

6 Non-Public Hearing Items

- A. BSO REVIEW – Review a proposal to construct a 51,756 square-foot addition to an existing building located at 12725 4 Mile Road submitted by, Curtis Schroeder, Central Storage & Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)

- B. EXTENSION – Review a request for a 3-year extension of the preliminary plat approval for Hunter’s Reserve Subdivision submitted by Harold DeBack.



Meeting Date: July 27, 2020

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a site plan for a 51,756 square-foot addition to the existing building located at 12725 4 Mile Road.

Applicant(s): Curtis Schroeder

Address(es): 12725 4 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a 51,756 square-foot addition to the existing building located at 12725 4 Mile Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.

Owner(s): John Winegarden

Tax Key(s): 104-04-22-30-015-201

Lot Size(s): 8.3 acres

Current Zoning District(s): M-3, Heavy Industrial District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a building, site, and operation plan for the construction of a 51,756 square-foot addition to the existing building located at 12725 4 Mile Road. In 2018, the Village approved of the construction of a 115,229 refrigerated warehouse building with loading docks with conditions.

The addition will be same height as the original building and use the same exterior materials which are 6" and 8" insulated metal panels. These materials will be the same color as the original building. There will be seven load docks on the west side of the building and one on the east side of the addition. The applicant stated that no additional waste materials are expected as a result of this addition, therefore no outdoor dumpsters are proposed with this addition. All waste collection bins are currently stored inside the building and will continue to be kept indoors once the addition is operational. No mechanicals area shown on the elevation drawings. As was required in the original conditions of approval, all mechanicals should be screened from public view. No additional lighting is being proposed at this time. If any lighting is added to the site, the applicant will be required to submit a lighting plan which will be required to meet all Village lighting regulations. The current parking lot consists of 23 spaces. Per code, the minimum number of parking stalls for warehouse use is one stall for every two employees on a twelve-hour shift. The proposed parking is adequate for the number of employees on a 12-hour shift. As illustrated on submitted plans, concrete and heavy-duty asphalt will be used for the paved areas on the site and will include curb and gutter as required as part of the conditional use permit approved in 2018.

As this addition is located behind the building, landscaping requirements are minimal. The applicant is proposing to add three trees to the site. Two on the southwest end and one at the driveway entrance on the east side of the property. Per the conditions of approval of the first phase of this development, trees must have a minimum height of seven feet. The applicant is proposing a 2.5" caliber trees or approximately eight feet tall which complies with conditions of approval.

Included with this report is a site grading plan review from Engineering explain what steps that are required prior to building permits being issued. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

If the Plan Commission is comfortable with the proposed addition, staff has drafted a suggested motion recommending approval of the 51,756 square-foot addition located at 12725 4 Mile Road.

EXHIBIT A - CONDITIONS

Central Storage Refrigerated Warehouse Addition

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.

-
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
 4. Plans. The proposed addition (To construct and utilize a 51,756 square-foot refrigerated warehouse building with loading docks) shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on June 26, 2020.
 5. Driveway Access and Road Improvements. The driveway shown on the Plans will require an access permit from the Village of Caledonia Engineering Department. The driveway and any road improvements must be constructed and paid for in accordance with the provisions outlined in the Development Agreement between the Village of Caledonia and WISPARK. The Development Agreement between the Village of Caledonia and WISPARK must be executed prior to building permit issuance.
 7. Stormwater. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
 8. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
 9. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
 10. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
 12. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
 14. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
 16. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. The Village may require a Master Sign Plan for the entire new business park where this use is locating and signage at the site may, at the Village's option, be required to comply with

the Master Sign Plan in accordance with Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing or animated signs are prohibited.

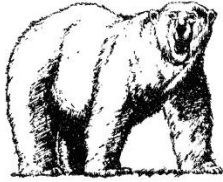
17. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
18. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
19. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
20. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
21. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
22. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
23. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
24. Site Plan and Title 16 Review. The final site plan and site design and architectural details required under Title 16 of the Village's Code of Ordinances shall be reviewed and approved for compliance by the Village's Planning Department in consultation with the Zoning Administrator and Village Engineer. More specifically, applicant shall comply with the adopted planning-related conditions set forth below.

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27. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, WISPARK LLC, Central Storage and Warehouse, Curtis Schroeder and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
29. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted:



Peter Wagner, AICP
Development Director



CSW
Central Storage & Warehouse Co.

June 26, 2020

Project Information

- Project Name: Central Storage & Warehouse Co. (CSW) Caledonia, Phase 2
- Name of business: Central Storage & Warehouse Co. (CSW)
- Address: 12725 4 Mile Road, Franksville, WI 53126
- On existing CSW lot
- Proposed start of construction in August 1, 2020 (with a potential early-start permit for footings and foundation work) and building occupancy is December 31, 2020
- Type of business: Refrigerated warehousing
- Building: CSW will custom build a new, approximately 51,756 sq. ft. building addition on the site.

Plan of Operation

- Proposed operation: private refrigerated warehouse, serving an area food manufacturer and distributor
- Adjacent land uses:
 - North: public road and agricultural (A-2)
 - West : industrial park (B-3, M-3)
 - South: proposed public road and industrial park (B-3, M-3)
 - East: public road and agricultural (A-2)
- Possible problems: A food warehouse at this location should pose no special problems or concern in a developing industrial park. Warehousing is typically considered one of the lightest forms of industrial use, with little demand on public services and little to no emissions. CSW has successfully operated its existing refrigerated warehouse business on site for 16 months as a good corporate citizen of the Village.
- Customer area: At this addition, CSW expects food ingredients to be received from both U.S. and international suppliers, as well as finished food products from a south-east Wisconsin manufacturer. The finished retail and wholesale food products will be distributed throughout the Midwest and across the country.
- Employees: CSW expects 15 full-time employees to work in the addition, across 1.5 shifts.
- Parking: All parking is expected to be contained within CSW's lots.
- Hours of Operation: CSW expects operations to be conducted between 6:00 a.m. and 10:00 p.m. in the proposed addition.
- Traffic pattern: Access to the site will be made directly from 4 Mile Road and the unnamed cul-de-sac.
- Loading: Truck loading and unloading will occur at the 7 west-facing, and 1 east-facing, docks. 20 additional trucks per day are expected.

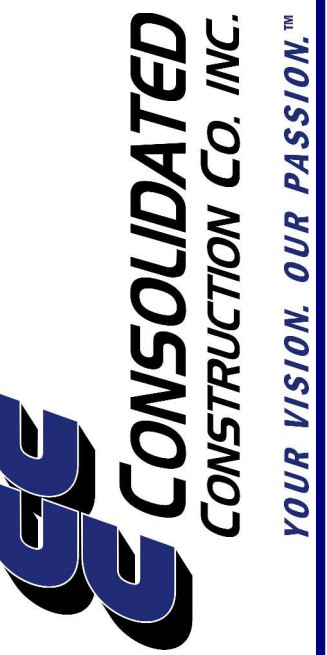
We look forward to further contributing jobs and other economic value to the Village of Caledonia and Racine County communities!

John Winegarden
CEO



C:\Users\jleele\Documents\TEMPORARY\0166 CSW Caledonia\phase 1\016605_CSW Caledonia-phase2.rvt

800-642-6774
 www.1call2build.com
 Appleton, WI
 Bismarck, ND
 Rapid City, SD



Proposed Building for:
CSW Caledonia
 Caledonia, Wisconsin

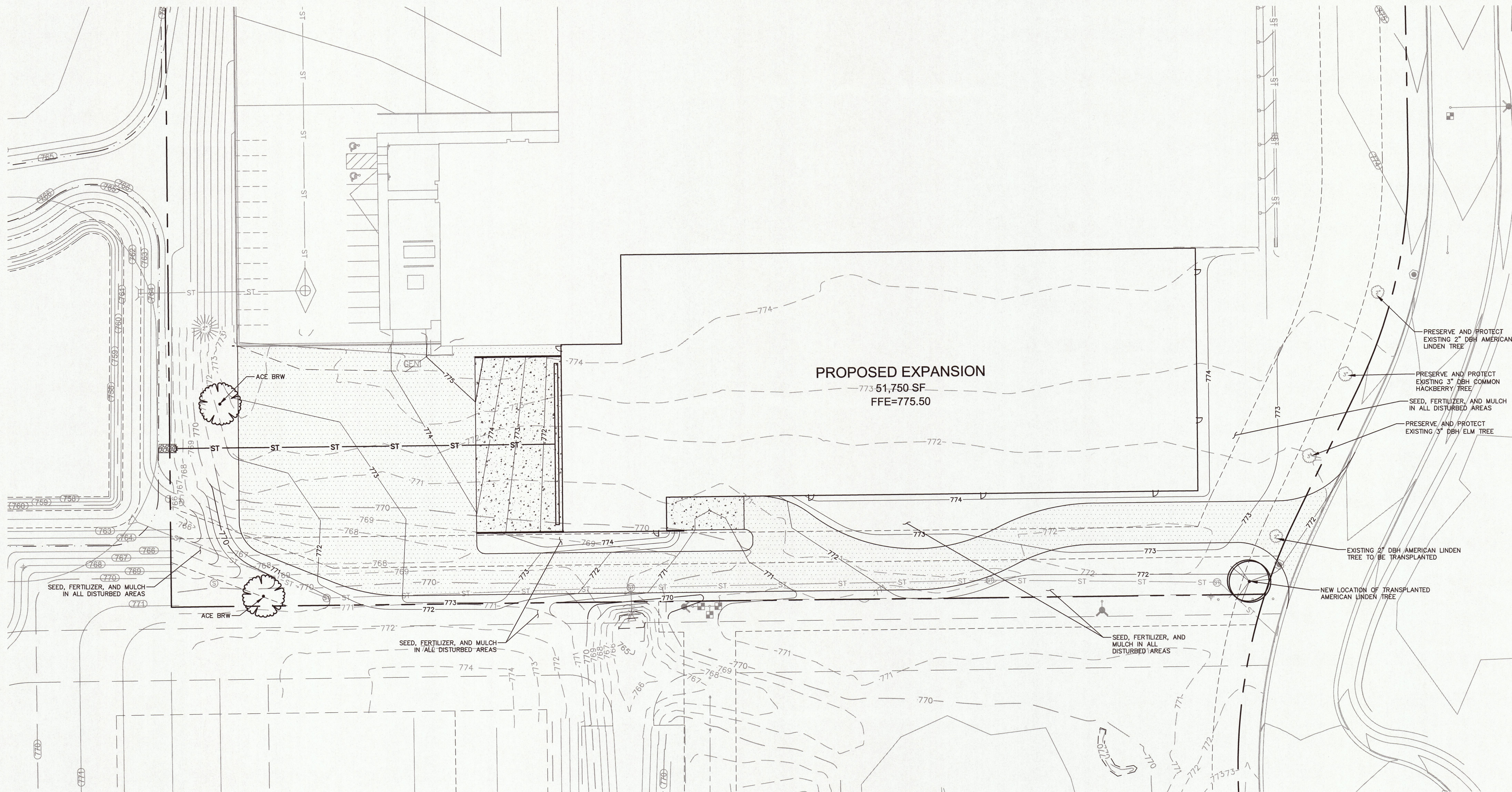
Project #: 016605
 Designer: jet
 Date: 06/29/2020
 Revision:

BSO APPLICATION PLANS
A001
 RENDERING

PRELIMINARY
 NOT FOR CONSTRUCTION

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#	Date	Description
1	06/29/2020	BSO APPLICATION PLANS
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PLANT SCHEDULE

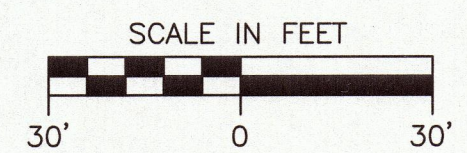
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	ACE BRW	2	<i>Acer rubrum</i> 'Brandywine'	Brandywine Red Maple	B & B	2.5" Cal
	TIL LIN	1	<i>Tilia americana</i>	American Linden (Transplanted)	B & B	

GENERAL NOTES

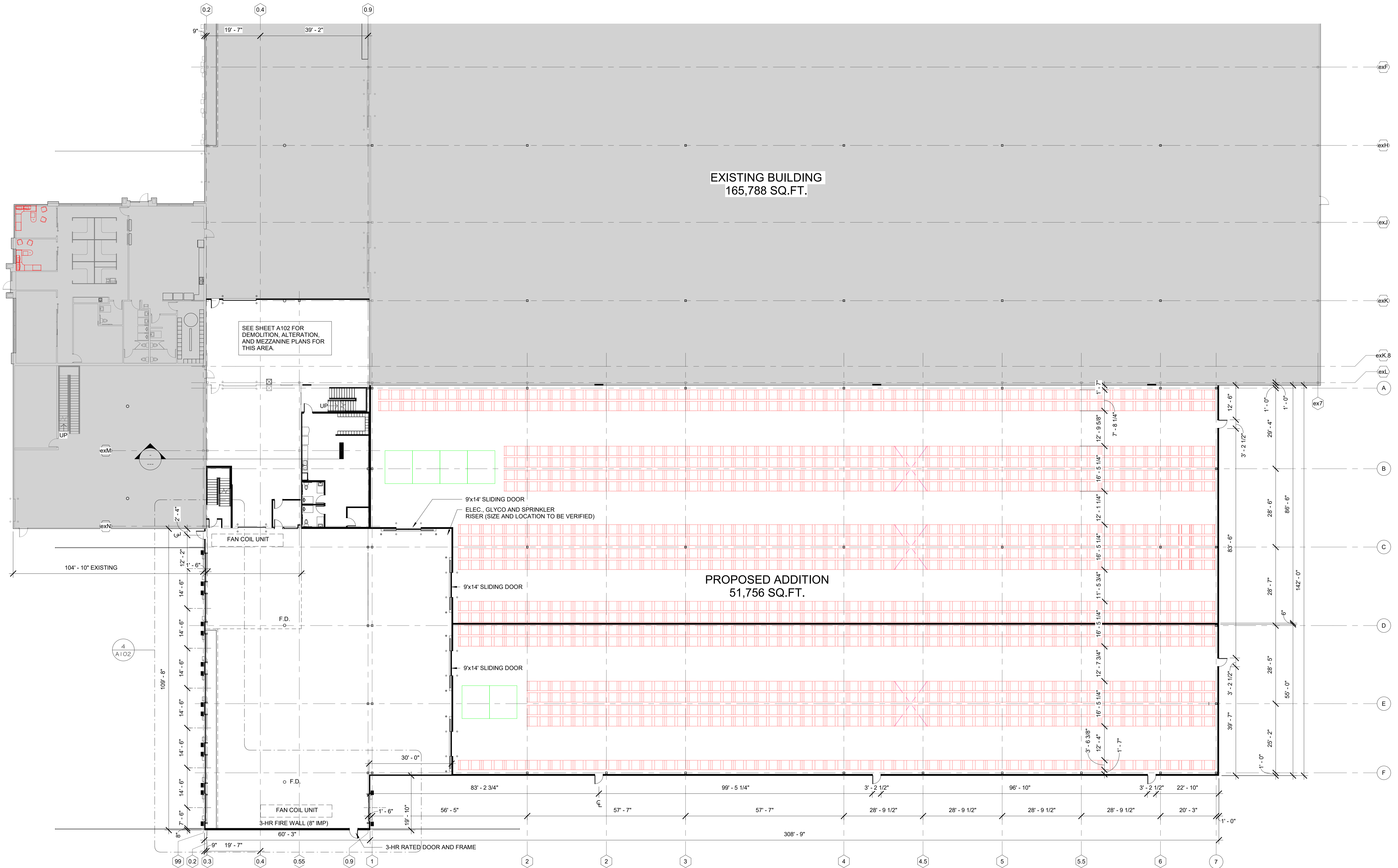
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
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- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	RETAINING WALL
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 5 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER



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EXISTING BUILDING
165,788 SQ.FT.

PROPOSED ADDITION
51,756 SQ.FT.

SEE SHEET A102 FOR
DEMOLITION, ALTERATION,
AND MEZZANINE PLANS FOR
THIS AREA.

9x14' SLIDING DOOR
ELEC., GLYCO AND SPRINKLER
RISER (SIZE AND LOCATION TO BE VERIFIED)

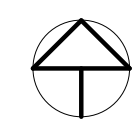
9x14' SLIDING DOOR

9x14' SLIDING DOOR

FAN COIL UNIT

3-HR FIRE WALL (8" IMP)

3-HR RATED DOOR AND FRAME



1 PROPOSED ADDITION PLAN
A101 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Building for:

CSW Caledonia
Caledonia, Wisconsin

Project #: 016611
Designer: jet
Date: 06/29/2020
Revision:

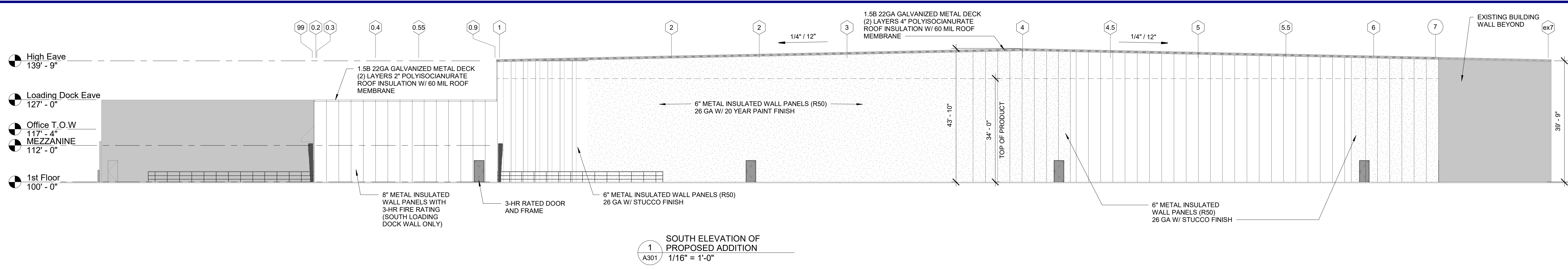
BSO APPLICATION PLANS

A101
Floor Plan

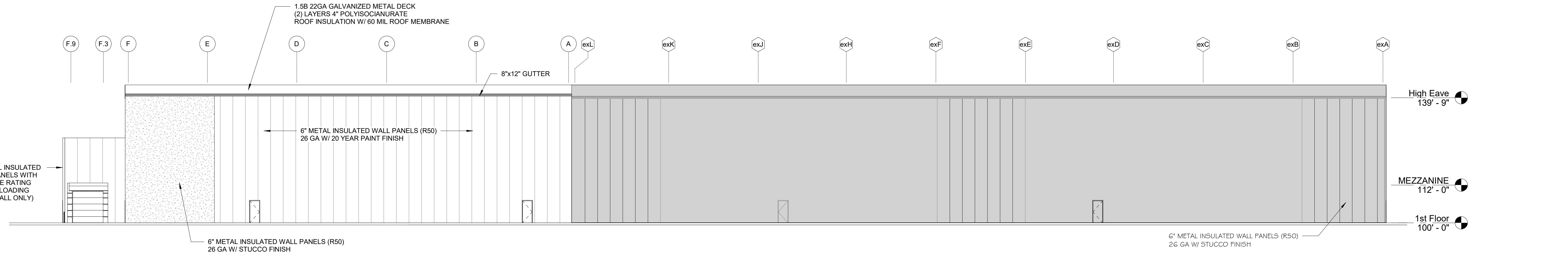
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Bismarck, ND
Rapid City, SD

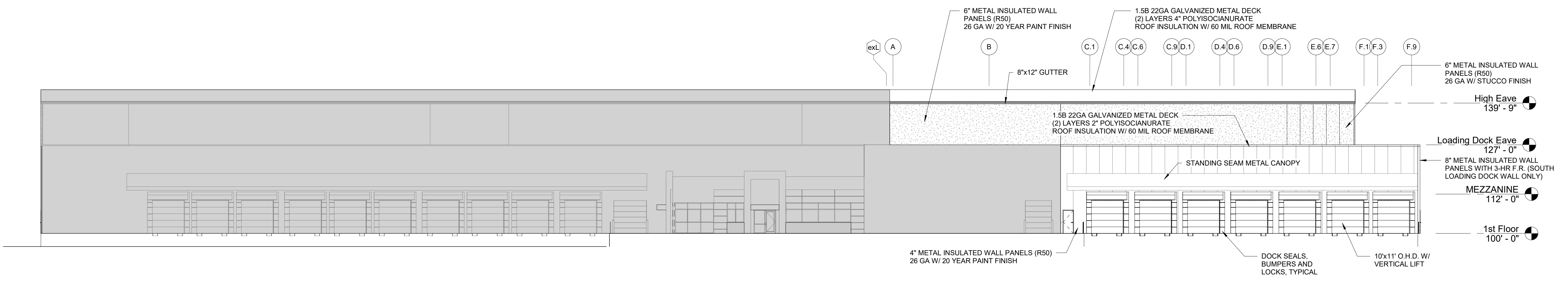




1 SOUTH ELEVATION OF PROPOSED ADDITION
A301 1/16" = 1'-0"



2 EAST ELEVATION OF PROPOSED ADDITION
A301 1/16" = 1'-0"



3 WEST ELEVATION - WITH PROPOSED ADDITION
A301 1/16" = 1'-0"

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Appleton, WI
Bismarck, ND
Rapid City, SD



Proposed Building for:
CSW Caledonia
Caledonia, Wisconsin

Project #: 016611
Designer: jet
Date: 06/29/2020
Revision:

BSO APPLICATION PLANS
A301
Exterior Elevations

PRELIMINARY
NOT FOR CONSTRUCTION

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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WALKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

PROJECT:
**CENTRAL STORAGE & WAREHOUSE
CALEDONIA**

PROJECT LOCATION:
**VILLAGE OF CALEDONIA
RACINE COUNTY, WI**

PLAN MODIFICATIONS:

#	Date	Description
1	06/29/2020	BSO APPLICATION PLANS
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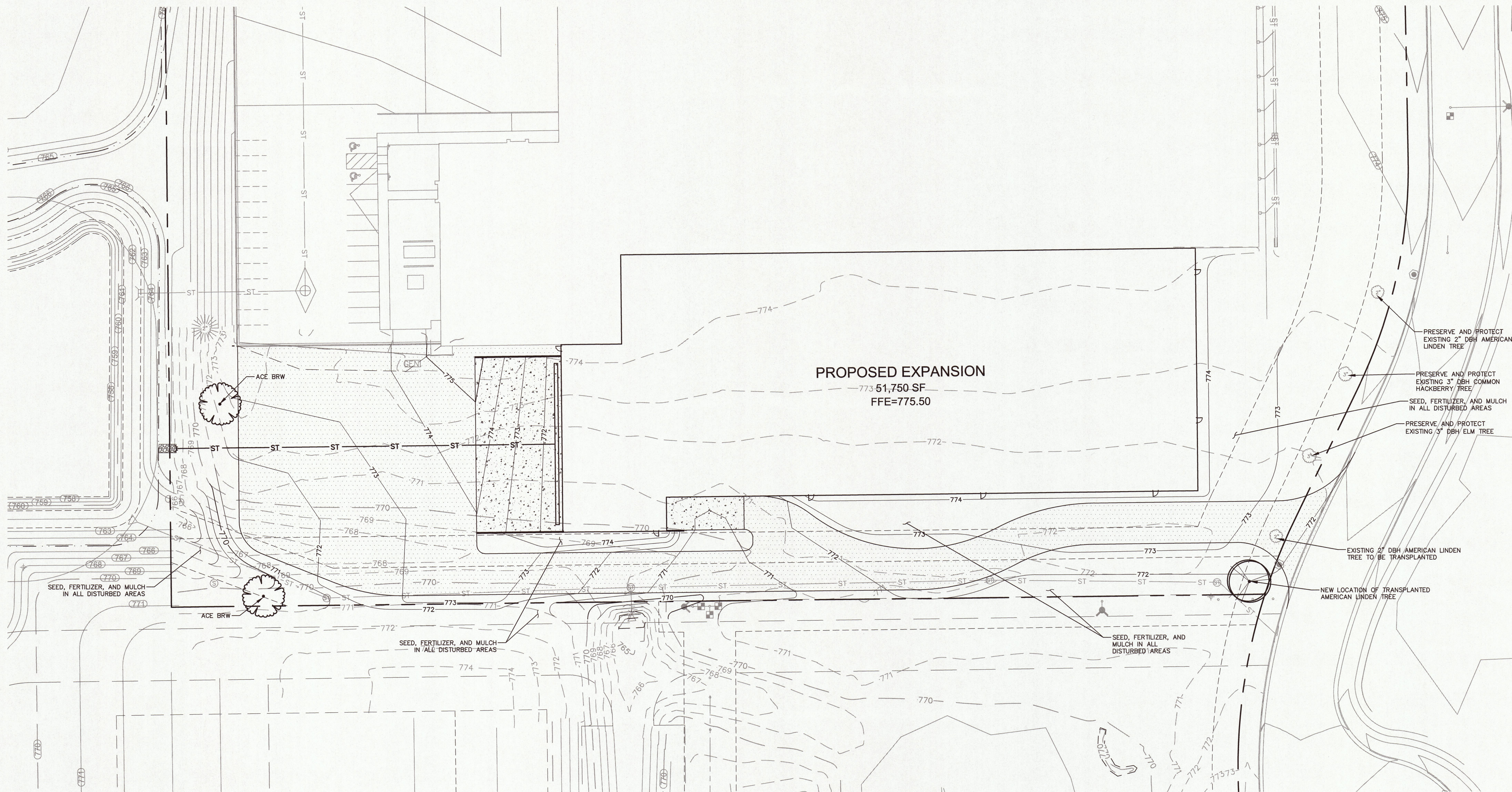
Design/Drawn: ABK
Approved: T.JB/ABK

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L100

JSD PROJECT NO. 18-8537B



PROPOSED EXPANSION
773 51,750 SF
FFE=775.50

PLANT SCHEDULE

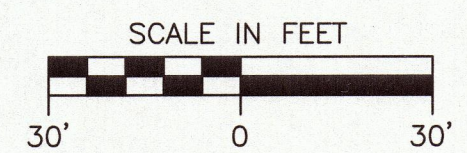
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
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	TIL LIN	1	<i>Tilia americana</i>	American Linden (Transplanted)	B & B	

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LEGEND

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- EASEMENT LINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- RETAINING WALL
- HEAVY DUTY ASPHALT PAVEMENT
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- PROPOSED 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER



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June 29, 2020

Stormwater Management Report
Central Storage & Warehouse
Village of Caledonia, WI

Introduction

Central Storage & Warehouse (CSW) is proposing to construct an expansion to their existing building located at 12725 4 Mile Road in the Village of Caledonia. A regional stormwater management plan previously created by Pinnacle Engineering Group included the proposed site within the drainage area for a wet detention pond located immediately east of the CSW property. According to the regional stormwater management plan, the detention pond and other stormwater facilities have been designed to reduce peak runoff rates and remove 80% of total suspended solids in accordance with Village of Caledonia and Wisconsin Department of Natural Resources requirements.

Analysis

In the regional stormwater management plan, watershed PR 7C was defined as 13.2 acres, with a 10 minute time of concentration, and a curve number of 94. The curve number was determined using an impervious ratio of 85% and soils assumed to belong to hydrologic soil group C. In comparison, the proposed CSW expansion will disturb approximately 2.8 acres and will be located entirely within the boundaries of watershed PR 7C. The expansion will result in an impervious ratio of only 66% for the whole 8.3 acre property and will maintain the 10 minute time of concentration. Soils data obtained from the USGS Web Soil Survey confirms the presence of type C soils, which corresponds with the curve number calculations made in the regional stormwater management plan. Runoff from the proposed expansion will be conveyed to wet detention pond P7 as intended in the stormwater management plan via on-site storm sewer and overland flow.

Conclusion

The proposed CSW expansion will occur entirely within the PR 7C watershed as delineated in the regional stormwater management plan, will continue to drain to wet detention pond P7; and will not exceed the 85% impervious area ratio defined in the regional stormwater management plan. Therefore, JSD has concluded that the proposed CSW expansion is in conformance with the existing regional stormwater management plan and all applicable Wisconsin Department of Natural Resources and Village of Caledonia stormwater requirements. Please refer to the following appendix for further information regarding the regional stormwater management design and details of the proposed expansion. You may contact me at (262) 513-0666 or jared.simon@jstdinc.com if you have questions, comments, or require any additional information.

Thank You,



Jared Simon, P.E.
Project Engineer



Appendix A

Location Map



Surface Water Data Viewer Map



- Legend**
- Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



NAD_1983_HARN_Wisconsin_TM

1: 6,748

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



Appendix B

Soils Map



Soil Map may not be valid at this scale.

Map Scale: 1:1,120 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.


































Soil Survey Area: Kenosha and Racine Counties, Wisconsin
 Survey Area Data: Version 16, Sep 14, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 24, 2019—Aug 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	0.2	8.2%
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	C	1.8	61.8%
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	C	0.9	30.0%
Totals for Area of Interest			2.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

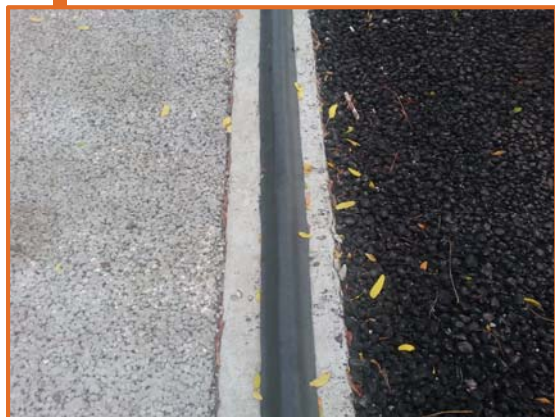


Appendix C

Regional Stormwater Management Plan

(Excerpts from *DeBack Farms Business Park Stormwater Management Plan*
prepared by Pinnacle Engineering Group and dated October 26, 2016)

STORMWATER MANAGEMENT PLAN



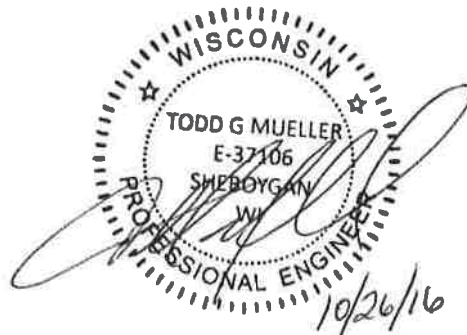
DeBACK FARMS BUSINESS PARK

Village of Caledonia, Racine County, Wisconsin

PEG Project Number: 390.01-WI



Prepared for:



June 27, 2016

REVISED July 22, 2016

REVISED October 5, 2016

REVISED October 26, 2016



PINNACLE ENGINEERING GROUP

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APPENDICES

APPENDIX 1 – MAPS

- Vicinity Map
- Aerial Map
- USDA SCS Soils Map

APPENDIX 2 – PRE-DEVELOPMENT CONDITIONS INFORMATION

- Overall Drainage Map
- Hydrology Exhibit – Existing Conditions
- Hydrographs

APPENDIX 3 – POST-DEVELOPMENT CONDITIONS (RATE ATTENUATION)

- Hydrology Exhibit – Proposed Conditions
- Hydrographs
- Culvert Report

APPENDIX 4 – POST-DEVELOPMENT CONDITIONS (WATER QUALITY)

- WinSLAMM Modeling Input Data & Output Computations

Questions and comments can be directed to:

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INTRODUCTION

The proposed DeBack Farms Business Park Development generally encompasses the tract of land bounded by East Frontage Road to the west, 4 Mile Road the north, undeveloped woodland on the east, and Adams Road to the south located in the Northeast 1/4 and Northwest 1/4 of Section 30, Town 4 North, Range 22 East in the Town of Caledonia, Racine County, WI. A location map that illustrates the tract of land is included in **Appendix 1**.

The development is proposed to include the construction of a highly impervious development in areas suitable for development. The overall 180-acre parcel will support approximately 155-acres of developable area. A large wetland is located in the north central portion of the site with smaller wetland pockets located throughout the site.

This stormwater management plan is intended to design stormwater management features to allow full improvement of the developable areas, regardless of the site layout, to allow for maximum flexibility in development options.

DESIGN CRITERIA

Village of Caledonia:..... Title 9, Chapter 2: Storm Water Utility District Regulations

Wisconsin Department of Natural Resources:..... NR 216 & NR 151.12

Water Quality: Removal of 80% of the annual total suspended solids (TSS) load.

Water Quantity: The Village of Caledonia requires the 100-year post-development peak flows to be detained to the pre-development 2-year peak runoff rates within the Stream Protection Area. The post-developed runoff discharges for storms up to and including the 100-year shall not exceed the 2-year predevelopment peak runoff discharge.

Infiltration: Non-residential - Infiltrate 60% of the average annual pre-development infiltration volume, or 10% of the 2-year, 24-hour storm, or provide an effective infiltration area equal to at least 2% of the total site area.

ANALYSIS METHODS

HydroCAD® (Version 10.00) software has been used to analyze stormwater characteristics for this stormwater management plan. HydroCAD uses the accepted MSE3 precipitation distribution. Curve Numbers for the proposed ground cover were selected using the standard values specified in TR-55 for a “C” hydrologic soil group. Offsite Curve Numbers were selected as specified within WNDR Standard NR 151. Caledonia specifies a maximum agricultural curve number of 78 for hydrologic soil group “C” soils. Generalized soil group characteristics are located in **Appendix 1**.

Stormwater modeling was conducted using 2-year, 10-year and 100-year storm events with respective rainfall amounts of 2.67, 3.77 and 5.92 inches in accordance with the accepted MSE3 precipitation distribution.

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.1) Source Loading and Management Model.

PRE-DEVELOPMENT (EXISTING) CONDITIONS

The existing site comprises of mostly open farmland. The site generally slopes to its center which is a topographic depression in which wetlands are present. A drain tile runs through the parcels (north to south) serves to drain the central wetland. Saddle points in the topography are located to the south and west of the wetland which serve to allow secondary overflow to leave the depression. There are also several small wetland pockets near the northeast and southwest portion of the site. Several of the wetland depressions have been modeled as ponds to represent the natural storage; however, natural storage from upstream/offsite natural storage for Area OFF 7A has not been modeled to remain conservative.

Offsite areas from the north, east, and south drain into the site which ultimately contribute to the subject parcel. There is a small stormwater pond (Pond P5A) which has been constructed within the subject parcel to provide stormwater management controls for a previous construction project known as "Harold DeBack Property" located between Adams Road, Northwestern Ave, East Frontage Road, and Carol Drive. Currently only a portion is developed with an A&W. The pond was constructed for full development of the described area (10.4 acres) at a curve number representation of 94. The time of concentration represented in the original report has been adjusted to reflect a fully developed site in an effort to remain conservative. 7.8 acres of development is intended to contribute undetained to Pond P5A through a 24"x42" box culvert in Adams Road while the remainder discharge outside the limits of this analysis. Grading plans from the provided stormwater report in conjunction with field survey information do not allow for the full 7.8 acres to get to the Adams Road culvert. Regardless the modeling represents all of the area following the intended routing. Please refer to the EXISTING CULVERT UNDER ADAMS ROAD section of this report for further information on the headwater created by the undetained flows.

Additionally, there is an offsite pond (P8) which controls stormwater runoff from the East Frontage Road which has an overflow into the analysis area. The pond has been modeled using information provided by WisDOT. Link 8L is not pertinent to this analysis; however, it has been included given the need to release the non-pertinent discharge from the analysis. It is understood that the existing Pilot truck stop adjacent to Pond 8 does not contribute flows into the limits of this analysis.

All existing watershed, excepting the Harold DeBack Property development and WisDOT Roads, modeling representations have been updated to reflect a maximum 100-ft length for the time of concentration path. Small perpendicular marks have been added to the time of concentration path representation to show the 100-ft length.

Two ultimate discharge points exist for runoff leaving the site. There is a 30-inch RCP culvert to the west of the site that conveys flows under the East Frontage Road. This culvert conveys flows to the drainage system of I-94, through farm fields, and eventually into the East Branch of the Root River Canal. The south discharge point is through an 18-inch by 24-inch RCP culvert underneath Adams Road. This route also leads through farm fields and eventually to the East Branch of the Root River Canal.

Existing site information including contours, East Frontage Road and Adams Road Culvert Locations, existing 100-year high water level "outline" for the central wetland, saddle points locations, and watershed routing is shown on the existing hydrology exhibit located in **Appendix 2**.

PRE-DEVELOPMENT (EXISTING) WATERSHED SUMMARY

Area	Area (ac)	CN	Tc (min)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
EX 1 - NE	9.3	78	10.0	12.44	24.07	49.21
EX 2 - NE	13.2	78	10.0	17.66	34.16	69.85
EX 3 - CENTRAL	105.4	78	12.4	129.69	252.29	518.02
EX 4 - NW	7.3	78	10.0	9.77	18.89	38.63
EX 5 - SW	21.9	78	10.0	29.30	56.68	115.89
EX 9 - SOUTH	16.0	78	37.9	10.67	21.00	43.71
WEST CULVERT (on+off site)	-	-	-	9.77	18.89	38.63
SOUTH CULVERT (on+off site)	-	-	-	15.39	23.21	55.58

Modeling output of the Pre-Development conditions can be found in Appendix 2.

POST-DEVELOPMENT (PROPOSED) CONDITIONS

The subject site will be developed into a multi-parcel business park. The proposed development is intended to be constructed in phases. At this time, this report is intended to develop the stormwater management system for the Ultimate Buildout of the site. The Post-Development watershed subcatchments have been developed based upon intended drainage divides contributing from the areas to each of the proposed ponds.

The stormwater runoff conveyed to this site from the offsite areas will be passed through the site (and proposed stormwater facilities) while continuing to use the central wetland (WL C) as storage in a modified condition.

The central wetland depression storage has been modified such that grading operations outside of the wetland limits will be filled to allow for development. The stage-storage representations reflect such modifications presented within the proposed hydrology exhibit.

Area OFF 2 has been increased from that presented in the PRE-development modeling to reflect additional areas along Adams Road and East Frontage Road contributing to the proposed Pond 2. The existing depressional storage from the wetlands within the development limits (P5B & P2) and also Pond (P5A) have been removed from modeling to represent development elimination/modifications.

The post development intent can be generalized to mimic the allowed impervious/pervious ratio as defined by an overall curve number which represents 85% impervious/15% pervious proportional allocation for the developable areas of the site. Utilizing the HSG C runoff curve numbers for Impervious and pervious land covers, the site could be represented with a composite runoff curve number of 94.

The proposed development areas feature a time of concentration of 10 minutes to reflect a high-impervious development with efficient storm sewer system.

A contributing watershed map and supporting hydrologic modeling output for the proposed hydrology is located in **Appendix 3**.

Peak Runoff Rate Attenuation

Design post-development release rates for the proposed project have been calculated using the Village of Caledonia standards defined earlier within the Design Criteria section of this report. A Proposed Hydrology Exhibit and HydroCAD Modeling output can be found in **Appendix 3**.

Stormwater runoff peak rates will be controlled through the usage of seven onsite wet detention ponds. The proposed ponds have been situated to collect the onsite storm sewer outfalls and offsite runoff prior to the wetlands or the site discharge points. Ultimate post development peak runoff rate attenuation will be achieved through the outlet control devices within Pond 1 which ultimately control discharges from the central wetland. The pond 1 outlet is routed to the west parcel line and the southern wet pond which is routed to the south parcel line to perpetuate existing drainage patterns.

Design post-development release rates for the proposed development have been computed for the proposed watershed. Modeling includes onsite and offsite areas that will contribute to the proposed Ponds.

Per WisDOT standards, the post-development flows have been maintained and/or reduced as compared to the pre-development flow values to all WisDOT facilities. Presentation of the flows directed to the existing 30" culvert under East Frontage Road have been summarized in the following table titled "Comparison of Proposed to Allowable & Existing Peak Flows".

Presentation of pertinent values from the modeling is contained within the following tables.

POST-DEVELOPMENT (PROPOSED) WATERSHED SUMMARY

Area	Area (ac)	CN	Tc (min)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
PR 1A	16.6	94	10.0	50.18	74.64	121.76
PR 1B	31.3	94	10.0	94.62	140.74	229.59
PR 1C	1.5	74	10.0	1.55	3.30	7.28
PR 2	6.5	94	10.0	19.65	29.23	47.68
PR 3	6.1	94	10.0	18.44	27.43	44.74
PR 4	32.1	94	10.0	97.04	144.33	235.45
PR 5	6.7	94	10.0	20.25	30.13	49.14
PR 6	5.5	94	10.0	16.23	24.73	40.34
PR 7A	2.1	94	10.0	6.35	9.44	15.40
PR 7B	12.0	94	10.0	36.28	53.96	88.02
PR 7C	13.2	94	10.0	39.90	59.35	96.82
PR 7D	10.6	94	10.0	32.04	47.66	77.75
WL A	28.4	91	10.0	76.74	118.97	200.83

POST-DEVELOPMENT (PROPOSED) PONDS SUMMARY

Pond	Normal Water Elevation (ft)	Peak Elevation 100-year (ft)	Top of Berm Elevation (ft)
P1	763.00	764.49	769.00
P2	763.50	766.16	768.00
P3	764.00	768.31	770.00
P4	763.00	768.84	770.50
P5	763.00	765.64	768.00
P6	766.00	767.91	769.00
P7	763.00	765.17	768.00
WL C	N/A	764.42	N/A
WL W	N/A	767.68	N/A
WL N	N/A	765.35	N/A

COMPARISON OF PROPOSED TO ALLOWABLE & EXISTING PEAK FLOWS

Discharge Point		Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
WEST Ex. 30" at East Frontage Rd	Existing	9.77	18.89	38.63
	Allowable	9.77	9.77	9.77
	Proposed	3.09	5.18	9.63
SOUTH Ex. 18"x24" at Adams Rd	Existing	15.39	23.21	55.58
	Allowable	15.39	15.39	15.39
	Proposed	6.57	8.72	12.03

*Models for the 2-year, 10-year and 100-year storm events can be found in the Appendix 3.

Runoff Water Quality

Post-development water quality will be obtained within the wet detention basins. Impervious surfaces will be captured and conveyed into the ponds per the current civil design. The primary conveyance will be accomplished through the onsite storm sewer while flows in excess of the capacity of the storm sewer will route along designed overland relief. Wet ponds are located prior to the wetlands in order to provide water quality prior to entering the wetland.

The basins have been designed using the parameters set forth in WDNR Technical Standard 1001. The basin features a minimum 5-foot permanent pool depth to allow for sediment settling and storage. The ponds will discharge through a multi-stage outlet configuration that includes a dewatering orifice to control runoff associated with a 2-yr storm event. Water quality will be enhanced by inlet catch basin sumps located within inlets that serve the parking lots.

WinSLAMM modeling indicates that the ponds will remove a minimum of 80% TSS prior to runoff leaving the site. Refer to **Appendix 4** for WinSLAMM modeling input/output summaries.

PROPOSED WATER QUALITY ANALYSIS

Pond	Total Area Modeled (ac)	Solid without Controls (lbs)	Solid with Controls (lbs)	Percentage Removal (%)
1P+2P	66.6	46108	9125	80.21%
3P+4P	38.2	15660	2785	82.22%
5P	6.7	1916	345.0	81.99%
6P	5.5	2399	467.4	80.52%
7P	37.9	14323	2444	82.94%

Stormwater Infiltration

Stormwater Infiltration has not been incorporated into this storm water management due to clayey soils. Onsite Borings and Test pits have confirmed the low permeability soils. Per DNR Technical Standard 1002, sites with clayey soils and/or shallow groundwater are exempt from NR 151 infiltration requirements.

Protective Areas

Protective areas are required along all wetlands in order to minimize impacts of pollutants from untreated impervious sources. On this project, all impervious surfaces are directed to the wet detention ponds which treat the runoff to the 80% TSS removal standard prior to discharge towards the protective areas. Thus, protective areas are not required under this plan.

EXISTING CULVERT UNDER ADAMS ROAD

An existing 24"x42" horizontal elliptical reinforce concrete culvert crosses under Adams Road immediately adjacent (east) of the intersection of East Frontage Road and Adams Road. The culvert conveys flows from offsite basin OFF2. The southern invert of the culvert is 765.26 while the outlet invert of the culvert is 765.31. The length of the culvert is measured at 72.6'. The pipe is verified to back pitched.

This culvert was analyzed for the 100-year flow using Hydraflow Express for roadway culverts. The flows contributing to the culvert (33.55 cfs) utilized in the equations were taken from the original stormwater report. The tailwater for the "No DeBack Development" (765.20) was also taken from the original stormwater report. The tailwater for the "DeBack Post Development" (766.15) was taken from the HydroCAD output representing the POST-Development condition which are located in Appendix 3.

CULVERT UNDER ADAMS ROAD (PRE TO POST COMPARISON)

Scenario	Flow (cfs)	Tailwater Elevation	Headwater Elevation
1 – OFF2 Existing, NO DeBack development	33.55	765.20	768.09
2 – OFF2 Existing, DeBack Post Development	33.55	766.16	768.09

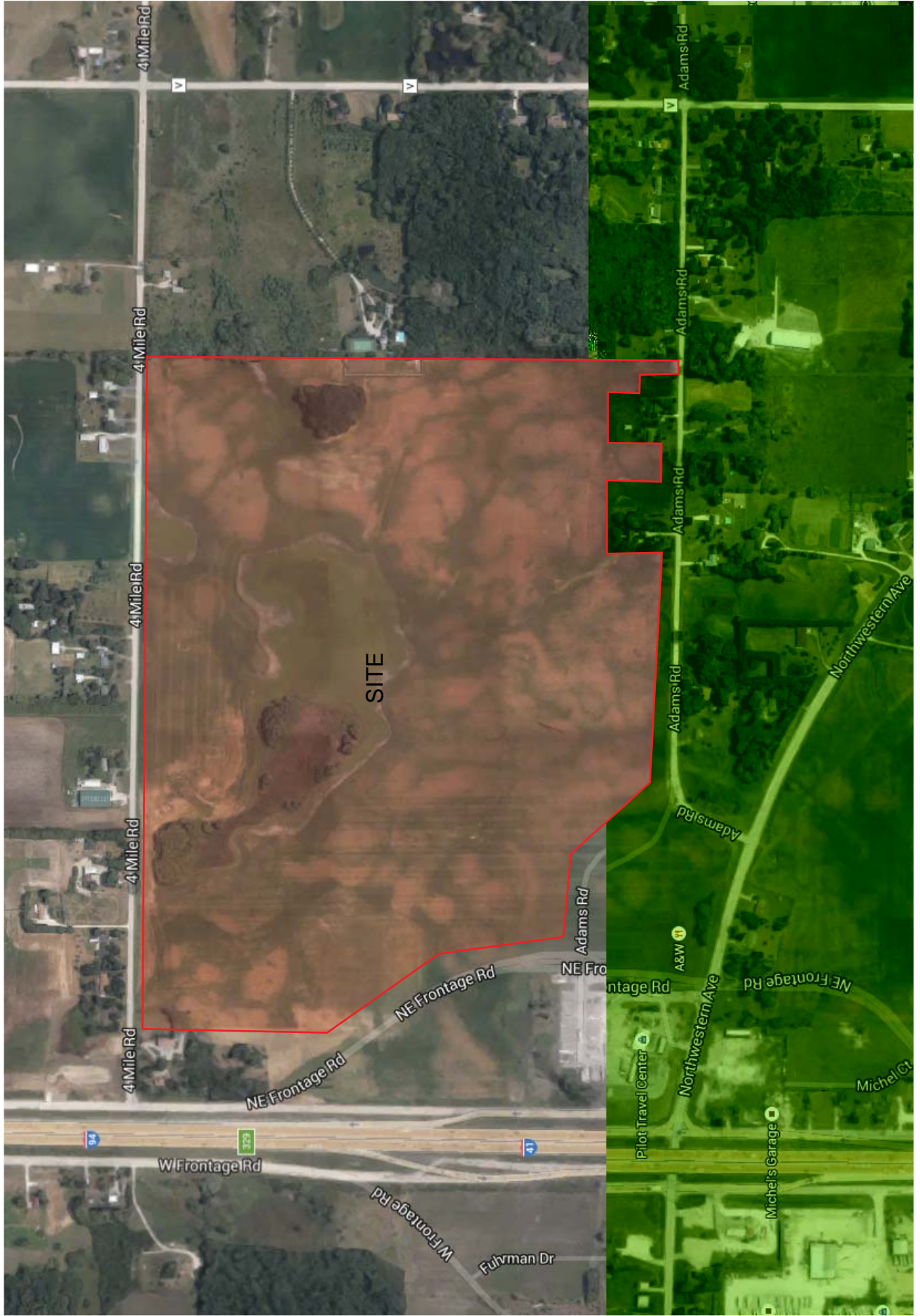
The analysis shows that the culvert within Adams Road results with an inlet control in both scenarios. The increased tailwater in the POST-development condition does not negatively affect the performance of the culvert or increase the headwater on the south side of Adams Road from that prior to the development of the DeBack Farms Business Park. The analysis of the culvert can be found in **Appendix 3**.

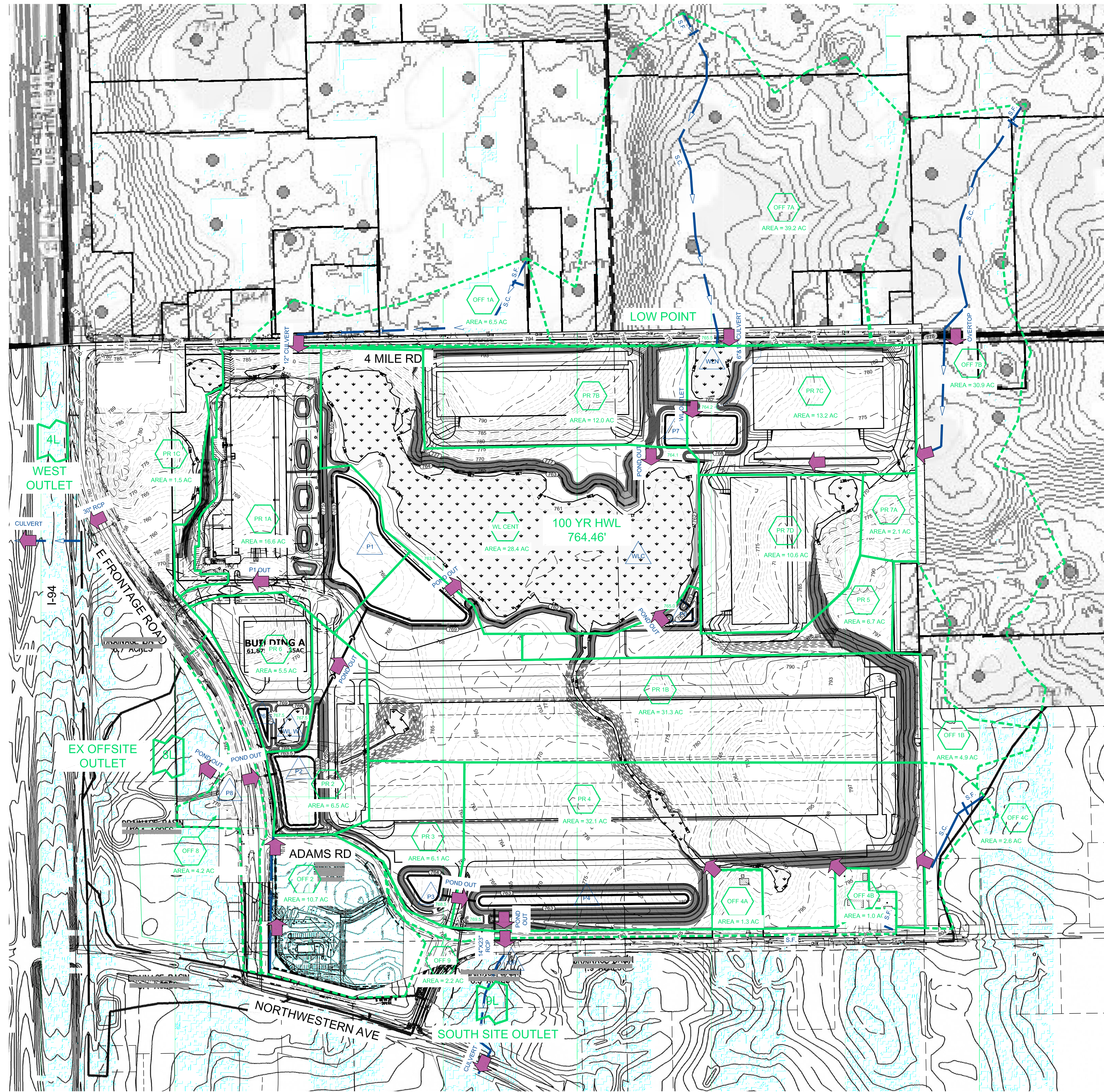
CONCLUSION

The stormwater management features for the DeBack Farms Business Park development have been designed to comply with the Village of Caledonia ordinance and WDNR technical standards NR151 and NR216. Proposed runoff rates will be reduced from those of existing for 2-year, 10-year, and 100-year storm events to meet the Village of Caledonia and DNR standards and also to ensure downstream conveyance capacity. Storm water runoff from the site will be treated to remove at least 80% total suspended solids annually through seven wet detention ponds. It is believed the site meets criteria set forth in WDNR NR 151 to be exempt from infiltration requirements; therefore, infiltration measures have not been included in this storm water management plan.

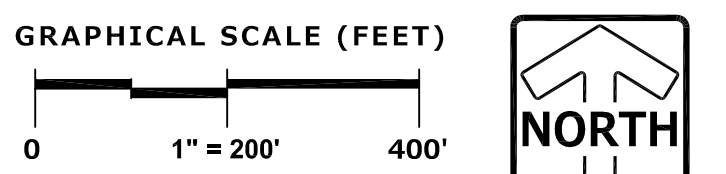
(Appendices Follow)

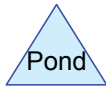
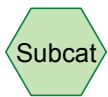
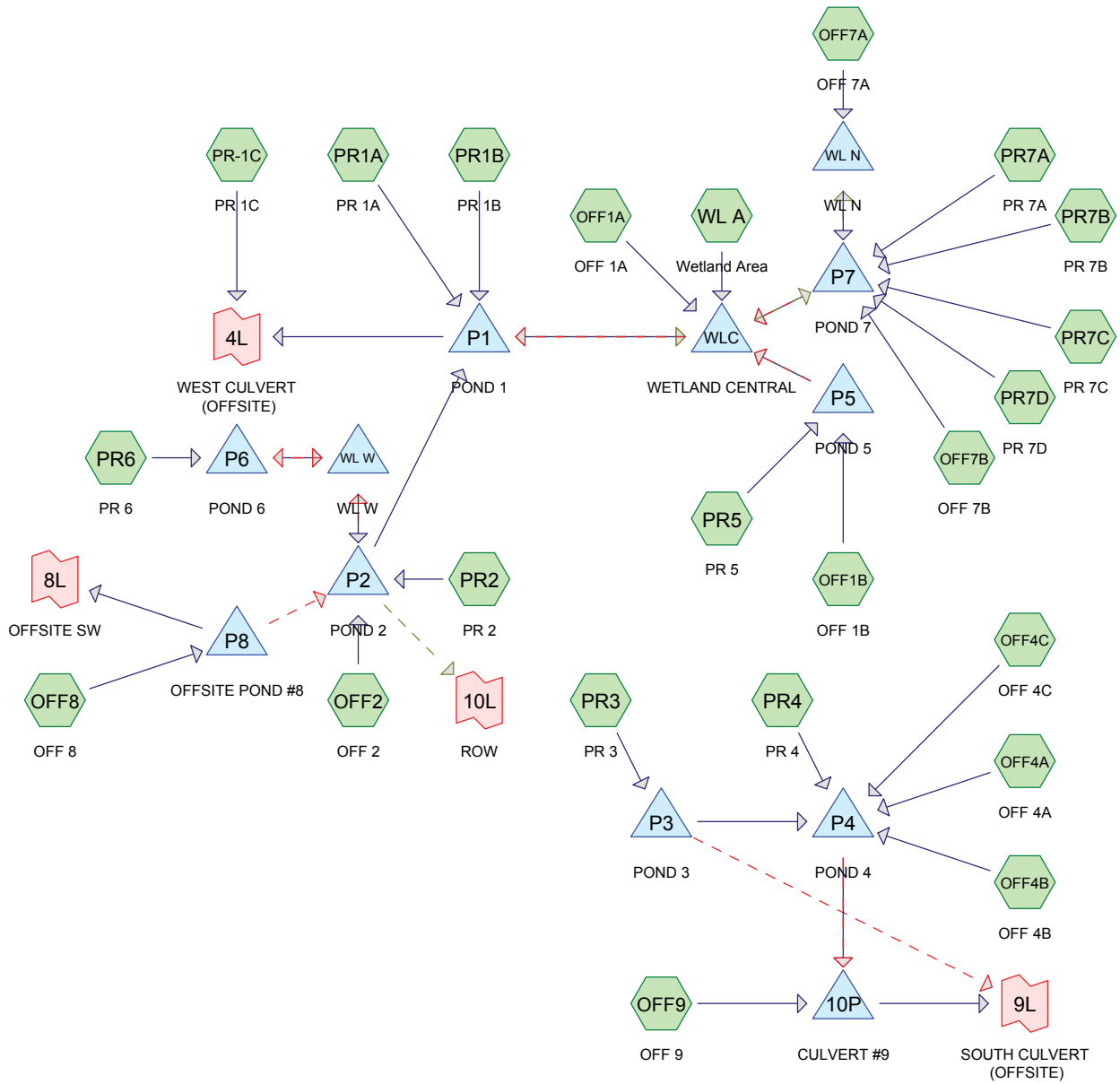
Aerial Map





- PR # PROPOSED DRAINAGE BASIN LABEL CORRESPONDING TO HYDROCAD
- OFF # EXISTING OFFSITE DRAINAGE BASIN LABEL CORRESPONDING TO HYDROCAD
- P1 PROPOSED DEPRESSION, POND, OR WETLAND CORRESPONDING TO HYDROCAD
- EXISTING OFFSITE DRAINAGE BASIN BOUNDARY
- PROPOSED DRAINAGE BASIN BOUNDARY
- > PROPOSED ROUTE FOR TIME OF CONCENTRATION CALCULATIONS
- > + SHEET FLOW - TIME OF CONCENTRATION CALCULATIONS
- > + S.C. SHALLOW CONCENTRATED FLOW - TIME OF CONCENTRATION CALCULATIONS
- > + CH CHANNEL FLOW - TIME OF CONCENTRATION CALCULATIONS
- EXISTING/PROPOSED CULVERT, SADDLE POINT, POND DISCHARGE - DENOTES FLOW PATH
- PROPOSED CONTOUR
- INTERIM CONTOUR





Routing Diagram for 2016-10-05 POST-development
 Prepared by {enter your company name here}, Printed 10/5/2016
 HydroCAD® 10.00-15 s/n 07894 © 2015 HydroCAD Software Solutions LLC

Summary for Subcatchment PR7C: PR 7C

Runoff = 39.90 cfs @ 12.17 hrs, Volume= 2.235 af, Depth= 2.03"

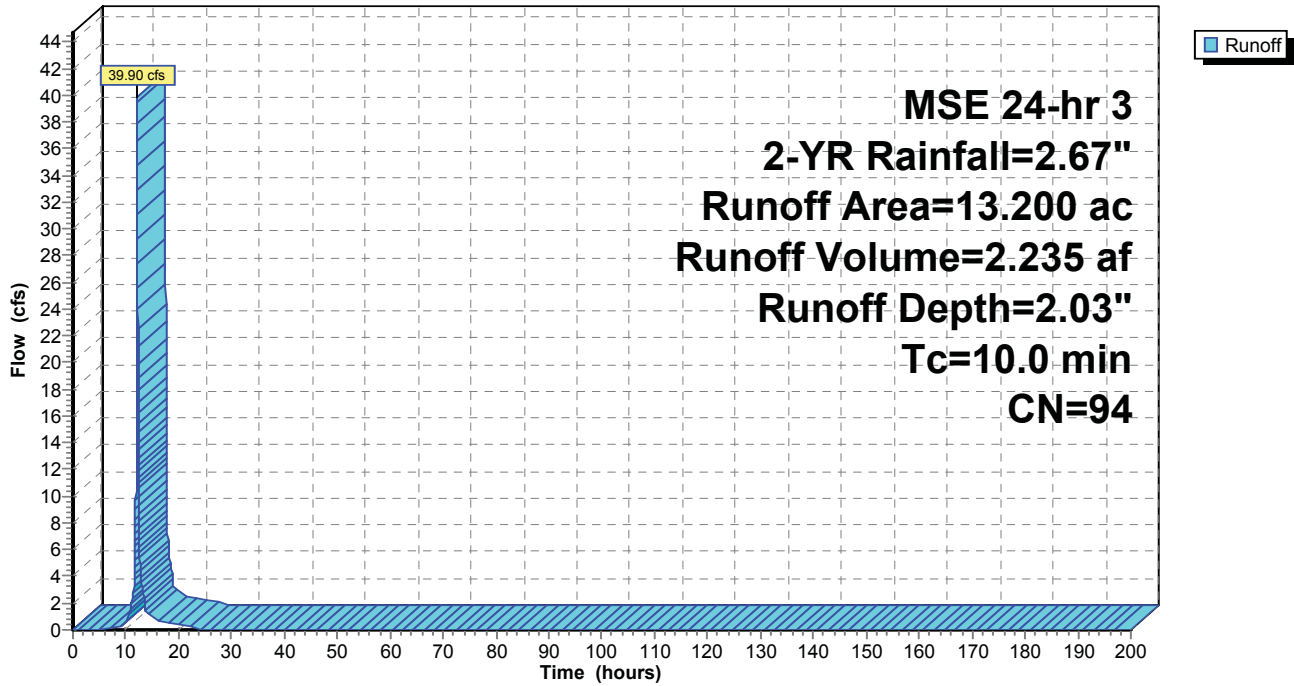
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-YR Rainfall=2.67"

Area (ac)	CN	Description
13.200	94	Urban commercial, 85% imp, HSG C
1.980		15.00% Pervious Area
11.220		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, Assumed Min

Subcatchment PR7C: PR 7C

Hydrograph





Appendix D

Proposed Civil Plans

#	Date	Description
1	06/29/2020	BSO APPLICATION PLANS
2		
3		
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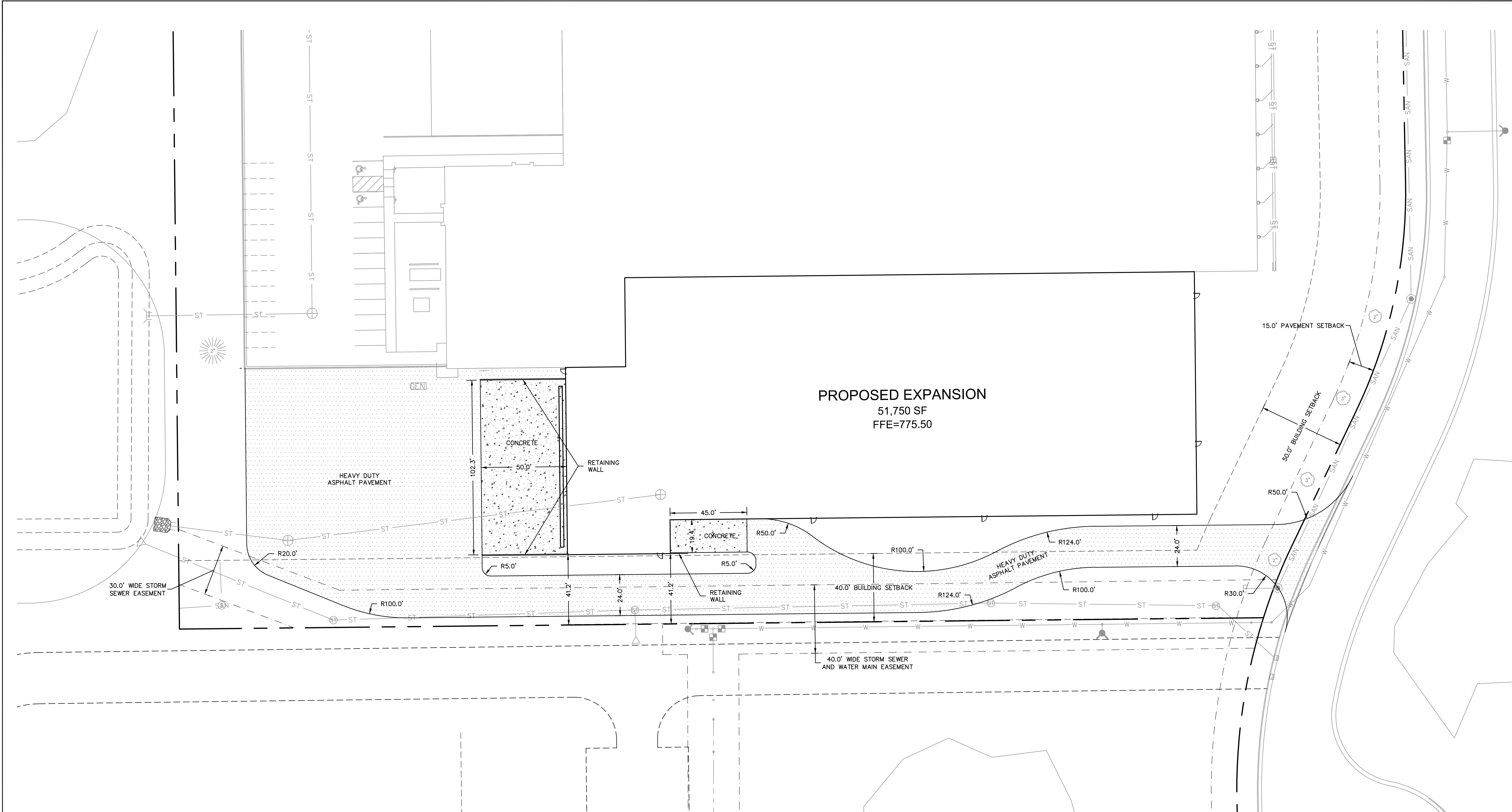
Design/Drawn: JJS
Approved: TJB

SHEET TITLE:
**DIMENSIONED SITE
& PAVING PLAN**

SHEET NUMBER:

C100

JSD PROJECT NO: 18-8537B



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- RETAINING WALL
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRADE BREAK
- 770— PROPOSED 5 FOOT CONTOUR
- 771— PROPOSED 1 FOOT CONTOUR
- - -770- - - EXISTING 5 FOOT CONTOUR
- - -771- - - EXISTING 1 FOOT CONTOUR
- x XXX.XX SPOT ELEVATION
TW - TOP OF WALL
BW - BOTTOM OF WALL
- - - SAN - - - EXISTING SANITARY SEWER
- - - W - - - EXISTING WATERMAIN
- - - ST - - - EXISTING STORM SEWER
- - - SF - - - SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- INLET PROTECTION

SHEET INDEX

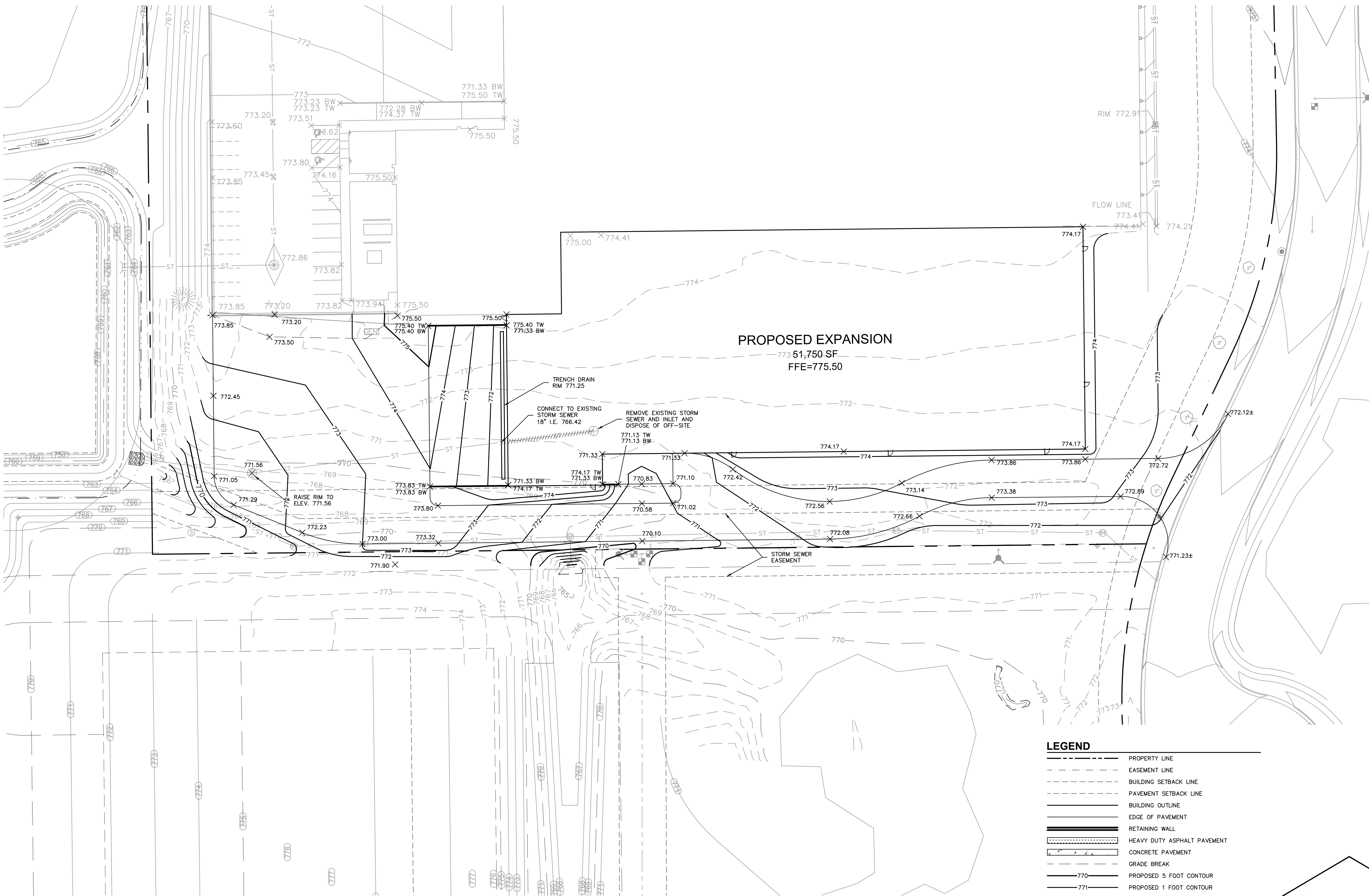
- C100 DIMENSIONED SITE & PAVING PLAN
- C200 GRADING & DRAINAGE PLAN
- C300 EROSION CONTROL PLAN
- C400 NOTES & DETAILS
- C401 NOTES & DETAILS

north

SCALE IN FEET

30' 0 30'

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PROPOSED EXPANSION
 51,750 SF
 FFE=775.50

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	RETAINING WALL
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRADE BREAK
	PROPOSED 5 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	SPOT ELEVATION TW - TOP OF WALL BW - BOTTOM OF WALL
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	SILT FENCE
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	INLET PROTECTION

north

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 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666



CLIENT ADDRESS:

PROJECT:
CENTRAL STORAGE & WAREHOUSE CALEDONIA

PROJECT LOCATION:
VILLAGE OF CALEDONIA RACINE COUNTY, WI

PLAN MODIFICATIONS:

#	Date	Description
1	06/29/2020	BSO APPLICATION PLANS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: JJS
 Approved: TJB

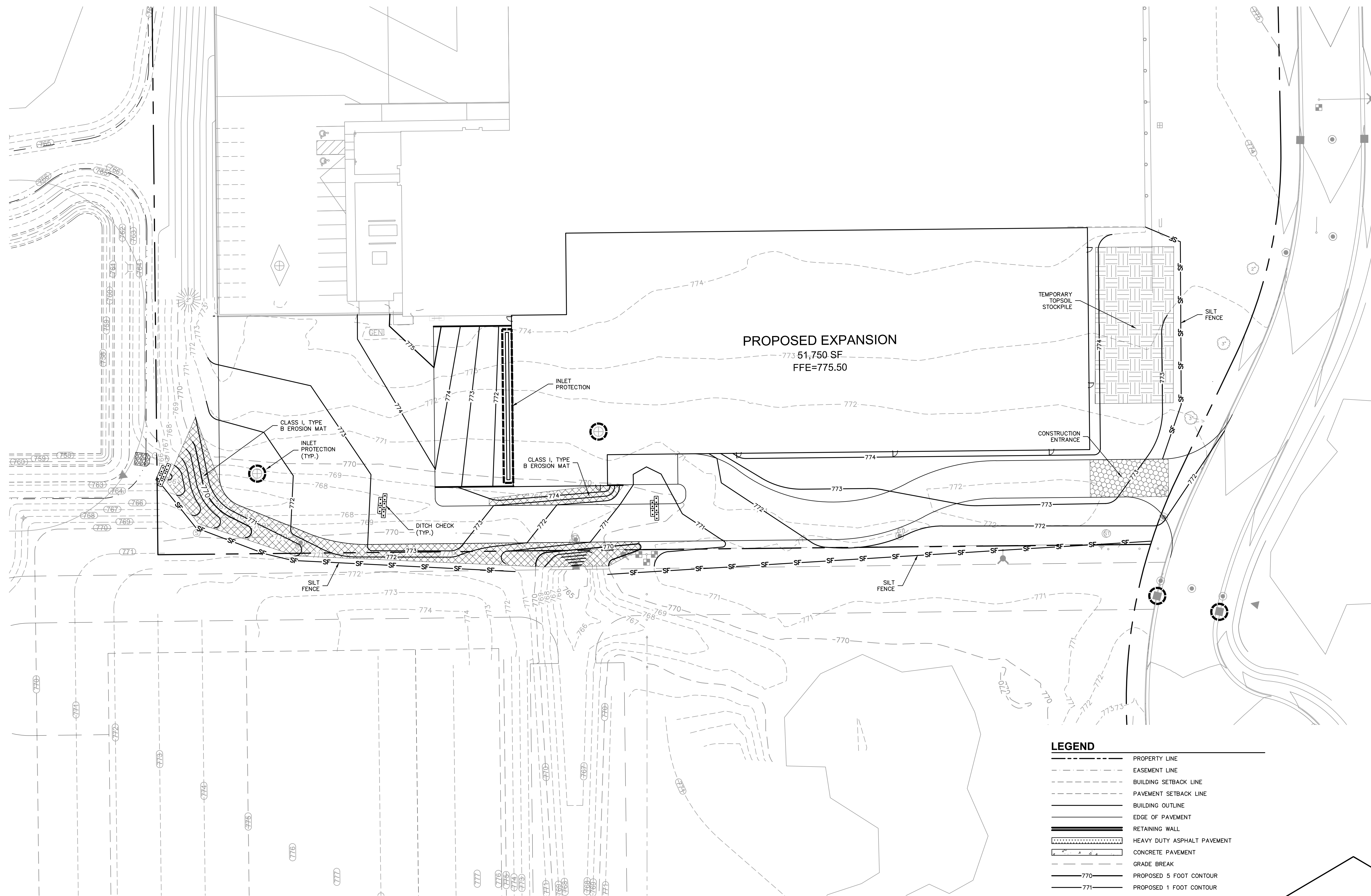
SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C200

File: R:\2018\18-85378 Central Storage - Warehouse\DWG\18-85378 Grading Plan.dwg Layout: C200 User: jmanon Plotted: Jun 22, 2020 - 2:59pm Xref's:

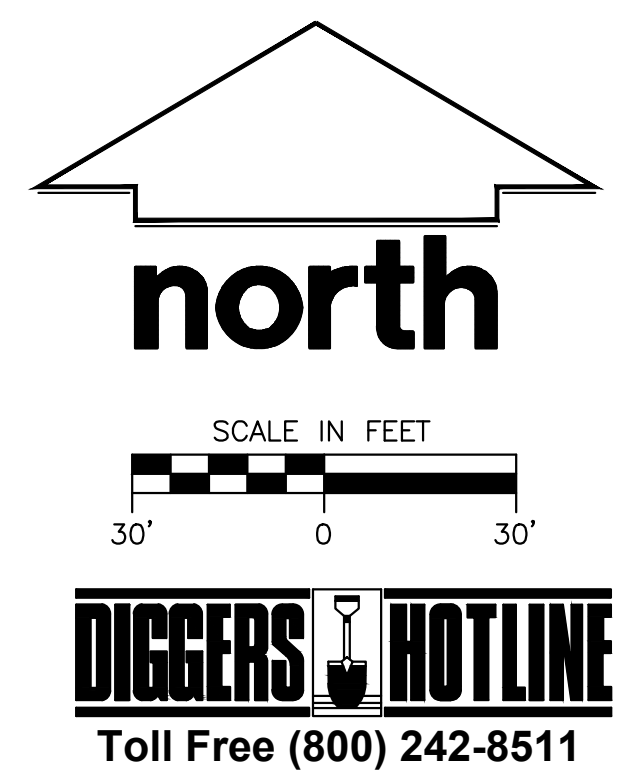
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#	Date	Description
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LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	RETAINING WALL
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRADE BREAK
	PROPOSED 5 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	SPOT ELEVATION TW - TOP OF WALL BW - BOTTOM OF WALL
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	SILT FENCE
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	INLET PROTECTION



CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
- REMOVE EXISTING STORM SEWER AND INLET AS INDICATED.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- INSTALL TRENCH DRAIN, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECKING ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF CALEDONIA SPECIAL PROVISIONS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER-NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS –
 - INLETS – TRENCH DRAIN SHALL BE NEENAH R-4990-CX WITH TYPE C GRATE, OR EQUAL.

PAVING NOTES

- GENERAL
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, AND APPLICABLE VILLAGE OF CALEDONIA ORDINANCES.
 - SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. ENGINEER OF RECORD AND APPROPRIATE VILLAGE OF CALEDONIA OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLAN.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF CALEDONIA ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE VILLAGE OF CALEDONIA PRIOR TO DEVIATION FROM THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF CALEDONIA.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A TACKIFIER.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:
 - *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF CALEDONIA ORDINANCE.



CREATE THE VISION TELL THE STORY

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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

PROJECT:
**CENTRAL STORAGE
& WAREHOUSE
CALEDONIA**

PROJECT LOCATION:
**VILLAGE OF CALEDONIA
RACINE COUNTY, WI**

PLAN MODIFICATIONS:

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Design/Drawn: JJS

Approved: TJB

SHEET TITLE:

NOTES & DETAILS

SHEET NUMBER:

C400

JSD PROJECT NO:

18-8537B

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

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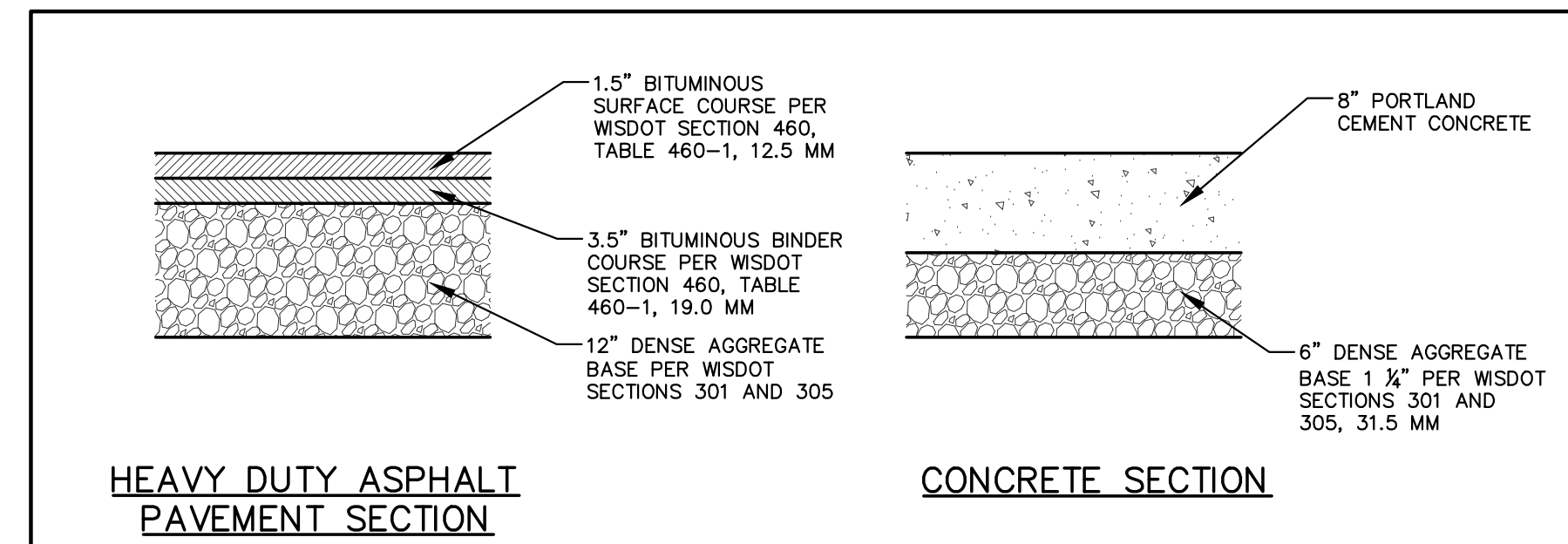
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NOTES & DETAILS

SHEET NUMBER:

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JSD PROJECT NO: 18-8537B

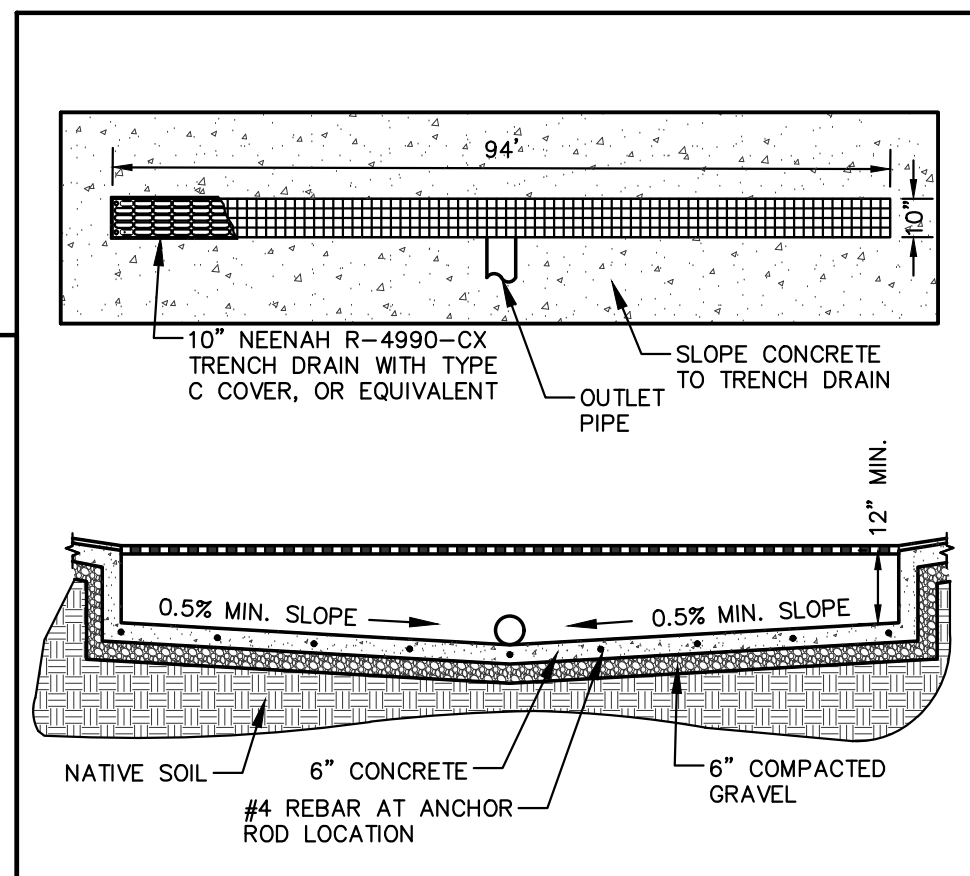
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GENERAL NOTES:
1. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
- BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
- BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.

PAVEMENT SECTIONS
N.T.S.

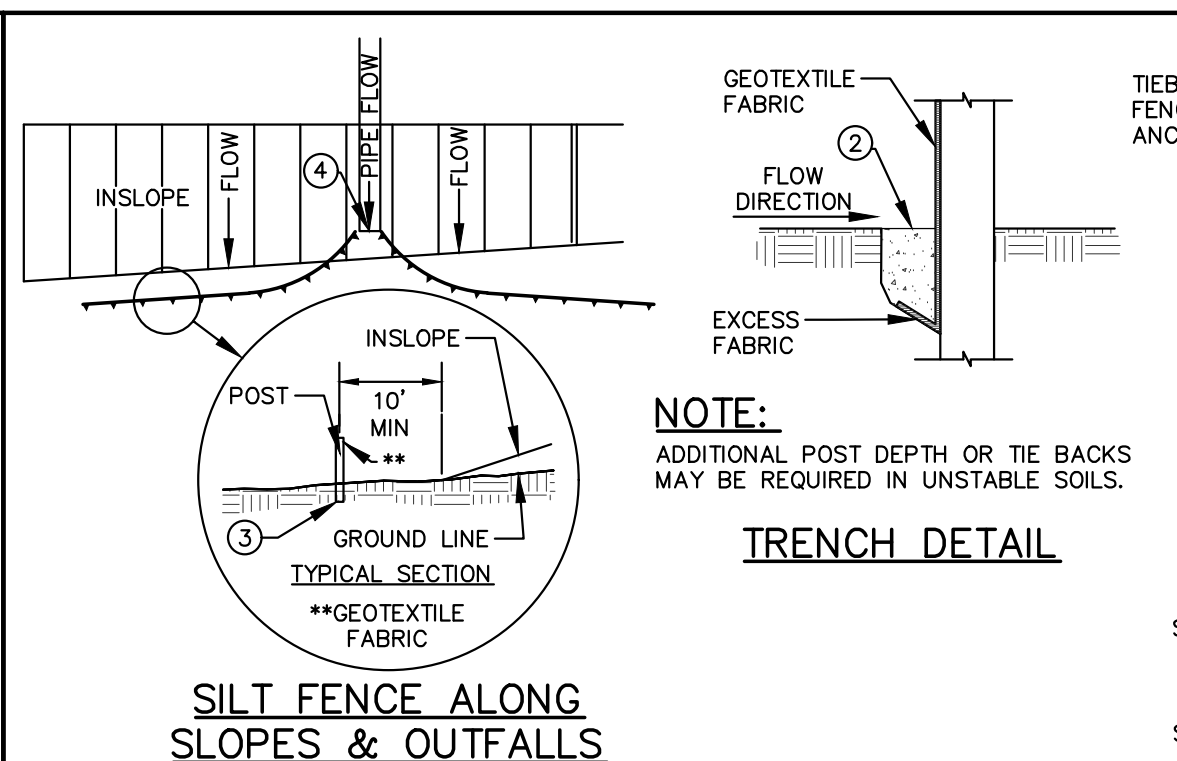
REV. 7-01-2019



NOTE:
FOR FURTHER DETAILS AND INFORMATION, REFER TO NEENAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

TRENCH DRAIN (CAST-IN-PLACE)
N.T.S.

REV. 12-7-2018

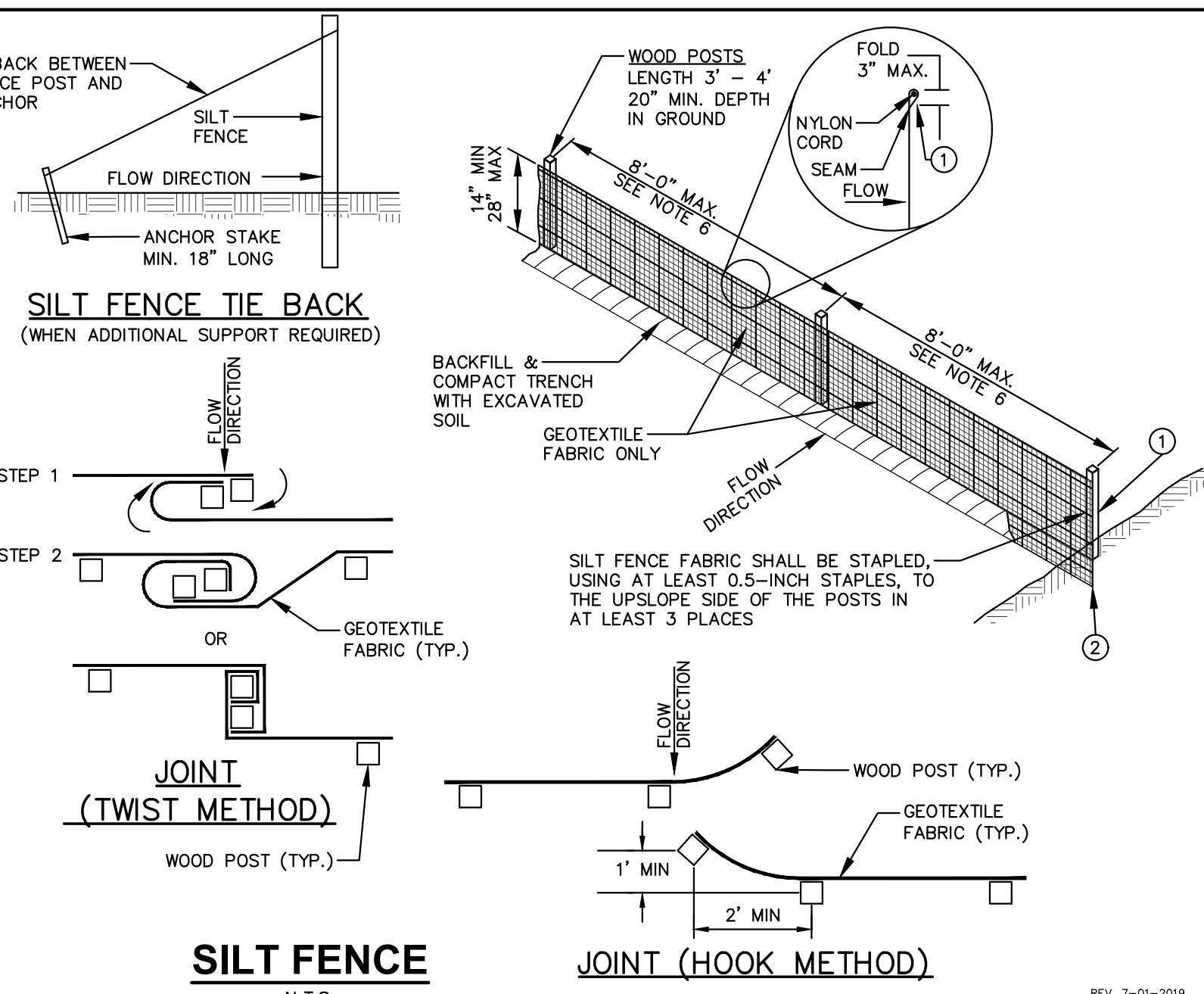


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

SILT FENCE ALONG SLOPES & OUTFALLS

GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



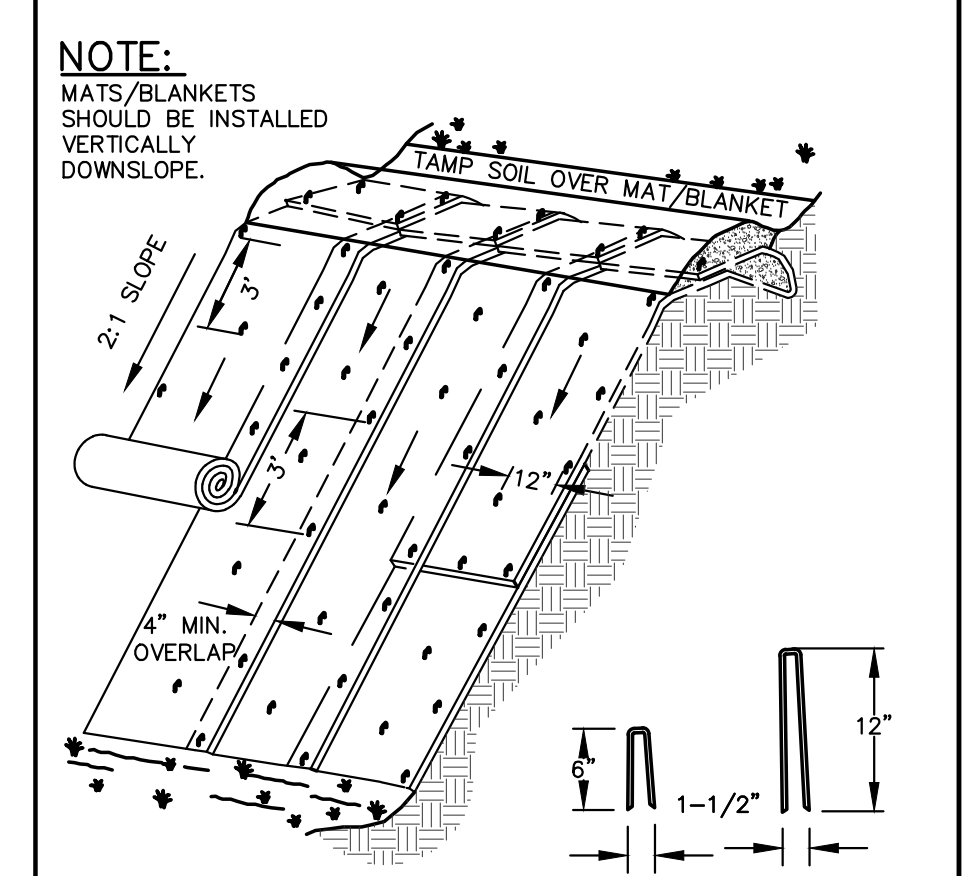
SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

JOINT (TWIST METHOD)

SILT FENCE
N.T.S.

JOINT (HOOK METHOD)
N.T.S.

REV. 7-01-2019



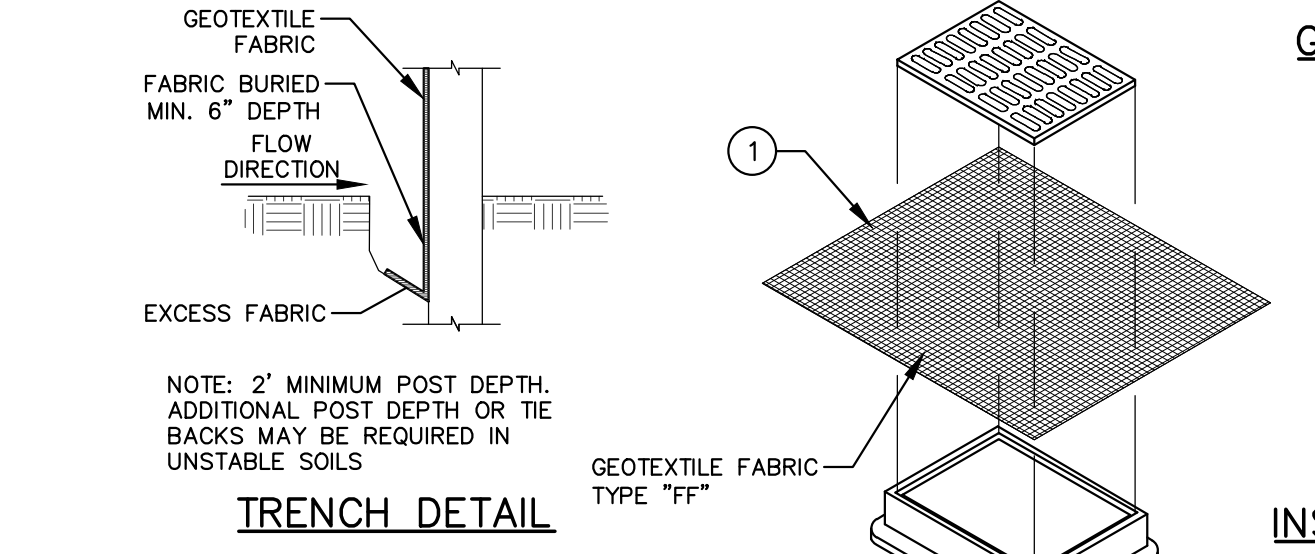
ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:

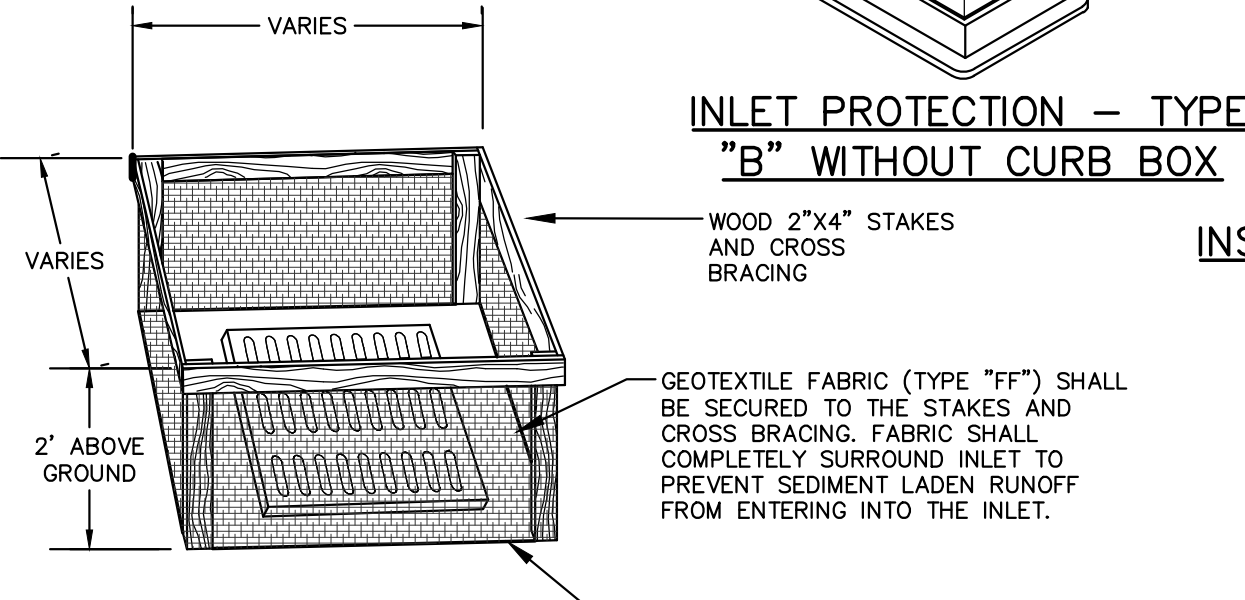
- EROSION MAT INSTALLATION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
- ONLY WSDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING
N.T.S.

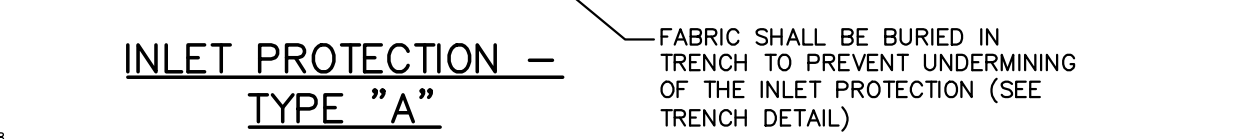
REV. 11-19-2018



TRENCH DETAIL



INLET PROTECTION - TYPE "B" WITHOUT CURB BOX



INLET PROTECTION - TYPE "A"

REV. 11-19-2018

GENERAL NOTES:
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

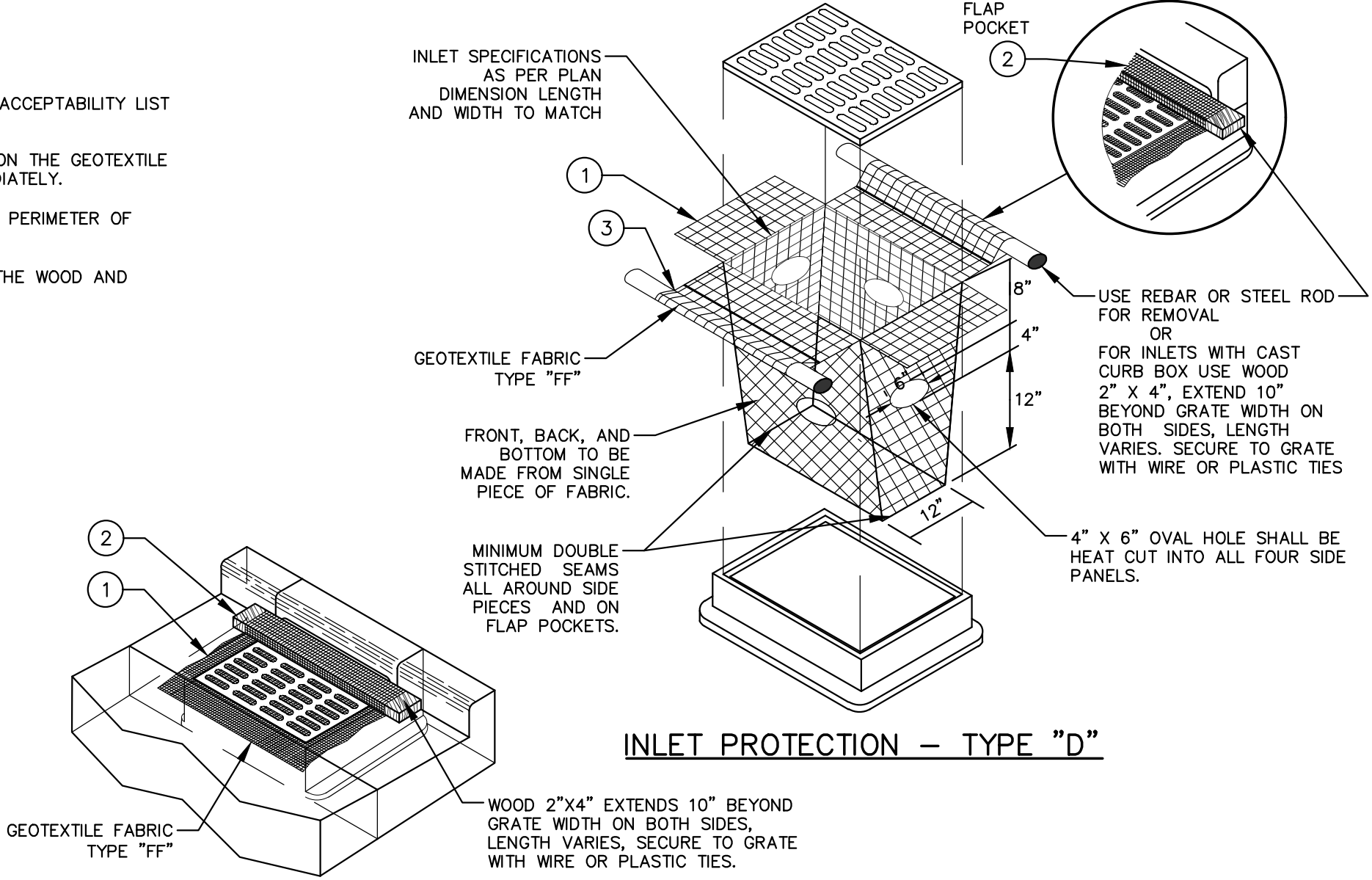
INSTALLATION NOTES:

TYPE "B" & "C"
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

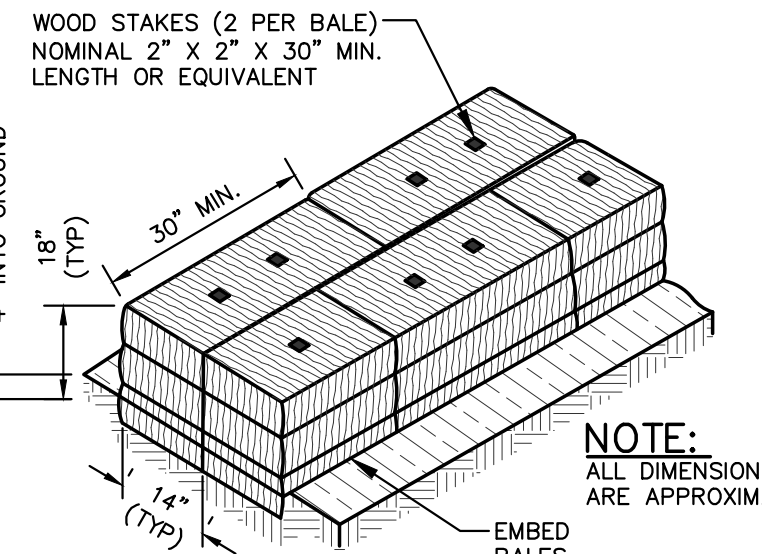
TYPE "D"
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIZE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
N.T.S.

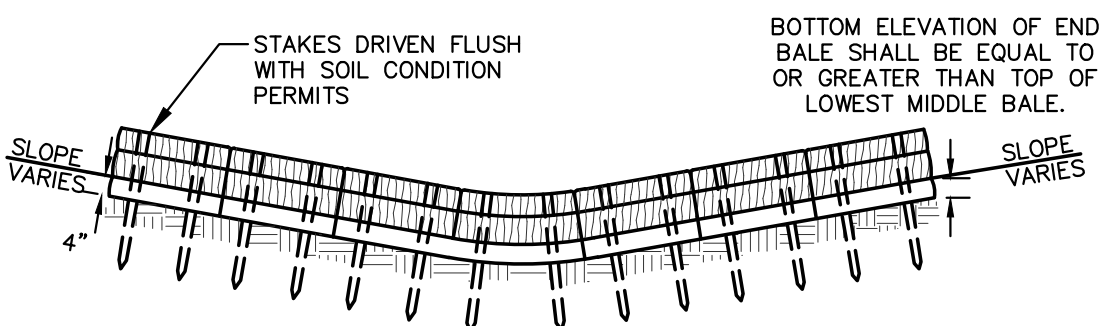


INLET PROTECTION - TYPE "D"

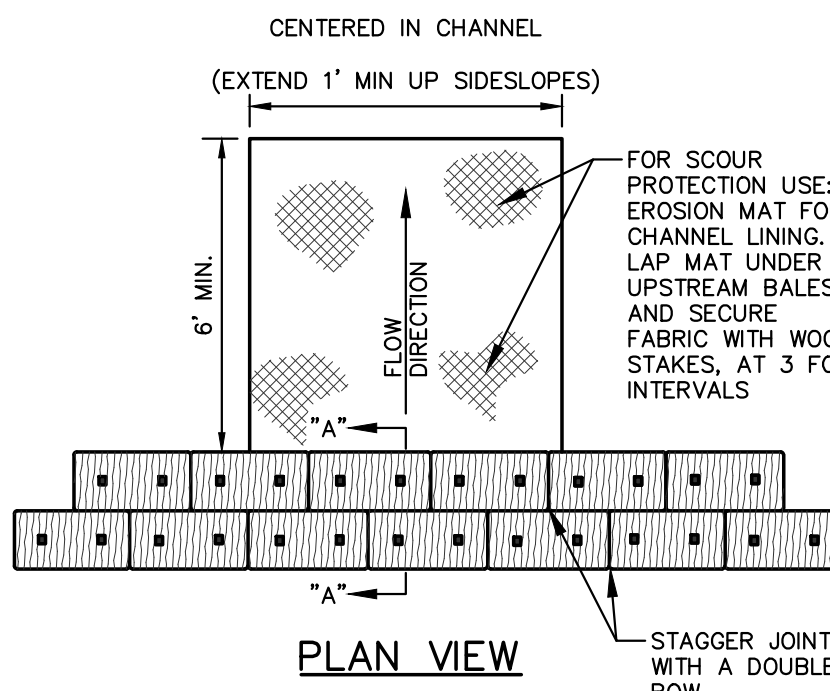
INLET PROTECTION - TYPE "C" WITH CURB BOX



SECTION "A-A"



FRONT ELEVATION



PLAN VIEW

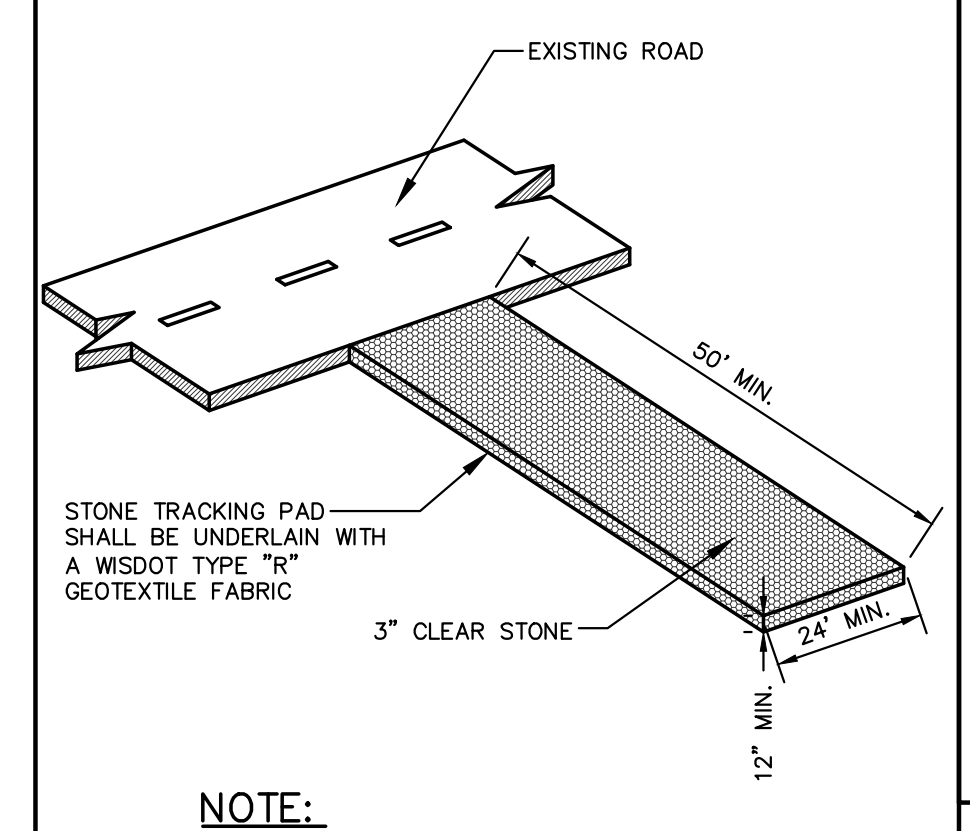
GENERAL NOTES:

- INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
- DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO- FEET OF DROP IN THE CHANNEL.
- DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
- DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
- DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

DITCH CHECK (STRAW BALES)
N.T.S.

N.T.S.

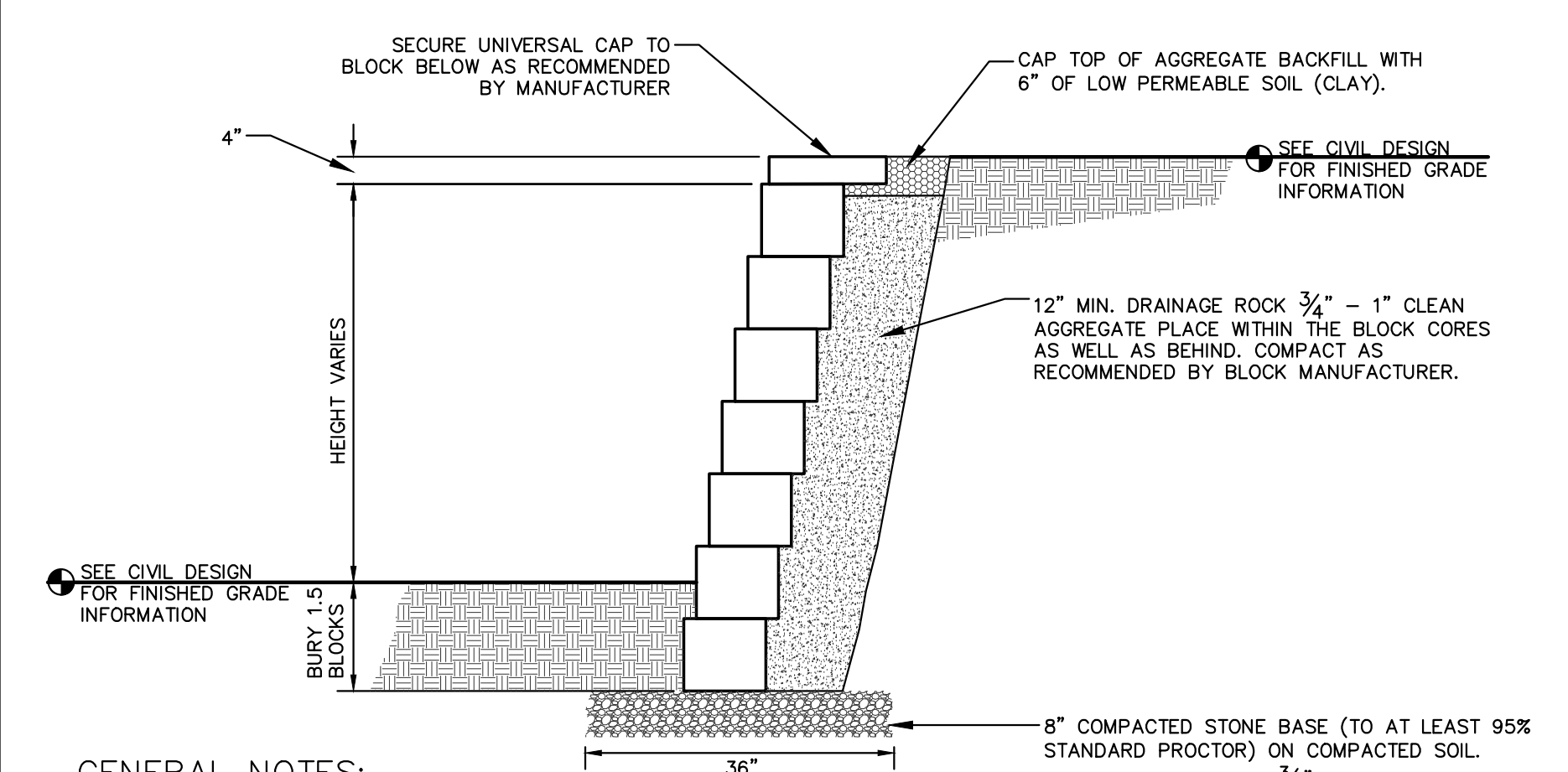
REV. 11-19-2018



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE
N.T.S.

REV. 12-10-2018



GENERAL NOTES:

- COLOR OF MODULAR BLOCK TO BE SPECIFIED BY ARCHITECT.
- CONTRACTOR TO FOLLOW ALL OF MANUFACTURER'S GUIDELINES AND DIRECTIONS FOR INSTALLATION OF MODULAR RETAINING WALL SYSTEM. INSTALLATION INSTRUCTIONS REPRESENTED ON DETAIL ARE NOT MEANT TO SUPPLANT DIRECTIONS OF MODULAR SYSTEM MANUFACTURER/SUPPLIER.

MODULAR RETAINING WALL
N.T.S.

N.T.S.

REV. 12-03-2018

Tuesday, July 14, 2020

JSD Professional Services Inc
c/o Tracy Brown P.E.
W238 N1610 Busse Road Suite 100
Waukesha, WI 53188

RE: Central Storage Warehouse Addition – Site Grading Plan Review

Dear Mr. Brown:

The Village of Caledonia has performed a review of the Site Grading Plan for the Central Storage Warehouse Addition at 12725 4 Mile Road. The Site Grading Plan was provided to the Utility on July 6th. Below is a summary of the review comments.

- **Site Grading Plan**

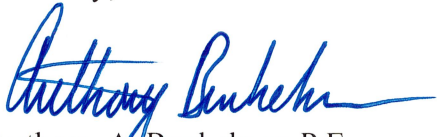
- The FYG at the Northeast corner of the addition (where it meets the existing building) shall have a grade of 774.41 to match the existing building FYG.
- Provide proposed spot grades along the lot line and at the match points on the abutting property opposite the proposed grades on the driveway (+- every 60’).
- The driveway for the addition is proposed within the existing storm sewer easement. The Caledonia Utility District and Village Board will need to approve a variance to allow the driveway to encroach on the easement. The Owner may need to execute a driveway encroachment agreement as a condition of approval.
- Due to the driveway encroaching on the storm sewer easement and the existing grades on the property, grading will need to be performed on the abutting property to the South. Will need to provide written permission from the abutting property owner that grading can be performed on the abutting property.
- Will need to provide the existing manhole rim elevations and if the manholes will need to be adjusted to match the proposed grading plan.
- Due to the steep side slopes off the proposed driveway near the existing storm sewer, the storm sewer will be required to be extended 1 pipe length to lessen the slopes.
- Will need to provide a railing on top of the retaining walls in the details.
- On the East side of the additional truck bay, there is a grade of 770.83, which drains the loading dock to the South across the drive to the storm sewer. In the event that the storm sewer becomes plugged, there shall be an overland flow path that is lower than this elevation. It is suggested that the 771.90 swale grade to the West of the storm sewer be lowered to a minimum of 770.25 to provide this overland flow path to protect the loading dock area.

- **General Comments**

- The Utility District retains the right to additional review comments until the plans are approved.
- The Site Grading Plan will need to be approved by the Caledonia Utility District.
- Once approved by the Caledonia Utility District, 5 stamped hard copies and 1 stamped electronic (pdf) copy are to be submitted for the Site Grading Plan.
- Will need to obtain a Land Disturbance Permit from the Engineering Department.
- Submit an NOI and any other necessary permits from the Wisconsin DNR.

If there are any questions on this review, please contact me to discuss.

Sincerely;



Anthony A. Bunkelman P.E.
Utility Director
Village of Caledonia



PLAN COMMISSION REPORT

Proposal: Request for an extension of a preliminary plat approval.

Description: Review a request for a 3-year extension of a preliminary plat approval for Hunter's Reserve located north and east of 6637 CTH V.

Applicant(s): Harold DeBack

Address(es): CTH V (no numbered address)

Suggested Motion: That the Plan Commission recommends to the Village Board that a 3-year extension of the preliminary plat approval for Hunter's Reserve with the condition that the development is constructed to Village standards at the time of construction and is in compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of submission of the final plat for approval.

Owner(s): DeBack Rev Trust Harold & Carol J

Tax Key(s): 104-04-22-17-028-001 & 104-04-22-17-012-000

Lot Size(s): 35.1 & 60.15 acres

Current Zoning District(s): C-2, Upland Resource Conservation District & A-2, General Farming & Residential District I

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Agricultural, Rural Residential, & Open Space & Isolated Natural Resource Area

Background: The applicant has requested another 3-year extension for the approval of the preliminary plat for Hunter's Preserve which is located on the east side of Highway V, approximately 1,100 feet north of Highway G. The subdivision is comprised of two vacant lots that are approximately 95.25 acres. The preliminary plat proposed 17 single-family lots. No changes to the plat are being proposed.

A similar request was made in 2017. Included with this report is a copy of the 2017 extension request, which provides additional history regarding the plat. The extension expires September 2020 and the applicant does not intent to construct the subdivision at this time.

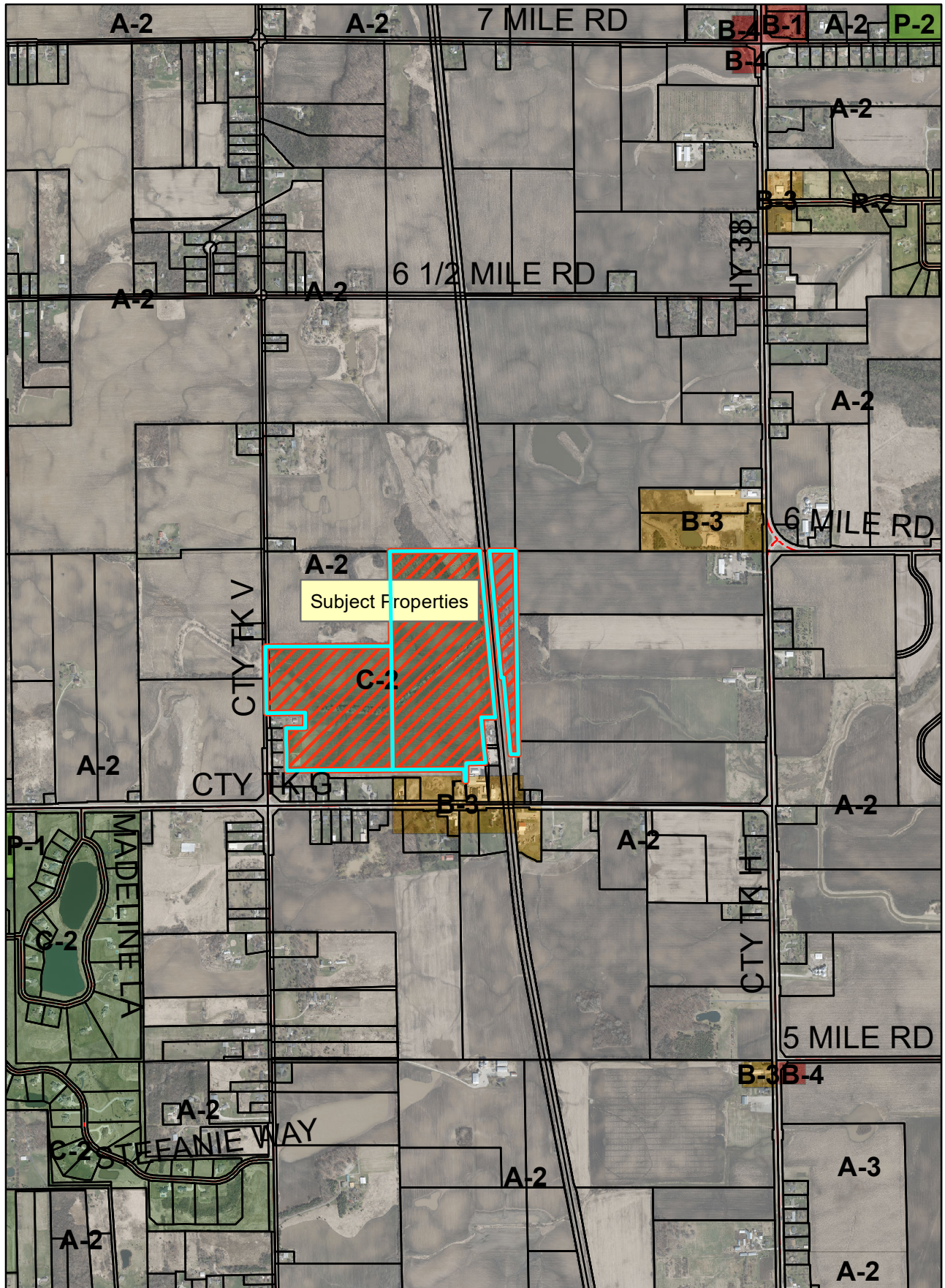
Staff does not have opposition to the request but recommends that any extension of the plat require the developer to meet current Village development standards.

Respectfully submitted:



Peter Wagner, AICP
Development Director

Location Map Hunter's Reserve



MEMORANDUM

Date: Tuesday, April 18, 2017

To: Plan Commission
Village Board

From: Anthony A. Bunkelman P.E.
Village Engineer



Re: Preliminary Plat Extension – Hunter's Reserve NW ¼ of Section 17, T4N, R22E, Village of Caledonia, Racine County, WI – Owner Harold R. & Carol J. DeBack Revocable Trust – Agent William Carity

The Engineering Department has received a letter from William Carity for a Preliminary Plat extension for Hunter's Reserve. Hunter's Reserve is located on the East side of Highway V approximately 1,100 feet North of Highway G. The properties that make up Hunter's Reserve are parcels 04-22-17-028-001 & 04-22-17-012-000 and are approximately 95.26 acres combined. The preliminary plat for Hunter's Reserve was proposing 17 lots for single family residences.

Since the time of the preliminary plat being approved, Ray Leffler sold the property to the Harold R. & Carol J. DeBack Revocable Trust. Mr. Carity represents the Trust for the DeBacks. Due to the downturn in the economy and the housing market, the development and improvements were not constructed. Mr. DeBack does not intend to construct Hunter's Reserve at this time.

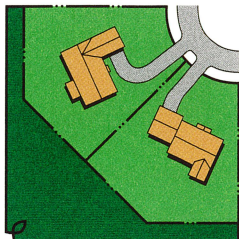
So the Plan Commission and Village Board are aware the parcels are located outside of the sewer service area and are Zoned C-2.

Mr. Carity is asking for a 3 year preliminary plat extension at this time. The current extension is valid until September 6, 2017. With a 3 year extension, the preliminary plat would be valid until September 6, 2020.

After reviewing the Hunter's Reserve Preliminary Plat extension request the following motion is suggested.

Move to conditionally approve a 3 year Preliminary Plat Extension for Hunter's Reserve until September 6, 2020 subject to the following

- 1. The development is constructed to Village Standards at the time of construction.**



CARITY LAND
CORPORATION

3/22/17

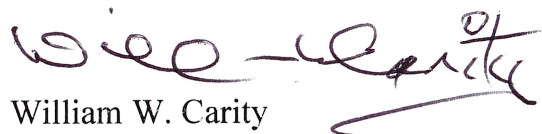
Mr. Tony Bunkelman
Village of Caledonia Engineer
6922 Nicholson Road
Caledonia, WI 53108

RE: The Grasslands and Hunters Ridge Preliminary Plat Review and Approval

Dear Mr. Bunkelman

Per our phone discussion, I hereby request that you schedule the discussion of the preliminary plat of my previously proposed "The Grasslands" Subdivision before your plan commission. I also desire to review the preliminary plat of Hunters Ridge Subdivision (previously owned and proposed by Ray Loeffler). Both The Grasslands and Hunters Ridge are currently owned by Harold DeBack, who I represent. Enclosed, is our check for \$200. We have made no changes to either preliminary plats since the last time the Village Plan Commission acted on them. The sole purpose of my appearance before the Village is to continue the previous approvals. Please inform me of the meeting date. Thank you.

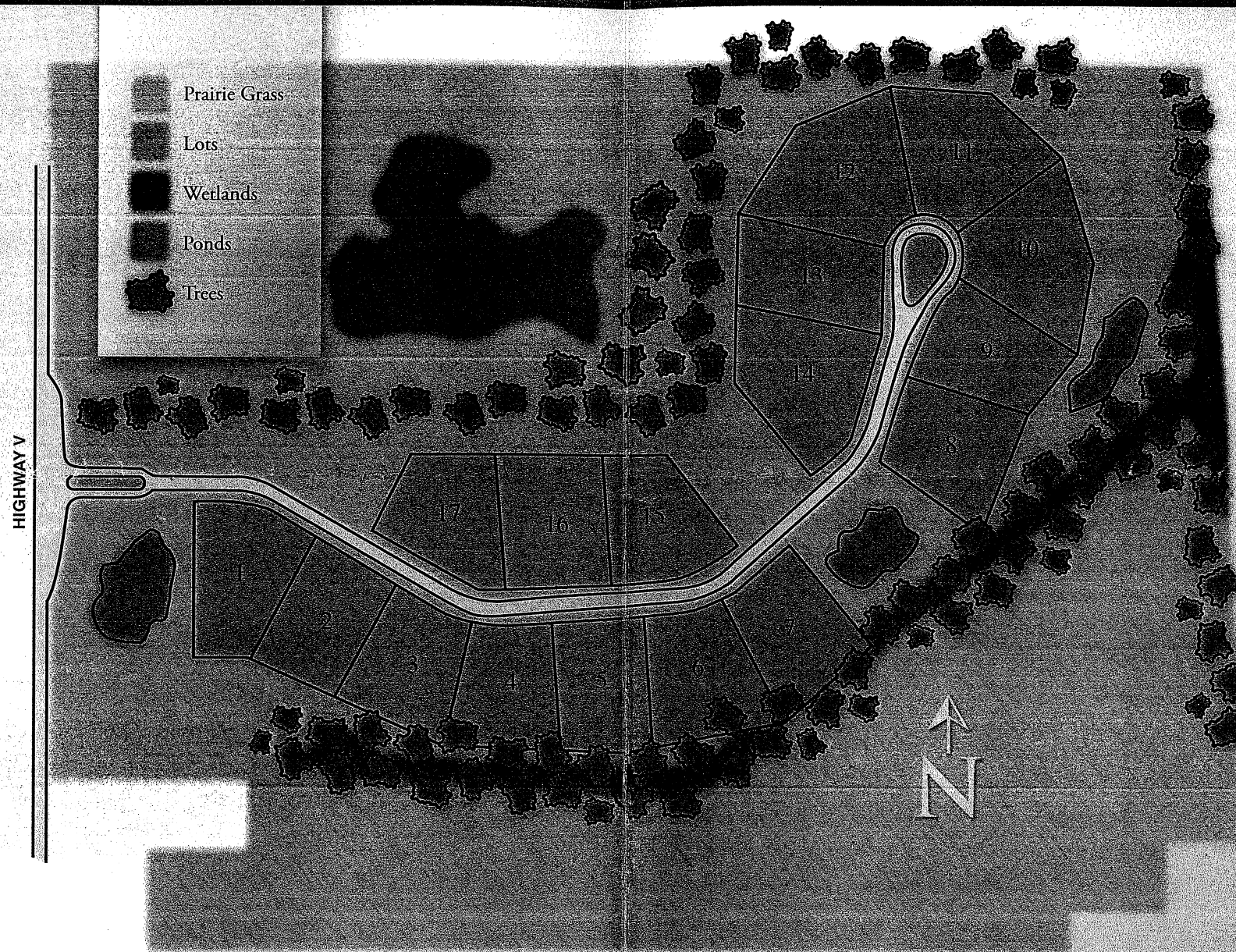
Sincerely,


William W. Carity

Hunter's Reserve is a spectacular prairie vista "conservation" subdivision in northwest Caledonia.

Altamount Development, LLC is very proud to offer 17 lots on 98 acres of gently-rolling prairie fields. Hunter's Reserve is defined by open vistas and generous lots, ensuring privacy and exclusivity – all within minutes of the I-94 corridor.

Every lot has been individually-designed and engineered to take maximum advantage of its natural view. A walking trail near the perimeter of the property further allows residents an up-close and personal view of the flora and fauna of prairie grasslands. The name "Hunter's Reserve" reflects past usage and the abundant game in forests and fields. Hunting is not allowed within the subdivision boundaries.



Conservation

70+ acres of property will be kept open in perpetuity – never to be developed.

Wetlands

Hunter's Reserve hosts ponds and natural wetland vegetation, which appeals to waterfowl, songbirds and other wildlife.

Mature Trees

Several acres of Hunter's Reserve is wooded, with winding paths that are perfect for impromptu hikes.

Walking Paths

Native and prairie plants cover the open lands at Hunter's Reserve, a great place for a walk with a loved one.



Seventeen one acre (or larger) single-family homesites are situated on 98 acres of land in Hunter's Reserve. Over 70 acres is to remain in its natural state, enhanced with additional native plantings.

If communing with nature is your thing, you owe it to yourself to check out Hunter's Reserve.



**AGENDA
VILLAGE BOARD MEETING**

**EAST SIDE COMMUNITY CENTER
6156 DOUGLAS AVENUE**

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
5. **Communications and Announcements**
 - A. Presentation by Alf McConnell regarding Parkview Gardens Public Improvements
6. **Citizens Reports**
7. **Committee Reports**
 - A. Finance
 1. Approval of A/P checks
 - B. Planning
 1. Certified Survey Map Adams Road Right-of-Way– the Redivision of lots 1 and 3 of Certified Survey Map No. 3076 being part of the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 30, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin
 2. Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack
 3. Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack
 4. Request for Lot Line Adjustment/Kyle and Holly Cruziger, 7822 – 6 Mile Road
8. **Ordinances and Resolutions**
 - A - Ordinance 2014-03** – 2nd Reading and Possible Adoption - An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village's Code Of Ordinances By Creating Section 13-2-2(B) Adding An Amendment To The Village's Comprehensive Plan And Affecting Parcel Nos: 104042207100000 And 104042207003000; Part Of The Sw Quarter Of Sec. 7, T4n, R22e, Village Of Caledonia, Racine County, Wisconsin Located Approximately 1250 Feet East Of The E. Frontage Road Directly North Of 7165 Hwy 41 & Contains 17 Acres, More Or Less.; And Changing The Land Use Plan Map Category For This Land From "Medium Density Residential" To "Commercial"
 - B - Ordinance 2014-04** – 2nd Reading and Possible Adoption - An Ordinance To Amend Zoning Districts Of the Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone Part Of The Sw Quarter Of Sec. 7, T4n, R22e, Village Of Caledonia, Racine County, Wisconsin Located Directly North Of 7165 Hwy 41 & Contains 38.75 Acres, More Or Less Parcel Id. Nos. 104042207100000 And 104042207003000 From B-4 Planned Business District And A-2 General Family & Residential District II To B-5 Highway Business District Owned By Gerald & Lester Shapiro Trust, Amston Supply Inc., Agent
 - C – Ordinance 2014-05** – 2nd Reading and Possible Adoption - An Ordinance to Amend Sections 11-2-16 and 11-2-17 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin Relating To Sex Offender Residency Restrictions and Sex Offender Prohibited Conduct

7 - Committee Reports**7A(1) – Approval of A/P checks**

Trustee Wishau moved, seconded by Trustee Dobbs to approve the A/P checks 4/22/2014 thru 5/02/2014 as follows:

General Fund	check nos 66493-66593	in the amount of \$419,807.96
Four Mile Grade	check nos	the amount of \$0.00
Parks Enterprise	check nos 5594-5597	in the amount of \$1,361.23
Joint Health	check nos 10839-10854	in the amount of \$4,169.14
Joint Parks	check nos 8096-8103	in the amount of \$2,729.16

Motion carried.

7B(1) - Certified Survey Map Adams Road Right-of-Way– the Redivision of lots 1 and 3 of Certified Survey Map No. 3076 being part of the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 30, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin

This CSM is needed to correct the error the State made for the extension of Adams Road for the A&W construction. This will center road right-of-way.

Trustee Wanggaard moved, seconded by Trustee Willing to approve the Certified Survey Map Adams Road Right-of-Way. Motion carried unanimously.

7B(2) - Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack

Hayek presented. The Plan Commission recommended approval of the extension until September 6, 2017.

Trustee Wanggaard moved, seconded by Trustee Trentadue to approve the 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack. 3-year extension ending September 6, 2017. Motion carried unanimously.

7B(3) - Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack

Hayek presented. The Plan Commission recommended approval of the extension until April 2017.

Trustee Wanggaard moved, seconded by Trustee Trentadue to approve the 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack. 3-year extension ending April 1, 2017. Motion carried unanimously.

- B. Request a Land Use Plan amendment from the plan designation of “ Mixed Use-Commercial & Residential & Medium Density Residential” to “Industrial/Business Park” part of the SW & SE quarter of Sec. 32, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located on the south side of CTH K (Northwestern Ave.) approximately 650 feet east of Golf Road & contains 56.3 acres, more or less excluding the area currently designated as isolated Natural Resource Area on the 2035 Land Use Plan; and Rezone from M-2 General Industrial District to M-3 Heavy Industrial District part of the SW & SE quarter of Sec. 32, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located on the south side of CTH K (Northwestern Ave.) approximately 650 feet east of Golf Road & contains 56.3 acres, more or less.; Morgan-Gutknecht ETAL, Owner, Majestic Reality Company, Agent.
- C. Conditional Use to continue a non-metallic (limestone) extraction operation, related uses, and reclamation plan for Payne & Dolan, Inc., (formerly Vulcan) 1501 Three Mile Road, Clint Weninger, Applicant
- D. Recommendation on Ordinance No. 2014-01 – An Ordinance to Repeal Section 16-3-7 of the Code of Ordinances of the Village of Caledonia Pertaining to the Impermeable Surface of a Site Plan
- E. Recommendation on Ordinance No. 2013-20-S – An Ordinance to Create Section 16-1-1(a)(1) of the Code of Ordinances for the Village of Caledonia Requiring Signs to Provide Additional Notice to Public of Pending Rezoning Petitions, Conditional Use Permit Applications and Planned Unit Development Petitions

7. Non-Public Hearing Items

A. New Business

1. Certified Survey Map Adams Road Right-of-Way– the Redivision of lots 1 and 3 of Certified Survey Map No. 3076 being part of the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 30, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin
2. Request for a 3-year extension on Preliminary Plat/Hunter’s Reserve Subdivision/Harold DeBack
3. Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack

8. Report on the Community Development Authority

9. Adjournment

Dated this 21st day of March, 2014

Karie Torkilsen
Village Clerk

NOTE: A quorum of the Village Board may be present at this meeting for informational purposes only. No action from the board will be taken at this meeting.

Hayek explained the revised survey map is needed for the A&W construction because when the State staked the area for the extension of Adams Road, they staked it in the wrong spot and this corrects the construction error and tweak the right-of-way so it's centered. Staff recommends approval.

Folk moved to approve the certified survey map of Adams Road right-of-way. Knitter second.
Motion carried unanimously.

2. Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack

Hayek explained there was a similar request 3 years ago when the property was owned by Ray Leffler. Harold Deback now owns it and it expires in September of this year. Because of the current economy, DeBack is not interested in developing the land at this time.

Knitter made a motion to approve the 3-year extension on the Preliminary Plat for Hunter's Reserve Subdivision. Folk second. **Motion carried unanimously.** 3-year extension will expire September 6, 2017.

3. Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack

Janiuk stated this property was previously owned by the Carrity Lane Corporation. The previous 2-year extension expired in November, 2013. Staff has no problem with a 3-year extension.

Folk made a motion to approve the 3-year extension on the Preliminary Plat for the Grasslands Subdivision. Knitter second. **Motion carried unanimously.** 3-year extension will expire April, 2017.

8. Report on the Community Development Authority

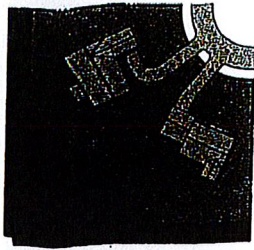
None.

9. Adjournment

Wanggaard made a motion that, there being no further business, the meeting be adjourned. Folk second. **Motion carried unanimously.** Meeting adjourned at 8:07 p.m.

Respectfully submitted,

Lisa Bell
Assistant Clerk



CARITY LAND
CORPORATION

3/5/14

Mr. Michael Hayek
Village of Caledonia Engineer
6922 Nicholson Road
Caledonia, WI 53108

RE: The Grasslands Preliminary Plat Review and Approval

Dear Mr. Hayek,

Per our phone discussion, I hereby request that you schedule the discussion of the preliminary plat of my previously proposed "The Grasslands" Subdivision before your plan commission as a separate agenda item. I also desire to review the preliminary plat of Hunters Ridge Subdivision (previously owned and proposed by Ray Loeffler). Both The Grasslands and Hunters Ridge are currently owned by Harold DeBack, who I represent. Enclosed, is our check for \$200. We have made no changes to either preliminary plats since the last time the Village Plan Commission acted on them. The sole purpose of my appearance before the Village is to continue the previous approvals into an uncertain future date when the home building economy returns to a predictable supply and demand market condition. Please inform me of the meeting date. Thank you.

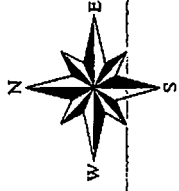
Sincerely,

William W. Carity

Racine County

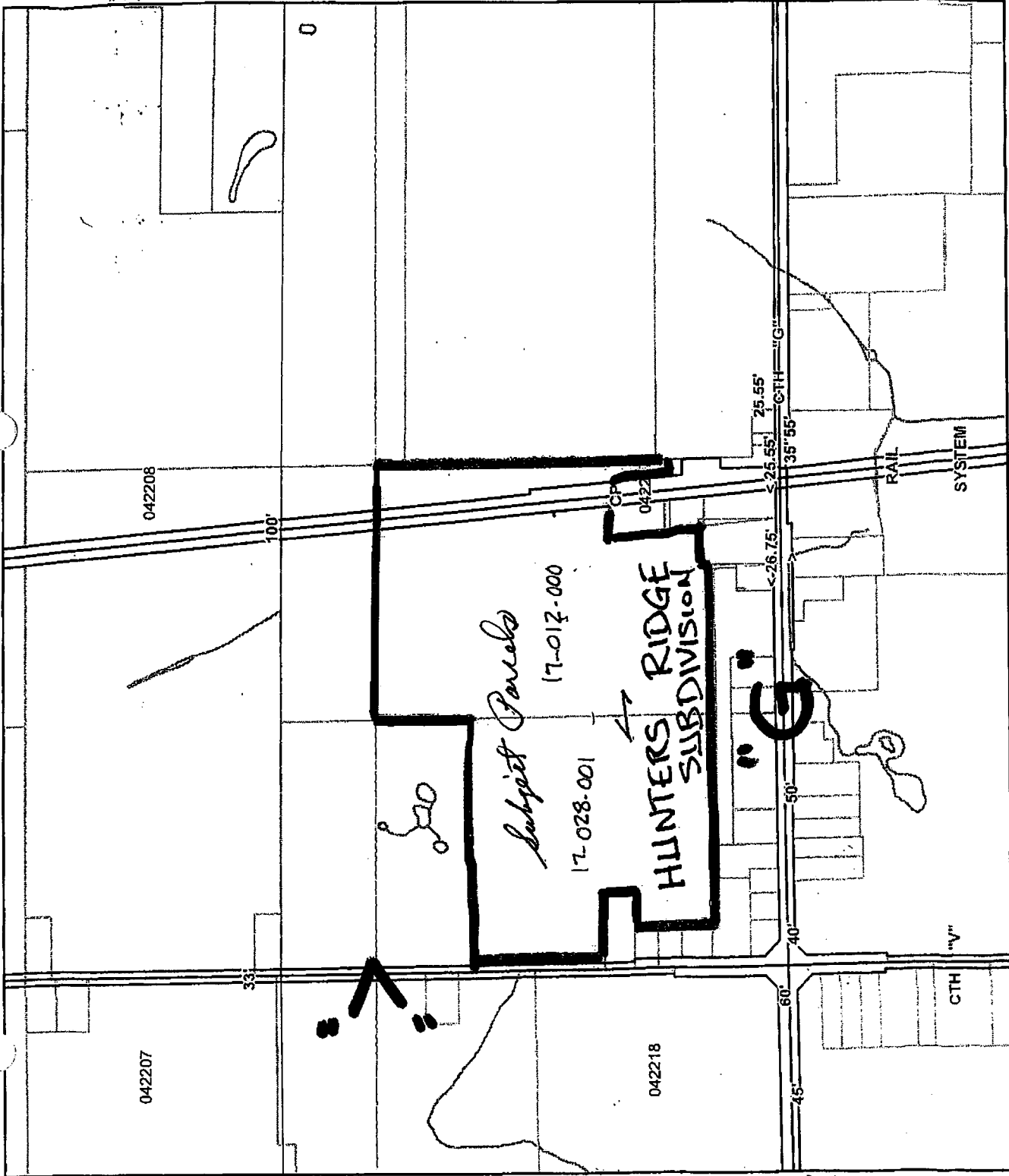
CORAGIS

Project



1 inch = 750 feet

Printed 4/15/2013



Disclaimer: The information and depictions herein have been produced using data available through photogrammetric means by Racine County. The information and depictions herein are for informational purposes and Racine County specifically disclaims accuracy in this production and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

7F(4) - Request for a 3-year extension on Preliminary Plat/Cascade Ridge Subdivision/Ray Leffler

Trustee Weatherston moved, seconded by Trustee Burton to approve a 3-year extension, ending date of December 6, 2014, on the preliminary plat for Cascade Ridge. **Motion carried.**

7F(5) - Request for a 3-year extension on Preliminary Plat/Briarwood Condominiums/Ray Leffler

Trustee Weatherston moved, seconded by Trustee Burton to approve a 3-year extension, ending date of November 11, 2014, on the preliminary plat for Briarwood. **Motion carried.**

Leffler said the storm sewer drainage plan has been redesigned.

7F(6) - Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Ray Leffler

Trustee Weatherston moved, seconded by Trustee Griswold to approve a 3-year extension, ending date of September 6, 2014, on the preliminary plat for Hunter's Reserve. **Motion carried.**

7F(7) - Concept Plan/to divide existing property into 2 lots, one with the new dwelling on it and the remainder of the property as the second parcel/west side of Nicholson Road abutting Caddy Vista on the north/8700 & 8706 Nicholson Road/#104-04-22-04-005-000/Joann Kroes

Joann Kroes was present and explained that she would like to split off the new house from the old farmhouse.

Trustee Weatherston moved, seconded by Trustee Burton to approve the concept plan to divide existing property into 2 lots #104-04-22-04-005-000. **Motion carried.**

8 - Resolutions and Ordinances

8A - Resolution 2011-14 - Recreating Ward Assignments and Designating Polling Locations

Trustee Wanggaard moved, seconded by Trustee Weatherston to adopt Resolution 2011-14 Recreating Ward Assignments and Designating Polling Locations. **Motion carried.**

Trustee Griswold questioned why a certain area had to go all the way to Grace Church. Clerk Torkilsen responded with that wards have to have a minimum/maximum of population and the goal was to split up St. Edwards and East Side Community Center because they were too big.

**AGENDA
VILLAGE BOARD MEETING**

**EAST SIDE COMMUNITY CENTER
6156 DOUGLAS AVENUE**

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
5. **Communications and Announcements**
 - A. Presentation by Alf McConnell regarding Parkview Gardens Public Improvements
6. **Citizens Reports**
7. **Committee Reports**
 - A. Finance
 1. Approval of A/P checks
 - B. Planning
 1. Certified Survey Map Adams Road Right-of-Way– the Redivision of lots 1 and 3 of Certified Survey Map No. 3076 being part of the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 30, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin
 2. Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack
 3. Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack
 4. Request for Lot Line Adjustment/Kyle and Holly Cruziger, 7822 – 6 Mile Road
8. **Ordinances and Resolutions**
 - A - Ordinance 2014-03** – 2nd Reading and Possible Adoption - An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village's Code Of Ordinances By Creating Section 13-2-2(B) Adding An Amendment To The Village's Comprehensive Plan And Affecting Parcel Nos: 104042207100000 And 104042207003000; Part Of The Sw Quarter Of Sec. 7, T4n, R22e, Village Of Caledonia, Racine County, Wisconsin Located Approximately 1250 Feet East Of The E. Frontage Road Directly North Of 7165 Hwy 41 & Contains 17 Acres, More Or Less.; And Changing The Land Use Plan Map Category For This Land From "Medium Density Residential" To "Commercial"
 - B - Ordinance 2014-04** – 2nd Reading and Possible Adoption - An Ordinance To Amend Zoning Districts Of the Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone Part Of The Sw Quarter Of Sec. 7, T4n, R22e, Village Of Caledonia, Racine County, Wisconsin Located Directly North Of 7165 Hwy 41 & Contains 38.75 Acres, More Or Less Parcel Id. Nos. 104042207100000 And 104042207003000 From B-4 Planned Business District And A-2 General Family & Residential District II To B-5 Highway Business District Owned By Gerald & Lester Shapiro Trust, Amston Supply Inc., Agent
 - C – Ordinance 2014-05** – 2nd Reading and Possible Adoption - An Ordinance to Amend Sections 11-2-16 and 11-2-17 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin Relating To Sex Offender Residency Restrictions and Sex Offender Prohibited Conduct

7 - Committee Reports**7A(1) – Approval of A/P checks**

Trustee Wishau moved, seconded by Trustee Dobbs to approve the A/P checks 4/22/2014 thru 5/02/2014 as follows:

General Fund	check nos 66493-66593	in the amount of \$419,807.96
Four Mile Grade	check nos	the amount of \$0.00
Parks Enterprise	check nos 5594-5597	in the amount of \$1,361.23
Joint Health	check nos 10839-10854	in the amount of \$4,169.14
Joint Parks	check nos 8096-8103	in the amount of \$2,729.16

Motion carried.

7B(1) - Certified Survey Map Adams Road Right-of-Way– the Redivision of lots 1 and 3 of Certified Survey Map No. 3076 being part of the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 30, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin

This CSM is needed to correct the error the State made for the extension of Adams Road for the A&W construction. This will center road right-of-way.

Trustee Wanggaard moved, seconded by Trustee Willing to approve the Certified Survey Map Adams Road Right-of-Way. Motion carried unanimously.

7B(2) - Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack

Hayek presented. The Plan Commission recommended approval of the extension until September 6, 2017.

Trustee Wanggaard moved, seconded by Trustee Trentadue to approve the 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack. 3-year extension ending September 6, 2017. Motion carried unanimously.

7B(3) - Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack

Hayek presented. The Plan Commission recommended approval of the extension until April 2017.

Trustee Wanggaard moved, seconded by Trustee Trentadue to approve the 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack. 3-year extension ending April 1, 2017. Motion carried unanimously.

- B. Request a Land Use Plan amendment from the plan designation of “ Mixed Use-Commercial & Residential & Medium Density Residential” to “Industrial/Business Park” part of the SW & SE quarter of Sec. 32, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located on the south side of CTH K (Northwestern Ave.) approximately 650 feet east of Golf Road & contains 56.3 acres, more or less excluding the area currently designated as isolated Natural Resource Area on the 2035 Land Use Plan; and Rezone from M-2 General Industrial District to M-3 Heavy Industrial District part of the SW & SE quarter of Sec. 32, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located on the south side of CTH K (Northwestern Ave.) approximately 650 feet east of Golf Road & contains 56.3 acres, more or less.; Morgan-Gutknecht ETAL, Owner, Majestic Reality Company, Agent.
- C. Conditional Use to continue a non-metallic (limestone) extraction operation, related uses, and reclamation plan for Payne & Dolan, Inc., (formerly Vulcan) 1501 Three Mile Road, Clint Weninger, Applicant
- D. Recommendation on Ordinance No. 2014-01 – An Ordinance to Repeal Section 16-3-7 of the Code of Ordinances of the Village of Caledonia Pertaining to the Impermeable Surface of a Site Plan
- E. Recommendation on Ordinance No. 2013-20-S – An Ordinance to Create Section 16-1-1(a)(1) of the Code of Ordinances for the Village of Caledonia Requiring Signs to Provide Additional Notice to Public of Pending Rezoning Petitions, Conditional Use Permit Applications and Planned Unit Development Petitions

7. Non-Public Hearing Items

A. New Business

- 1. Certified Survey Map Adams Road Right-of-Way– the Redivision of lots 1 and 3 of Certified Survey Map No. 3076 being part of the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 30, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin
- 2. Request for a 3-year extension on Preliminary Plat/Hunter’s Reserve Subdivision/Harold DeBack
- 3. Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack

8. Report on the Community Development Authority

9. Adjournment

Dated this 21st day of March, 2014

Karie Torkilsen
Village Clerk

NOTE: A quorum of the Village Board may be present at this meeting for informational purposes only. No action from the board will be taken at this meeting.

Hayek explained the revised survey map is needed for the A&W construction because when the State staked the area for the extension of Adams Road, they staked it in the wrong spot and this corrects the construction error and tweak the right-of-way so it's centered. Staff recommends approval.

Folk moved to approve the certified survey map of Adams Road right-of-way. Knitter second.
Motion carried unanimously.

2. Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Harold DeBack

Hayek explained there was a similar request 3 years ago when the property was owned by Ray Leffler. Harold Deback now owns it and it expires in September of this year. Because of the current economy, DeBack is not interested in developing the land at this time.

Knitter made a motion to approve the 3-year extension on the Preliminary Plat for Hunter's Reserve Subdivision. Folk second. **Motion carried unanimously.** 3-year extension will expire September 6, 2017.

3. Request for a 3-year extension on Preliminary Plat/The Grasslands Subdivision/Harold DeBack

Janiuk stated this property was previously owned by the Carrity Lane Corporation. The previous 2-year extension expired in November, 2013. Staff has no problem with a 3-year extension.

Folk made a motion to approve the 3-year extension on the Preliminary Plat for the Grasslands Subdivision. Knitter second. **Motion carried unanimously.** 3-year extension will expire April, 2017.

8. Report on the Community Development Authority

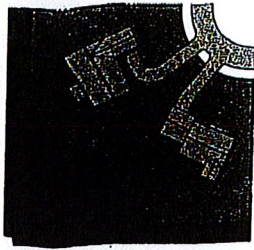
None.

9. Adjournment

Wanggaard made a motion that, there being no further business, the meeting be adjourned. Folk second. **Motion carried unanimously.** Meeting adjourned at 8:07 p.m.

Respectfully submitted,

Lisa Bell
Assistant Clerk



CARITY LAND
CORPORATION

3/5/14

Mr. Michael Hayek
Village of Caledonia Engineer
6922 Nicholson Road
Caledonia, WI 53108

RE: The Grasslands Preliminary Plat Review and Approval

Dear Mr. Hayek,

Per our phone discussion, I hereby request that you schedule the discussion of the preliminary plat of my previously proposed "The Grasslands" Subdivision before your plan commission as a separate agenda item. I also desire to review the preliminary plat of Hunters Ridge Subdivision (previously owned and proposed by Ray Loeffler). Both The Grasslands and Hunters Ridge are currently owned by Harold DeBack, who I represent. Enclosed, is our check for \$200. We have made no changes to either preliminary plats since the last time the Village Plan Commission acted on them. The sole purpose of my appearance before the Village is to continue the previous approvals into an uncertain future date when the home building economy returns to a predictable supply and demand market condition. Please inform me of the meeting date. Thank you.

Sincerely,

William W. Carity

7F(4) - Request for a 3-year extension on Preliminary Plat/Cascade Ridge Subdivision/Ray Leffler

Trustee Weatherston moved, seconded by Trustee Burton to approve a 3-year extension, ending date of December 6, 2014, on the preliminary plat for Cascade Ridge. **Motion carried.**

7F(5) - Request for a 3-year extension on Preliminary Plat/Briarwood Condominiums/Ray Leffler

Trustee Weatherston moved, seconded by Trustee Burton to approve a 3-year extension, ending date of November 11, 2014, on the preliminary plat for Briarwood. **Motion carried.**

Leffler said the storm sewer drainage plan has been redesigned.

7F(6) - Request for a 3-year extension on Preliminary Plat/Hunter's Reserve Subdivision/Ray Leffler

Trustee Weatherston moved, seconded by Trustee Griswold to approve a 3-year extension, ending date of September 6, 2014, on the preliminary plat for Hunter's Reserve. **Motion carried.**

7F(7) - Concept Plan/to divide existing property into 2 lots, one with the new dwelling on it and the remainder of the property as the second parcel/west side of Nicholson Road abutting Caddy Vista on the north/8700 & 8706 Nicholson Road/#104-04-22-04-005-000/Joann Kroes

Joann Kroes was present and explained that she would like to split off the new house from the old farmhouse.

Trustee Weatherston moved, seconded by Trustee Burton to approve the concept plan to divide existing property into 2 lots #104-04-22-04-005-000. **Motion carried.**

8 - Resolutions and Ordinances

8A - Resolution 2011-14 - Recreating Ward Assignments and Designating Polling Locations

Trustee Wanggaard moved, seconded by Trustee Weatherston to adopt Resolution 2011-14 Recreating Ward Assignments and Designating Polling Locations. **Motion carried.**

Trustee Griswold questioned why a certain area had to go all the way to Grace Church. Clerk Torkilsen responded with that wards have to have a minimum/maximum of population and the goal was to split up St. Edwards and East Side Community Center because they were too big.

RESOLUTION NO. 2017-37

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
APPROVING THE EXTENSION OF THE PRELIMINARY PLAT APPROVAL AND
DEADLINES TO SUBMIT A FINAL PLAT FOR THE FOLLOWING SUBDIVISIONS:
THE GRASSLANDS AND HUNTER'S RESERVE**

The Village Board for the Village of Caledonia resolves as follows:

WHEREAS, William Carity on behalf of Harold R. and Carol J. DeBack Trust requested the extension of the Preliminary Plat approval resulting in an extension of time to submit a final plat under Sec. 236.11, Wisconsin Statutes and Title 14 for the following subdivisions:

<u>Subdivision Name</u>	<u>Expiration Date</u>
The Grasslands	April 1, 2017
Hunter's Reserve	September 6, 2017

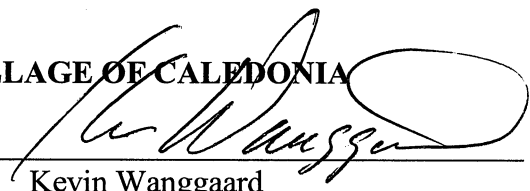
WHEREAS, Village of Caledonia Plan Commission has recommended granting of the extensions for an additional three years from the date of expiration as set forth below:

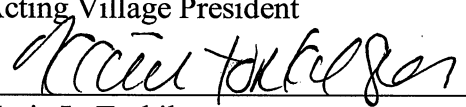
<u>Subdivision Name</u>	<u>Expiration Date</u>
The Grasslands	April 1, 2020
Hunter's Reserve	September 6, 2020

NOW, THEREFORE, BE IT RESOLVED, that the requested extensions as recommended by the Plan Commission, are hereby approved subject to the development being constructed to Village Standards at the time of construction and to compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of submission of the final plat for approval.

18 Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of May, 2017.

VILLAGE OF CALEDONIA

By: 
Kevin Wanggaard
Acting Village President

Attest: 
Karie L. Torkilsen
Village Clerk