



PARK & RECREATION ADVISORY COMMITTEE MEETING

Tuesday, January 14th at 5:00 PM

Caledonia Village Hall – 5043 Chester Lane

- 1. Call to Order**
- 2. Approval of Minutes** – Parks and Recreation Advisory Committee – November 12, 2024
- 3. Public Comment** – Provides a two-minute opportunity for citizens to voice opinions to the Park & Recreation Advisory Committee. The Committee cannot respond as this may conflict with open meeting requirements.
- 4. New Business**
 - a. Discuss Parks and Recreation Advisory Committee Member Position.
 - b. Review and Discuss Oak Creek Zone Baseball Park Use Agreement – Gorney Park.
 - c. Review and Discuss St. Catherine’s High School Park Use Agreement – Crawford Park
 - d. Review and Discuss the Park and Open Space Plan Chapters 5.
 - e. Review and Discuss Crawford Park Phase III.
- 5. Old Business**
 - a. Crawford Park Mass Grading – Project Update
 - b. Review and Discuss Condition of Public Park at 5 Mile Road and Waters Edge Drive.
 - c. Review and Discuss Park Advertising – Crawford Park Outfield Signs.
 - d. Review and Discuss Park Signage
- 6. Adjournment**

**Park & Recreation Advisory Committee Meeting
November 12, 2024**

1 - Order

5:00 pm meeting called to order by Trustee Lambrecht.

PRESENT: 5 – Trustee McManus, Trustee Lambrecht, Eugene Pagel, Larry Pedrazoli, Tom Dovorany

ABSENT: 1 - Carl Garnetzke (unexcused)

STAFF/OTHER: Village Engineer Ryan Schmidt, Development Director Pete Wagner, Trustee Dale Stillman, Brian Walter (SEWRPC), Kendall Johnson (SEWRPC)

2 – Approval of Minutes from October 8, 2024

Motion to approve the Minutes from October 8, 2024 made by Eugene Pagel. Seconded by Larry Pedrazoli. Motion carried unanimously.

3 - Public comment –

The following people appeared to speak before the Committee:

Tom Dovorany – 5329 Sunshine Lane

Expressed concern about the display of the emergency access road on the Crawford Park Master Plan and if there was a process to have this removed from the plan.

4 – New Business

A. Review and discuss the Park and Open Space Plan Chapters 3 and 4.

Brian with SEWRPC presented the summary of the new Chapters 3 and 4 for the Park and Open Space Plan. The presentation concluded with a park by park review of items that were considered short term and long term goals. The committee discussed each park in length, minus Crawford since that was recently subject to a Master Plan, utilizing discussions from previous park meetings and feedback from SEWRPC. Comments were noted by Brian for changes to add or subtract certain goals and would be addressed in the final report.

No motion required.

B. Review and Discuss Condition of Public Park at 5 Mile Road and Waters Edge Drive.

Meeting time running out. Motion made to postpone this item until the next meeting in January by Eugene Pagel. Seconded by Michael Lambrecht. Motion carried unanimously.

C. Review and Discuss Park Advertising – Crawford Park Outfield Signs.

Meeting time running out. Motion made to postpone this item until the next meeting in January by Eugene Pagel. Seconded by Michael Lambrecht. Motion carried unanimously.

D. Review and Discuss Park Signage.

Meeting time running out. Motion made to postpone this item until the next meeting in January by Eugene Pagel. Seconded by Holly McManus. Motion carried unanimously.

5 – Continuing Business

A. Crawford Park Mass Grading – Project Update

Staff presented a very brief update. Project near the end and needs asphalt paving and restoration. No motion required.

B. Discussing the naming of the newly acquired Public Park at 5 Mile Road and Waters Edge Drive.

Motion made by Pagel to name the park – Waters Edge Park. Seconded by Tom Dovorany. Motion carried unanimously.

6 – Adjournment

Trustee McManus adjourned the meeting at 5:58pm with no more items on the agenda.

MEMORANDUM

Date: January 8, 2025

To: Parks & Recreation Advisory Committee
Committee of the Whole

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Park Use Agreement for Gorney Park East Diamond
Oak Creek Zone Baseball**

Recommended Motions:

- 1. Move to recommend to the Village Board to approve the Park Use Agreement for Oak Creek Zone Baseball for the use of the East Diamond at Gorney Park in 2025.**

BACKGROUND INFORMATION

Kevin Gabinski, on behalf of Oak Creek Zone Baseball, has requested the use and reservation of a diamond at Gorney Park for youth travel baseball. While the team's name is under Oak Creek, the large percentage of the kids playing are from Racine County. Per Village Standards and Title 12 of Village Ordinance, a Park Use Agreement will be required for a league to reserve the field. A draft version of this agreement has been included with this staff report and will be reviewed by the Village Attorney.

Staff has reviewed this request and believe this to be an acceptable use of the east diamond at Gorney Park. Parks Staff will be required to install and modify the current field conditions for proposed gamedays to include a 50' pitching rubber and 70' basepaths. This work is within the limitations of the department and its staff. The Park is used on Monday and Tuesday for softball/kickball leagues and the proposed date of Wednesday is acceptable to Village Staff. The standard league fee of \$413 dollars will be required for reservation and use of the diamond along with a \$400 refundable deposit due upon execution of the agreement.

Staff recommends approval. No motion is required from the Committee of the Whole.

**PARK USE AGREEMENT BETWEEN
THE BOARD OF TRUSTEES OF THE VILLAGE OF CALEDONIA
AND **OAK CREEK ZONE BASEBALL****

This Park Use Agreement (the "Agreement") is made and entered into as of the date last executed by either Party below, (the "Effective Date"), by and between the **VILLAGE OF CALEDONIA**, (the "Owner"), and **OAK CREEK ZONE BASEBALL**. (the "User"), as represented by a Board Member. Referenced together, the Owner and the User are the "Parties" to this Agreement.

WITNESSETH:

WHEREAS, the Owner operates Gorney Park located at 8201 Nicholson Road, Racine, WI 53402, (the "Park"), which is located in the Village of Caledonia (the "Village") and shown in **Appendix A**; and

WHEREAS, **Appendix A** depicts the entirety of Gorney Park, which includes the location of two youth baseball/softball diamonds, East Diamond and West Diamond, 2 portable restrooms in the upper area, an access road with parking, a pit house at the lower level, multiple playground areas, multiple shelters; and a small pond with a fishing pier; and

WHEREAS, the User operates youth sport leagues for Racine and Milwaukee County area children, which needs a youth baseball diamond to play its games; and

WHEREAS, the Parties wish to enter into an agreement governing the use of the Park by the User; and

NOW THEREFORE, the Parties do herewith, in consideration of mutual promises and other good and valuable consideration, agree as follows:

- 1) **Term; Not Assignable.** This Agreement shall be in effect for the period from April 1, 2025, through July 1, 2025, for youth baseball operations. This Agreement shall have a term of one year from the effective date. It is intended that the Agreement will be renewed on a year-to-year basis. If the Agreement is not intended on being renewed the Village's Engineer or Designee is authorized to give a notice of not to renew under this Agreement. Any notice of termination is required to be delivered between the month of July and March of the subsequent year (e.g. July 2, 2025 and March 1, 2026).
- 2) **Use; generally.** The User shall use the Park for baseball operations including:
 - a. The use of the East Ball Diamond and the modified base and pitching mound locations to host U11 baseball games.
 - b. The purpose of utilizing the portable bathrooms and associated garbage and recycling cans.
- 3) **No Ownership Granted.** This Agreement does not grant any ownership interests.

- 4) **Ball Diamonds; Not Exclusive Use.** This Agreement allows the User use of the East Ball Diamond at Gorney Park for the term above. This does not authorize exclusive use of any of the ball diamonds; members of the public may use these areas before the fields have been prepared by the User or are not in-use for User activities and prior to 2:00 p.m. on weekdays. For avoidance of doubt, unless specifically authorized by the Village's Engineer or Designee, the fields should not be prepped before 2:00 pm on weekdays. The User may request the Village Engineer to reserve specific practice times at the specified diamond on days outside of their game schedule. This request will be reviewed and an answer provided in writing to the User by the Village Engineer or his/her designee.
- 5) **General use of the Park.** The Park is a public Park, and nothing in this Agreement prohibits use of the Park by the general public.
- 6) **Permits/Approvals.** The User shall be responsible for all required permits and approvals from any governmental entity related for any special events outside the scope of this Agreement.
- 7) **Cleaning; Maintenance.** The User shall be responsible for the cleaning and general maintenance of the East Diamond area for the term of this Agreement during and after games and practices. The User shall make certain that the grounds and surrounding areas are always clean and presentable while in use. The User shall be responsible for returning the ball diamonds at the end of the season in a condition equal to or better than they were received at the start of the season. Maintenance such as dragging the field, mowing the grass, chalking the lines, etc is the responsibility of the Owner. The Owner will be responsible for the cleaning and general maintenance at all other times. The User shall place all bags of trash and boxes in an assigned area for pick-up. The dugout area shall be cleared of any trash or recycling after each day of use. Liquids shall be dumped from all recyclable containers prior to disposal. If the trash is not removed as described above, a charge of \$50.00 per occurrence will be deducted from the User's deposit.
- 8) **Repairs.** Any repairs that are needed to the grounds or portable toilets must be reported to the Owner in a timely manner, and a reasonable time must be allowed for repairs to be completed. Beyond the normal wear and depreciation of assets, the User is responsible for any damage to the premises and portable toilet units. The Owner reserves the right to bill the User for repairs and or maintenance as a result of any damage, waste and/or neglect caused by the User or its invitees and guests during the term of this Agreement.
- 9) **Supplies.** The User shall provide all supplies required for field preparation, including, but not limited to, chalk, "Quick Dry", and other related equipment. In lieu of purchasing new material for field preparation, the Owner will utilize its own supply of materials and deduct the cost from the User's Deposit. The User shall provide all first aid supplies to its participants, invitees, and guests. The Owner will spray for weeds as determined necessary prior to the season. Direction and assistance will be provided to the User to prepare the diamonds for the start of the season to ensure they are in compliance with Owner requirements.

- 10) **Improvements.** Permanent improvements installed by the User or his/her designee are not allowed. All improvements shall be discussed and agreed upon with the Owner prior to installation. Any permanent improvements to the premises not approved by the Owner will become property of the Village of Caledonia. Examples of permanent improvements include elevated pitching mounds, lighting, adding dirt to low areas, possible drain tiles and reseeding the grass. Permanent improvements that are not removed by the User after notice by the Village Engineer will be deducted \$50.00 per day from the User's Deposit. Temporary equipment and signage require prior approval by Owner. Banners may be temporarily placed on the premises with the prior approval of the Owner. Any banners placed shall be maintained in good condition or taken down if damaged. Owner reserves the right to sell advertising space and place permanent or temporary signs and banners on any part of the premises, including, but not limited to, fencing, scoreboards and permanent structures.
- 11) **User Property.** The Village of Caledonia, the Owner, and its employees, officials, volunteers and any agents thereof shall not be held responsible for any loss or damage to any items or property left on Park premises. Any gear, tools or supplies left in the on the Gorney Park grounds after July 1st, 2025, will result in a \$50.00 deduction per day until they have been removed unless otherwise approved by the Owner.
- 12) **Insurance.** Owner assumes no responsibility for any loss or damage to User's personal property while in use or stored at or on the Park. User shall maintain comprehensive liability insurance as required below, including full replacement of damaged property. No less than 15 days prior to the first calendared Event, User shall provide Owner with evidence of said coverages as set forth herein, including insurance certificates and all referenced riders and endorsements, in forms reasonably satisfactory to Owner. All insurance shall be issued by insurers with a license to do business in the State of Wisconsin. User's insurance coverage shall be primary and noncontributory as respects Owner, the Village, including all its respective officials, officers, employees and agents. User's insurance shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to the limits of the insurer's liability.
- a. Comprehensive Commercial General Liability: One Million Dollars (\$1,000,000) per occurrence and at least Two Million Dollars (\$2,000,000) aggregate; policy shall provide coverage for volunteers and invitees and guests of User.
- b. Owner, the Village of Caledonia, and its respective officials, officers, employees, and agents, shall be named as an additional insured for General Liability and Automobile Liability by specific endorsement.
- c. Workers Compensation: When applicable- Statutory Limits;
- 13) **Hold Harmless; Indemnification.** The User agrees to protect, save, defend and hold harmless and indemnify the Village of Caledonia and its boards, commissions, committees, and each member of said boards, commissions and committees, and all Caledonia's officials, agents and employees, from any and all claims, liabilities, expenses or damages

of any nature, including attorney fees and litigation costs, for injury or death of any person, or damage to Premises, including any liability under environmental protection laws, or interference with use of Premises, arising out of or in any way connected with the User's activities under this Agreement, other than with respect to any negligent acts, errors or omissions or willful misconduct by the Village of Caledonia, or its employees, officials or agents. This hold harmless shall apply to all liability regardless of whether any insurance policies are applicable, and any policy limits shall not act as a limitation upon the amount of indemnification to be provided. If the Village of Caledonia initiate legal or other action to enforce the terms of this Agreement and the outcome is in favor of the Village of Caledonia, the User shall be liable to the Village of Caledonia for reasonable attorney's fees and costs in enforcing the terms of this Agreement. User shall indemnify the Owner, the Village of Caledonia, along with all its respective officials, officers, agents, and employees, from, and hold them harmless against all liability, claims and demands on account of personal injuries, property damage and loss of any kind whatsoever, including workers' compensation claims.

- 14) **Scheduling.** The User will provide the Owner a schedule of all games and events, such as tournaments, prior to April 1. The times presented in the schedule shall be considered reserved if the schedule is received by April 1. Every effort will be made by the Owner to block out additional weeknights and Saturday mornings during the listed period to allow for make-up games and team practices. The Owner cannot reserve or rent out the ball diamonds to a third party at Gorney Park for the listed period without written approval from the User unless the Owner is notified prior to April 1 of not more than 6 separate dates during the terms of this Agreement.
- 15) **Copies of permits and certificates.** The User shall provide copies of its certificate of insurance and User schedules by April 1, 2025.
- 16) **Pre-term and Post-term Walkthrough; Deposit.** A representative of the Owner and a representative of the User will perform a walk-through of the facilities prior to first game on or about April 1, 2025 at which time any deficiencies will be noted and addressed. The User shall pay the Owner a Deposit of \$400, due by April 1, 2025. Representatives of the two parties will again walk-through and inspect the facilities at the end of the season and prior to July 31, 2025. The Deposit will be refunded to the User within 30-days, minus any charges based on chalk/quick dry usage, condition, damage, or deficiency attributable to the User.
- 17) **Termination.** The Owner shall notify the User in writing of any conditions listed above that are not being followed by the User. The User will be required to resolve the defaulted condition within a reasonable amount of time and provide the Owner a written solution within 10 days. If the User does not provide the written solution within 10 days, the Owner will have the right to terminate this License under Agreement. The User shall be provided five (5) days advance written notice of termination and afforded the opportunity for corrective action before termination takes effect, except in the case of an emergency in which the premises are deemed unsafe or to prevent additional damage from occurring to the premises and in such case the Owner is not required to give notice prior to corrective

action. If the Village incurs any costs for corrective action, User shall be responsible for the cost. The Village Engineer is authorized to provide any necessary notice of Termination under this Agreement or notices to correct or violation.

- 18) **User Waiver.** The User hereby waives all right to any claim for compensation for any loss or damage sustained by reason of and defect, deficiency, failure, or impairment to the water supply, drainage, electrical, or any systems provided by the Owner or the Village of Caledonia. The Owner and the Village of Caledonia shall not be liable for any claim if the premises are damaged by fire or other casualty, or for any other act, including strikes, utility failure or acts of God, which prevent the intended use provided for herein. The Owner and the Village of Caledonia shall have no liability to the User for any injury, or damage caused by third parties, or by any condition of the facilities.
- 19) **Safe Use Required.** All standard Village Park Ordinances, rules and regulations apply to this use. The User, its employees, subcontractors, vendors, guests, patrons, and invitees shall use the premises in a safe, careful, and lawful manner, and use reasonable, best efforts not to allow any act to be done which will alter, mar, deface, or injure any part of the premises, or other property of Gorney Park. The User shall conduct all operations in compliance with all fire, health and safety standards specified by applicable law.
- 20) **No Discrimination.** User shall not discriminate against any participant, employee or any applicant for employment because of race, religion, or national origin, and further agrees to likewise not discriminate for those same reasons against any person relative to admission, service or privileges offered to, or enjoyed by, the general public.
- 21) **Fee Structure.** The fee schedule that sets forth the costs and charges for the use of Gorney Park Grounds and/or Services shall be in accordance with the fee schedule adopted by the Village of Caledonia from year-to-year. User agrees to pay Caledonia Village the fees specified in such adopted fee schedule that is on file with the Village of Caledonia. In 2025, the Owner Prepared League Fee is \$413.00 per league. With just one team league proposed, the User agrees to pay the Village of Caledonia \$413.00.
- 22) **Force Majeure.** Neither party will be liable for failure or delay to perform obligations under this Agreement, which have become practicably impossible because of circumstances beyond the reasonable control of the applicable party. Such circumstances include without limitation natural disasters or acts of God; acts of terrorism; labor disputes or stoppages; war; government acts or orders; epidemics, pandemics or outbreak of communicable disease; quarantines; national or regional emergencies; or any other cause, whether similar in kind to the foregoing or otherwise, beyond the party's reasonable control. Written notice of a party's failure or delay in performance due to force majeure must be given to the other party no later than five (5) business days following the force majeure event commencing, which notice shall describe the force majeure event and the actions taken to minimize the impact thereof. All delivery dates under this Agreement affected by force majeure shall be tolled for the duration of such force majeure. The parties hereby agree, when feasible, not to cancel but reschedule the pertinent obligations

and deliverables for mutually agreed dates as soon as practicable after the force majeure condition ceases to exist.

23) Assignability. This Agreement is not assignable by the User.

Notices. All notices with respect to this Agreement shall be in writing, and e-mail shall constitute writing for the purposes of the foregoing. Except as otherwise expressly provided in this Agreement, a notice shall be deemed duly given and received upon delivery, if delivered by hand or after posting via US Mail, to the party addressed as follows:

To User:

Oak Creek Zone Baseball
8332 S Palomino Ct
Oake Creek, WI 53154

With a copy to the Registered Agent per WI DFI Record of User.

To Owner:

Village of Caledonia
Village Clerk
5043 Chester Lane
Racine, WI 53402

With a copy to the Village
of Caledonia Village Engineer at the same address:

Either party may designate a new address for purposes of this Agreement by written notice to the other party.

[The remainder of this page is intentionally left blank]

The Parties have executed this Agreement effective as of _____ 2025.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston, Village President

Attest: _____
Jennifer Bass, Village Clerk

OAK CREEK ZONE BASEBALL.

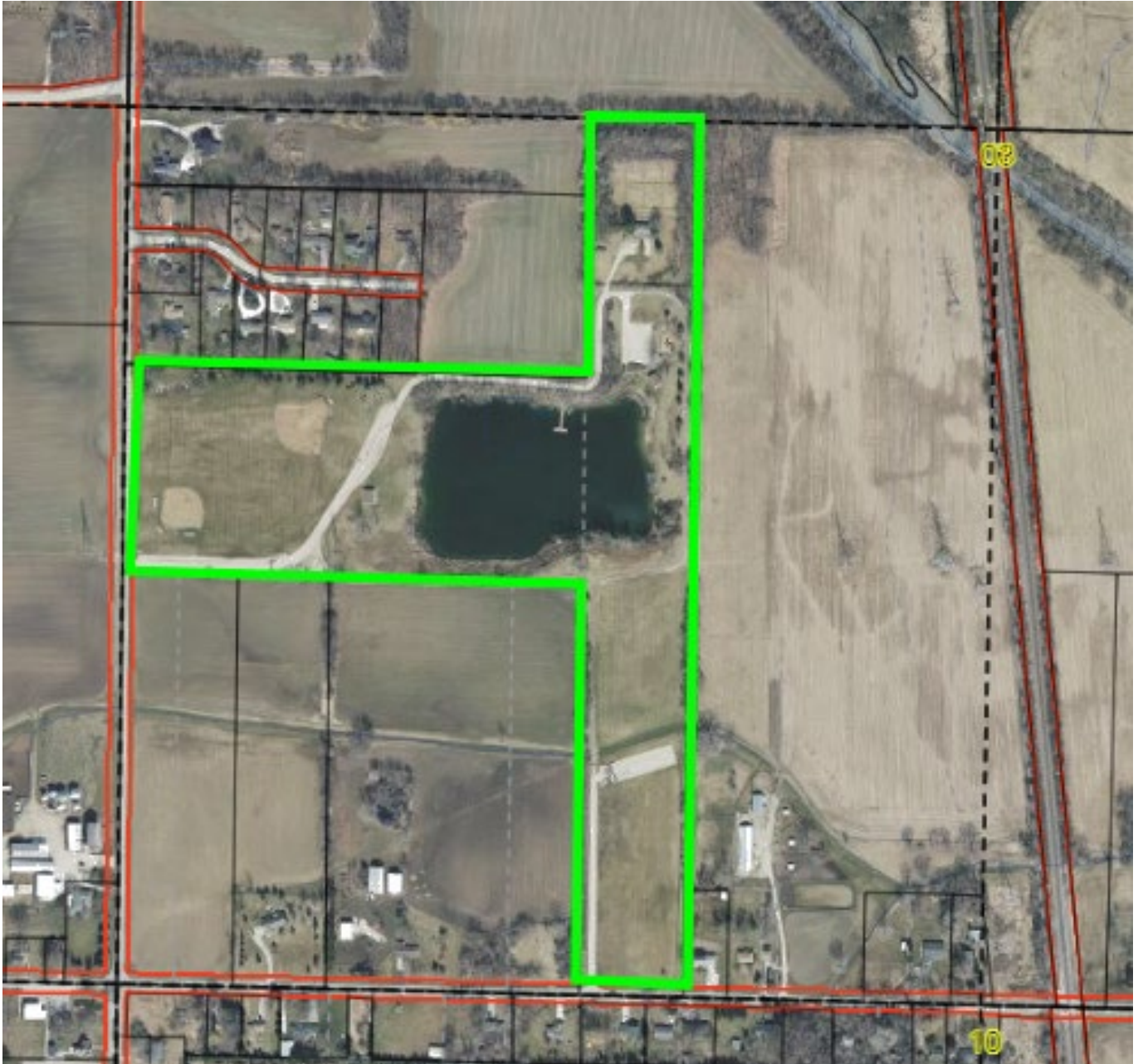
By: _____

Name: _____

Title: _____

DRAFT

Appendix A



MEMORANDUM

Date: January 8, 2025

To: Parks & Recreation Advisory Committee

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Park Use Agreement for St. Catherine's High School**

Recommended Motions:

- 1. Move to recommend to the Village Board to approve the Park Use Agreement for St. Catherine's High School Softball for the use of Crawford Park's LCpl Daniel R. Wyatt Ballpark.**

BACKGROUND INFORMATION

St. Catherine's High School has requested to renew their Park Use Agreement form 2024 for use of LCpl Daniel R. Wyatt Ballpark at Crawford Park. These are the two diamonds located at Crawford Park for the use of baseball/softball activities. The girl's softball team practice and play sanctioned games at the fields as prepared by Village Parks Staff and the boys practice at the opposite field during the season which typically runs March through June. The inaugural 2024 season went very well with the St. Catherine's girls making it to the 2nd round of the regional playoffs. Staff have a great working relationship with the organization and are happy to have them return under a very similar agreement included hereto as a draft copy.

The league fee is derived separately from that of the standard youth organizational fees and are based upon Staff time to maintain the higher level of standard for high school games compared to that of the youth leagues. The fee for reservation and use of the diamond is \$1,875 along with a \$1,000 refundable deposit due upon execution of the agreement.

Staff recommend approval with the understanding that the Village Attorney will review the document before execution.

**PARK USE AGREEMENT BETWEEN
THE BOARD OF TRUSTEES OF THE VILLAGE OF CALEDONIA
AND ST. CATHERINE’S HIGH SCHOOL.**

This Park Use Agreement (the "Agreement") is made and entered into as of the date last executed by either Party below, (the "Effective Date"), by and between the **VILLAGE OF CALEDONIA**, (the "Owner"), and **ST. CATHERINE’S HIGH SCHOOL** (the "User"), as represented by the Athletic Director. Owner and User may be individually referred to as a “Party” or collectively referred to as "Parties" to this Agreement.

WITNESSETH:

WHEREAS, the Owner operates Crawford Park located at 5199 Chester Lane, Racine, WI 53402, (the "Park"), which is located in the Village of Caledonia (the "Village") and shown in **Appendix A**; and

WHEREAS, **Appendix A** also depicts the location LCpl Daniel R. Wyatt Ballpark, which includes a concession stand, two ball diamonds, and a maintenance garage located in the Park; and

WHEREAS, the User operates the St. Catherine’s High School Athletic Program which needs ball diamonds to play its varsity fastpitch softball games and reserve the fields for both girls fastpitch softball and boys baseball practices during the season; and

WHEREAS, the User also requests to run a concession stand to operate concessions during games and utilize a portion of the maintenance garage to store team equipment and portable fence; and

WHEREAS, the Parties wish to enter into an agreement governing the use of the Park by the User; and

NOW THEREFORE, the Parties do herewith, in consideration of mutual promises and other good and valuable consideration, agree as follows:

- 1) **Term; Renewal.** This Agreement shall have a term of one year from the effective date. The User shall have use of the Park pursuant to the terms set forth herein from March 1, 2025 through June 30, 2025. It is intended that this Agreement will be renewed on a year-to-year basis. If the Village intends to not renew this Agreement, the Village's Engineer or Designee is authorized to give a notice of not to renew under this Agreement. Any notice of termination is required to be delivered between the month of July 1 of the current contract year and February 1 of the subsequent year (e.g. July 1, 2025 and February 1, 2026).
- 2) **Use; generally.** The User shall use the Park for baseball and softball operations including:
 - a. The use of a portion of the maintenance garage for storage of equipment, fencing, and other items related to the operation of the boys’ and girls’ varsity programs.
 - b. The operation and maintenance of the concession stand

- c. The purpose of utilizing the bathrooms and the associated garbage and recycling cans.
- 3) **No Ownership Granted.** This Agreement does not grant any ownership interests.
- 4) **Concession Stand.** The User shall have all property removed from the concession stand and the stand completely cleaned by June 30, 2025, unless the Owner grants additional time in writing at least thirty (30) days in advance for the Angels Youth Organization to utilize. Other than the dates indicated, such use of the concession stand is not exclusive, and the Village Board or Village staff reserves the right to rent the concession stand to third parties at all other times outside of the listed period without prior notification to the User. The Owner reserves the right to rent the shelter area attached to the concession stand to any third party at any time it is not reserved by the User and without notice to the User. The User shall coordinate with the Owner on upcoming youth recreation league schedules and early removal if Regional, Sectional, or State games are not played.
- 5) **Ball Diamonds; Not Exclusive Use.** This Agreement allows the User use of the two ball diamonds at Crawford Park for the term above at the times designated for practice and games. This does not authorize exclusive-use of the ball diamonds; members of the public may use these areas before the fields have been prepared by the Owner or are not in-use for User activities and prior to 2:00 p.m. on weekdays. For avoidance of doubt, unless specifically authorized by the Village's Engineer or Designee, the fields should not be prepared before 2:00 pm on weekdays unless otherwise required by the schedule of a varsity game.
- 6) **General use of the Park.** The Park is a public Park, and nothing in this Agreement prohibits use of the Park by the general public.
- 7) **Permits/Approvals.** The User shall be responsible for all required permits and approvals from any governmental entity related to the operation of the concession stand and for staffing the concession stand at any time it is in operation.
- 8) **Inventory/Equipment.** The User shall be solely responsible for providing and maintaining all inventory and equipment at the concession stand. The Owner reserves the right to refuse use of any inventory or equipment it deems unreasonable, excessive, or unsafe or that may damage the premises. The Village is not responsible for any lost or stolen inventory or equipment of the User.
- 9) **Keys.** The User shall have access to four (4) keys for the concession stand, the accompanying storage room, and the adjacent restrooms at all times. If any keys are lost, the User shall be responsible for costs for rekeying the locks if determined necessary by the Owner. The User shall be responsible for ensuring that the restrooms are open and accessible to the general public at all times the concession stand is in use. The User shall lock the restrooms after the games have concluded or at the end of each day the facilities are used. The Owner will be responsible for unlocking the doors and restocking the restroom by noon (12: 00 PM) the following day for the General Public. The Owner will

also be responsible for cleaning the restroom by noon (12: 00 PM) the following day. The User shall return the keys to the Owner by June 30, 2025 or earlier if Regionals, Sectionals, or State playoff games are not required.

- 10) **Cleaning; Maintenance.** The User shall be responsible for the cleaning and general maintenance of the LCpl Daniel R. Wyatt Ballpark area for the term of this Agreement during and after games and practices. The User shall make certain that the grounds, concession stand (daily cleaning after use), and surrounding areas are always clean and presentable while in use. The User shall clean the concession stand after each use. The Owner shall be responsible for maintaining the ball diamonds and for the cleaning and general maintenance at all other times. The User shall place all bags of trash and boxes in the assigned area for pick-up. The bathrooms will be checked and fully stocked by the Owner at the beginning of each weekday. The User shall notify the Owner of any major deficiency of supplies in the restrooms the following day. The dugout area shall be cleared of any trash or recycling after each day of use. Liquids shall be dumped from all recyclable containers prior to disposal. If the trash is not removed as described above, a charge of \$50.00 per occurrence will be deducted from the User's deposit.
- 11) **Repairs.** Any repairs that are needed to the concession stand or grounds must be reported to the Owner within forty-eight (48) hours of damage or notice of damage, and a reasonable time must be allowed for repairs to be completed. Beyond the normal wear and depreciation of assets, the User is responsible for any damages to the premises and facility. The Owner reserves the right to bill the User for repairs and or maintenance as a result of any damage, waste and/or neglect caused by the User or its invitees and guests during the term of this Agreement.
- 12) **Supplies.** The User shall provide all supplies required for field preparation, including, but not limited to, chalk, "Quick Dry", portable fence anchors, and portable fence. In lieu of purchasing new material for field preparation, the Owner will utilize its own supply of materials (chalk, etc.) and deduct the cost from the User's Deposit. Any and all supplies that are stored in the Owner's Maintenance Building shall follow Section 14 of this Agreement. The User shall provide all first aid supplies to its participants, invitees, and guests. The Owner will spray for weeds as determined necessary prior to the season. The User shall provide the Owner direction on all requirements to meet the WIAA level field layout for fastpitch softball. The Owner shall provide all supplies required for the bathrooms, including, but not limited to, toilet paper, hand towels, and soap for washing hands. All supplies stored in the Maintenance Building shall be removed by June 30, 2025 to receive the deposit back. Any tools or supplies left in the Maintenance Building after June 30 will result in a \$50.00 deduction per day until they have been removed unless otherwise approved by the Owner. The User will be authorized to leave the outfield fence in place for the duration of the season except for the days where it needs to be removed for lawncare and maintenance. The fence shall be removed temporarily for this day as designated by the Owner and may be reinstalled after. The Owner and User shall coordinate the duty to remove said fence based on the proposed 2025 lawn cutting schedule.

- 13) **Improvements.** Permanent improvements installed by the User or his/her designee are not allowed. Any and all improvements shall be discussed and agreed upon in writing with the Owner prior to installation. Any permanent improvements to the premises not approved by the Owner will become property of the Village of Caledonia. Examples of permanent improvements include lighting, adding dirt to low areas, permanent mounds, possible drain tiles and reseeding the grass. Temporary equipment and signage require prior approval by Owner. Banners may be temporarily placed on the premises with the prior approval of the Owner and for the duration of this agreement. Any banners placed shall be maintained in good condition or taken down if damaged. Owner reserves the right to sell advertising space and place permanent or temporary signs and banners on any part of the premises, including, but not limited to, fencing, scoreboards and permanent structures except for the areas referred to in **Appendix B** during the duration of this agreement. See **Appendix B** for the Users placement of banners. In no case shall any banner be placed on the concessions building or bathroom building.
- 14) **Storage Space.** The User will be provided a dedicated space in the Maintenance Garage at Crawford Park to store a limited number of materials necessary for baseball and softball operations included but not limited to, bats, balls, bags, helmets, rakes, wheelbarrows, fences, fence posts, nets, etc. All items must be clearly marked as "Property of St. Catherine's High School," or similar wording, and must be removed by June 30, 2025, unless granted specific permission in writing at least 30-days prior from the Owner to leave them in the Maintenance Garage. As described herein, the fence may be left up for the duration of this contract except for lawn cutting and maintenance days. The Village of Caledonia, the Owner, and its employees, officials, volunteers and any agents thereof shall not be held responsible for any loss or damage to any items or property left on Park premises. All tools stored in the Maintenance Garage shall be removed by June 30, 2024 to receive the deposit back. Any tools or supplies left in the Maintenance Garage after June 30 will result in a \$50.00 deduction per day until they have been removed unless otherwise approved by the Owner. The User shall coordinate with the Owner on upcoming youth recreation league schedules and early removal if Regional, Sectional, or State games are not played.
- 15) **Insurance.** Owner assumes no responsibility for any loss or damage to User's personal property while in use or stored at or on the Park. User shall maintain comprehensive liability insurance as required below, including full replacement of damaged property. No less than 15 days prior to the first calendared Event, User shall provide Owner with evidence of said coverages as set forth herein, including insurance certificates and all referenced riders and endorsements, in forms reasonably satisfactory to Owner. All insurance shall be issued by insurers with a license to do business in the State of Wisconsin. User's insurance coverage shall be primary and noncontributory as respects Owner, the Village, including all of its respective officials, officers, employees and agents. User's insurance shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to the limits of the insurer's liability.

- a) Comprehensive Commercial General Liability: One Million Dollars (\$1,000,000) per occurrence and at least Two Million Dollars (\$2,000,000) aggregate; policy shall provide coverage for volunteers and invitees and guests of User.
 - b) Owner, the Village of Caledonia, and its respective officials, officers, employees, and agents, shall be named as an additional insured for General Liability and Automobile Liability by specific endorsement.
 - c) Workers Compensation: When applicable- Statutory Limits;
- 16) **Hold Harmless; Indemnification.** The User agrees to protect, save, defend and hold harmless, and indemnify the Village of Caledonia and its boards, commissions, committees, and each member of said boards, commissions and committees, and all Caledonia's officials, agents and employees, from any and all claims, liabilities, expenses or damages of any nature, including attorney fees and litigation costs, for injury or death of any person, or damage to Premises, including any liability under environmental protection laws, or interference with use of Premises, arising out of or in any way connected with the User's activities under this Agreement, other than with respect to any negligent acts, errors or omissions or willful misconduct by the Village of Caledonia, or its employees, officials or agents. This hold harmless shall apply to all liability regardless of whether any insurance policies are applicable, and any policy limits shall not act as a limitation upon the amount of indemnification to be provided. If the Village of Caledonia initiate legal or other action to enforce the terms of this Agreement and the outcome is in favor of the Village of Caledonia, the User shall be liable to the Village of Caledonia for reasonable attorney's fees and costs in enforcing the terms of this Agreement. User shall indemnify Owner, the Village of Caledonia, along with all its respective officials, officers, agents, and employees, from, and hold them harmless against all liability, claims and demands on account of personal injuries, property damage and loss of any kind whatsoever, including workers' compensation claims, which arise out of User's use of the Park related to the novel virus COVID-19.
- 17) **Scheduling.** The User will provide the Owner a schedule of all games, practices for both softball and baseball, events such as tournaments, prior to March 1. The times presented in the schedule shall be considered reserved if the schedule is received by March 1. Every effort will be made by the Owner to block out additional weeknights and Saturday mornings during the listed period to allow for make-up games and team practices. The Owner will make every effort to accommodate rainouts and make-up games due to the nature of spring sports. The Owner shall provide a 48-hour notice for make-up games to allow staff time to ensure field preparations can be made in time. The Owner cannot reserve or rent out the ball diamonds to a third party at Crawford Park for the listed period without written approval from the User unless the Owner is notified prior to March 1 of not more than 6 separate dates during the terms of this Agreement.
- 18) **Copies of permits and certificates.** The User shall provide copies of its certificate of insurance, permits related to the operation of the concession stand, and User schedules prior to receiving keys on March 1.

- 19) **Pre-term and Post-term Walkthrough; Deposit.** A representative of the Owner and a representative of the User will perform a walk-through of the facilities prior to the exchange of keys on or about March 1, at which time any deficiencies will be noted and addressed. The User shall pay the Owner a Deposit of \$1,000, due by March 1, 2025. Representatives of the two parties will again walk-through and inspect the facilities at the end of the season and prior to June 30, 2025. The Deposit will be refunded to the User within 30-days, minus any charges based on condition, damage, or deficiency attributable to the User. The User shall coordinate with the Owner on upcoming youth recreation league schedules for an early walkthrough if Regional, Sectional, or State games are not played.
- 20) **Termination.** The Owner shall notify the User in writing of any conditions listed above that are not being followed by the User. The User will be required to resolve the defaulted condition within a reasonable amount of time and provide the Owner a written solution within 10 days. If the User does not provide the written solution within 10 days, the Owner will have the right to terminate this License under Agreement. The User shall be provided five (5) days advance written notice of termination and afforded the opportunity for corrective action before termination takes effect, except in the case of an emergency in which the premises are deemed unsafe or to prevent additional damage from occurring to the premises and in such case the Owner is not required to give notice prior to corrective action. If the Village incurs any costs for corrective action, User shall be responsible for the cost. The Village Director of Public Services is authorized to provide any necessary notice of Termination under this Agreement or notices to correct or violation.
- 21) **User Waiver.** The User hereby waives all right to any claim for compensation for any loss or damage sustained by reason of and defect, deficiency, failure, or impairment to the water supply, drainage, electrical, or any systems provided by the Owner or the Village of Caledonia. The Owner and the Village of Caledonia shall not be liable for any claim if the premises are damaged by fire or other casualty, or for any other act, including strikes, utility failure or acts of God, which prevent the intended use provided for herein. The Owner and the Village of Caledonia shall have no liability to the User for any injury, or damage caused by third parties, or by any condition of the facilities.
- 22) **Safe Use Required.** All standard Village Park Ordinances, rules and regulations apply to this use. The User, its employees, subcontractors, vendors, guests, patrons, and invitees shall use the premises in a safe, careful, and lawful manner, and use reasonable, best efforts not to allow any act to be done which will alter, mar, deface, or injure any part of the premises, or other property of Crawford Park. The User shall conduct all operations in compliance with all fire, health and safety standards specified by applicable law.
- 23) **No Discrimination.** User shall not discriminate against any participant, employee, or any applicant for employment because of race, religion, or national origin, and further agrees to likewise not discriminate for those same reasons against any person relative to admission, service or privileges offered to, or enjoyed by, the general public.

- 24) **Fee Structure.** The designated fee for the use of Crawford Park is exclusive to the User's needs and the costs required for the Village to maintain the facility. User agrees to pay Caledonia Village a fee of one thousand eight hundred seventy five dollars (\$1,875.00) for the exclusive use of the park for the duration of the fastpitch softball season. The fee includes everything described in this agreement, which includes Varsity Boys Baseball practice, Varsity Girls Fastpitch practice, and Varsity Girls Fastpitch games.
- 25) **Force Majeure.** Neither party will be liable for failure or delay to perform obligations under this Agreement, which have become practicably impossible because of circumstances beyond the reasonable control of the applicable party. Such circumstances include without limitation natural disasters or acts of God; acts of terrorism; labor disputes or stoppages; war; government acts or orders; epidemics, pandemics or outbreak of communicable disease; quarantines; national or regional emergencies; or any other cause, whether similar in kind to the foregoing or otherwise, beyond the party's reasonable control. Written notice of a party's failure or delay in performance due to force majeure must be given to the other party no later than five (5) business days following the force majeure event commencing, which notice shall describe the force majeure event and the actions taken to minimize the impact thereof. All delivery dates under this Agreement affected by force majeure shall be tolled for the duration of such force majeure. The parties hereby agree, when feasible, not to cancel but reschedule the pertinent obligations and deliverables for mutually agreed dates as soon as practicable after the force majeure condition ceases to exist.
- 26) **Assignability.** This Agreement is not assignable by the User.

Notices. All notices with respect to this Agreement shall be in writing, and e-mail shall constitute writing for the purposes of the foregoing. Except as otherwise expressly provided in this Agreement, a notice shall be deemed duly given and received upon delivery, if delivered by hand or after posting via US Mail, to the party addressed as follows:

To User:

St. Catherine's High School
1200 Park Ave
Racine, WI 53403

To Owner:

Village of Caledonia
Village Clerk
5043 Chester Lane
Racine, WI 53402

With a copy to the Village of Caledonia Director of Public Services at the same address:
Either party may designate a new address for purposes of this Agreement by written notice to the other party.

The Parties have executed this Agreement effective as of _____ 2025.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston, Village President

Attest: _____
Jennifer Bass, Village Clerk

ST CATHERINES HIGH SCHOOL

By: _____

Name: _____

Title: _____

Appendix A



Appendix B

Signage will be sold and placed in the following order:

- 1) On the fence of the dugouts
 - a. Dugouts facing the parking lot
- 2) On the fence
 - a. Behind the Grandstand
 - or
 - b. Dugouts facing the walkway behind the concession stand
- 3) On the fence behind Homeplate

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SEWRPC 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, this 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, Racine County multi-jurisdictional comprehensive plan, 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 government is 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 important natural resource features, including environmental corridors and isolated natural resource areas, are the responsibility of all levels of government.

The first section of this chapter summarizes the areawide park and open space plan recommendations presented in the Racine County park and open space plan¹ for providing resource-oriented outdoor recreation sites and facilities and developing an area-wide trail system. protecting environmental corridors and isolated natural resource areas in Racine County, including the Village of Caledonia. The second section of this chapter provides recommendations for Village park and open space sites and facilities. The third section details recommendations for protecting primary and secondary environmental corridors and isolated natural resource areas in both Racine County and the Village of Caledonia. Actions needed to successfully implement the plan are described in the fourth section of the chapter.

5.2 AREAWIDE PARK AND OPEN SPACE 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, which provide opportunities for various trail-oriented activities, are included. In addition, the plan contains 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,² also summarized in Chapter 4, are included in the “Open Space Preservation” section of this chapter.

Racine County Park and Open Space Plan Recommendations

¹ Documented in SEWRPC Community Assistance Planning Report No. 134, 3rd Edition, A Park and Open Space Plan for Racine County, Wisconsin, February 2013.

² Documented in SEWRPC Community Assistance Planning Report No. 316, A Restoration Plan for the Root River Watershed, July 2014.

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,³ 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.

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 which incorporates the proposed facility within

³ *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.*

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, 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; 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, 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.⁴ 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 10 miles within the Village's planning area.

⁴ Map 5.3 shows the gap in the off-road trail between Six Mile Road and Seven Mile Road as an on-street trail segment.

Water Trails

The County plan recommends developing water trails for canoeing and kayaking which 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 Trail⁵ 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 for developing formal access points within the Village. Potential locations include 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.

5.3 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 Americans with Disabilities Act (ADA) accessibility requirements.

Map 5.2 shows the recommended park and open space plan for the Village as described in the following sections. Full implementation of this plan by the Village would provide a variety of parks and related outdoor recreation facilities and interconnected systems of recreation trails and on-street bikeways. This includes

⁵ Information is located at <http://dnr.wi.gov/topic/parks/name/lakemichigan/>

three community parks (Crawford Park, Gorney Park, and a proposed new community park); 17 neighborhood parks (Chapla Park, Linwood Park, Maple Park, and 14 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 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, schools, and local destination points. 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.

As noted above, the Racine County multi-jurisdictional comprehensive plan and the Racine County park 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 later 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 a cost analysis be completed for each project as opportunities to complete them arise, with community and staff input determining the specific scope of a given project. Estimated costs for longer-term projects are recommended to be developed as part of future capital improvements programming (CIP). 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 Gorney Park and 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 14 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 5.2 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; sites should be prioritized for acquisition as suitable land becomes available or if there is proposed or anticipated residential development in an area.

Development and Improvement at Existing Village Parks: 2025-2030

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

- *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. The majority 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 soccer fields to improve the quality and evenness of the turf. In addition, repairing and relocating portions of the access road, seal coating⁶ 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.

⁶ 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.

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 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 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 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 section 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,⁷ 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

⁷ Documented in a report prepared by Hey and Associates, Inc. entitled, Nicholson Wildlife Area Management Plan, Town of Caledonia, Racine County, Wisconsin, March 2005. This plan is an update to SEWRPC Community Assistance Planning Report No. 146, A Wildlife Habitat Management Plan for the Nicholson Wildlife Center, Town of Caledonia, Racine County, Wisconsin, May 1986.

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.

- *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 5.3 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 199 acres of open space preservation areas. It is recommended that the Village acquire 47 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 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.

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 5.3, 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 18 miles of trails or bike routes within the Village of Caledonia planning area, including eight linear miles of the County-owned MRK Trail and 10 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.

The proposed system of bike and pedestrian facilities within the Village includes 55 miles of bike routes within street rights-of-way and 23 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.

The year 2035 regional transportation plan⁸ recommended a network of on- and off-street bicycle ways within Racine County, which were refined through the Racine County multi-jurisdictional comprehensive plan.⁹ Map 5.3 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 2016¹⁰ which may be incorporated into future updates to the Racine County multi-jurisdictional plan.

VISION 2050 recommended 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-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.

⁸ Documented in SEWRPC 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 SEWRPC Memorandum Report No. 197, Review, Update, and Reaffirmation of the Year 2035 Regional Transportation Plan, June 2010.

⁹ Documented in SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, November 2009.

¹⁰ Documented in SEWRPC 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 SEWRPC Memorandum Report No. 268, 2024 Review & Update of VISION 2050, June 2024.

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,¹¹ 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 Racine County multi-jurisdictional comprehensive plan, 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 connect with destinations in the City of Racine, as well as with the Lake Michigan State Water Trail.

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

¹¹ 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.

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 assessment¹² 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.

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.

¹² *The impact fee ordinance is documented in Title 15 (Building Code), Section 15-1-26 of the Village Code of Ordinances.*

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. 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 UPDATED]**

5.4 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.

Recommended open space preservation areas may change over time due to updated floodplain and wetland mapping, natural changes in wetland 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 vegetation and 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 a field delineation.

Open Space Preservation Recommendations

Existing and recommended open space preservation areas within the Village are shown on Map 5.1 and described in Table 5.1. Approximately 3,747 acres have been identified as open space preservation areas within the Village. About 1,099 acres, or 29 percent, of these areas are publicly owned, including lands owned by the Village of Caledonia, Racine County, and the State of Wisconsin. All publicly-owned open space preservation areas should be maintained in public ownership and preserved in open space. About 236 acres of existing open space preservation areas are privately owned, including lands owned by nonprofit conservation organizations and lands within a shooting range, private parks, a driving range, and common

open space areas in conservation subdivisions. Conservation easements currently protect about 74 acres of existing open space preservation areas.

The plan recommends that the Village acquire about 47 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 244 acres, mainly located along the Root River, associated with four 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 173 acres of open space preservation areas 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 1,857 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 along the Lake Michigan shoreline, the Root River, and a portion of Husher Creek within the Village. The plan recommends preserving all remaining primary environmental corridors in essentially natural, open uses. Approximately 906 acres, or 48%, of PECs are currently in public ownership, including 127 acres associated with the Root River, and should remain in public ownership for resource protection purposes. Approximately 173 acres, or 9% 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 244 acres associated with natural areas, critical species habitat sites, and a geological area. It is also recommended that the State of Wisconsin acquire about 17 acres associated with the Renak-Polak Maple-Beech Woods and that nonprofit

conservation organizations acquire about 96 acres of natural areas. Conservancy zoning or zoning for compatible recreational uses is recommended for the 571 acres of privately owned PECs within the Village.

Secondary Environmental Corridors

The secondary environmental corridors (SECs), shown on Map 5.1, encompass approximately 333 acres of land 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 127 acres within the Nicholson Wildlife Refuge. An additional 16 acres are within existing privately owned outdoor recreation or resource protection areas. The plan recommends that the Village acquire about 35 acres of SEC, including 33 additional acres associated with the Nicholson Wildlife Refuge and two 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 137 acres of SECs.

Isolated Natural Resource Areas

The isolated natural resource areas (INRAs), shown on Map 5.1, encompass about 1,455 acres of land. INRAs are scattered throughout the Village, with a significant amount located in the northern portion of Caledonia. 66 acres of INRAs are currently in public ownership, including 48 acres owned by the Village and 18 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 120 acres of isolated natural resource areas.

The plan recommends that the Village acquire about eight acres of INRAs for the development of new Village parks and that a nonprofit conservation organization acquire 77 acres associated with four natural areas. To the extent practicable, the plan recommends considering the use of conservancy zoning and maintaining the remaining 1,153 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 plan¹³ identifies natural areas, critical species habitat sites, aquatic areas, and geological sites within the Village of Caledonia and

¹³ Documented in SEWRPC 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 is documented in SEWRPC 2nd Amendment to Planning Report No. 42, Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, January 2025.*

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 1,186 acres associated with these areas within the Village are included on Map 5.1 and summarized in Table 5.2.

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 33 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 17 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.

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 pasture¹⁴ 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 Village¹⁵ 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.

5.5 PLAN IMPLEMENTATION

Successfully implementing this park and open space plan requires action by and coordination between several different government units and agencies. This section describes the actions required by the

¹⁴ *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.*

¹⁵ *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.*

Wisconsin Departments of Natural Resources and Transportation, Racine County, and the Village of Caledonia to implement the recommended park and open space plan for the Village.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (WDNR) has authority and responsibility for developing parks, protecting natural resources, managing water quality, and regulating the use of waters of the State. The WDNR is obligated to prepare a comprehensive Statewide outdoor recreation plan; to develop long-range water resource management plans; and has the authority to protect, develop, and regulate the use of State parks, forests, fish and game, lakes and streams, certain plant life, and other natural resources. Of particular importance to implementing county and local park and open space plans, the Department 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.

Wisconsin Department of Transportation

The plan recommends that the Wisconsin Department of Transportation (WisDOT) construct the bicycle ways (bicycle lanes, paved shoulders, widened outside travel lanes, and enhanced bicycle facilities) recommended by this park and open space plan. These facilities should be provided within the right-of-way of a State trunk highway or connecting highway at the time the street or highway is constructed, reconstructed, or resurfaced. Although major bicycle-related improvements, such as the addition of bicycle lanes, may not be able to be accommodated during street resurfacing, consideration should be given to restriping the street or making other improvements to better accommodate bicycle travel. Some improvements, such as paving or widening highway shoulders to accommodate bicycle travel, may be accomplished at the time a street or highway is resurfaced. The State should make proper arrangements to maintain bicycle facilities, including, if necessary, entering into operating or maintenance agreements with other units or agencies of government.

It is also recommended that WisDOT continue to make transportation grants available for the construction of the recommended bikeways, including off-street trails and those located on County and local streets. Should WisDOT become aware of any proposed railway abandonment within the Village, it is recommended that the Department promptly notify the WDNR, the County surveyor, the Village of Caledonia, and the Regional Planning Commission and work with these agencies to evaluate the feasibility of acquiring the railway right-of-way for trail development and/or other recreational purposes.

Racine County

Implementation responsibilities for Racine County with respect to parks, facilities, and trails located within the Village are detailed in the Racine County park and open space plan.

Parks

Racine County is responsible for maintaining County-owned park and open space sites within the Village and environs, including Cliffside Park, Franksville Memorial Park, the River Bend Nature Center, Tabor Sokol Memorial Park, Johnson Park and Golf Course, and Johnson Park Dog Exercise Area. It is also recommended that the County provide additional recreational facilities at Cliffside Park and update facilities at Franksville Memorial Park, as described earlier in this chapter. Racine County should also acquire environmentally-sensitive lands, especially along the Root River, for resource protection purposes.

Trail Facilities

Racine County is responsible for maintaining the MRK Trail and developing the Root River Trail within the Village. The County is also responsible for maintaining bicycle routes within the Village associated with the Racine County Route System. Racine County should also continue to acquire lands along the Root River as part of the parkway system for natural resource protection, where feasible, and develop appropriate recreational facilities associated with the Root River and other resource-oriented activities in these areas.

Water Trails

The County plan recommends developing a water trail along the Root River and providing access sites and associated support facilities with the existing Lake Michigan Water Trail within and adjacent to the Village. These trails would connect with water trails in adjacent counties.

Village of Caledonia

The Village of Caledonia is responsible for much of the coordination and implementation of the park and open plan shown on Maps 5.1 and 5.3 and described throughout this chapter. The Village has responsibility for providing a variety of outdoor recreation sites and facilities, including the acquisition and development of 14 new park sites and associated recreational facilities; the development or improvement of recreational facilities at existing Village park and open space sites; the acquisition of land for expansion at Gorney Park and the Nicholson Wildlife Refuge; the acquisition of land and development for off-street trails; the development of on-street bikeways; and the continued improvement and maintenance of all existing Village parks and recreational facilities. The plan also recommends that the Village consider opportunities for establishing recreational programming at Village park and open space sites.

It is recommended the Village of Caledonia develop a system of bike and pedestrian facilities, including about 22 miles of off-street pathways and about 55 miles of on-street bikeways. The Village should continue to work with the County to improve the MRK Trail and to support development of a Root River Trail. It is also recommended that the Village work with Racine County to develop the Root River Water Trail and maintain and enhance the Lake Michigan State Water Trail.

Implementing these recommendations would meet residents' outdoor recreation needs and protect the Village's remaining important natural resources. It is also recommended that the Village bring any existing outdoor recreation facility that does not meet Federal Americans with Disabilities Act accessibility requirements into compliance in a timely fashion.

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 sites and 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. Therefore, this plan recommends that Village staff consider public input on the desired scope of facilities improvement projects and conduct a cost analysis of each recommendation as opportunities for implementation arise. It is recommended that the Village prioritize projects for implementation and that estimated costs for longer-term projects are developed as part of future capital improvements programming (CIP) to ensure that sufficient funds are allocated for implementation.

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 or developing recreational facilities. 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 to help reduce the cost of plan implementation to the Village. 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.

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

Chapter 5

FIGURES AND 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	199	246	47
State of Wisconsin	243	260	17
Racine County	648	892	244
Other Public	9 ^c	9	--
Nonprofit Conservation Organization	104	277	173
Private Recreation ^d	97	97	--
Private – Common Open Space Land in Conservation Subdivisions	35	35	--
Private – Protect Through Zoning ^e	--	1,857	1,857
Conservation Easement	74	74	--
Total	1,409	3,747	2,338

^a Includes land and water associated with planned primary environmental corridors, planned secondary environmental corridors, and planned isolated natural resource areas.

^b Existing ownership as of 2024.

^c Includes lands owned by the Caddy Vista Sanitary District (two acres) and the Racine Unified School District (seven 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

Number on Map 2.9	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Site Type ^a	Area Name	Existing Protective Ownership	Proposed to Be Acquired	Total	
1	NA-1 (SNA)	Renak-Polak Maple-Beech Woods State Natural Area	121 ^b	16	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	6	30	36	Racine County
4	NA-2	Root River Wet-Mesic Woods – East	2	--	2 ^d	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	--	--	-- ^e	-- ^j
11	NA-3	Root River Riverine Forest	155	30	185 ^f	Racine County
12	NA-3	Seven Mile Road Woods	--	20	20	Nonprofit Conservation Organization
13	NA-3	Tabor Woods	36 ^g	63	99	Caledonia Conservancy
14	NA-3	Zirbes Woods	--	13	13	Nonprofit Conservation Organization
15	CSH	Caledonia Low Woods – South	24 ^h	6	30	Racine County
16	CSH	Caledonia Sanitary Sewer Right-of-Way	22	52	74 ⁱ	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	--	31	31	Racine County
20	CSH	Lakeside Woods	--	--	-- ^e	-- ^j
21	CSH	River Bend Upland Woods	14	--	14	Racine County
22	CSH	Riverpark Bluff Woods	--	--	--	-- ^j
23	CSH	Root River Bluff	2	37	39 ^k	Racine County
24	CSH	Root River Ravine Woods	--	--	--	-- ^j
25	CSH	Root River Strip Woods	2 ^l	--	2	Racine County
26	CSH	Sherwood Property	--	--	--	-- ^j
27	CSH	WEPCO Oak Woods	--	--	-- ^m	-- ^j
28	CSH	WEPCO Woods	--	--	-- ^e	-- ^j
29	GA-3	Cliffside Park Clay Banks	14	--	14	Racine County
30	GA-3	Root River Outcrops	7	12	19 ⁿ	Racine County
31	AQ-3 (RSH)	Root River downstream from County Line Road to Nicholson Road	--	--	1.9 miles ^p	State of Wisconsin ^o
32	AQ-3 (RSH)	Root River downstream from Nicholson Road to STH 38	--	--	10.0 miles ^p	State of Wisconsin ^o
Total – 32 Sites			715	439	1,154	--

Table continued on next page.

^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 11 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 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.

^e Currently, the entire site is located on WE Energies property.

^f 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.

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

^h Currently, 18 acres are owned by Racine County and six acres are located on a Quarry Springs subdivision outlot.

ⁱ 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.

^j This site is not proposed to be acquired for protective ownership and is recommended to be protected through appropriate zoning.

^k 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.

^l 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.

^m Currently, 10 acres are located within the Racine County Line Rifle Club Range and four acres are located on WE Energies property.

ⁿ 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.

^o Navigable waterway owned by the State and managed by the Department of Natural Resources.

^p 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 Improvement
Chapla Park	Develop Playground Equipment Develop Rest Area with Benches and Shelter Develop Walking Path with Scenic Overlook
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	Improve Turf on Playfield 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	Develop Hiking Trail
New Village Park	Acquire Land for a Park in the Western Portion of the Village ^a
Total – 8 Sites	

Note: 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 and Development at Existing and Proposed Village of Caledonia Park
Sites: 2031-2050

Site Name	Proposed Acquisition (acres)	Proposed Facility Development^a
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)	10 ^c	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Soccer Field/Playfield Picnic Shelter with Restrooms
Proposed Site 5 (Neighborhood Park)	10 ^c	Ball Diamond Playground Playfield
Proposed Site 6 (Neighborhood Park)	15 ^c	Ball Diamond Basketball Hoops Playground Playfield
Proposed Site 7 (Neighborhood Park)	10 ^c	Ball Diamond Basketball Court Tennis/Pickleball Court Playground Playfield Picnic Shelter with Restrooms
Proposed Site 8 (Neighborhood Park)	5 ^c	Ball Diamond Basketball Hoops Playground Playfield
Proposed Site 9 (Neighborhood Park)	5 ^c	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield
Proposed Site 10 (Neighborhood Park)	10 ^c	Ball Diamond Basketball Court Playground Soccer Field/Playfield Picnic Shelter with Restrooms
Proposed Site 11 (Neighborhood Park)	5 ^c	Ball Diamond Basketball Hoops Playground Playfield

Table continued on next page.

Site Name	Proposed Acquisition (acres)	Proposed Facility Development^a
Proposed Site 12 (Neighborhood Park)	20 ^c	Ball Diamonds Basketball Court Tennis/Pickleball Court Playground Soccer Field/Playfield Picnic Shelter with Restrooms
Proposed Site 13 (Neighborhood Park)	10 ^c	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield
Proposed Site 14 (Neighborhood Park)	10 ^c	Ball Diamond Basketball Hoops Tennis/Pickleball Court Playground Playfield
5 ½ Mile Park	--	Hiking Trails Develop Rest Area with Shelter Develop Parking Area
Chapla Park	--	Develop Permanent Benches and Picnic Tables 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	146	--

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 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.

° 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