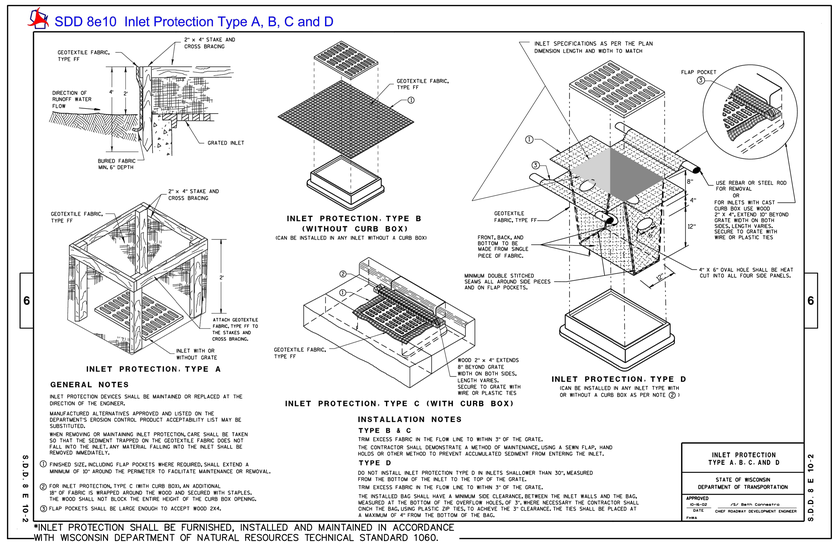
SDD 8e14 Tracking Pad



*TRACKING PAD SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1057 INCLUDING PAVEMENT CLEANING WHEN NECESSARY.

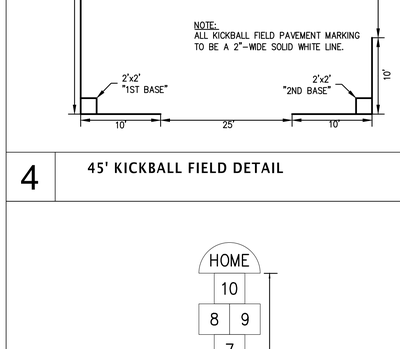
2 TRACKING PAD DETAIL N.T.S.

SDD 8e10 Inlet Protection Type A, B, C and D

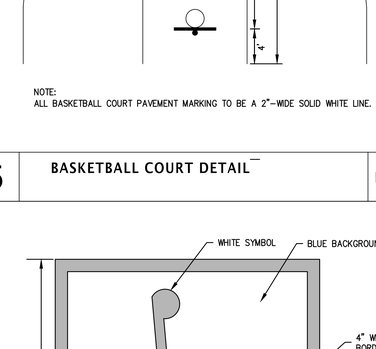


*INLET PROTECTION SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.

3 INLET PROTECTION DETAIL N.T.S.

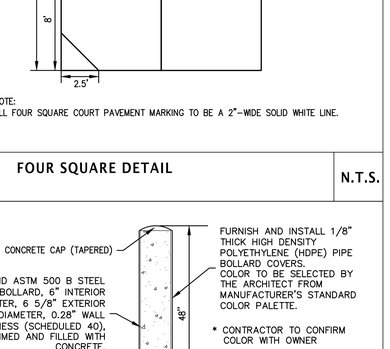


4 45' KICKBALL FIELD DETAIL N.T.S.



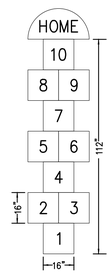
NOTE:
ALL BASKETBALL COURT PAVEMENT MARKING TO BE A 2"-WIDE SOLID WHITE LINE.

5 BASKETBALL COURT DETAIL N.T.S.



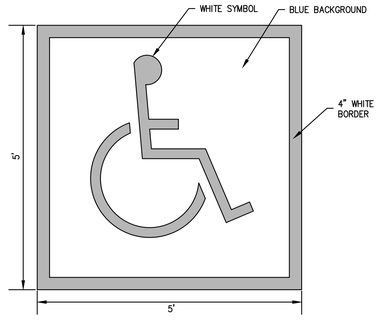
NOTE:
ALL FOUR SQUARE COURT PAVEMENT MARKING TO BE A 2"-WIDE SOLID WHITE LINE.

6 FOUR SQUARE DETAIL N.T.S.

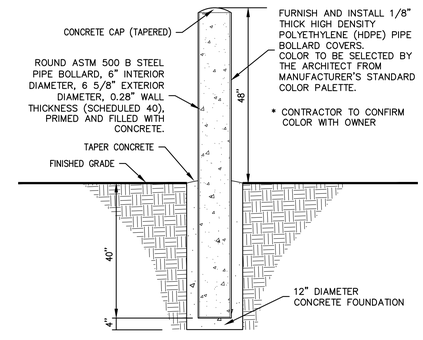


NOTE:
ALL BASKETBALL COURT PAVEMENT MARKING TO BE 2"-WIDE SOLID WHITE LINES.

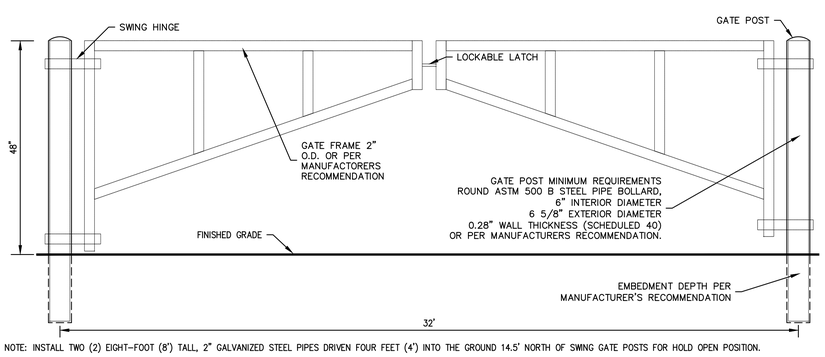
7 HOPSCOTCH COURT DETAIL



8 PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL N.T.S.



9 6" STEEL PIPE BOLLARD DETAIL N.T.S.



NOTE: INSTALL TWO (2) EIGHT-FOOT (8') TALL, 2" GALVANIZED STEEL PIPES DRIVEN FOUR FEET (4') INTO THE GROUND 14.5' NORTH OF SWING GATE POSTS FOR HOLD OPEN POSITION.

10 PIPE FRAME SWING GATE DETAIL N.T.S.

GIFFORD SCHOOL - ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

TYPICAL SECTIONS & CONSTRUCTION DETAILS

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

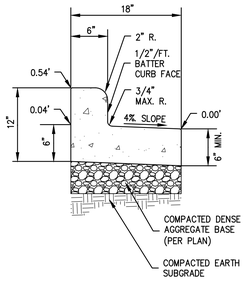
PROJECT NO.: 2015.0076.10
DRAWN BY: JEM
CHECKED BY: JJC
DATE: 01/09/2015
SHEET NO.: C106

1 CONCRETE CURB AND GUTTER DETAIL NOTES — N.T.S.

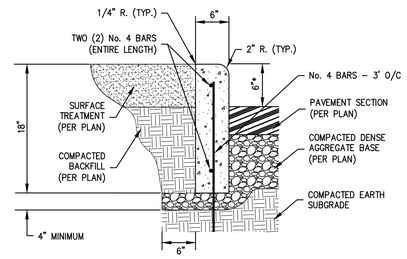
INSTALLATION NOTES FOR CURB AND GUTTER DETAILS

1. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB.
2. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK.
3. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER.
4. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN.
5. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2").
6. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WISDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS.
7. APPLY CONCRETE CURING COMPOUND PER WISDOT SPECIFICATIONS.

2 18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL — N.T.S.

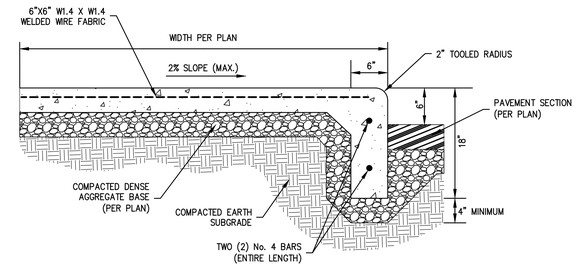


3 6" CONCRETE BARRIER CURB DETAIL — N.T.S.



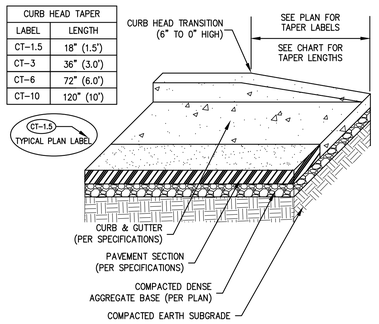
NOTE: HEIGHT OF CURB VARIES PER PAVEMENT GRADING PLAN.

4 INTEGRAL CONCRETE SIDEWALK / BARRIER CURB DETAIL — N.T.S.

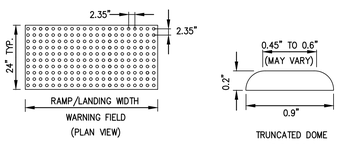


5 CURB HEAD TAPER DETAIL — N.T.S.

CURB HEAD TAPER	
LABEL	LENGTH
CT-1.5	18" (1.5')
CT-3	36" (3.0')
CT-6	72" (6.0')
CT-10	120" (10')



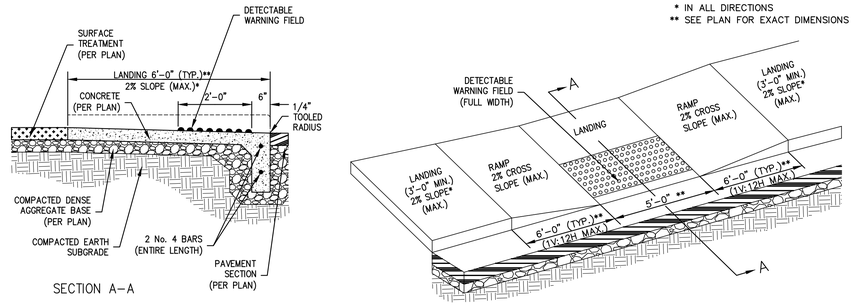
6 DETECTABLE WARNING FIELD DETAIL — N.T.S.



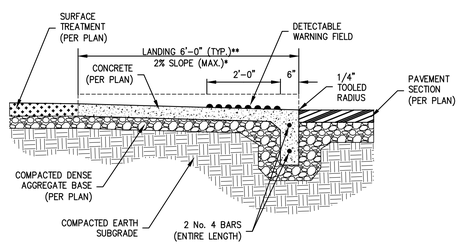
NOTES:

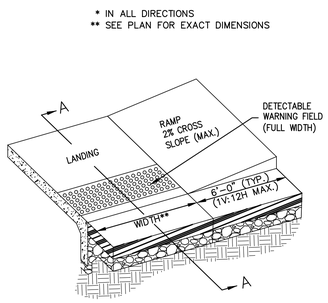
1. THIS WORK WILL CONSIST OF FURNISHING ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR THE PLACEMENT OF DETECTABLE WARNING DEVICES, COMPLETE AND READY FOR SERVICE AT ALL NEW SIDEWALK CURB RAMPS OR WHERE SHOWN ON THE PLAN.
2. DETECTABLE WARNING FIELDS SHALL COMPLY WITH "THE DETECTABLE WARNINGS ON WALKING SURFACES" SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE 49 CFR TRANSPORTATION, PART 37.9 STANDARDS FOR ACCESSIBLE TRANSPORTATION FACILITIES, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES).
3. DETECTABLE WARNING FIELDS SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
   A. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB OR EDGE OF PAVEMENT IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE FACE OF THE CURB OR EDGE OF PAVEMENT.
   B. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARED GRID, ALIGNED IN ROWS PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. DOMES MUST NOT BE SKEWED DIAGONALLY TO THE DIRECT OF TRAVEL.
4. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. CAST IN PLACE REPLACEABLE TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ADA SOLUTIONS, INC., CHELMSFORD, MA OR PRE-APPROVED EQUAL.
      i. COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SELECTED BY THE OWNER.
5. SPECIFICATIONS FOR CONCRETE SEALANT AND OTHER RELATED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE GUIDELINES SET BY THEIR RESPECTIVE MANUFACTURERS.

7 INTEGRAL SIDEWALK (72" TAPER) ACCESSIBLE RAMP DETAIL — N.T.S.

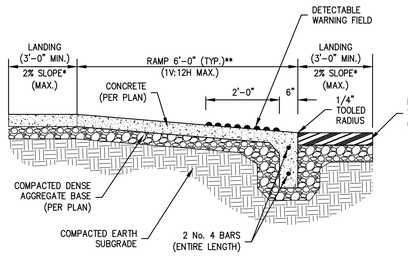


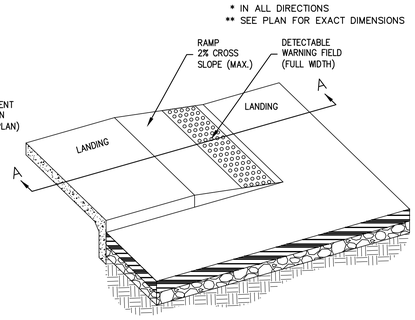
8 INTEGRAL (72" TAPER) ACCESSIBLE RAMP DETAIL — N.T.S.



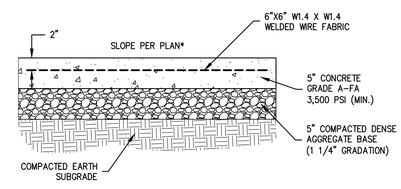


9 INTEGRAL SIDEWALK (72" TAPER) ACCESSIBLE RAMP DETAIL — N.T.S.



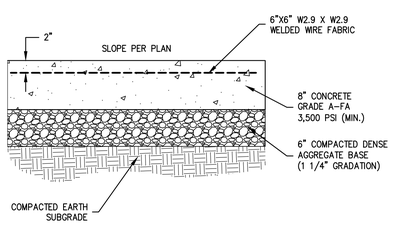


10 LIGHT-DUTY CONCRETE PAVEMENT (5") (TYPICAL SECTION) — N.T.S.

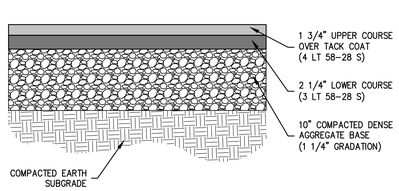


* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)
PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)
ALL OTHER PAVEMENTS: SLOPE PER PLAN

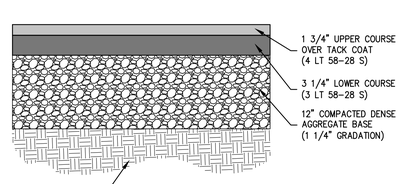
11 HEAVY-DUTY CONCRETE PAVEMENT (8") (TYPICAL SECTION) — N.T.S.



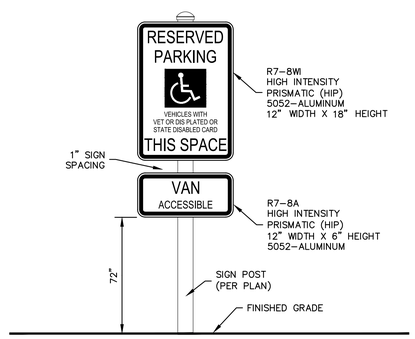
12 MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION) — N.T.S.



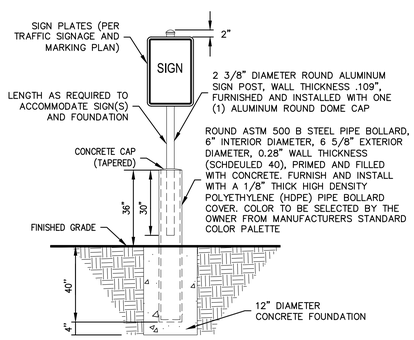
13 HEAVY-DUTY ASPHALT PAVEMENT (5") (TYPICAL SECTION) — N.T.S.



14 ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL — N.T.S.



15 ALUMINUM ROUND SIGN POST W/ 6" STEEL PIPE BOLLARD DETAIL — N.T.S.

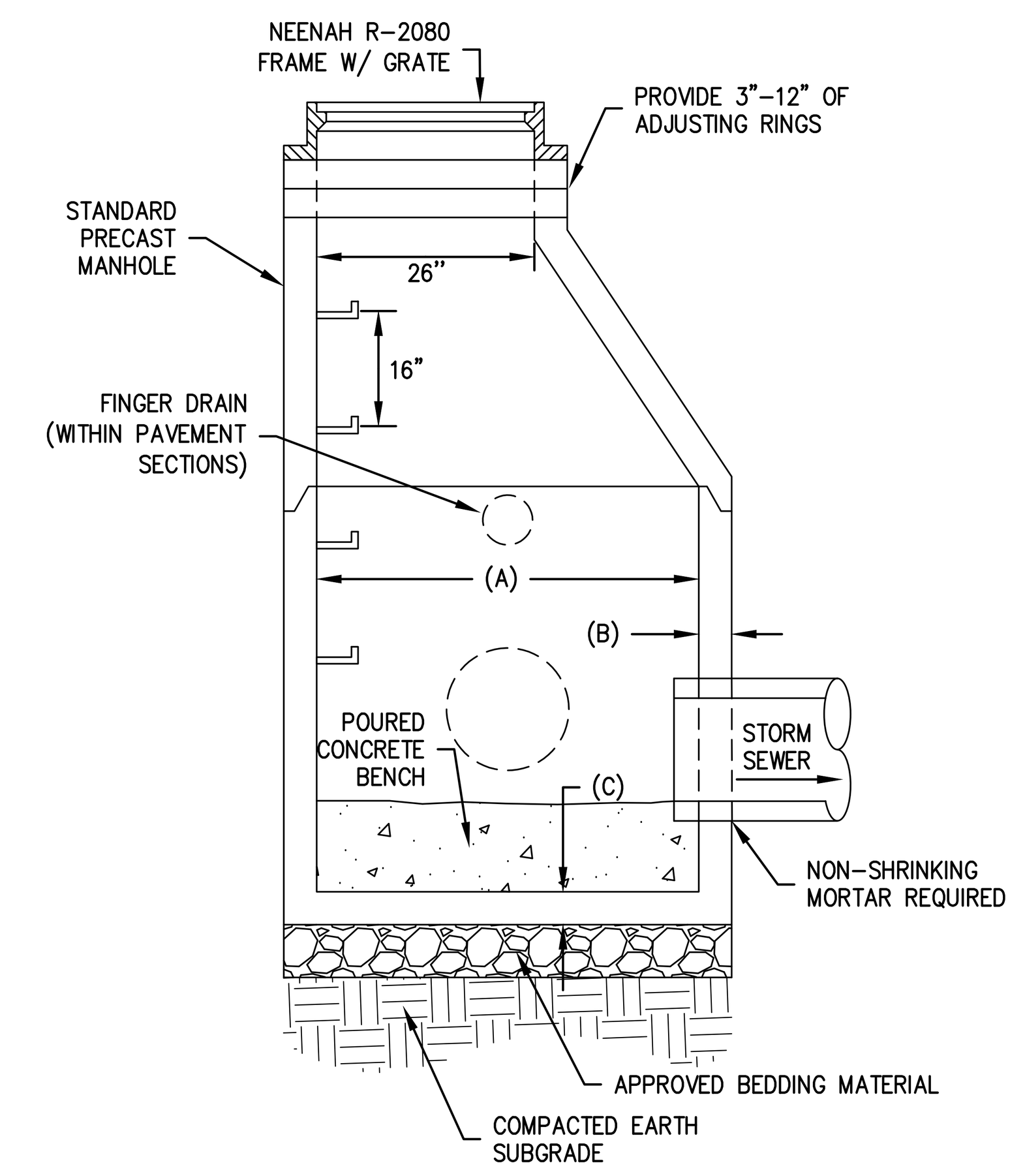


GIFFORD SCHOOL – ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

TYPICAL SECTIONS & CONSTRUCTION DETAILS

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

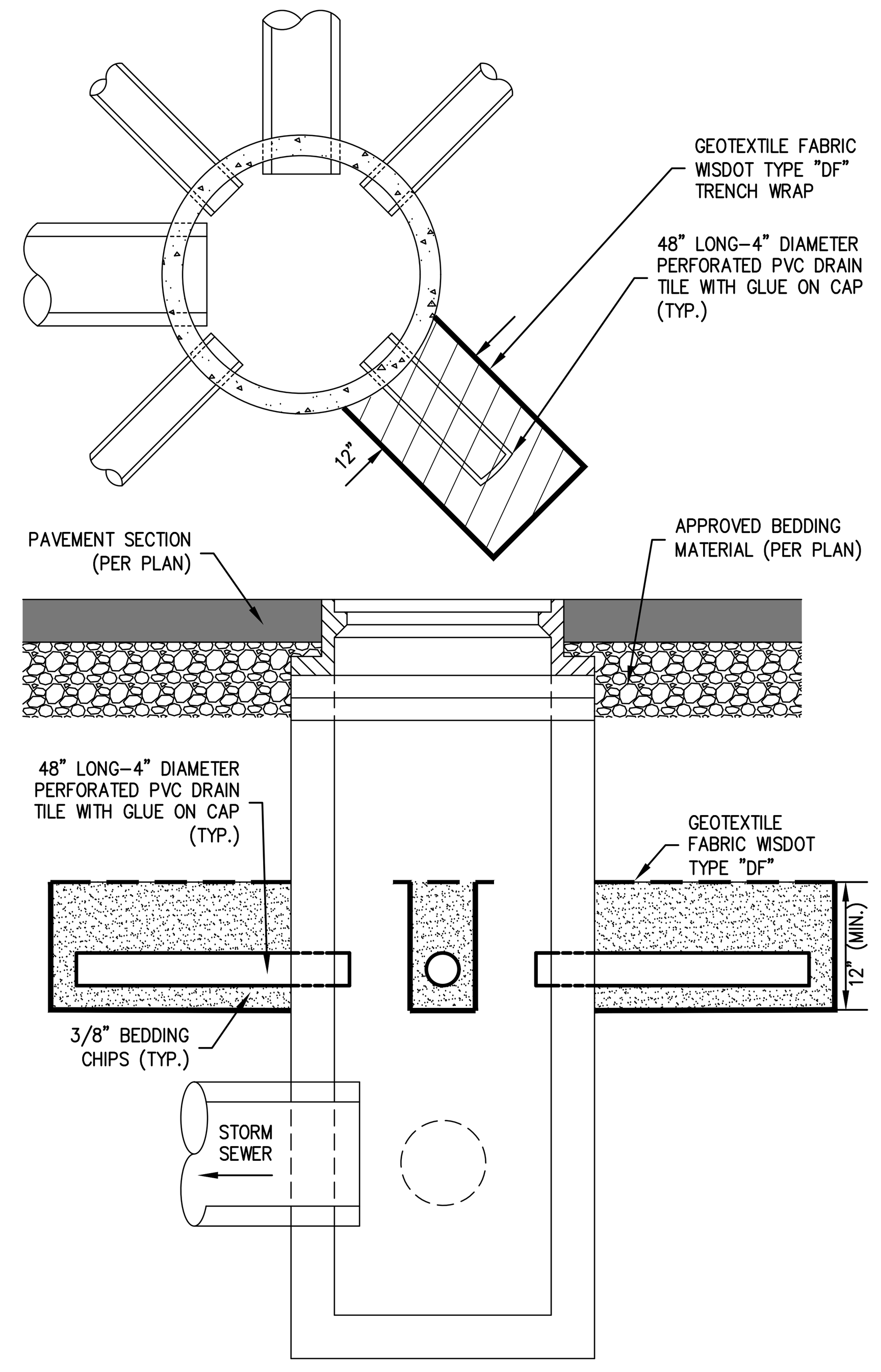
PROJECT NO: 2015.0076.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01/09/2015
SHEET NO: C107



STRUCTURE DIAMETER (A)*	MINIMUM WALL THICKNESS (B)**	MINIMUM BASE AND TOP THICKNESS (C)**
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8'≥	9"	8"

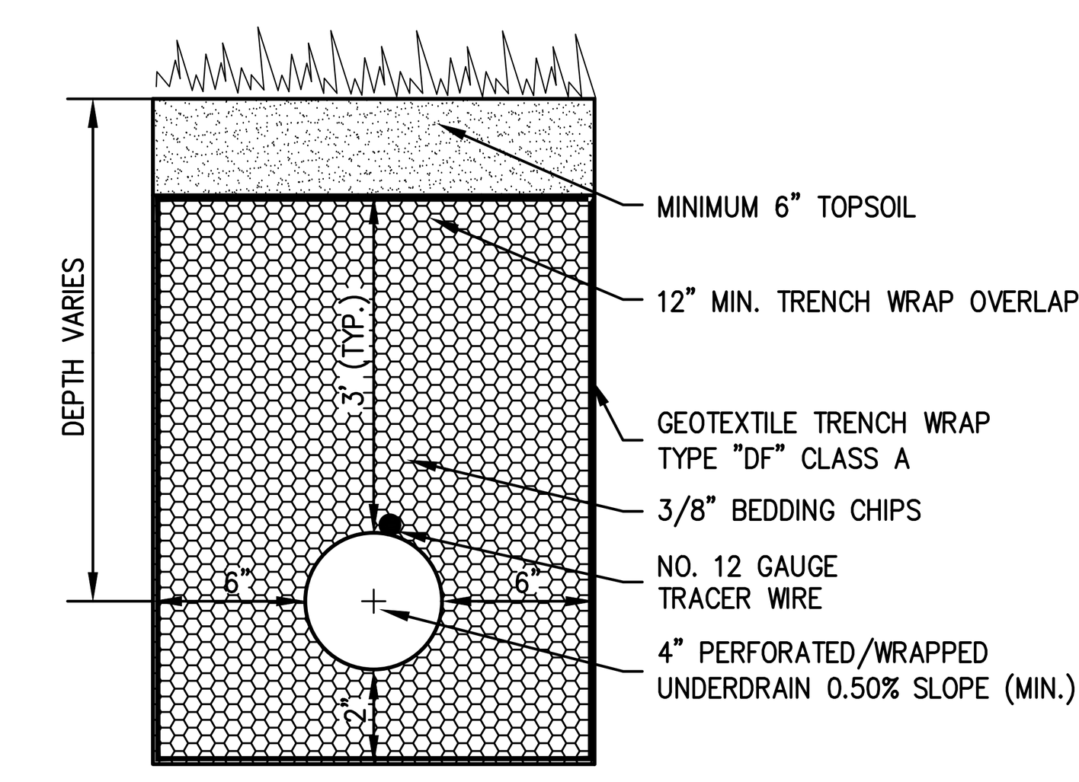
*STRUCTURE DIAMETER SHALL BE STANDARD 48" UNLESS OTHERWISE NOTED ON PLAN
**MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

1 STANDARD STORM SEWER MANHOLE DETAIL — N.T.S.

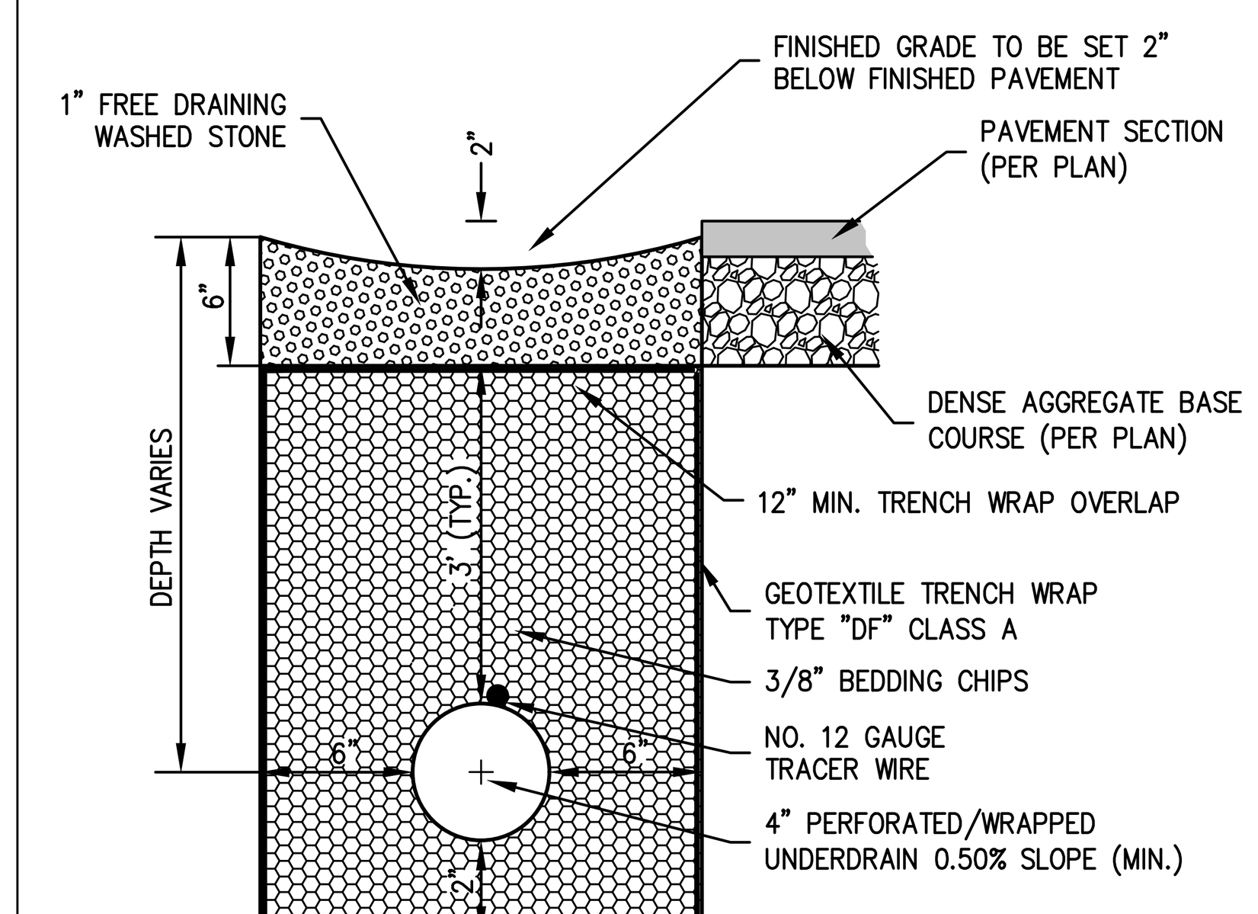


NOTE:
1. FINGER DRAINS SHALL BE INSTALLED IN ALL DRAINAGE STRUCTURES (WITHIN OR ADJACENT TO) PAVED SURFACES.
2. FINGER DRAIN OPENINGS IN STRUCTURE SHALL BE PRECAST.
3. VERTICAL LOCATION OF FINGER DRAIN MAY VARY DEPENDING ON PIPE CONFIGURATION.
4. FINGER DRAINS MUST BE ABOVE THE TOP OF ALL STORM SEWERS.
5. FINGER DRAINS SHALL BE FURNISHED WITH STANDARD PERFORATIONS – CONFIGURATION "E".

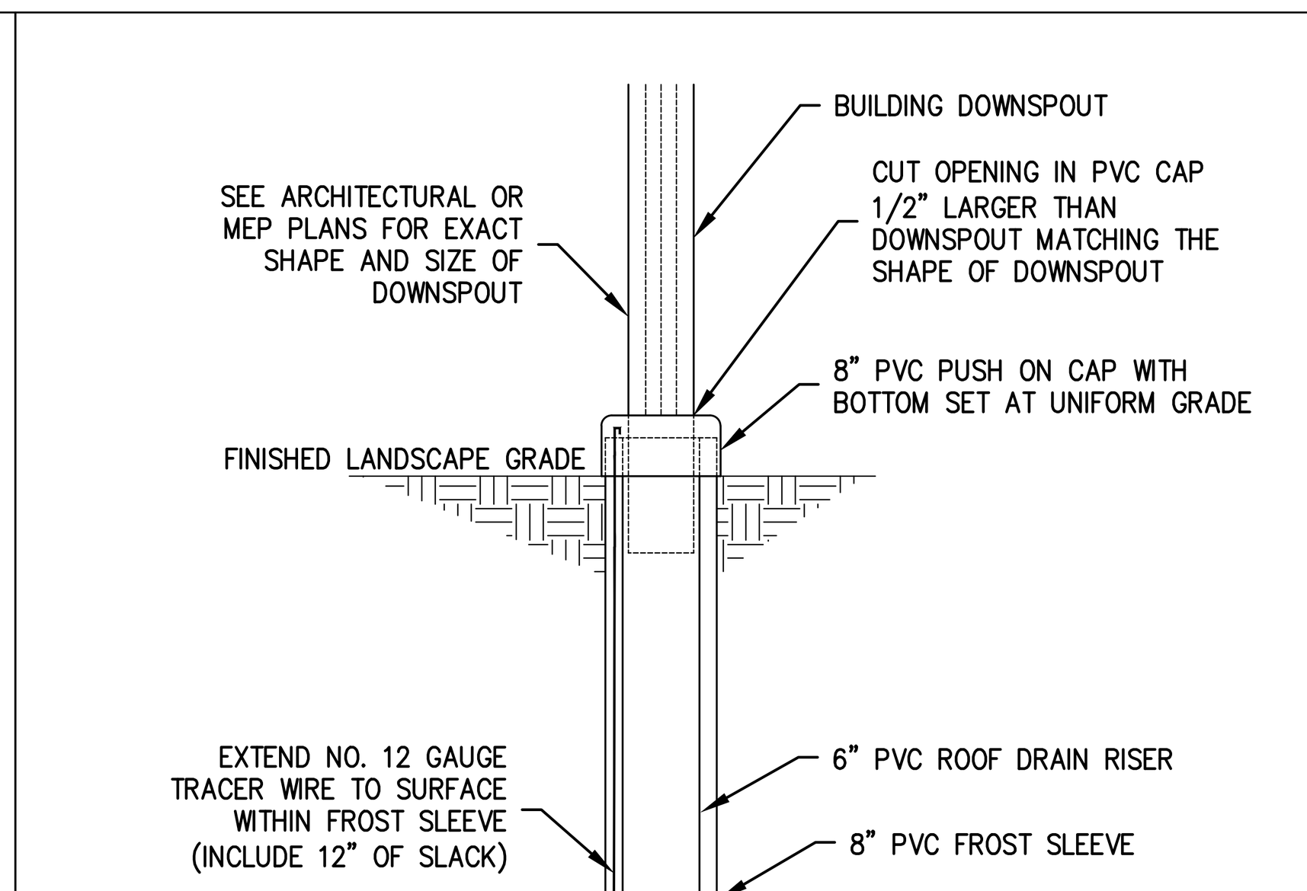
2 STORM SEWER STRUCTURE FINGER DRAIN DETAIL — N.T.S.



3 PIPE UNDERDRAIN (LAWN) DETAIL — N.T.S.

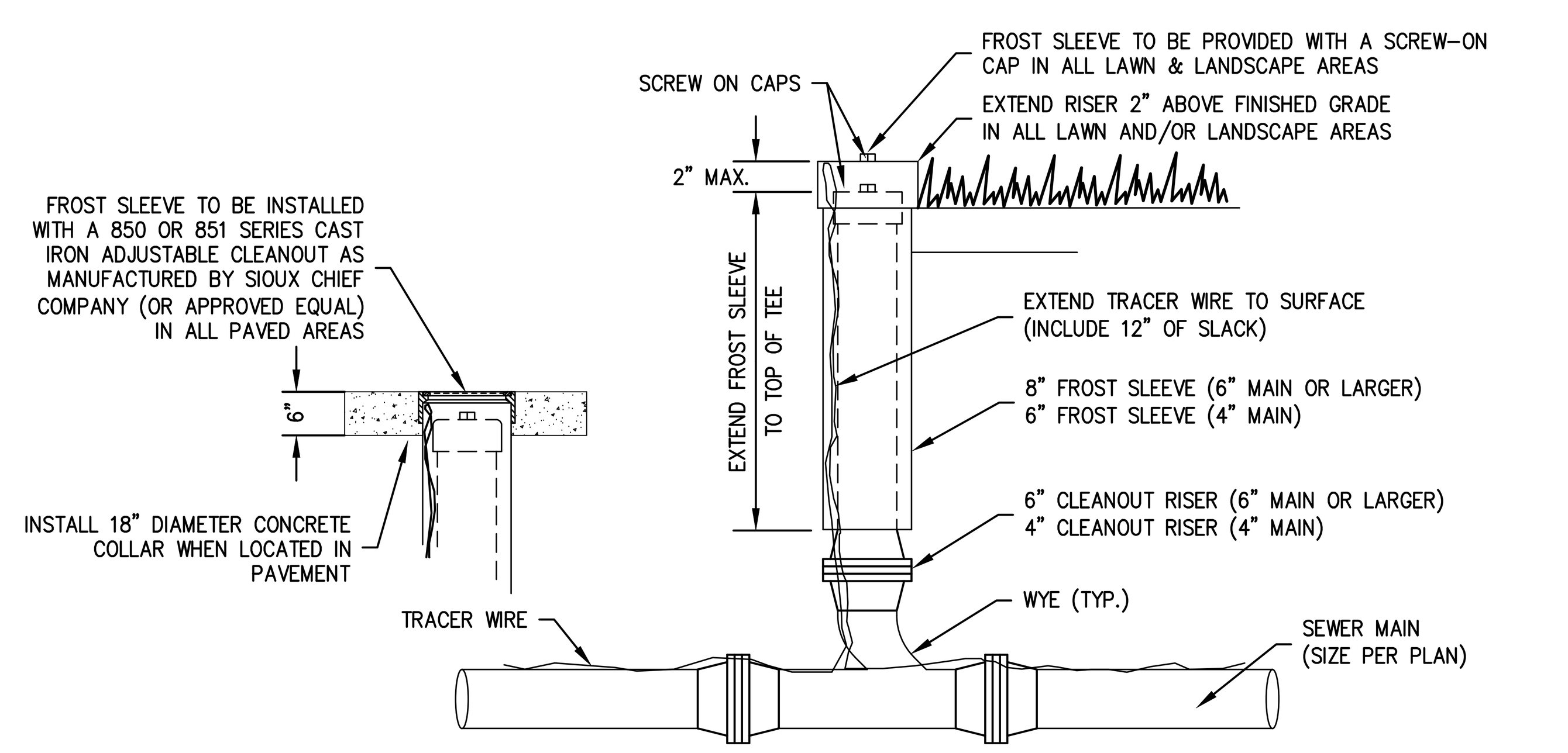


4 PIPE UNDERDRAIN (ADJACENT PAVEMENT) DETAIL — N.T.S.



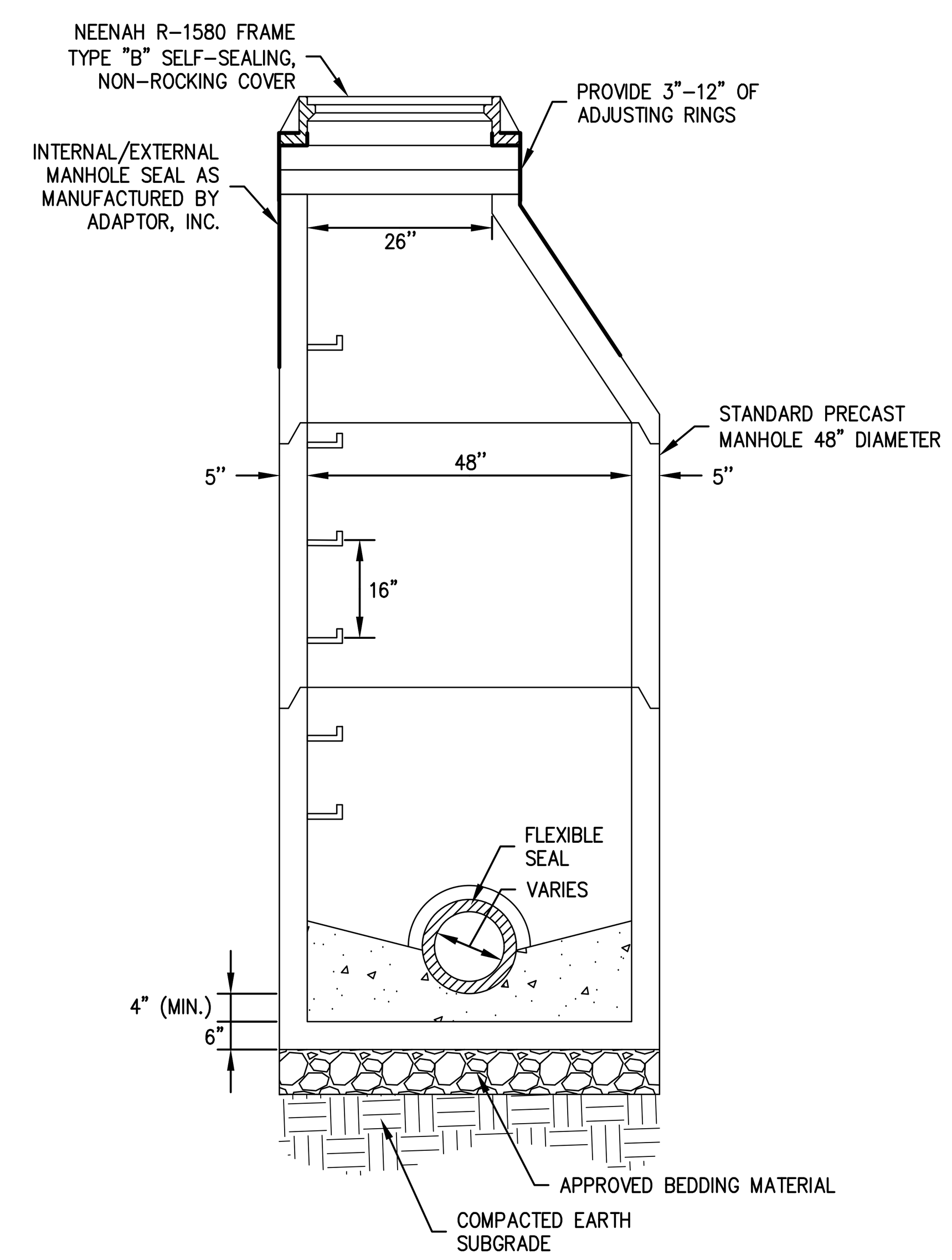
*CONTRACTOR TO VERIFY SHAPE AND SIZE OF DOWNSPOUT PRIOR TO INSTALLING RISERS AND ADJUST IF NECESSARY.

5 ROOF DRAIN (RD) RISER DETAIL — N.T.S.

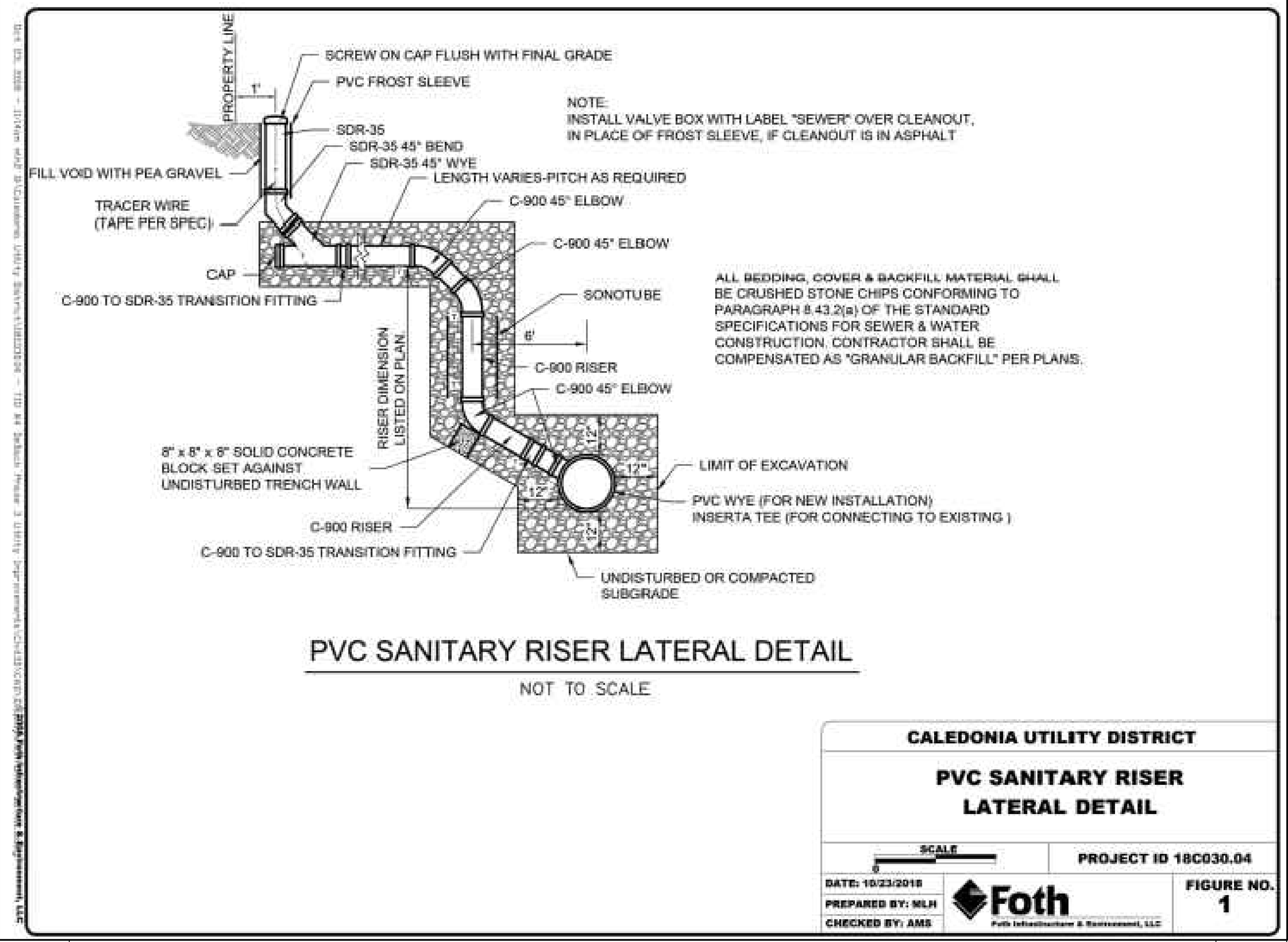


NOTE: SEWER CLEANOUTS TO BE LOCATED A MAXIMUM OF 5' OUTSIDE OF BUILDING WALL AND WHERE SHOWN ON PLAN

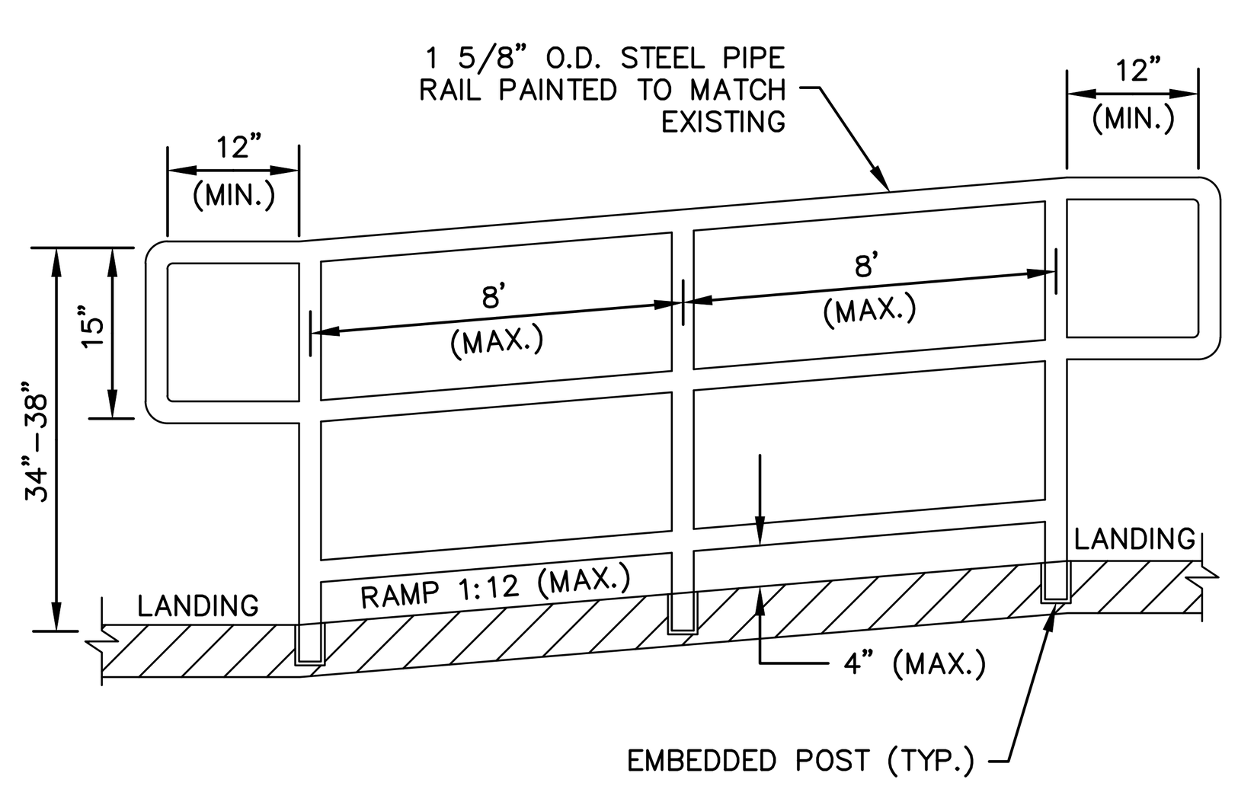
6 SEWER CLEANOUT (CO) RISER DETAIL — N.T.S.



7 SANITARY SEWER MANHOLE DETAIL — N.T.S.

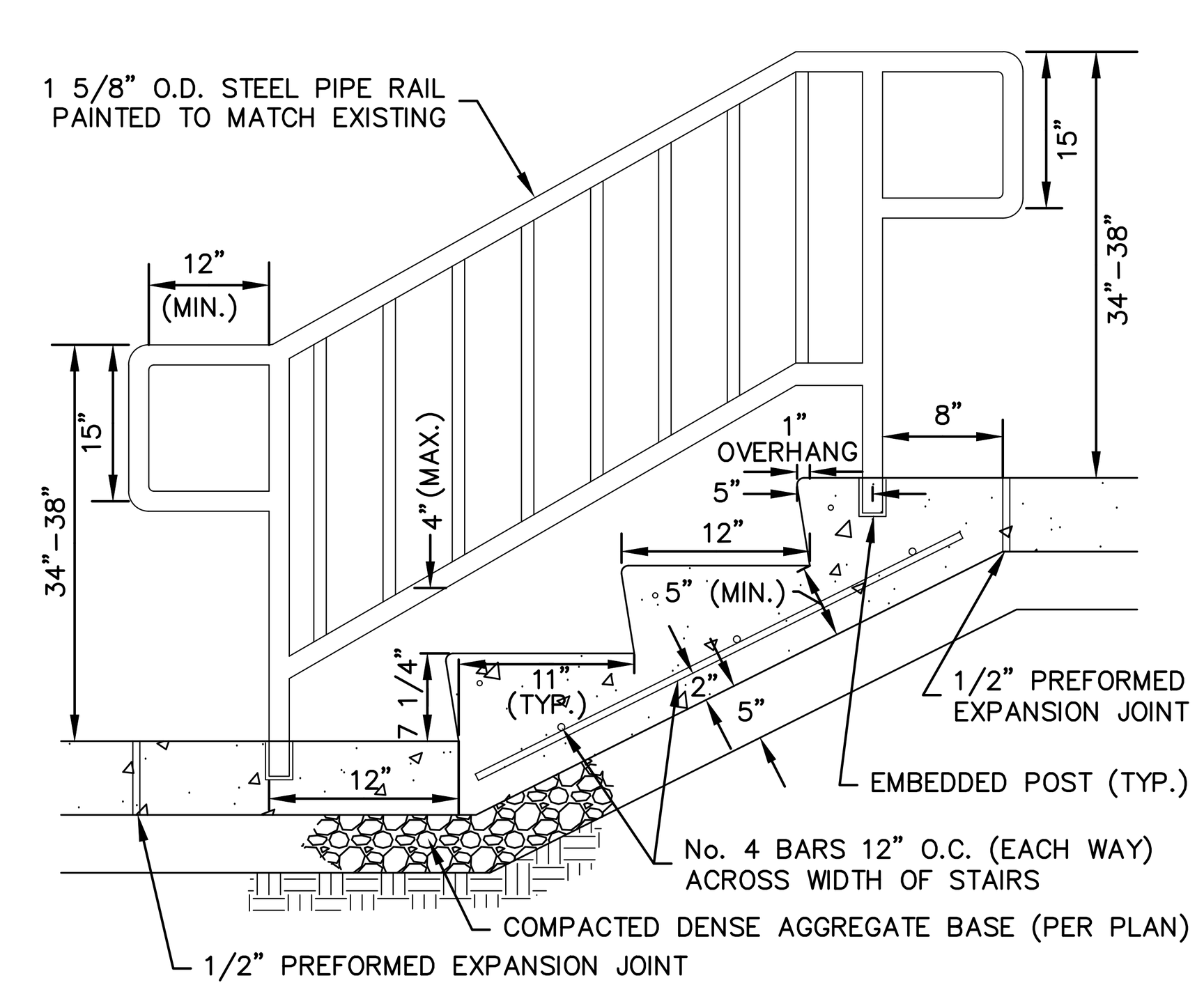


8 CALEDONIA UTILITY DISTRICT PVC SANITARY RISER LATERAL DETAIL — N.T.S.

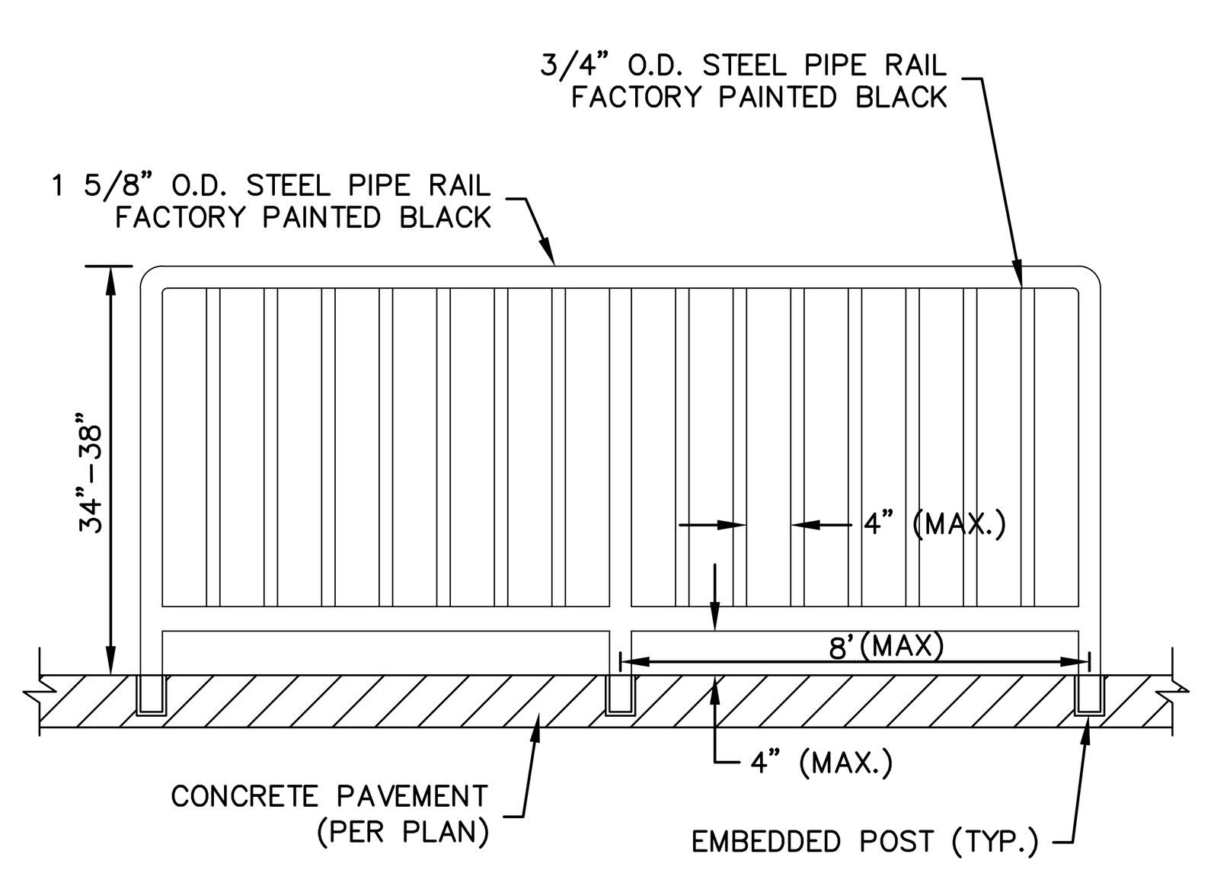


NOTE: HANDRAILS SHALL BE CONTINUOUS THROUGH LANDINGS IF ADJACENT TO ANOTHER RAMP RUN.

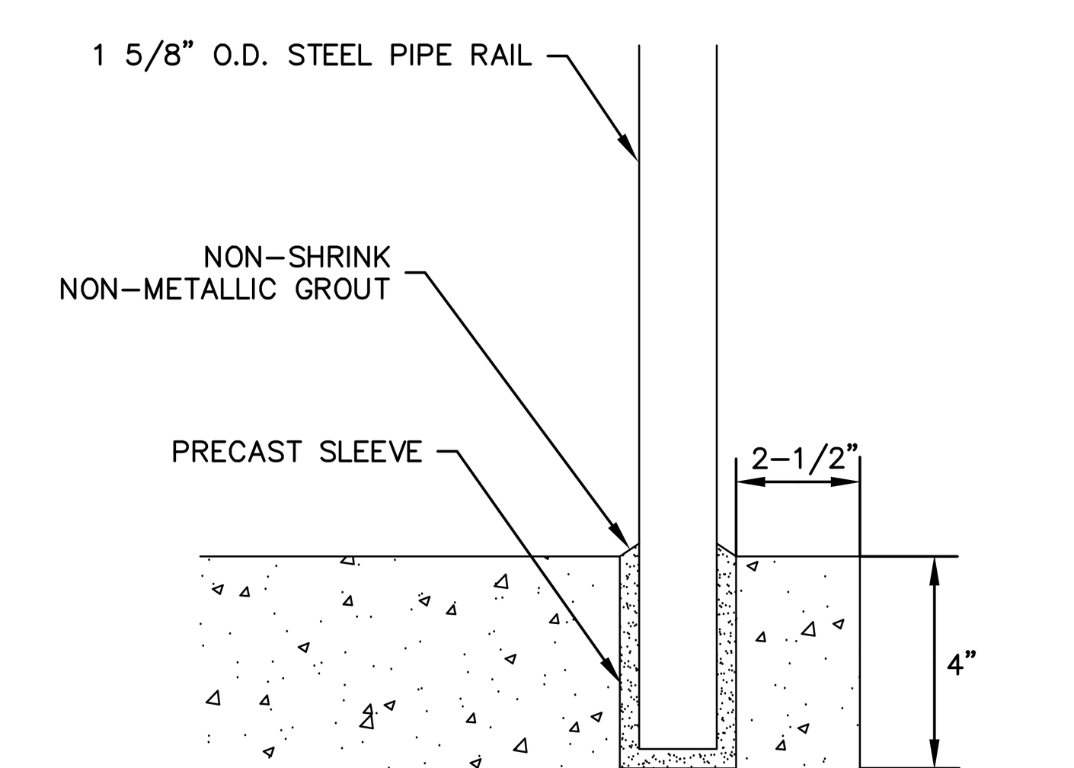
9 ACCESSIBLE RAMP HANDRAIL DETAIL — N.T.S.



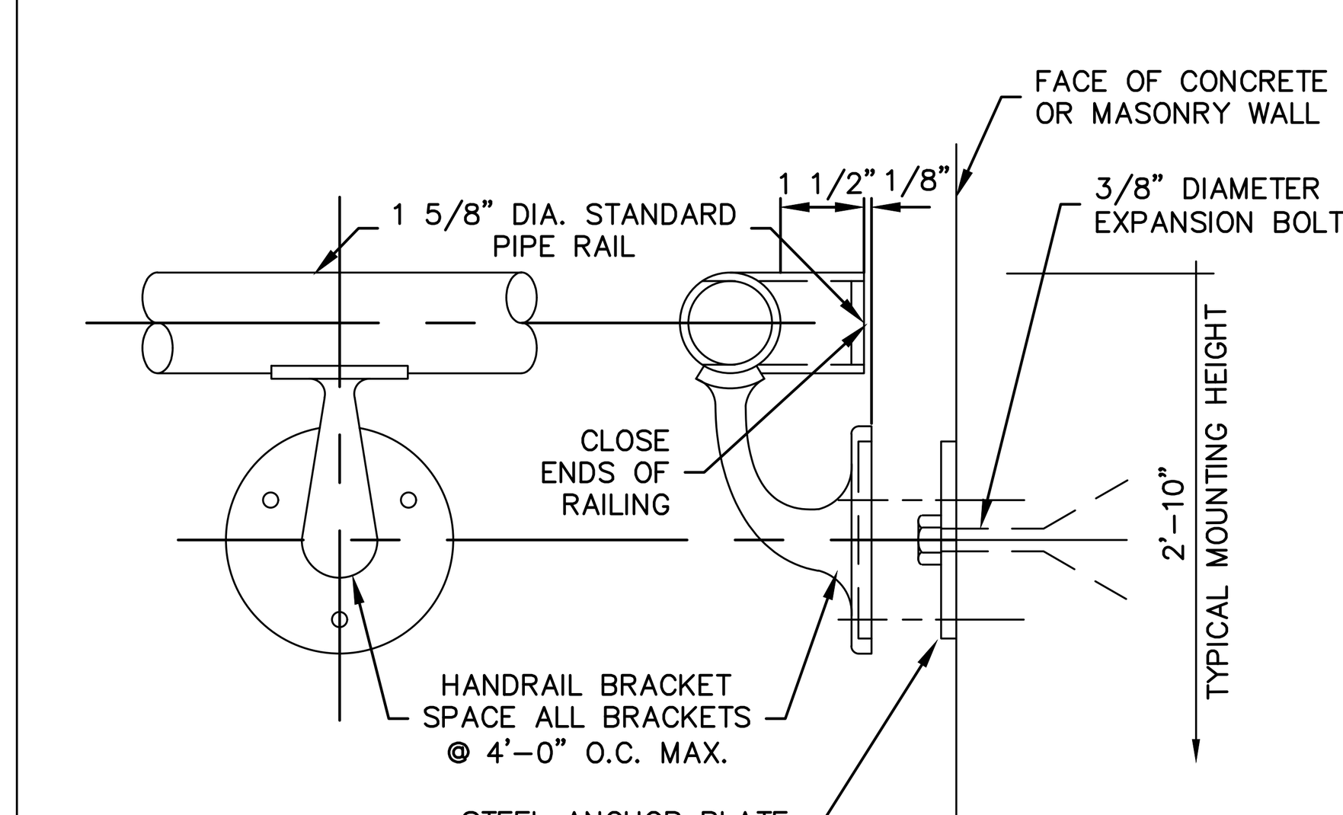
10 TYPICAL STAIR & RAILING DETAIL (GREATER THAN 24" FALL HEIGHT) — N.T.S.



11 TYPICAL RAILING DETAIL (GREATER THAN 24" FALL HEIGHT) — N.T.S.



12 EMBEDDED POST DETAIL — N.T.S.



13 WALL MOUNTED HANDRAIL DETAIL — N.T.S.

REVISIONS: 1 01.23.2025 ADDENDUM No.1

GIFFORD SCHOOL – ADDITION AND REMODEL
RACINE UNIFIED SCHOOL DISTRICT, 8332 NORTHWESTERN AVE, RACINE, WI 53406

TYPICAL SECTIONS & CONSTRUCTION DETAILS

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

PROJECT NO: 2015.0026.10
DRAWN BY: JEM CHECKED BY: JJC
DATE: 01.09.2025
SHEET NO: C108

FIRST FLOOR LEVEL OF ALTERATION

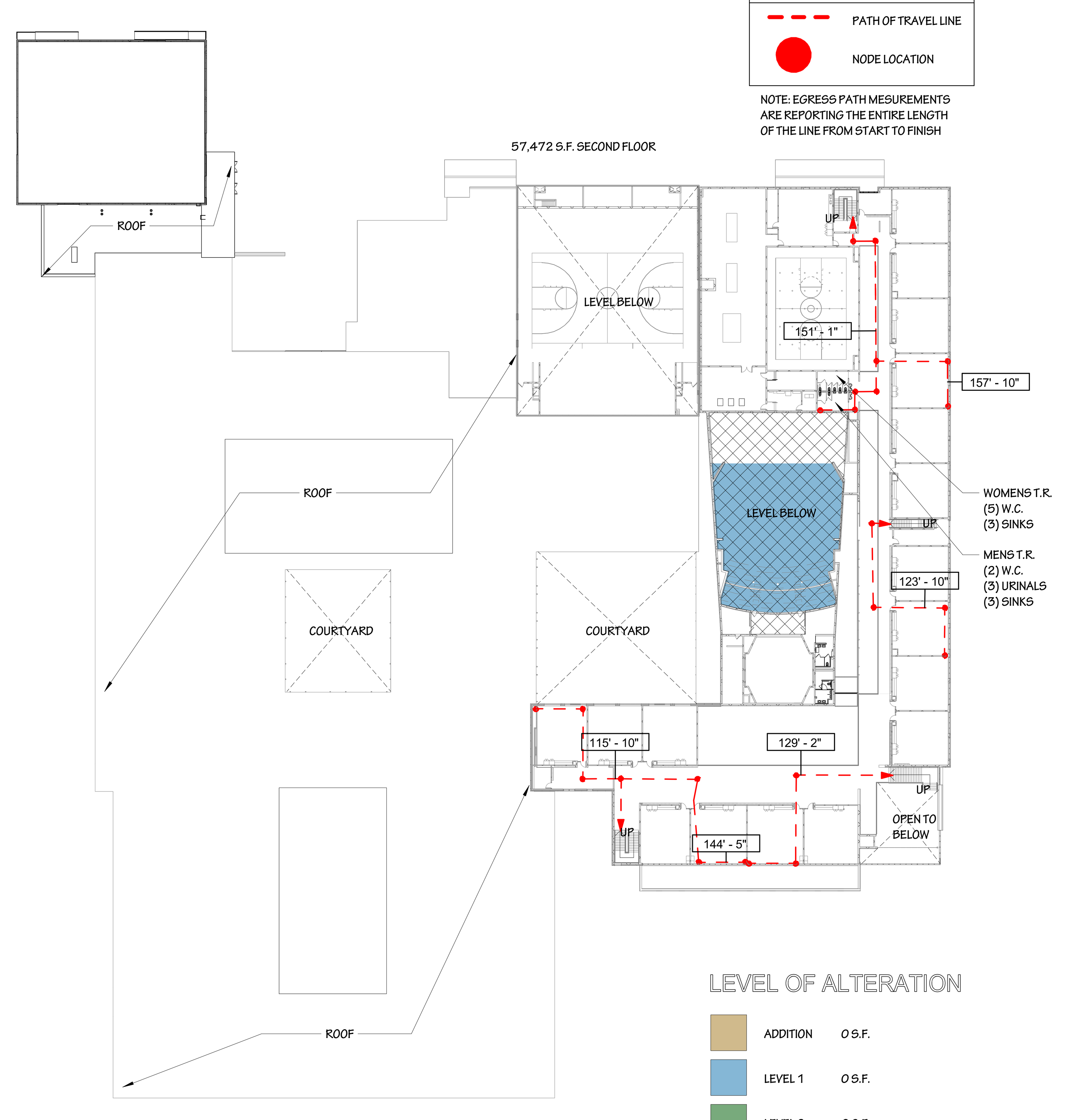
LEVEL OF ALTERATION

ADDITION	13,526 S.F.
LEVEL 1	71,510 S.F.
LEVEL 2	8,490 S.F.
NO WORK	114,583 S.F.
TOTAL	208,109 S.F.

KEY

- PATH OF TRAVEL LINE
- NODE LOCATION

NOTE: EGRESS PATH MESUREMENTS ARE REPORTING THE ENTIRE LENGTH OF THE LINE FROM START TO FINISH



SECOND FLOOR LEVEL OF ALTERATION

LEVEL OF ALTERATION

ADDITION	0 S.F.
LEVEL 1	0 S.F.
LEVEL 2	0 S.F.
NO WORK	57,472 S.F.
TOTAL	57,472 S.F.

APPLICABLE CODES (EXISTING BUILDING)

APPLICABLE CODES
2015 INTERNATIONAL EXISTING BUILDING CODE
WITH WISCONSIN AMMENDMENTS
2015 INTERNATIONAL BUILDING CODE

BUILDING SQUARE FEET

1966:	**147,313 SQ. FT.**
2016 FIRST FLOOR EAST:	**41,916 SQ. FT.**
2016 FIRST FLOOR NORTH:	**4,779 SQ. FT.**
2016 SECOND FLOOR:	**33,157 SQ. FT.**
2025:	**13,526 SQ. FT.**
TOTAL:	**240,691 SQ. FT.**

IEBC CHAPTER 1 - SCOPE AND APPLICATION

THE INTERNATIONAL EXISTING BUILDING CODE ONLY APPLIES TO THE ORIGINAL BUILDING BUILT IN 1966 AND THE 2016 ADDITION.

IEBC CHAPTER 2 - DEFINITIONS

ADDITION: AN EXTENSION OR INCREASE IN FLOOR AREA, NUMBER OF STORES, OR HEIGHT OF A BUILDING STRUCTURE.

PIDA COMMENT: THIS PROVIDES CLARIFICATION INDICATING THAT OUR ADDITION TO THIS PROJECT WILL BE AN INCREASE IN FLOOR AREA ON THE NORTH END OF THE EXISTING BUILDING. IT WILL ALSO BE A SINGLE LEVEL DOUBLE HEIGHT SPACE CONSTRUCTED OF PRE-CAST PANELS AND STEEL STRUCTURE.

WORK AREA: THAT PORTION OR PORTIONS OF A BUILDING CONSISTING OF ALL RECONFIGURED SPACES AS INDICATED ON THE CONSTRUCTION DOCUMENTS. WORK AREA EXCLUDES OTHER PORTIONS OF THE BUILDING WHERE INCIDENTAL WORK ENTAILED BY THE INTENDED WORK MUST BE PERFORMED AND PORTIONS OF THE BUILDING WHERE WORK NOT INITIALLY INTENDED BY THE OWNER IS SPECIFICALLY REQUIRED BY THIS CODE.

PIDA COMMENTS: THIS PROVIDES CLARIFICATION INDICATING THAT THE WORK AREA IS GOING TO BE COMPOSED OF LEVEL 1 & LEVEL 2 ALTERATIONS AS WELL AS NEW CONSTRUCTION.

IEBC CHAPTER 5 - CLASSIFICATION OF WORK

503.1 - ALTERATION LEVEL 1: LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

PIDA COMMENT: 71,510 S.F. OF THE BUILDING WILL RECEIVE LEVEL 1 ALTERATION WORK. PER THE DEFINITION OF "WORK AREA" IN CHAPTER 2, THIS SQUARE FOOTAGE IS NOT TO BE INCLUDED IN THE PROJECT WORK AREA.

LEVEL 1 SCOPE OF WORK IN THIS PROJECT INCLUDES: WALL FINISHES (PAINT) AND WALL BASE, DOOR LEAF AND FRAME TOUCH UP, CASEWORK RESTORATION/INSTALLATION, AND FLOORING REPLACEMENTS.

504.1 - ALTERATION LEVEL 2: LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

PIDA COMMENT: 8,490 S.F. OF THE BUILDING WILL RECEIVE LEVEL 2 ALTERATION WORK. THIS AREA IS COUNTED IN THE PROJECT WORK AREA AND ACCOUNTS FOR 4% OF THE TOTAL FLOOR AREA OF THE BUILDING.

LEVEL 2 SCOPE OF WORK ON THIS PROJECT IS AS FOLLOWS: RECONFIGURATION OF BOYS AND GIRLS TOILET ROOMS TO MAKE THEM ADA ACCESSIBLE. THE EXCERSISE ROOM WILL ALSO BE RELOCATED AND LOCKER ROOMS IN THE CURRENT GYM WILL BE RENOVATED. THIS WORK WHEN COMBINED WITH THE 13,526 S.F. ADDITION RESULTS IN A TOTAL WORK AREA OF 22,016 S.F.
THIS AREA IS LESS THAN 50% OF THE OVERALL FLOOR AREA MEANING THAT THIS PORTION OF THE BUILDING IS NOT REQUIRED TO BE SPRINKLERED PER INTERNATIONAL EXISTING BUILDING CODE 804.2.2.

504.1 - ALTERATION LEVEL 3: LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50% OF THE OVERALL BUILDING AREA.

PIDA COMMENT: BECAUSE THE WORK AREA DOES NOT EXCEED 50% OF THE TOTAL FLOOR AREA LEVEL 3 ALTERATIONS DO NOT APPLY TO THIS PROJECT. THE TOTAL PROJECT WORK AREA OF 19,313 S.F. ACCOUNTS FOR 10% OF THE TOTAL FLOOR AREA OF THE BUILIDNG.

507.1 - ADDITIONS: PROVISIONS FOR ADDITIONS SHALL APPLY WHERE WORK IS CLASSIFIED AS AN ADDITION AS DEFINED IN CHAPTER 2.

PIDA COMMENT: THE NEW GYMNASIUM AND ADJACENT SPACES WILL BE CONSIDERED TO BE THE ADDITION IN THIS PROJECT. THIS ACCOUNTS FOR A TOTAL OF13,526 S.F. OF BUILDING ADDITION SPACE. THIS SPACE WILL BE SEPERATED FROM THE EXISTING BUILDING WITH A 2-HOUR FIRE RESISTANCE RATED WALL PER IBC TABLE 706.4. THIS ALLOWS FOR THE GYMNASIUM ADDITION TO ACT AS A STAND ALONE BUILDING. IBC TABLE 506.2 STATES THAT THE PROPOSED CONSTRUCTION TYPE AND OCCUPANCY TYPE IS LIMITED TO A 9,500 S.F. BUILDING WITHOUT A SPRINKLER SYSTEM. SINCE OUR ADDITION IS LARGER THAN THE ALLOWABLE AREA TO BE NON-SPRINKLERED, OUR ADDITION MUST BE SPRINKLERED.

IEBC CHAPTER 7 - LEVEL 1 ALTERATIONS

701.2 - CONFORMANCE: AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.

PIDA COMMENT: AREAS WHERE WORK IS BEING COMPLETED WILL BE DONE SO TO MAINTAIN OR IMPROVE THE EXISTING LEVEL OF SAETY IN THOSE PORTIONS OF THE BUILDING.

IEBC SECTION 702 - BUILDING ELEMENTS AND MATERIALS: NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPET USED AS AN INTERIOR FLOOR FINISH MATERIAL, SHALL COMPLY WITH SECTION 804 OF THE IBC.

PIDA COMMENT: ALL NEWLY INSTALLED FINISHES WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8 – INTERIOR FINISHES OF THE INTERNATIONAL BUILDING CODE.

IEBC SECTION 703 - FIRE PROTECTION: ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

PIDA COMMENT: THE WORK DONE IN THE LEVEL 1 ALTERATION AREA WILL BE DONE SO TO MAINTAIN OR IMPROVE THE EXISTING FIRE PROTECTION IN THE AREA INCLUDING THE EXISTING MEANS OF EGRESS.

IEBC SECTION 705 - ACCESSIBILITY: A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN SECTIONS 705.1.1 THROUGH 705.1.14, AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE UNLESS IT IS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT THAT IS TECHNICALLY FEASIBLE.

PIDA COMMENT: ALTERATION WORK WILL BE COMPLETED IN A WAY AS TO MAINTAIN OR IMPROVE THE ACCESSIBILITY WHEREVER IT IS TECHNICALLY FEASIBLE. ALL ALTERATIONS THAT APPLY TO ACCESSIBILITY WILL MEET THE REQUIREMENTS OF THE INTERNATIONAL EXISTING BUILDING CODE 705.1.1 - 705.1.14 AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE.

IEBC SECTION 705.1.1 - ENTRANCES: WHERE AN ALTERATION INCLUDES ALTERATIONS TO AN ENTRANCE, AND THE FACILITY HAS AN ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE, THE ALTERED ENTRANCE IS NOT REQUIRED TO BE ACCESSIBLE UNLESS REQUIRED BY SECTION 705.2 SIGNS COMPLYING WITH SECTION 1111 OF THE INTERNATIONAL BUILDING CODE SHALL BE PROVIDED.

PIDA COMMENT: EXISTING ACCESSIBLE ENTRANCES WILL REMAIN AS-IS. ANY WORK THAT IS DONE TO ENTRANCE DOORS WILL BE DONE IN SUCH A WAY TO MAINTAIN OR IMPROVE THE EXISTING LEVEL OF ACCESSIBILTY.

IEBC SECTION 705.1.9 - TOILET ROOMS: WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 1109.2.1 OF THE INTERNATIONAL BUILDING CODE IS PERMITTED. THE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM SHALL BE LOCATED ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET OR BATHING ROOMS. AT THE INACCESSIBLE TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET ROOM OR BATHING ROOM SHALL BE PROVIDED. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SIGN CHARACTERS SHALL MEET THE VISUAL CHARACTER REQUIREMENTS IN ACCORDANCE WITH ICC A117.1.

PIDA COMMENT: 8 TOILET ROOMS WILL BE RECONFIGURED TO MEET ACCESSIBILITY CODES FROM THE 1966 ORIGINAL BUILDING.

IEBC CHAPTER 8 - LEVEL 2 ALTERATIONS

IEBC SECTION 801.2 - LEVEL 1 COMPLIANCE: IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.

PIDA COMMENT: ALL LEVEL 2 ALTERATION SCOPE OF WORK IS DESIGNED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.

IEBC SECTION 801.3 - COMPLIANCE: ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

PIDA COMMENT: ALL WORK IN THIS PROJECT WILL BE CONSTRUCTED AS IT IS REQUIRED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

IEBC SECTION 803.4.1 - SUPPLEMENTAL INTERIOR FINISH REQUIREMENTS: WHERE THE WORK AREA OF ANY FLOOR EXCEEDS 50 PERCENT OF THE FLOOR AREA, SECTION 803.4 SHALL ALSO APPLY TO THE INTERIOR FINISH IN EXIT AND CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR.

PIDA COMMENT: THIS SECTION PROVIDES LANGUAGE THAT EXCLUDES THE MAJORITY OF THE CORRIDOR FROM BEING FIRE RATED. THE EXISTING BUILDING IS A SPRINKLERED BUILDING.

804.2.2 - GROUPS A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 AND S-2: IN BUILDINGS WITH OCCUPANCIES IN GROUPS A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, AND S-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE ALL OF THE FOLLOWING CONDITIONS OCCUR:

1. THE WORK ARE IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION; AND
2. THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.

PIDA COMMENTS: DUE TO LEVEL 2 WORK AREA BEING LESS THAN 50% OF THE FLOOR AREA (ITEM 2) THE AREA OF WORK IN THE EXISTING BUILDING IS AN EXISTING FULLY SPRINKLERED BUILDING.

804.4 - FIRE ALARM AND DETECTION: AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 804.4.1 THROUGH 804.4.3. WHERE AUTOMATIC SPRINKLER PROTECTION IS PROVIDED IN ACCORDANCE WITH SECTION 804.2 AND IS CONNECTED TO THE BUILDING FIRE ALARM SYSTEM, AUTOMATIC HEAT DETECTION SHALL NOT BE REQUIRED.

AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72. DEVICES, COMBINATIONS OF DEVICES, APPLIANCES, AND EQUIPMENT SHALL NOT BE APPROVED. THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS, EXCEPT THAT AN APPROVED ALTERNATIVE TYPE OF DETECTOR SHALL BE INSTALLED IN SPACES SUCH AS BOILER ROOMS, WHERE PRODUCTS OF COMBUSTION ARE PRESENT DURING NORMAL OPERATION IN SUFFICIENT QUANTITY TO ACTUATE A SMOKE DETECTOR.

PIDA COMMENTS: THE FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS FO THE INTERNATIONAL EXISTING BUILDING CODE SECTION 804.4.

805.4.2 - DOOR SWING: IN THE WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE, ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

PIDA COMMENTS: ALL DOORS IN EXIT CORRIDORS CURRENTLY COMPLY WITH THIS REQUIREMENT.

805.7.1 - MEANS OF EGRESS - ARTIFICIAL LIGHTING REQUIRED: MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

PIDA COMMENTS: ALL OF THE MEANS OF EGRESS WILL BE PROVIDED WITH CODE COMPLIANT MEANS OF EGRESS LIGHTING. ALL EXISTING EMERGENCY LIGHTING WILL BE POWERED BY THE GENERATOR.

805.8.1 - EXIT SIGNS - WORK AREAS: MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

PIDA COMMENTS: ALL MEANS OF EGRESS THROUGHOUT THE BUILDING WILL BE SUPPLIED WITH CODE COMPLIANT EXIT SIGNS.

810.1 - MINIMUM FIXTURES: WHERE THE OCCUPANT LOAD OF THE STORY IS INCREASED BY MORE THAN 20%, PLUMBING FIXTURES FOR THE STORY SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE BASED ON THE INCREASED OCCUPANT LOAD.

IEBC CHAPTER 11 - ADDITIONS

1101.1 SCOPE: AN ADDITION TO A BUILDING OR STRUCTURE SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODES AS ADOPTED FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ANY REQUIREMENTS OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER. WHERE AN ADDITION IMPACTS THE EXISTING BUILDING OR STRUCTURE, THAT PORTION SHALL COMLY WITH THIS CODE.

PIDA COMMENTS: ALL COMPONENTS OF THE NEW GYMNASIUM ADDITION WILL COMPLY WITH ALL ASSOCIATED CODES PER THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION.

APPLICABLE CODES (BUILDING ADDITION)

APPLICABLE CODES
VILLAGE OF CALEDONIA, APPLICABLE CODES
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL EXISTING BUILDING CODE

IBC CHAPTER 3 - USE AND OCCUPANCY

THE GYMNASIUM ADDITION WILL BE CLASSIFIED AS A SPRINKLERED, FULLY FIRE ALAMED, SEPERATED (A3) ASSEMBLY OCCUPANCY CLASSIFICATION AND AN ACCESSORY TO THE PRIMARY (E) OCCUPANCY WHICH IS THE EXISTING SCHOOL.

IBC CHAPTER 5 - BUILDING HEIGHTS AND AREAS

NOTE: THIS GYMNASIUM IS A SINGLE STORY SPACE CONSTRUCTED OF LOAD BEARING PRE-CAST CONCRETE PANELS, UNPROTECTED STEEL COLUMNS, JOIST, BEAMS, AND METAL ROOF DECKING. THEREFORE,WITH THE USE OF THESE NON-COMBUSTIBLE MATERIALS, THIS BUILDINGS CONSTRUCTION CLASSIFICATION IS A TYPE II-B.
TABLE 504.3 "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE"

(A-3) BUILDING OCCUPANCY, WITH TYPE II-B CONSTRUCTION, AND SPRINKLERED HAS:

MAXIMUM BUILDING HEIGHT OF: 75'-0" ABOVE GRADE PLANE
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: 3
ALLOWABLE AREA FACTOR: 38,000 S.F. FOR A SINGLE STORY SPRINKLERED BUILDING

ACTUAL BUILDING: BUILDING HEIGHT:32'-0"
NUMBER OF STORIES: 1 STORY
AREA:13,526 S.F.

506.1.1 UNLIMITED AREA BUILDINGS: UNLIMITED AREA BUILDINGS SHALL BE DESIGNED IN COORDANCE WITH SECTION 507.

PIDA COMMENT: UNLIMITED AREA IS SATISFIED BECAUSE OUR SITE HAS FULL ACCESS AROUND THE ENTIRE PERIMITER OF THE BUILDING AND ADDITION FOR EMERGENCY VEHICLE ACCESS.

507.1 GENERAL: THE AREA OF BUILDINGS OF THE OCCUPANCIES AND CONFIGURATIONS SPECIFIED IN SECTIONS 507.1 THROUGH 507.12 SHALL NOT BE LIMITED. BASEMENTS NOT MORE THAN ONE STORY BELOW GRAE PLANE SHALL BE PERMITTED.

507.2.1 REDUCED OPEN SPACE: THE PUBLIC WAYS OR YARDS OF 60 FEET IN WIDTH REQUIRED IN SECTIONS 507.3, 507.4, 507.5. 507.6 AND 507.12 SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 40 FEET IN WIDTH PROVIDED ALL OF THE FOLLOWING REQUIREMENTS ARE MET:

1. THE REDUCED WIDTH SHALL NOT BE ALLOWED FOR MORE THAN 75 PERCENT OF THE PERIMETER OF THE BUILDING
2. THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE A FIRE-RESISTANCE OF NOT LESS THAN 3 HOURS
3. OPENINGS IN THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE OPENING PROTECTIVES WITHA FIRE PROTECTION RATING OF NOT LESS THAN 3 HOURS

IBC CHAPTER 6 - TYPES OF CONSTRUCTION

602.2 TYPES I AND II: TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEP AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

602.2 TYPES I AND II: TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEP AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

BUILDING ELEMENTS		
STRUCTURAL FRAME HOURS / NONCOMBUSTIBLE	INCLUDING COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS HOURS / NONCOMBUSTIBLE	EXTERIOR (>30')	0
HOURS / NONCOMBUSTIBLE	INTERIOR	0
NONBEARING WALLS HOURS / NONCOMBUSTIBLE	EXTERIOR (>30')	0
HOURS / NONCOMBUSTIBLE	INTERIOR	0
FLOOR CONSTRUCTION HOURS / NONCOMBUSTIBLE	INCLUDING SUPPORTING BEAMS AND JOIST	0
ROOF CONSTRUCTION HOURS / NONCOMBUSTIBLE	INCLUDING SUPPORTING BEAMS AND JOIST	0

THE BUILDING ADDITION IS CLASSIFIED AS A TYPE II B (NONCOMBUSTIBLE) CONSTRUCTION

IBC CHAPTER 8 - INTERIOR FINISHES

803.1 GENERAL: INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANC WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1.
803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS: INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

CLASS A: = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-5; SMOKEDEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450.

EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

803.11 INTERIOR FINISH REQUIREMENTS BASED ON GROUP: INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN SPECIFIED IN TABLE 803.11 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.2.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 IS REQUIRED.

ADDTION OCCUPANCY IS FOR AN (A3)
INTERIOR EXIT STAIRWAYS, RAMPS, & EXIT PASSAGEWAYS - B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS - B
ROOMS OR ENCLOSED SPACES - C

803.12 STABILITY: INTERIOR FINISH MATERIALS REGULATED BY THIS CHAPTER SHALL BE APPLIED OR OTHERWISE FASTENED IN SUCH A MANNER THAT SUCH MATERIALS WILL NOT READILY BECOME DETACHED WHERE SUBJECTED TO ROOM TEMPERATURES OF 200 F (93 C) FOR NOT LESS THAN 30 MINUTES.

803.13.4 MATERIALS: AN INTERIOR WALL OR CEILING FINISH MATERIAL THAT IS NOT MORE THAN 1/4" THICK SHALL BE APPLIED DIRECTLY TO THE WALL, CEILING, OR STRUCTURAL ELEMENT WITHOUT THE USE OF FURRING STRIPS AND SHALL NOT BE SUSPENDED AWAY FROM THE BUILDING ELEMENT TO WHICH THAT FINISH MATERIAL IT IS APPLIED.

IBC CHAPTER 9 - INTERIOR FINISHES

901.2 FIRE PROTECTION SYSTEMS: FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE INTERNATIONAL FIRE CODE. ANY FIRE SYSTEM FOR WHICH AN EXCEPTION OR REDUCTION TO THE PROVISIONS OF THIS CODE SHALL BE PERMITTED TO BE INSTALLED FOR PARTIAL OR COMPLETE PROTECTING PROVIDED THAT SUCH SYSTEM MEETS THE REQUIREMENTS OF THIS CODE.

907.2.12.1 ALARM: ACTIVATION OF ANY SINGLE SMOKE DETECTOR, THE AUTOMATIC SPRINKLER SYSTEM OR ANY OTHER AUTOMATIC FIRE DETECTION DEVICE SHALL IMMEDIATELY ACTIVATE AN AUDIBLE AND VISIBLE ALARM AT THE BUILDING AT A CONSTANTLY ATTENDED LOCATION FROM WHICH EMERGENCY ACTION CAN BE INITIATED, INCLUDING THE CAPABILITY OF MANUAL INITIATION REQUIREMENTS IN SECTION 907.2.12.2.

IBC CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.1.2 "MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT":

MAXIMUM FLOOR AREA ALLOWNACE

NAME	AREA	OCCUPANTS
ACCESSORY	2428 SF	8
ASSEMBLY FIXED	6361 SF	718
BUSINESS	11629 SF	117
CAFETERIA	8176 SF	546
CLASSROOM	65123 SF	3257
CONCENTRATED	12530 SF	251
DAYCARE	1047 SF	30
KITCHEN	4082 SF	21
LOCKER ROOM	2400 SF	120
READING ROOM	194 SF	4
STACK AREA	4561 SF	46
STAGE	2831 SF	189
STORAGE	3959 SF	14
VOCATIONAL	20070 SF	402
	145,392S.F.	5,723 OCCUPANTS

EDUCATIONAL CLASSROOMS = 20 NET S.F.
EDUCATIONAL VOCATIONAL AREAS = 50 NET S.F.
OFFICE AREAS = 100 GROSS S.F.

CALCULATIONS:
EDUCATIONAL CLASSROOMS: 65,124/20 NET S.F. = 3,257 OCCUPANTS
EDUCATIONAL VOCATIONAL AREAS: 20,070/50 NET S.F. = 402 OCCUPANTS
OFFICE AREAS: 11,629/100 GROSS S.F. = 117 OCCUPANTS

TABLE 1005.1 "EGRESS WIDTH PER OCCUPANT SERVED":
WITH SPRINKLER SYSTEM = 0.2 INCHES PER OCCUPANT
CALCULATION:
5,723 OCCUPANTS (0.2 / OCCUPANT) = 1,145" OF EGRESS WIDTH REQUIRED

TABLE 1006.2.1 "COMMON PATH OF TRAVEL":
COMMON PATH OF TRAVEL SHALL NOT EXCEED 75 FEET. ALL SPACES IN THE BUILDING COMPLY.

1017.2 "EXIT ACCESS TRAVEL DISTANCE": EXITS SHALL BE LOCATED SO THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL, SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2.

TABLE 1017.2 "EXIT ACCESS TRAVEL DISTANCE":
(E) = 250 FEET WITH A SPRINKLER SYSTEM. ALL SPACES WITHIN THE BUILDING COMPLY.

IBC CHAPTER 29 - PLUMBING SYSTEMS

TABLE 2902.1 "MINIMUM NUMBER OF PLUMBING FACILITIES CALCULATION":

EDUCATIONAL OCCUPANCY = 3,758 OCCUPANTS

WATER CLOSETS: 38 BOYS / 38 GIRLS REQUIRED

LAVATORIES: 38 BOYS / 38 GIRLS REQUIRED

DRINKING FOUNTAINS: 38 REQUIRED

SERVICE SINK: 1 REQUIRED

BUSINESS OCCUPANCY = 118 OCCUPANTS

WATER CLOSETS: 2 BOYS / 2 GIRLS REQUIRED

LAVATORIES: 1 BOYS / 1 GIRLS REQUIRED

DRINKING FOUNTAINS: 2 REQUIRED

SERVICE SINK: 1 REQUIRED

ASSEMBLY OCCUPANCY A-3 = 0 OCCUPANTS

ASSEMBLY OCCUPANCY A-1 = 0 OCCUPANTS

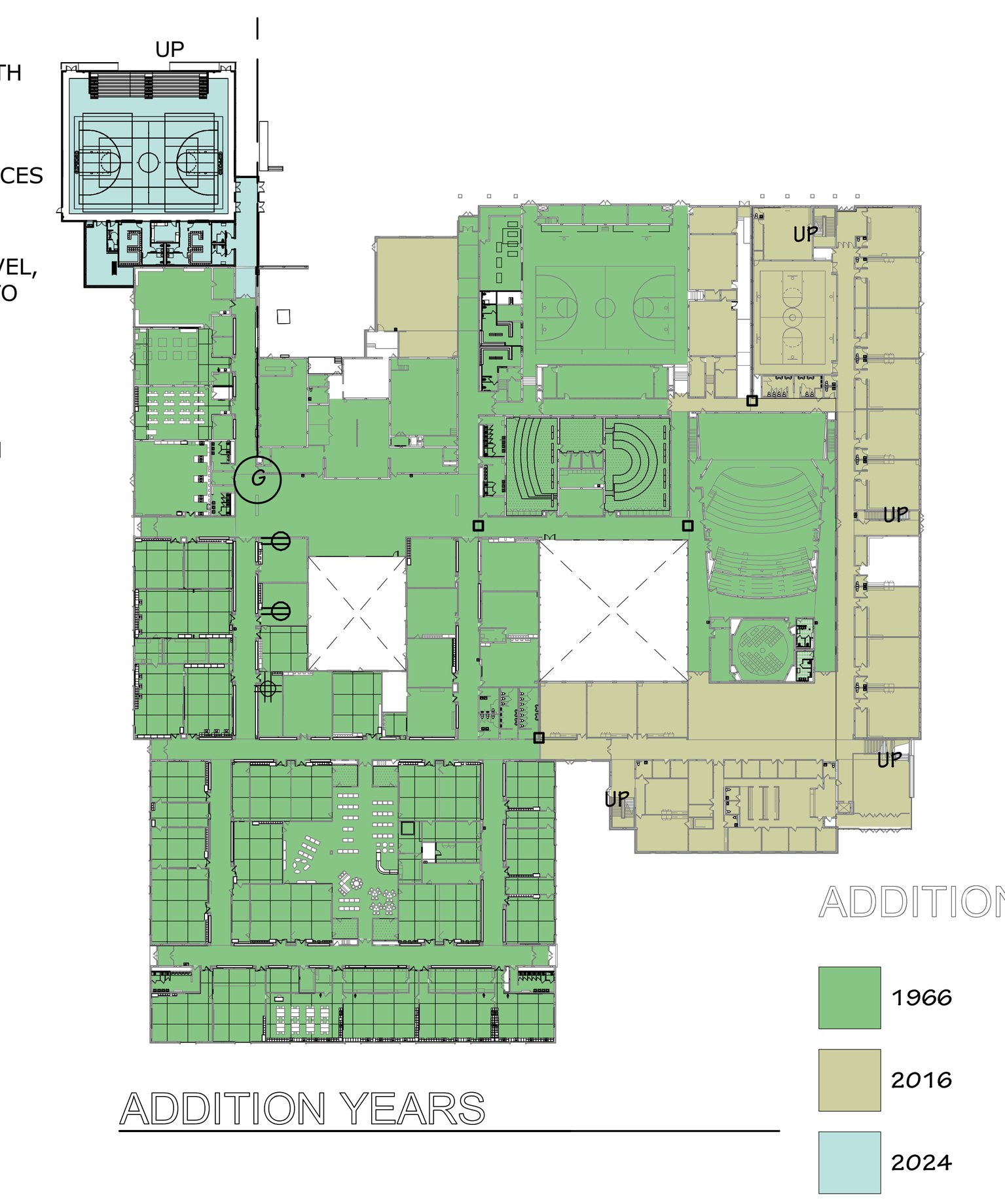
TOTALS REQUIRED VS. PROVIDED

WATER CLOSETS:
MEN 48 REQUIRED / WOMEN 55 REQUIRED
MEN 37 PROVIDED / WOMEN 33 PROVIDED

LAVATORIES:
MEN 55 REQUIRED / WOMEN REQUIRED
MEN PROVIDED / WOMEN PROVIDED

DRINKING FOUNTAINS:
MEN REQUIRED / WOMEN REQUIRED
MEN PROVIDED / WOMEN PROVIDED

SERVICE SINK:
MEN REQUIRED / WOMEN REQUIRED
MEN PROVIDED / WOMEN PROVIDED



ADDITION YEARS

ADDITION YEARS

1966	138,815 S.F.
2016	49,407 S.F.
2024	13,526 S.F.

REVISIONS:

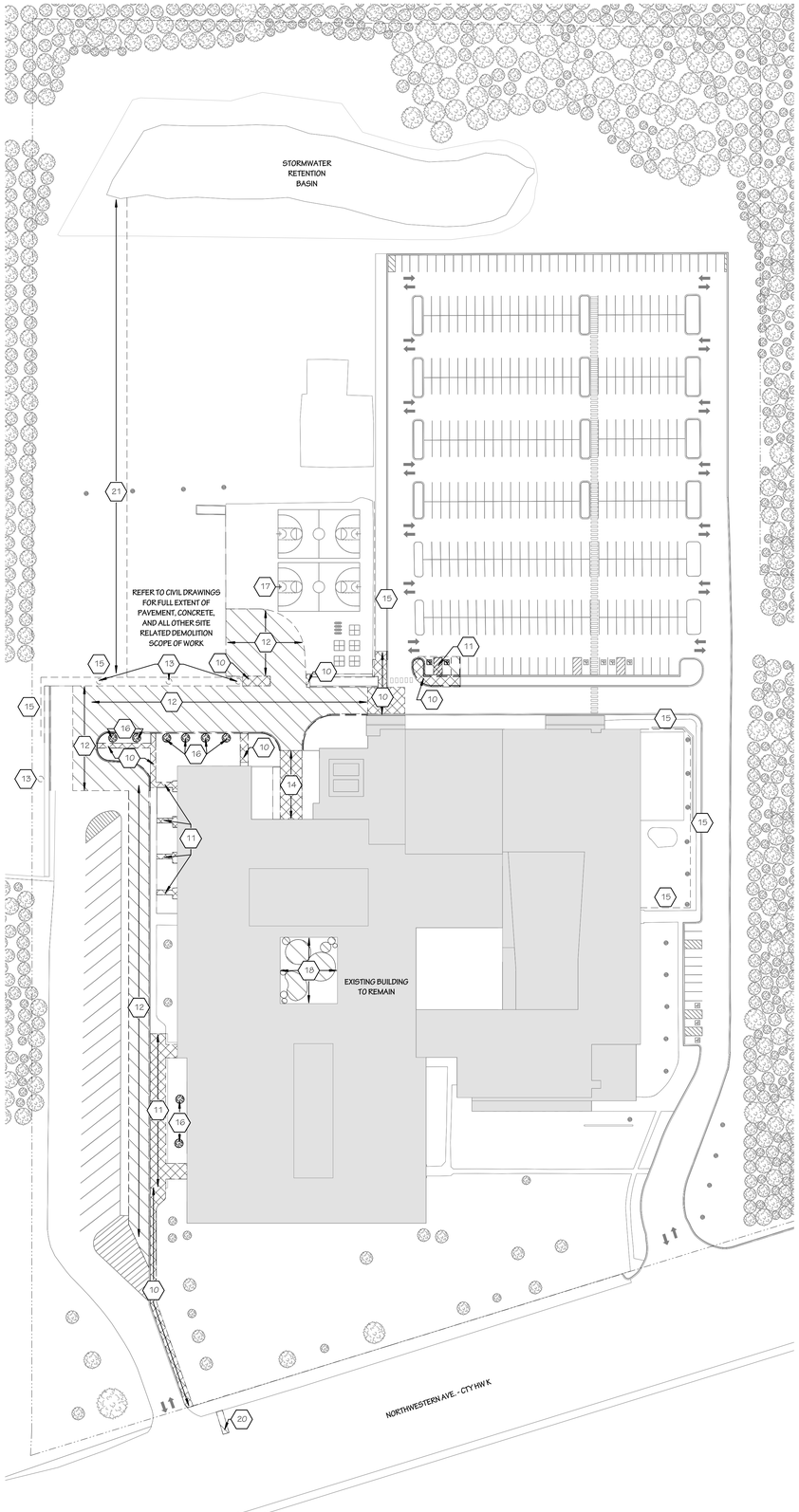
GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

CODE REVIEW

600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

Partners in Design
ARCHITECTS

PROJECT NO.: 723.24.035
DRAWN BY: MGP CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A0.1



1 A1.1 ARCHITECTURAL SITE DEMOLITION PLAN
1" = 60'-0"

DEMOLITION SITE PLAN LEGEND

- EXISTING WALL TO REMAIN
- STUD WALL DEMOLITION
- EXISTING DOOR TO REMAIN
- DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- MASONRY WALL DEMOLITION
- ASPHALT TO BE SAW CUT AND REMOVED
- CONCRETE AND ALL ASSOCIATED COMPONENTS TO BE REMOVED
- EXISTING BUILDING TO REMAIN
- PROPERTY LINE

DEMO KEY NOTES

SITE / BUILDING

10 REMOVE A PORTION OF CONCRETE SIDEWALK AND BASE COMPLETELY. PREP AREA TO RECIEVE NEW TOP SOIL AND SEED.

11 REMOVE A PORTION OF CONCRETE SIDEWALK AND CURB. PREP AREA AS NECESSARY TO POUR NEW SIDEWALK AND CURB.

12 SAW CUT AND REMOVE A PORTION OF ASPHALT DRIVE TO ACCOMODATE THE NEW UTILITY AND CONCRETE FLAT WORK.

13 REMOVE AND SALVAGE LIGHT POLE FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS FOR DETAILS.

14 REMOVE A PORTION OF THE CONCRETE DRIVE AS NECESSARY TO ACCOMODATE THE NEW UTILITIES AND DELIVERY DOCK REPLACEMENT.

15 REMOVE FENCING, GATES, POST, FOUNDATION AND ALL ASSOCIATED COMPONENTS.

16 REMOVE AND GRUB TREE.

17 REMOVE, SALVAGE, AND REINSTALL BASKETBALL HOOP.

18 REMOVE EXISTING GRASS AND PREPARE AREA TO RECIEVE NEW FINISH. REFER TO CIVIL FOR SCOPE OF WORK.

20 SAWCUT AND REMOVE A PORTION OF ACPHALT TO ACCOMODATE SANITATION CONNECTION. REFER TO CIVIL FOR SCOPE OF WORK.

21 TRENCH OUT A PORTION OF GRASS TO ACCOMODATE STORM PIPING. REFER TO CIVIL FOR ENTIRE SCOPE OF WORK.

GENERAL DEMOLITION NOTES

1. DEMOLITION DRAWINGS ARE PROVIDED AS A REFERENCE TO ESTABLISH THE GENERAL SCOPE OF DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND PROTECT THE STRUCTURAL INTEGRITY OF EXISTING-TO-REMAIN
2. MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING TO REMAIN. IMMEDIATELY CONTACT THE ARCHITECT IS SCHEDULED DEMOLITION WORK WILL COMPROMISE STRUCTURAL INTEGRITY OF EXISTING BUILDING PRIOR TO DEMOLITION.
3. VERIFY EXISTING STRUCTURAL SUPPORTS AND LOCATION OF ALL STRUCTURAL SUPPORTING WALLS PRIOR TO DEMOLITION. ALL EXISTING STRUCTURAL SUPPORTS ARE TO REMAIN UNLESS NOTED OTHERWISE ON DEMOLITION PLAN.
4. COORDINATE ALL DEMOLITION WORK OUTLINED ON DEMOLITION PLAN WITH NEW FLOOR PLAN LAYOUT TO ALL FOR PROTECTION OF EXISTING TO REMAIN.
5. GENERAL CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS FOR ALL DEMOLITION WORK. G.C. SHALL PROVIDE NECESSARY ACCESS FOR OTHER CONTRACTORS TO ALLOW OTHER DEMOLITION WORK AND SHALL REPAIR SUCH DEMOLITION AREAS WITH MATERIALS TO MATCH FINAL FINISHES.
6. CONTRACTOR IS RESPONSIBLE FOR PATCHING WALLS, FLOORS, ETC. AND LEVELING EXISTING SURFACES AS REQUIRED TO MATCH ALL ADJACENT SURFACES WHERE REMOVAL WORK HAS OCCURRED, ESPECIALLY WHERE REMOVED WALLS INTERSECT WALLS TO REMAIN AND EXISTING FLOORS SCHEDULED FOR NEW FINISHES.
7. GENERAL CONTRACTOR IS REQUIRED TO WALK THROUGH THE PROJECT SITE TO BECOME FAMILIAR WITH THE SCOPE AND INTENT OF THE CONSTRUCTION DOCUMENTS.
8. SAWCUT AND REMOVE & PATCH ALL WALLS AND FLOORS AS REQUIRED FOR NEW MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL WORK AS REQUIRED.
9. CONTRACTORS TO FIELD VERIFY REQUIRED MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION.
10. RECONFIGURE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS PER THE NEW FLOOR PLAN AND ALL APPLICABLE CODES - TERMINATE AND REMOVE ALL UNUSED CONNECTIONS PER CODE.
11. ALL DEMOLITION DIMENSIONS ARE TO FINISHED OPENINGS & TO BE COORDINATED WITH NEW CONSTRUCTION.

REVISIONS

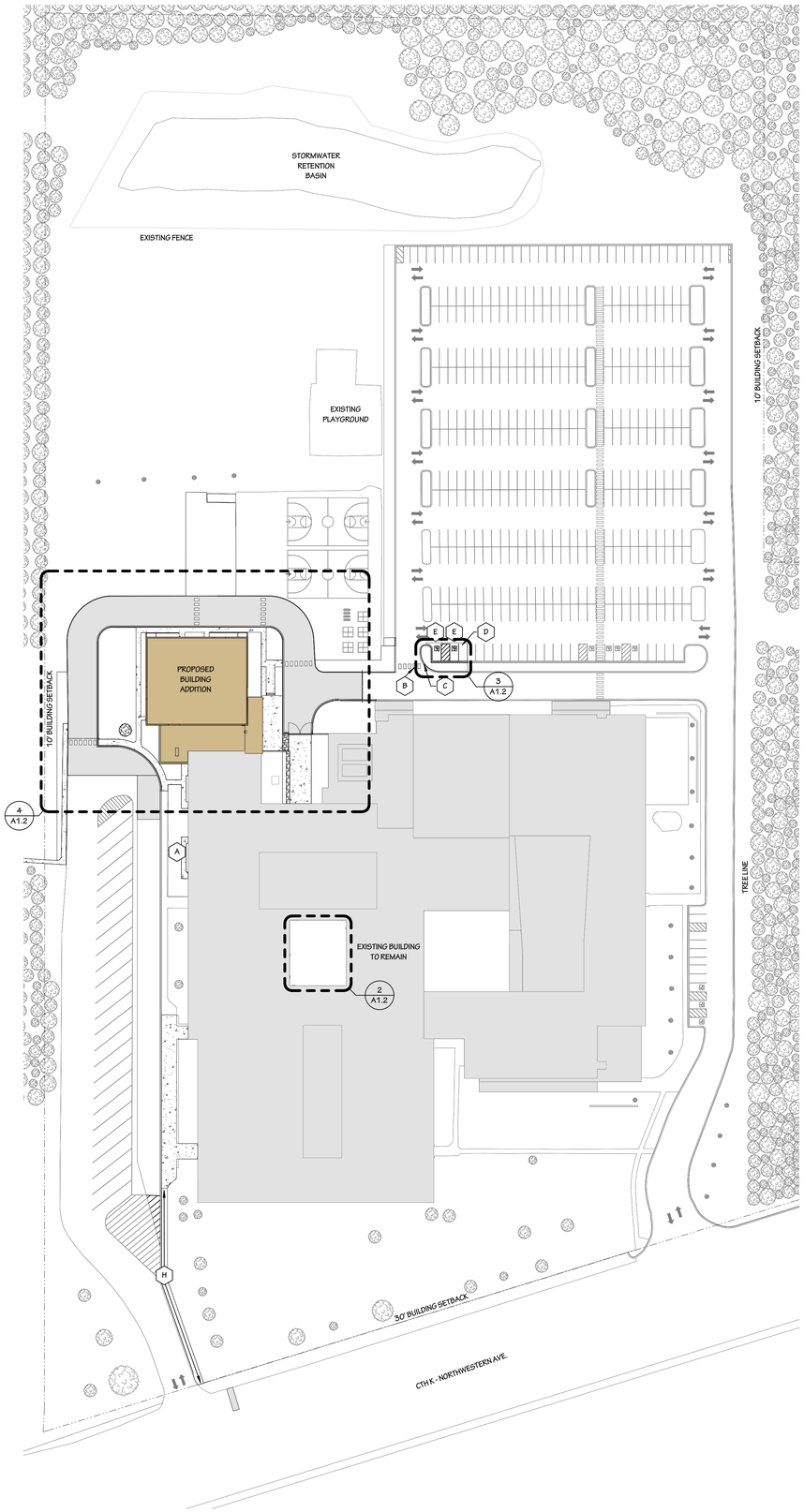
GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

ARCHITECTURAL SITE DEMOLITION PLAN

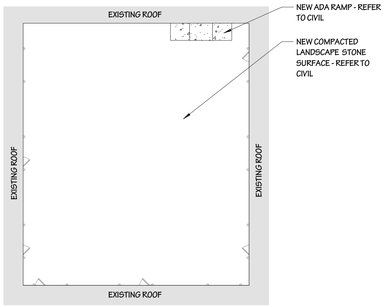
600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

Partners in Design ARCHITECTS

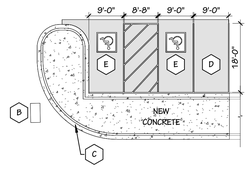
PROJECT NO.: 723.24.035
DRAWN BY: MGP
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A1.1



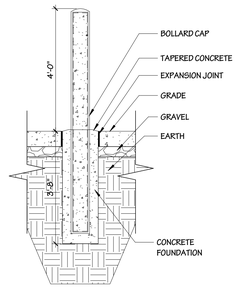
1 A1.2 **OVERALL ARCHITECTURAL SITE PLAN**
1" = 60'-0"



2 A1.2 **ENLARGED EAST COURTYARD**
1/16" = 1'-0"



3 A1.2 **ENLARGED WEST PARKING LOT**
1/16" = 1'-0"



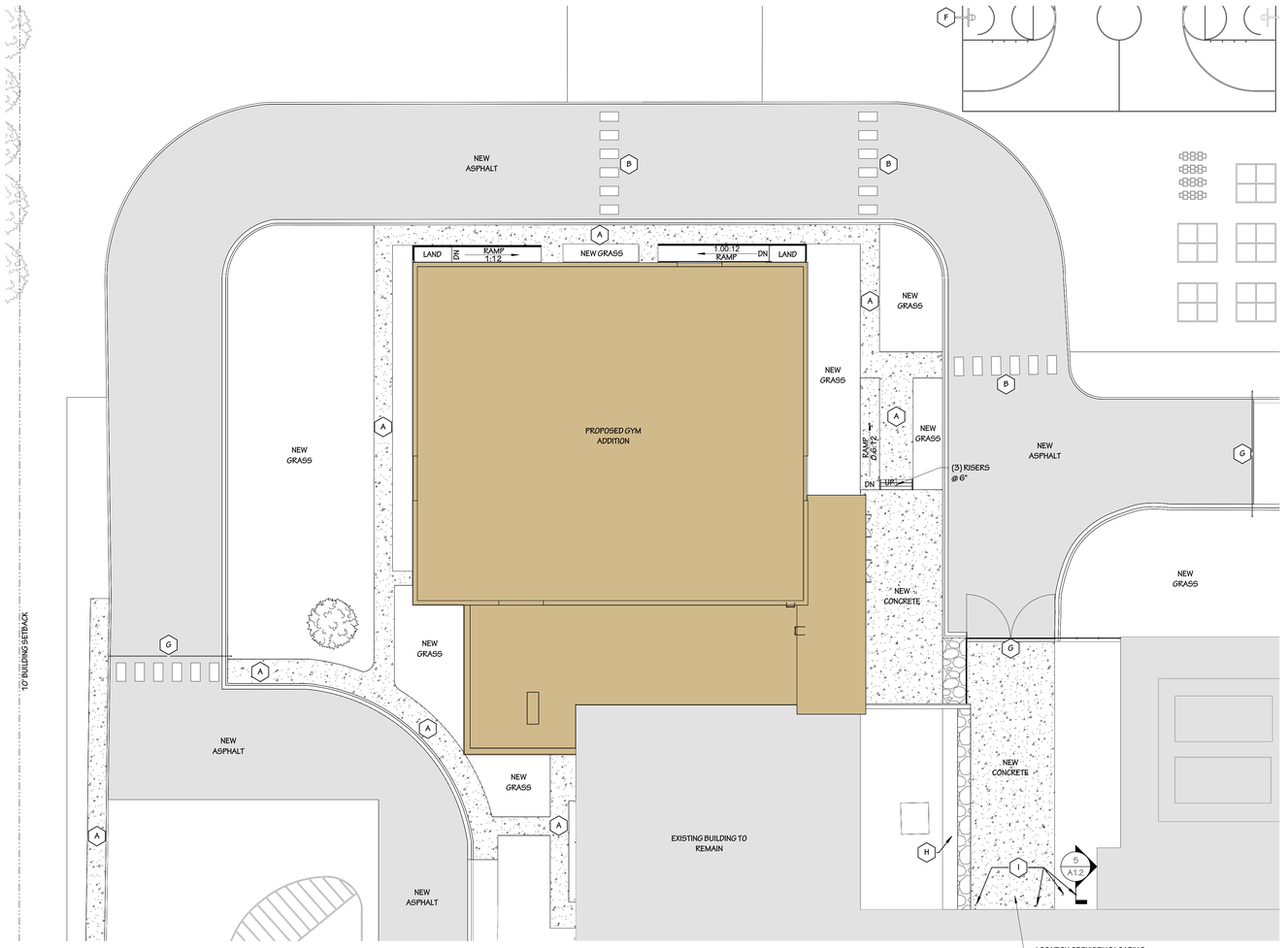
5 A1.2 **TYPICAL BOLLARD SECTION**
1/2" = 1'-0"

KEY NOTES

- A — SIDEWALK
- B — CROSSWALK
- C — CURB
- D — PARKING SPACE
- E — ADA PARKING SPACE
- F — BASKETBALL HOOP TO BE SALVAGED AND REPLACED TO SAME LOCATION
- G — GATE
- H — LAWN RESTORATION
- I — BOLLARD

GENERAL PLAN NOTES

1. NEW CONSTRUCTION TO BE FLUSH WITH EXISTING
2. FIRE EXTINGUISHERS TO BE BRACKET MOUNTED. EXTINGUISHERS TO CONFORM TO LOCAL FIRE CODE REQUIREMENTS.
3. STAGGER OUTLET BOXES TO AVOID BACK TO BACK CONFIGURATION. PROVIDE SOUND CAULK AT LOCATIONS THAT CANNOT BE STAGGERED
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS, AND SHALL REPORT ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
5. OUTLETS TO BE FIXED 18" A.F.F. ON CENTER UNLESS NOTED OTHERWISE - ELECTRICAL DESIGN BY DESIGN BUILD CONTRACTOR.



4 A1.2 **ENLARGED GYM ADDITION SITE PLAN**
1/16" = 1'-0"

REVISIONS

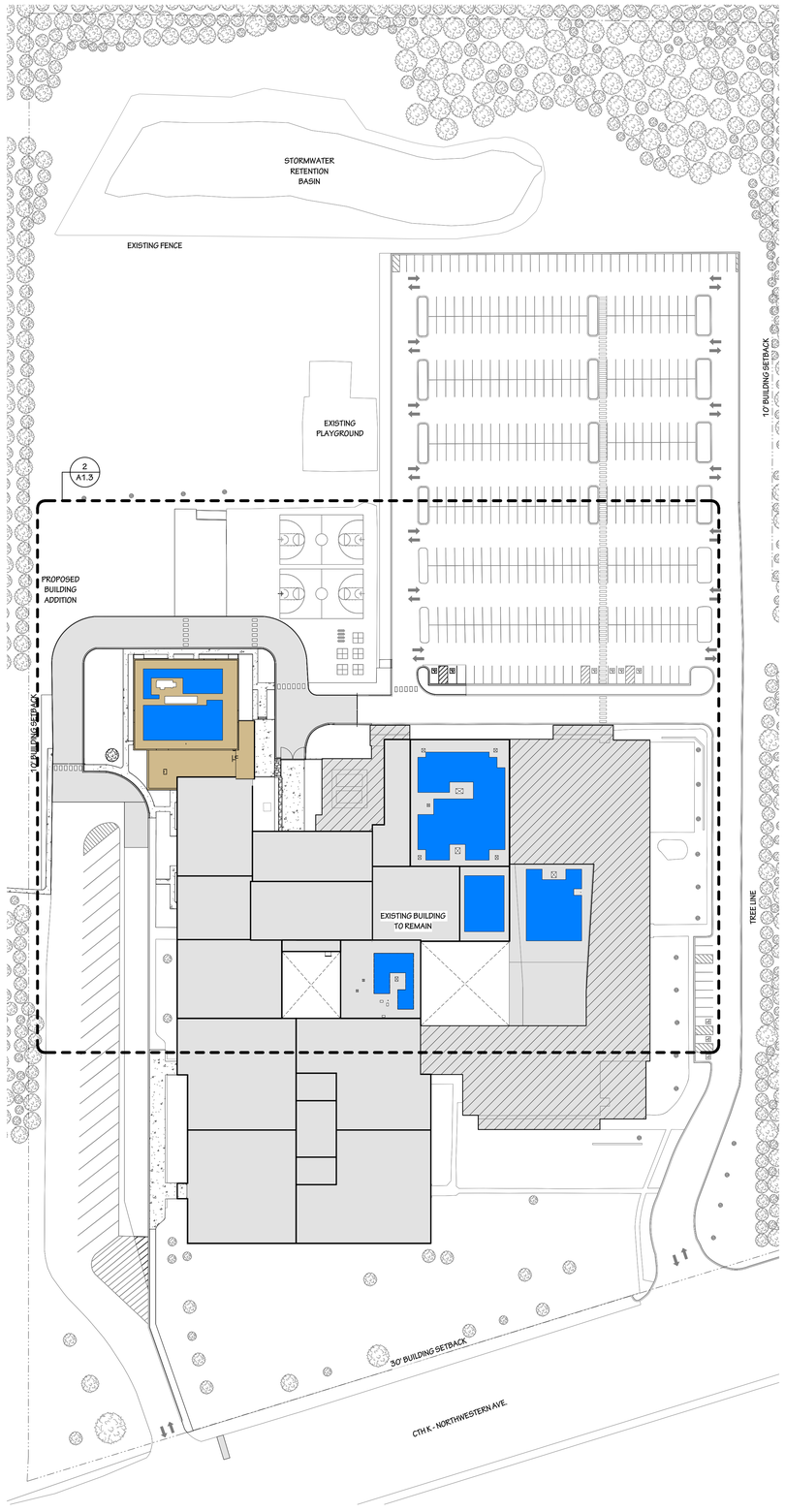
GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

ARCHITECTURAL SITE PLAN

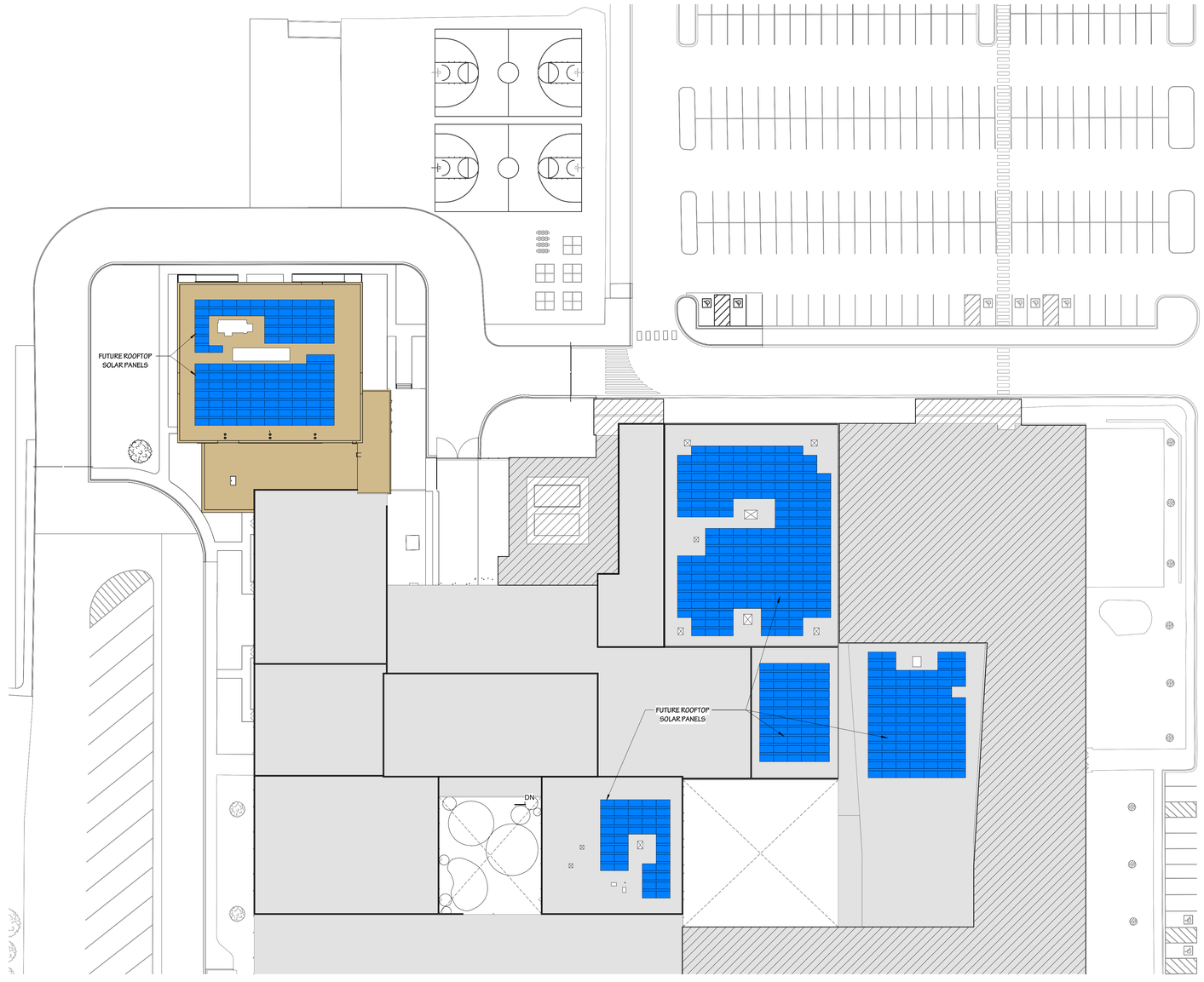
600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

PartnersinDesign
ARCHITECTS

PROJECT NO.: 723.24.035
DRAWN BY: MGP
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A1.2



1 A1.3 OVERALL ARCHITECTURAL SITE PLAN
1" = 60'-0"



2 A1.3 ENLARGED SITE PLAN WITH FUTURE SOLAR PANELS
1" = 30'-0"

LEGEND

- EXISTING BUILDING (1966)
- EXISTING BUILDING (2016 ADDITION)
- NEW GYM ADDITION
- SOLAR PANEL AREA

GENERAL PLAN NOTES

1. NEW CONSTRUCTION TO BE FLUSH WITH EXISTING
2. FIRE EXTINGUISHERS TO BE BRACKET MOUNTED. EXTINGUISHERS TO CONFORM TO LOCAL FIRE CODE REQUIREMENTS.
3. STAGGER OUTLET BOXES TO AVOID BACK TO BACK CONFIGURATION. PROVIDE SOUND CAULK AT LOCATIONS THAT CANNOT BE STAGGERED
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS, AND SHALL REPORT ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
5. OUTLETS TO BE FIXED 18" A.F.F. ON CENTER UNLESS NOTED OTHERWISE - ELECTRICAL DESIGN BY DESIGN BUILD CONTRACTOR.

REVISIONS:

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

ARCHITECTURAL SITE PLAN w/ FUTURE SOLAR PANELS

600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

Partners in Design ARCHITECTS

PROJECT NO.: 723.24.035
DRAWN BY: MGP
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A1.3

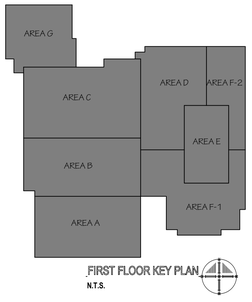
LEGEND

2016 ADDITION NOT IN SCOPE OF WORK

GENERAL DEMOLITION NOTES

1. DEMOLITION DRAWINGS ARE PROVIDED AS A REFERENCE TO ESTABLISH THE GENERAL SCOPE OF DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND PROTECT THE STRUCTURAL INTEGRITY OF EXISTING-TO-REMAIN
2. MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING TO REMAIN. IMMEDIATELY CONTACT THE ARCHITECT IS SCHEDULED DEMOLITION WORK WILL COMPROMISE STRUCTURAL INTEGRITY OF EXISTING BUILDING PRIOR TO DEMOLITION.
3. VERIFY EXISTING STRUCTURAL SUPPORTS AND LOCATION OF ALL STRUCTURAL SUPPORTING WALLS PRIOR TO DEMOLITION. ALL EXISTING STRUCTURAL SUPPORTS ARE TO REMAIN UNLESS NOTED OTHERWISE ON DEMOLITION PLAN.
4. COORDINATE ALL DEMOLITION WORK OUTLINED ON DEMOLITION PLAN WITH NEW FLOOR PLAN LAYOUT TO ALL FOR PROTECTION OF EXISTING TO REMAIN.
5. GENERAL CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS FOR ALL DEMOLITION WORK. G.C. SHALL PROVIDE NECESSARY ACCESS FOR OTHER CONTRACTORS TO ALLOW OTHER DEMOLITION WORK AND SHALL REPAIR SUCH DEMOLITION AREAS WITH MATERIALS TO MATCH FINAL FINISHES.
6. CONTRACTOR IS RESPONSIBLE FOR PATCHING WALLS, FLOORS, ETC. AND LEVELING EXISTING SURFACES AS REQUIRED TO MATCH ALL ADJACENT SURFACES WHERE REMOVAL WORK HAS OCCURRED, ESPECIALLY WHERE REMOVED WALLS INTERSECT WALLS TO REMAIN AND EXISTING FLOORS SCHEDULED FOR NEW FINISHES.
7. GENERAL CONTRACTOR IS REQUIRED TO WALK THROUGH THE PROJECT SITE TO BECOME FAMILIAR WITH THE SCOPE AND INTENT OF THE CONSTRUCTION DOCUMENTS.
8. SAWCUT AND REMOVE & PATCH ALL WALLS AND FLOORS AS REQUIRED FOR NEW MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL WORK AS REQUIRED.
9. CONTRACTORS TO FIELD VERIFY REQUIRED MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION.
10. RECONFIGURE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS PER THE NEW FLOOR PLAN AND ALL APPLICABLE CODES - TERMINATE AND REMOVE ALL UNUSED CONNECTIONS PER CODE.
11. ALL DEMOLITION DIMENSIONS ARE TO FINISHED OPENINGS & TO BE COORDINATED WITH NEW CONSTRUCTION.

1 A2.1 OVERALL DEMOLITION FLOOR PLAN
3/64" = 1'-0"



FIRST FLOOR KEY PLAN
N.T.S.

PartnersinDesign ARCHITECTS
600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

OVERALL DEMOLITION FLOOR PLAN

REVISIONS

PROJECT NO.: 723.24.035
DRAWN BY: VES
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A2.1

GENERAL PLAN NOTES

1. NEW CONSTRUCTION TO BE FLUSH WITH EXISTING
2. FIRE EXTINGUISHERS TO BE BRACKET MOUNTED. EXTINGUISHERS TO CONFORM TO LOCAL FIRE CODE REQUIREMENTS.
3. STAGGER OUTLET BOXES TO AVOID BACK TO BACK CONFIGURATION. PROVIDE SOUND CAULK AT LOCATIONS THAT CANNOT BE STAGGERED
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS, AND SHALL REPORT ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
5. OUTLETS TO BE FIXED 18" A.F.F. ON CENTER UNLESS NOTED OTHERWISE - ELECTRICAL DESIGN BY DESIGN BUILD CONTRACTOR.

LEGEND

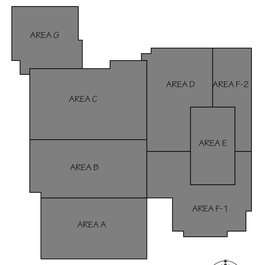
2016 ADDITION NOT IN SCOPE OF WORK.

REVISIONS:
1 01.23.2025 ADDENDUM No.1
2 01.28.2025 ADDENDUM No.2

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

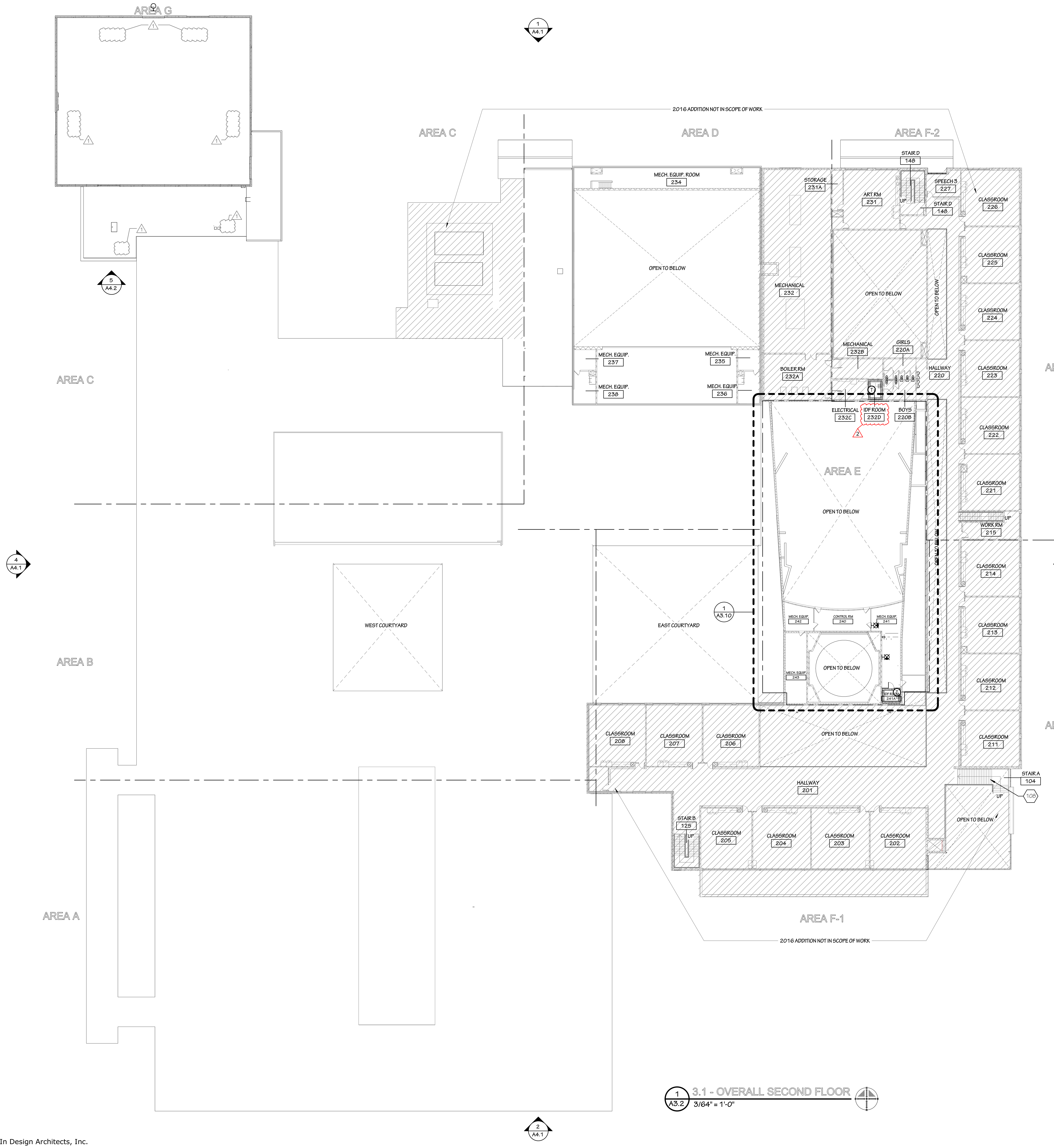
OVERALL FIRST FLOOR PLAN

Partners in Design ARCHITECTS
600 Fifty-Second Street Suite 220 Kenosha, Wisconsin 53140 Ph.: (262)652-2800



FIRST FLOOR KEY PLAN
N.T.S.

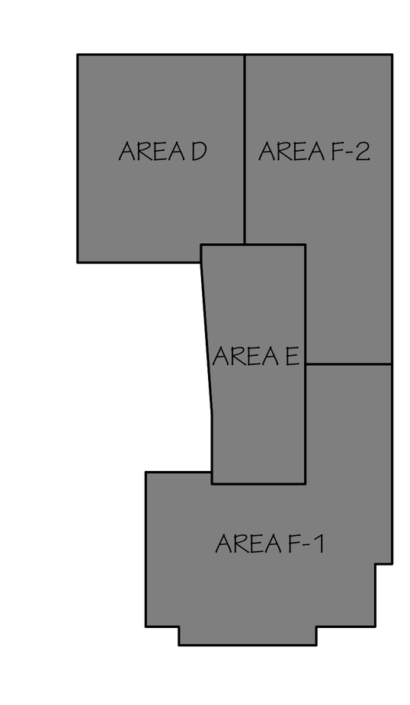
PROJECT NO.: 723.24.035
DRAWN BY: DLD/VES
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A3.1



1 A3.2 3.1 - OVERALL SECOND FLOOR
3/64" = 1'-0"

GENERAL PLAN NOTES

1. NEW CONSTRUCTION TO BE FLUSH WITH EXISTING
2. FIRE EXTINGUISHERS TO BE BRACKET MOUNTED. EXTINGUISHERS TO CONFORM TO LOCAL FIRE CODE REQUIREMENTS.
3. STAGGER OUTLET BOXES TO AVOID BACK TO BACK CONFIGURATION. PROVIDE SOUND CAULK AT LOCATIONS THAT CANNOT BE STAGGERED
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS, AND SHALL REPORT ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
5. OUTLETS TO BE FIXED 18" A.F.F. ON CENTER UNLESS NOTED OTHERWISE - ELECTRICAL DESIGN BY DESIGN BUILD CONTRACTOR.



SECOND FLOOR KEY PLAN
N.T.S.

REVISIONS:

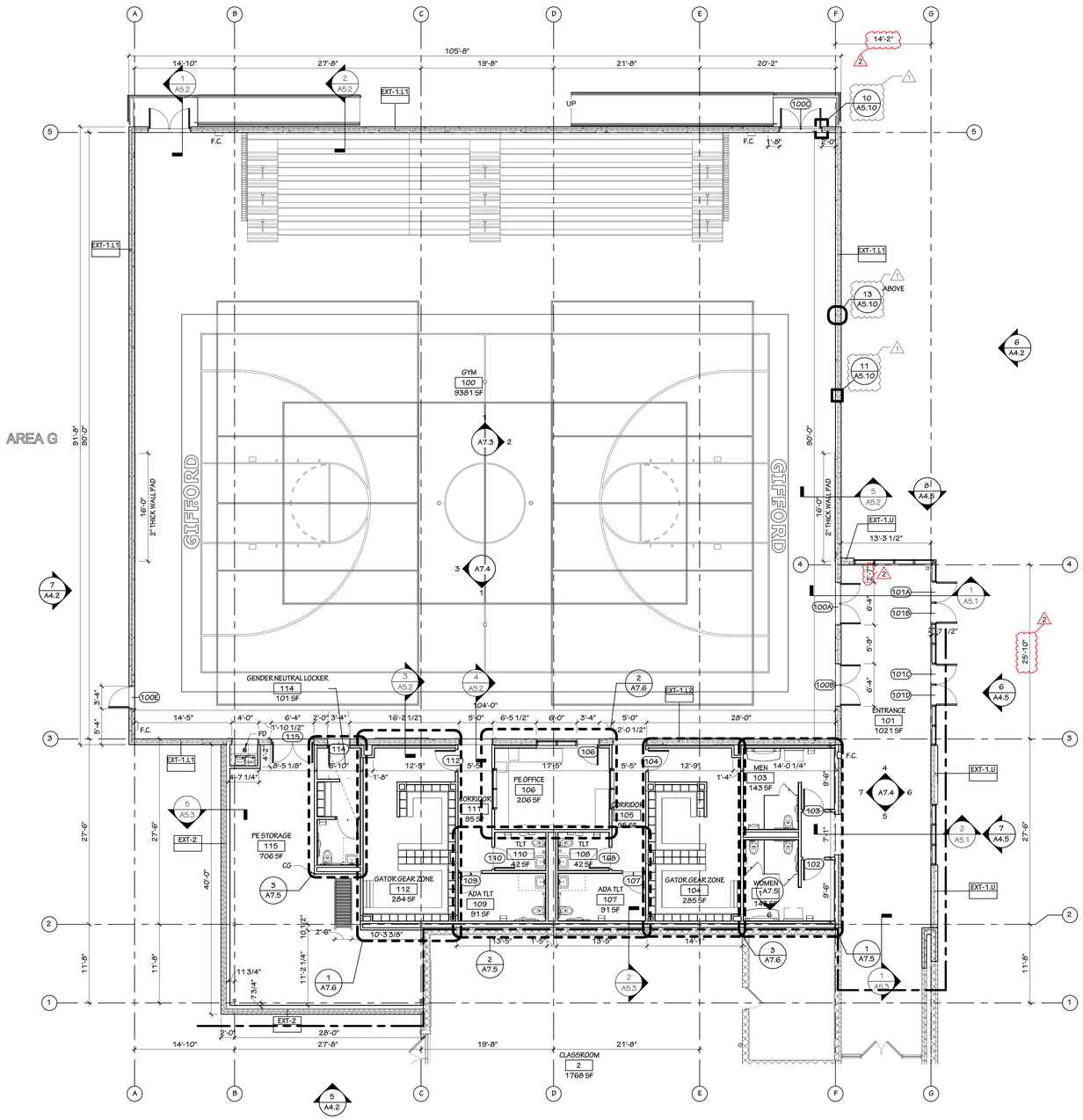
1	01.23.2025	ADDENDUM No.1
2	01.28.2025	ADDENDUM No.2

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

OVERALL SECOND FLOOR PLAN

Partners in Design ARCHITECTS
600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

PROJECT NO.: 723.24.035
DRAWN BY: MGP
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A3.2



1 A3.9 ENLARGED FLOOR PLAN - AREA G
1/8" = 1'-0"

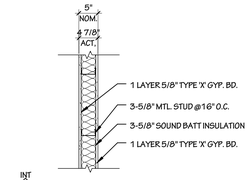
ROOM FINISH SCHEDULE

ROOM NAME	NO.	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING MATERIAL	CEILING HEIGHT	PAINT WALLS	PAINT CEILING	REMARKS
GYM	100	WOOD	VENTED WALL COVE BASE	PRE-CAST	PRE-CAST	PRE-CAST / GYP. BD.	PRE-CAST	EXPOSED STRUCTURE	VARIES	YES	YES	
ENTRANCE	101	CARPET TILE	WALL COVE BASE	PRE-CAST / GLAZING	PRE-CAST	GLAZING	PRE-CAST / GLAZING	WOOD SLAT	17' - 8"	YES	YES	
WOMEN	102	PORCELIN TILE	CERAMIC TILE	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	PORCELIN TILE / GYP. BD	CERAMIC TILE / GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
MEN	103	PORCELIN TILE	CERAMIC TILE	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
GATOR GEAR ZONE	104	EPOXY	WALL COVE BASE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
CORRIDOR	105	VINYL COMPOSITION TILE	CERAMIC TILE	OPEN / GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	8' - 5"	YES	NO	
PE OFFICE	106	VINYL COMPOSITION TILE	CERAMIC TILE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	8' - 5"	YES	NO	
ADA TLT	107	PORCELIN TILE	CERAMIC TILE	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
TLT	108	PORCELIN TILE	CERAMIC TILE	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	GYP. BD	8' - 5"	YES	YES	
ADA TLT	109	PORCELIN TILE	CERAMIC TILE	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
TLT	110	PORCELIN TILE	CERAMIC TILE	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	CERAMIC TILE / GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
CORRIDOR	111	VINYL COMPOSITION TILE	CERAMIC TILE	OPEN / GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	8' - 5"	YES	NO	
GATOR GEAR ZONE	112	EPOXY	WALL COVE BASE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8' - 5"	YES	YES	
GENDER NEUTRAL LOCKER	114	PORCELIN TILE	WALL COVE BASE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD	8' - 5"	YES	YES	
PE STORAGE	115	CONCRETE	WALL COVE BASE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	EXPOSED STRUCTURE	10' - 0"	YES	NO	

ROOM FINISH SCHEDULE NOTES:
1. PAINT WINDOW FRAMES.
2. PAINT GYPSUM SOFFIT.

WALL TYPES

1. ALL WALLS TO BE BRACED.
2. ALL GYP.BD. TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
3. PROVIDE GALVANIZED STUD TRACK WITH 3" LEGS AT TOP OF ANY FRAMING TO UNDERSIDE OF DECK. STRUCTURE TO ALLOW FOR 1" DEFLECTION MINIMUM AND 1" CLEAR BETWEEN TRACK AND ANY APPLIED WALL SURFACE - NO WELD OR MECHANICAL FASTENING BETWEEN STUD AND TRACK.
4. PROVIDE WALL BRACING BETWEEN TOPS OF WALLS AND TO STRUCTURE ABOVE AS REQUIRED. ALLOW FOR BUILDING WALL EXPANSION BETWEEN EXISTING MASONRY SHELL AND NEW CONSTRUCTION.
5. PROVIDE 5/8" TYPE 'X' MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS AND WALL FACES WITHIN 7'2" OF PLUMBING FIXTURES.

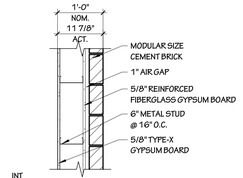


INT 1.1 CONSTRUCTION AS SHOWN ABOVE

INT 1.2 REMOVE GYPSUM BOARD ON ONE SIDE.

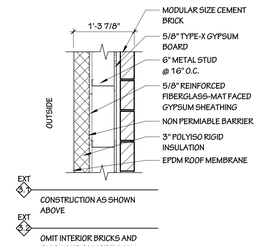
INT 1.3 REMOVE GYPSUM BOARD ON ONE SIDE, WITH 2 1/2" METAL STUDS

INT 1.4 6" METAL STUDS @ 16" O.C.



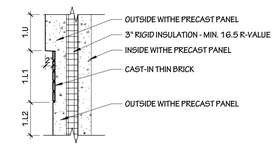
INT 2.1 CONSTRUCTION AS SHOWN ABOVE

INT 2.2 OMIT MODULAR SIZE CEMENT BRICK



EXT 1.1 CONSTRUCTION AS SHOWN ABOVE

EXT 1.2 OMIT INTERIOR BRICKS AND FINISH AND PAINT DRYWALL

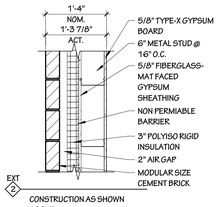


PRECAST CONCRETE PANELS VARY IN MAKUP AS SHOWN ABOVE - REFER TO ENLARGED PLANS, WALL SECTIONS, AND ELEVATIONS FOR THE EXTENTS OF EACH WALL MAKEUP TYPE

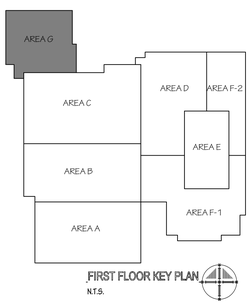
EXT 1.1 CONSTRUCT AS SHOWN ABOVE

EXT 1.2 CONSTRUCT AS SHOWN ABOVE

EXT 1.3 CONSTRUCT AS SHOWN ABOVE



EXT 2 CONSTRUCTION AS SHOWN ABOVE



FIRST FLOOR KEY PLAN
N.T.S.

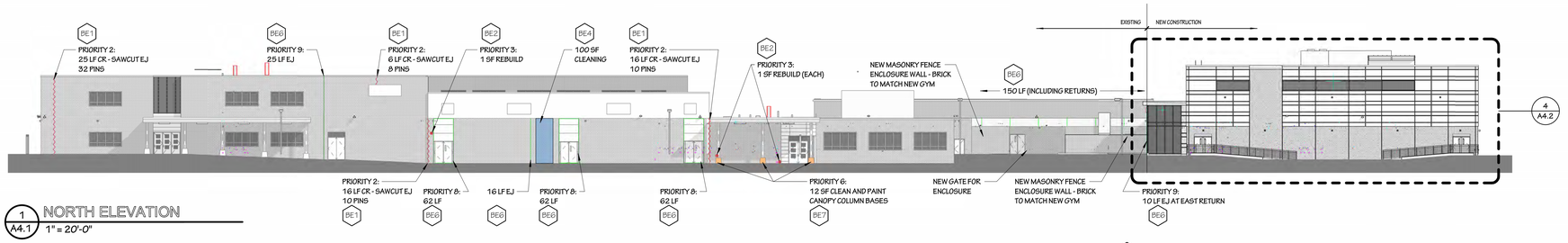
REVISIONS:
1 01.23.2025 ADDENDUM No.1
2 01.28.2025 ADDENDUM No.2

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

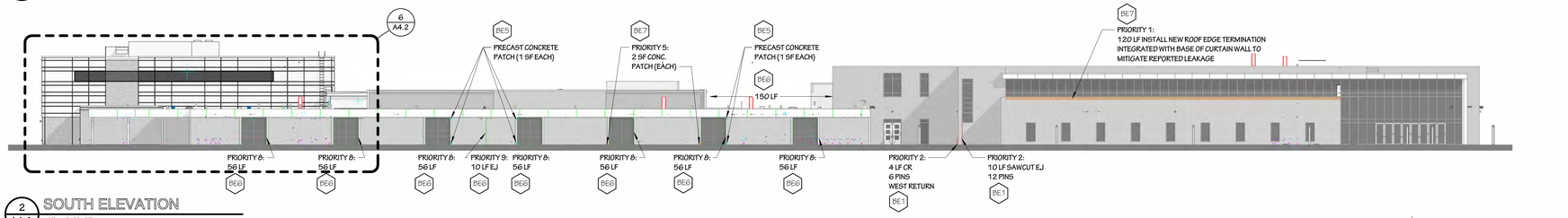
ENLARGED FIRST FLOOR PLAN AREA G

Partners in Design ARCHITECTS
600 Fifty-Second Street Suite 220 Kenosha, Wisconsin 53140 Ph.: (262)652-2800

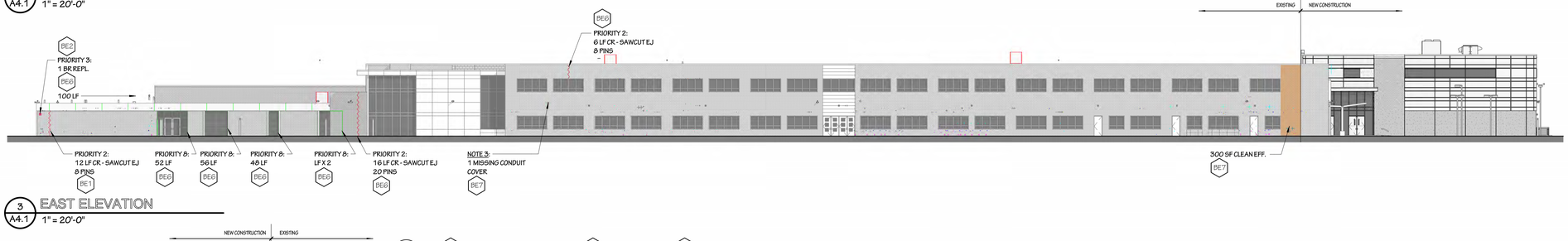
PROJECT NO.: 723.24.035
DRAWN BY: DLD/VES CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A3.9



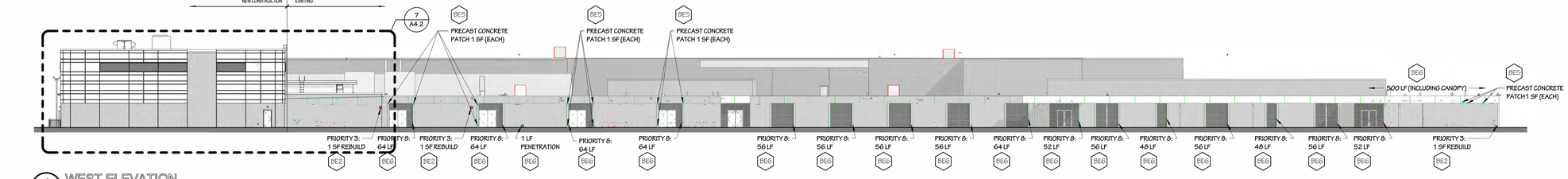
1 A4.1 **NORTH ELEVATION**
1" = 20'-0"



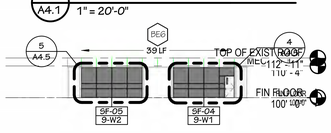
2 A4.1 **SOUTH ELEVATION**
1" = 20'-0"



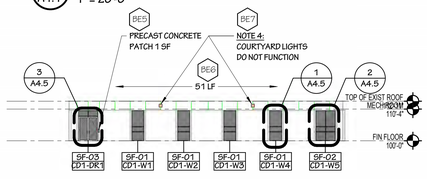
3 A4.1 **EAST ELEVATION**
1" = 20'-0"



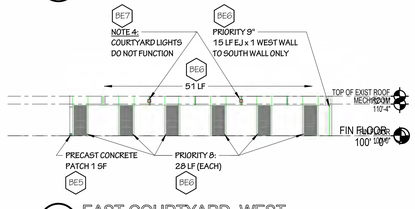
4 A4.1 **WEST ELEVATION**
1" = 20'-0"



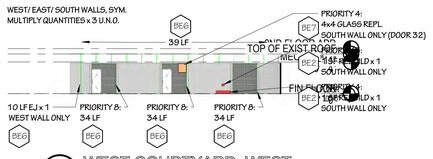
5 A4.1 **WEST COURTYARD_NORTH**
1" = 20'-0"



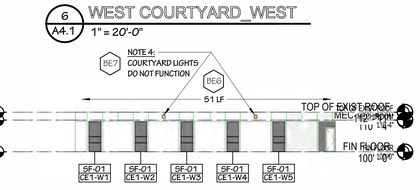
7 A4.1 **EAST COURTYARD_NORTH**
1" = 20'-0"



9 A4.1 **EAST COURTYARD_WEST**
1" = 20'-0"



6 A4.1 **WEST COURTYARD_WEST**
1" = 20'-0"



8 A4.1 **EAST COURTYARD_EAST**
1" = 20'-0"

BUILDING ENVELOPE REPAIR SPECIFICATIONS

- **Section 02 41 20: SELECTIVE DEMOLITION**
  - Visual survey of existing conditions
    - Verify repair areas and base bid quantities
    - Provide allowance quantities to A/E for review and approval
  - Selective demolition
    - Temporary weather protection for in-progress repairs
  - Final cleaning following completion of repair work
- **Section 03 01 00: MAINTENANCE OF CONCRETE**
  - SikaQuick VOH or A/E approved equivalent
  - 3/16" diameter stainless steel pins
  - DeWalt AC100+ Gold epoxy
  - 4.5 mm diameter s.s. HeliFix HeliBar reinforcing
- **Section 03 01 40: MAINTENANCE OF PRECAST ARCHITECTURAL CONCRTE**
  - Precast concrete patches to match existing exposed aggregate color/texture
    - Provide sample units for Ownership and A/E review and approval
    - Provide testing data for A/E review and approval
  - JE Tomes Tintcrete Colored Patching Mortar, SikaQuick VOH, SikaEmaco-426, or A/E approved equivalent with color to match existing precast
    - Exposed aggregate with color to match existing precast
    - 3/16" diameter stainless steel pins
    - DeWalt AC100+ Gold epoxy
- **Section 04 01 20: BRICK MASONRY RESTORATION**
  - New Brick: ASTM C216, Grade SW, Type FBS
    - 5000 psi compressive strength
    - ASTM C67 – "not effloresced"
    - Color, texture, and size to match existing brick as closely as possible
      - Contractor to provide 3 samples, minimum, for Owner and A/E appr
  - Salvaged Brick: Clean sound, salvaged brick of mortar and sealant residue and reuse
  - Rebuild brick with new Type N mortar and new 304 series stainless steel ties and stainless steel masonry anchorage
  - 8, 10 mm diameter HeliFix DryFix masonry anchors with lengths as required for crac repairs
  - Install temporary weather protection to protect in-progress work areas for moisture ingress
  - Clean rebuild areas following completion of work
    - Prosoco SureKlean Limestone and Masonry Afterwash
      - DO NOT USE HYDROCHLORIC ACID
  - Clean organic growth/atmospheric soiling with D/2 Biological Solution
  - Remove ferrous stains with ABR X-190
- **Section 04 01 27: REPOINTING WITH CEMENT-LIME MORTAR**
  - Type N mortar
    - Provide three repointing samples for color/texture review by Ownership and
  - Remove existing mortar minimum 3/4" depth or to extent of eroded or unsound mc
  - Remove half-moons taking care not to damage adjacent brick
  - Repoint with multiple 1/4" lifts
  - For crack repairs: 4.5 mm diameter HeliFix HeliBar reinforcing horizontally in bed joints at 16" O.C. vertically
- **Section 04 05 01: MASONRY MORTAR**
  - Type N mortar
    - 1 part Portland cement
    - 1/2 to 1 1/4 parts hydrated lime
    - Between 2 1/4 and 3 times volume of Portland cement and hydrated lime
      - DO NOT USE MASONRY CEMENT
  - Mix mortar for 3 to 5 minutes
  - Only retemp mortar 1 time, maximum
- **Section 07 92 00: JOINT SEALANTS**
  - For expansion joints and perimeter seals
    - Dowsil 756 silicone sealant, Tremco Spectrem 3 silicone sealant, or A/E approved equal with color to match existing sealant joints
      - Manufacturer cleaning solution or isopropyl alcohol for cleaning (NO DENATURED ALCOHOL)
      - Primer as required by manufacturer
      - Standard color samples to be provided by Contractor and approved by Ownership and A/E
      - Closed cell backer rod with diameter as required to provide proper compression
      - Bond-breaker tape (if needed) where joint width does not allow for installation of backer rod

LEGEND

- BE1 — BRICK VERTICAL/STEP CRACK REPAIR
- BE2 — BRICK REBUILD
- BE3 — BRICK REPOINTING
- BE4 — BRICK CLEANING
- BE5 — PRECAST CONCRETE PATCH
- BE6 — SEALANT REPLACEMENT
- BE7 — OTHER

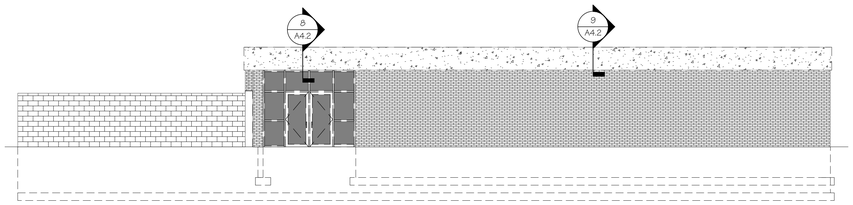
REVISIONS

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

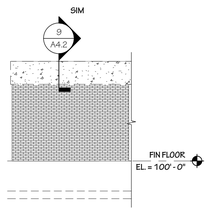
EXTERIOR ELEVATIONS AND MASONARY REPAIR

Partners in Design ARCHITECTS
600 Fifty-Second Street, Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

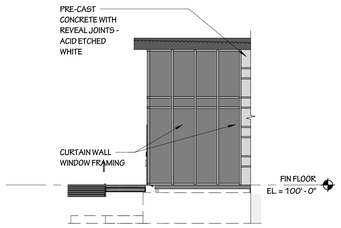
PROJECT NO.: 723.24.035
DRAWN BY: MGP
CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A4.1



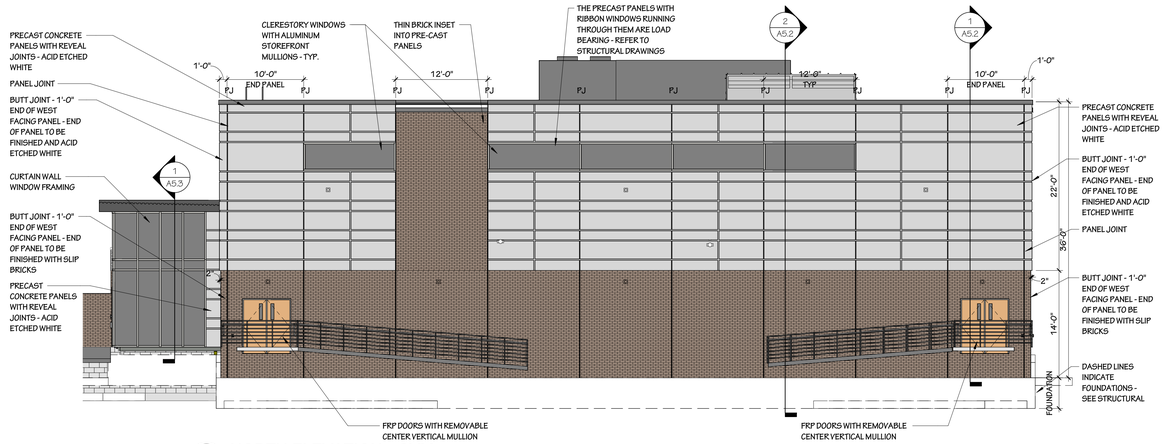
1 A4.2 NORTH DEMO ELEVATION
1/8" = 1'-0"



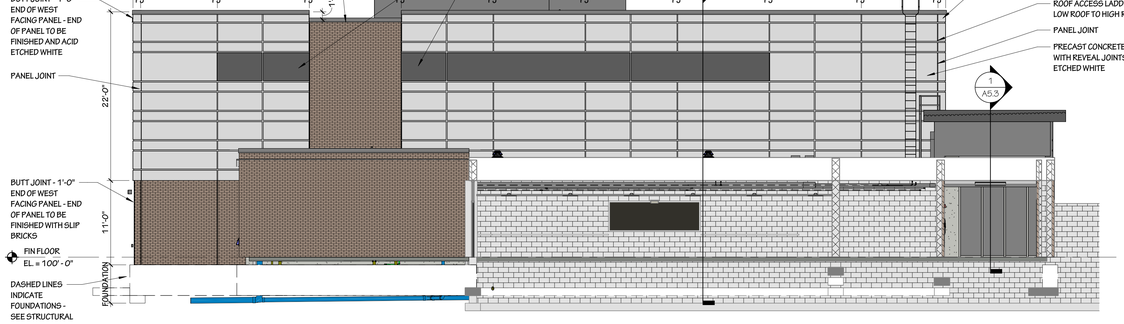
2 A4.2 WEST DEMO ELEVATION
1/8" = 1'-0"



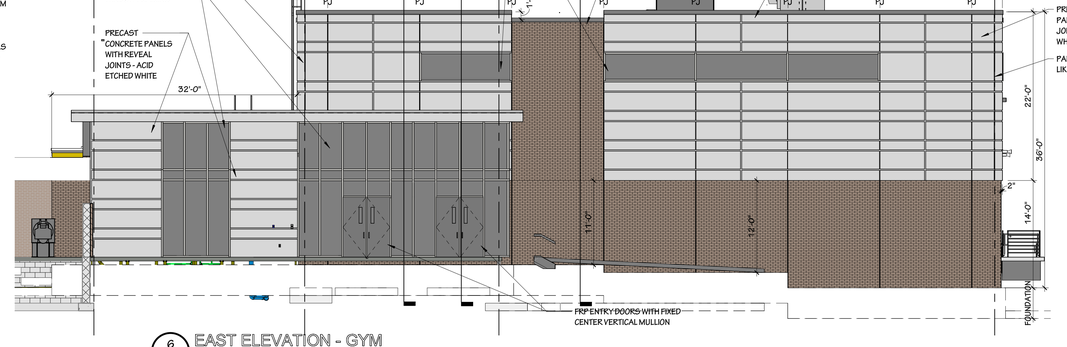
3 A4.2 VESIBULE NORTH ELEVATION
1/8" = 1'-0"



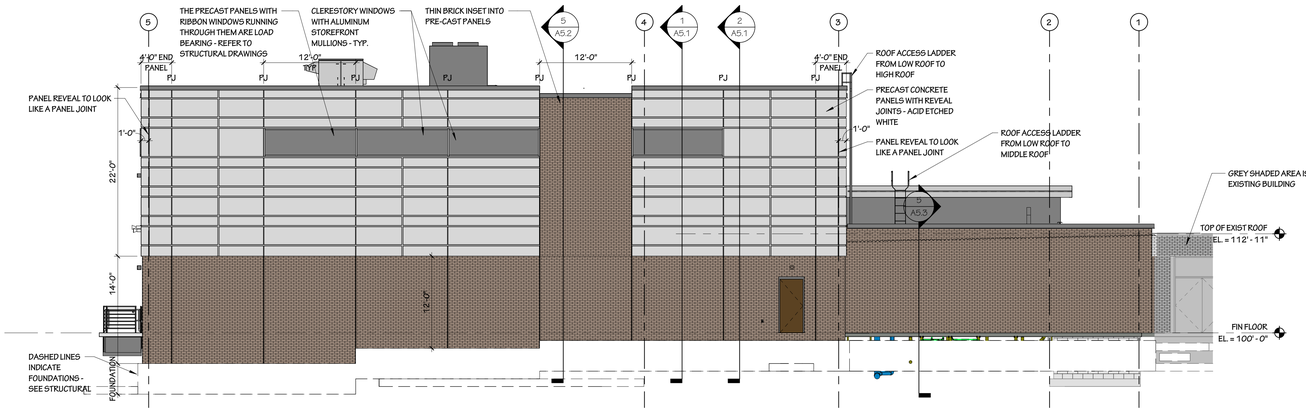
4 A4.2 NORTH ELEVATION - GYM
1/8" = 1'-0"



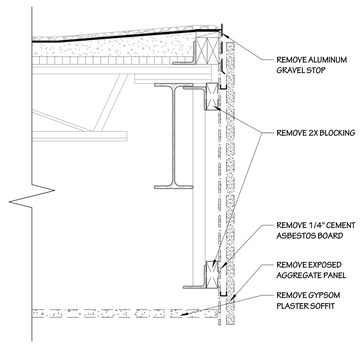
5 A4.2 SOUTH ELEVATION - GYM
1/8" = 1'-0"



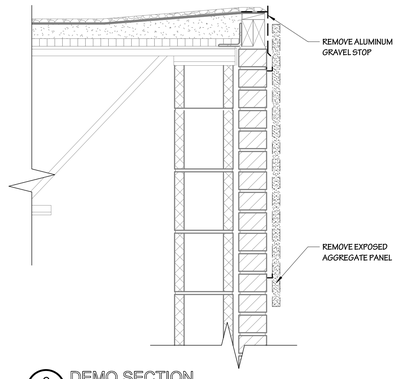
6 A4.2 EAST ELEVATION - GYM
1/8" = 1'-0"



7 A4.2 WEST ELEVATION - GYM
1/8" = 1'-0"



8 A4.2 DEMO SECTION
1 1/2" = 1'-0"



9 A4.2 DEMO SECTION
1 1/2" = 1'-0"

REVISIONS

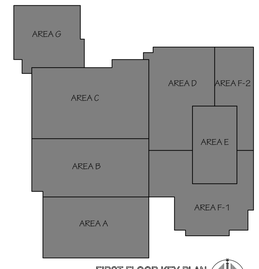
GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

EXTERIOR ELEVATIONS GYM ADDITION

Partners in Design ARCHITECTS
600 Fifty-Second Street Suite 220 Kenosha, Wisconsin 53140 Ph.: (262)652-2800

PROJECT NO.: 723.24.035
DRAWN BY: DLD CHECKED BY: JEB
DATE: 01.09.2025
SHEET NO.: A4.2

1 A9.1 OVERALL ROOF PLAN
3/64" = 1'-0"



FIRST FLOOR KEY PLAN
N.T.S.

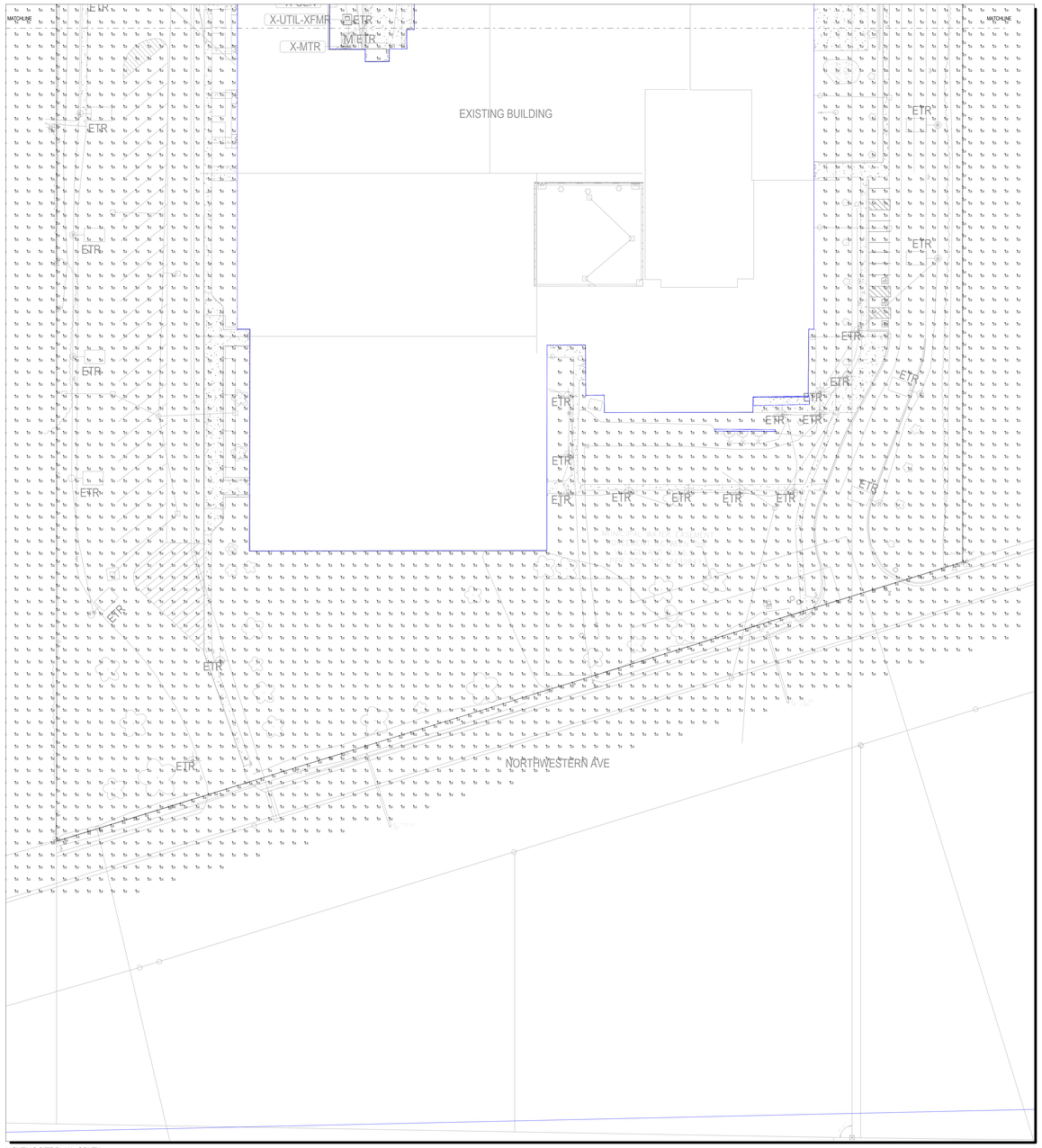
REVISIONS

GIFFORD SCHOOL ADDITION AND RENOVATION
8332 Northwestern Ave, Racine, Wisconsin

OVERALL ROOF PLAN

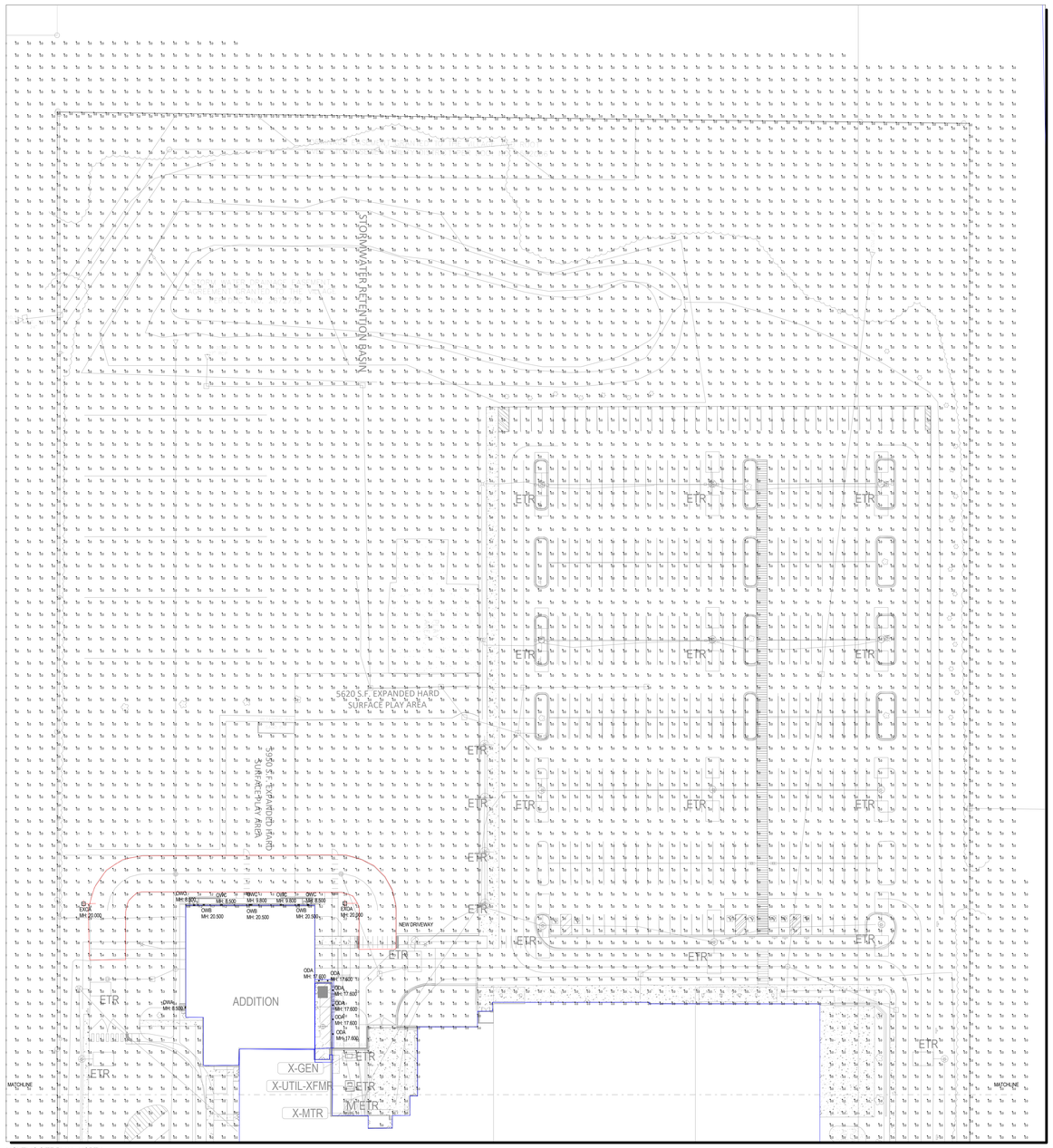
Partners in Design ARCHITECTS
600 Fifty-Second Street Suite 220 Kenosha, Wisconsin 53140 Ph.: (262)652-2800

PROJECT NO.: 723.24.035
DRAWN BY: Author
CHECKED BY: Checker
DATE: 01.09.2025
SHEET NO.: A9.1



LIGHTING SITE PLAN - SOUTH
Scale: 1 inch= 40 Ft.

N



LIGHTING SITE PLAN - NORTH
Scale: 1 inch= 40 Ft.

N

Luminaire Schedule					
Symbol	Tag	Label	Description	Lum. Lumens	LLF
	EXOA	ARE-EDG-4MB-__-10-E-UL-350-40_2_1	ARE-EDG-4MB-__-10-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-	7940	0.900
	ODA	LDN6 40_15 LO6AR LSS	LDN6 40_15 LO6AR LSS	1518	0.900
	OWA	WDGE2 LED P3 40K 80CRI VF_1	WDGE2 LED P3 40K 80CRI VF	3133	0.900
	OWB	WDGE2 LED P3 40K 80CRI TFTM_1	WDGE2 LED P3 40K 80CRI TFTM	3166	0.900
	OWC	WDGE2 LED P4 40K 80CRI T1S	WDGE2 LED P4 40K 80CRI T1S	4100	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE_GROUND	Fc	0.04	11.7	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.00	0.1	0.0	N.A.	N.A.
NEW DRIVEWAY	Fc	1.20	3.4	0.3	4.00	11.33

ibc engineering services, inc.

GIFFORD SCHOOL - ADDITION AND REMODEL

Revision Schedule		
No.	Revision	Date

Date:11/18/2024
Drawn By: KMO
Checked By:
Sheet Name:
LIGHTING SITE PLAN

Village of CALEDONIA

Meeting Date: February 24, 2025

Item No. 7A

PLAN COMMISSION REPORT

Proposal:	Temporary Use
Description:	Review of a request to utilize a 20’ x 40’ canopy tent and 8’ x 20’ shipping container for storage and sales of fireworks from June 7, 2025 through July 7, 2025 located at 7952 USH 41.
Applicant(s):	Jacob Zamora
Address(es):	7952 USH 41
Suggested Motion:	That the Plan Commission recommends that the Village Board approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 20’ x 20’ canopy tent and the storage or fireworks in an 8’ x 20’ shipping container located on the property, as illustrated on the submitted site plan, at 7952 USH 41 for the following reasons: 1. The temporary use is allowed by underlying zoning. 2. The proposed temporary use is absent of detriment to the uses in the zoning district.

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

Background: The applicant is requesting approval for the temporary operation of fireworks sales in a 20’ x 40’ canopy tent on the property located at 7952 USH 41. When not operating, the product will be securely stored on site in an 8’ x 20’ shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report.

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

EXHIBIT A: Temporary Use Conditions of Approval 7952 USH 41

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

2. **Plans**. The proposed 20' x 40' temporary canopy tent, 8'x20' shipping container, and parking area must be located and utilized in accordance with the plan and documents received by the Village Planning Department. All areas disturbed by the canopy tent and shipping container must be restored to their condition previous to the temporary use.

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

4. **Duration of Temporary Use.** This temporary fireworks sales activity may be conducted from June 7, 2025 through July 7, 2025. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 7, 2025.

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

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

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

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

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

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

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

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

13. **Amendments to Temporary Use Permit**. No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in

writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

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

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

Respectfully submitted by:

Peter Wagner, AICP
Development Director

VILLAGE OF CALEDONIA

7952 USH 41

0 125 250 500 US Feet

N


7 MILE ROAD
N 89°15'32" E 2335.79
N 89°15'32" E 373.91
WEST LINE NORTHWEST 1/4 OF SECTION 7-4-22
1981.69
33.00
N 00°52'22" W
N 89°15'52" E 217.07
NO VEHICULAR ACCESS
75ft. from container to North border
75ft. from tent to North border
Xsign
Xsign
parking
parking
GRASS
ASPHALT
10' X 20' SMALL VAN PARKING SPACE (1)
N 39°41'27" E 70.93
EXISTING MONUMENT SIGN
6' X 25' TRAILER PARKING SPACES (6)
65 LF - 6'-HIGH PRIVACY FENCE
CONCRETE
GRAVEL
sign
200ft. from container to west border
entrance 20ft.
20ft container
100ft. from container to East border
CANOPY
CONCRETE
EX. BLDG.
GRASS
ASPHALT
tent
40ft.
N 00°52'22" W 200.00
220ft. from tent to west border
N 06°43'02" E 116.38
55ft. from tent to East border
150 ft. from container to South border
181ft from tent to South border
12' X 25' TEMPORARY TRUCK PARKING SPACES (4)
van and trailer parking
CONCRETE
ASPHALT
N 37°23'26" W 38.15
30.00
30.00
20.00
E 118.04
N 89°15'52" E 255.87
sign
10' X 30' TRUCK PARKING SPACES (2)
10' X 20' TRUCK PARKING SPACE (1)
ASPHALT


BEACON
279916
22G1
30,480 KGS
67,200 LBS
2,220 KGS
4,900 LBS
28,260 KGS
62,300 LBS
33.2 CUM.
1,170 CUFT.
www.yangming.com


FIREWORKS
FIREWORKS
FIREWORKS


Fireworks
Fireworks
For Sale

Owner Approval

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

Print Name: JOY PETER Date: 1/1/25

Signature: Date: 1/1/25