

APPENDIX P. PARK AND OPEN SPACE SITES IN THE VILLAGE OF CALEDONIA, 2003

Site Name	Location	Ownership	Acreage
Cemetery – St. Nikola Serbian Orthodox	T4N-R22E, Section 6	Organizational	11.1
Cemetery – Trinity Evangelical Lutheran	T4N-R22E, Section 9	Organizational	1.4
Crestview Home Owners Park	T4N-R23E, Section 17	Private	7.4
Fieldhouse Pub & Eatery	T4N-R22E, Section 9	Commercial	2.5
Greater Racine Kennel Club	T4N-R22E, Section 11	Organizational	19.8
Husher Pub and Grill	T4N-R22E, Section 9	Commercial	2.2
Orrin C. Steams Park	T4N-R22E, Section 35	Private	3.0
Prince of Peace Lutheran Church	T4N-R23E, Section 7	Organizational	8.0
Private Ball Field	T4N-R23E, Section 18	Private	6.0
Racine Tennis Club	T4N-R23E, Section 21	Commercial	10.0
Racine County Line Rifle Club Range	T4N-R23E, Section 6	Organizational	73.9
River Bend Nature Center	T4N-R23E, Section 31	Organizational	87.6
Serbian Soccer Club of Milwaukee	T4N-R22E, Section 6	Organizational	35.0
Soccer Complex of Racine (SCORE)	T4N-R22E, Section 33	Organizational	59.3
South Hills Country Club	T4N-R22E, Section 31	Commercial	143.9
St. Louis Catholic School	T4N-R22E, Section 18	Organizational	29.6
St. Rita's School	T4N-R23E, Section 29	Organizational	24.3
Tabor Woods	T4N-R22E, Section 13	Organizational (Caledonia Conservancy)	11.5
Trinity Evangelical Lutheran School	T4N-R22E, Section 9	Organizational	9.0
Trout Ponds Prairie	T4N-R22E, Section 24	Organizational (Caledonia Conservancy)	28.0
We Energies Gun Club	T4N-R23E, Section 6	Organizational	2.1
Witt's End	T4N-R22E, Section 17	Commercial	0.9
Yogi Bear Jellystone Park	T4N-R22E, Section 4	Commercial	72.4
Subtotal – 30 sites	--	--	899.7
Total – 56 sites	--	--	2,289.8

Note: All lands owned by the Caledonia Conservancy are open to the public.

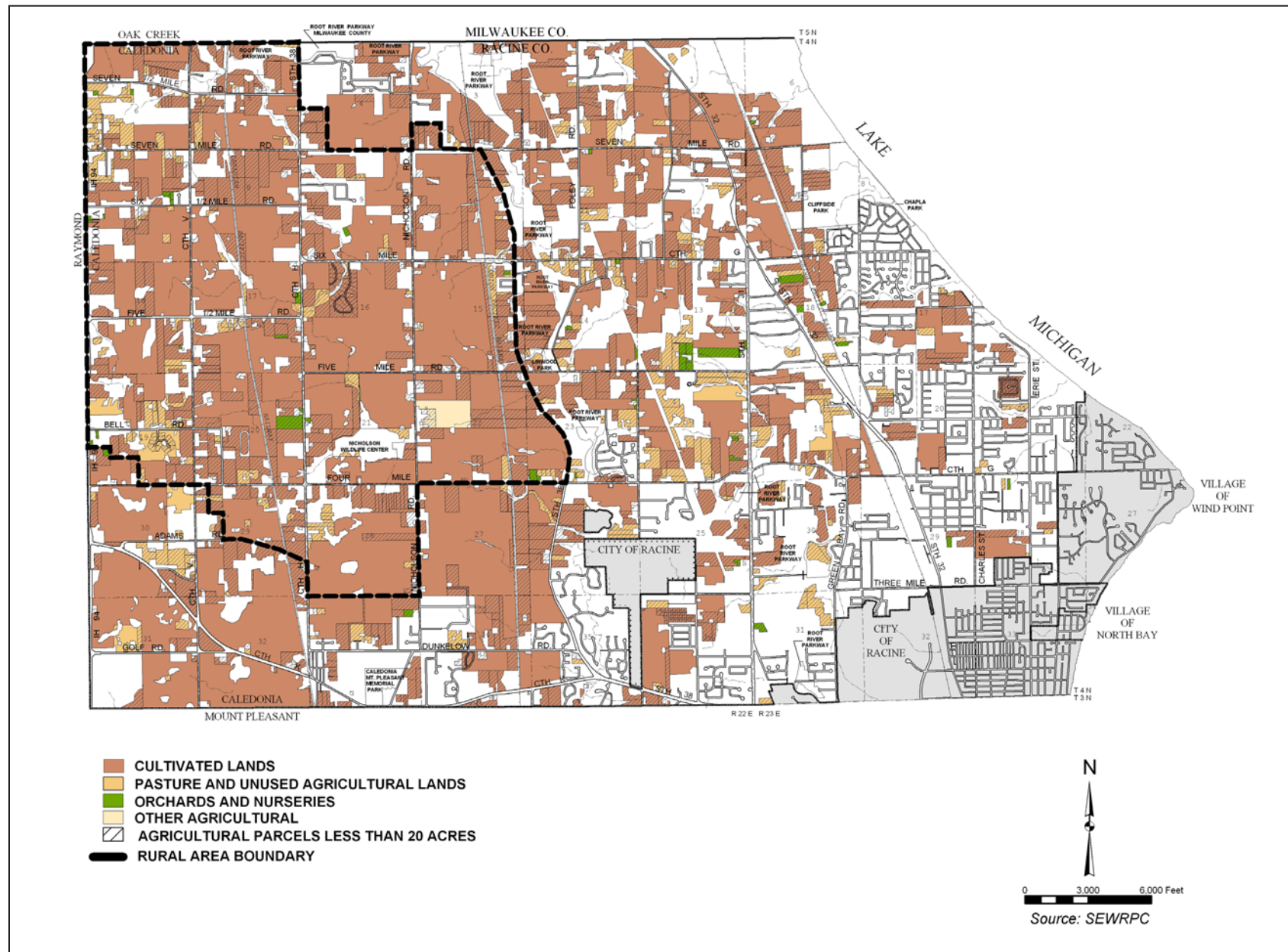
^aThe Racine County MRK Bicycle Trail is a five-mile crushed limestone trail and is a joint venture between Racine County and We Energies.

^bIncludes only those lands within the Town of Caledonia.

^cIncludes four trail segments on the former right-of-way of the Chicago, North Shore & Milwaukee Railway (North Shore line).

Source: Town of Caledonia, Racine County, Caledonia Conservancy, and SEWRPC.

APPENDIX Q. AGRICULTURAL LANDS IN THE VILLAGE OF CALEDONIA, 2003



APPENDIX Q. AGRICULTURAL LANDS IN THE VILLAGE OF CALEDONIA, 2003

Agricultural Category	R-1 Area		C-5 Area		Town of Caledonia	
	Acres	Percent	Acres	Percent	Acres	Percent
Cultivated Lands	6,618	90.0	2,219	85.8	8,718	88.8
Pasture and Unused Agricultural Lands	504	6.9	302	11.7	820	8.3
Orchards and Nurseries	46	0.6	24	0.9	69	0.7
Other Agricultural.....	68	0.9	0	0.0	68	0.7
Farm Buildings.....	121	1.6	41	1.6	148	1.5
Total	7,357	100.0	2,586	100.0	9,823	100.0

Source SEWRPC.

This map illustrates the Root River Watershed, detailing soil classifications and land use. The watershed is bounded by Oak Creek to the north, Lake Michigan to the east, and Mount Pleasant to the south. The map includes a legend for soil classes (I, II, III, IV, V, VI, VII, VIII) and unclassified areas, as well as water bodies and rural area boundaries. The map also shows the locations of the City of Racine, Village of North Bay, and Village of Wind Point. The map is titled 'Root River Watershed' and includes a scale bar (0 to 6,000 feet) and a north arrow. The source is cited as 'Source: SEWRPC'.

Legend:

- CLASS I
- CLASS II
- CLASS II IF DRAINED; UNDRAINED SOILS ARE CLASS V OR VI
- CLASS II IF DRAINED; UNDRAINED SOILS ARE CLASS III
- CLASS III
- CLASS III IF DRAINED; UNDRAINED SOILS ARE CLASS V
- CLASS IV, V, VI, VII, and VIII SOILS AND UNCLASSIFIED AREAS
- WATER
- RURAL AREA BOUNDARY

Map Labels:

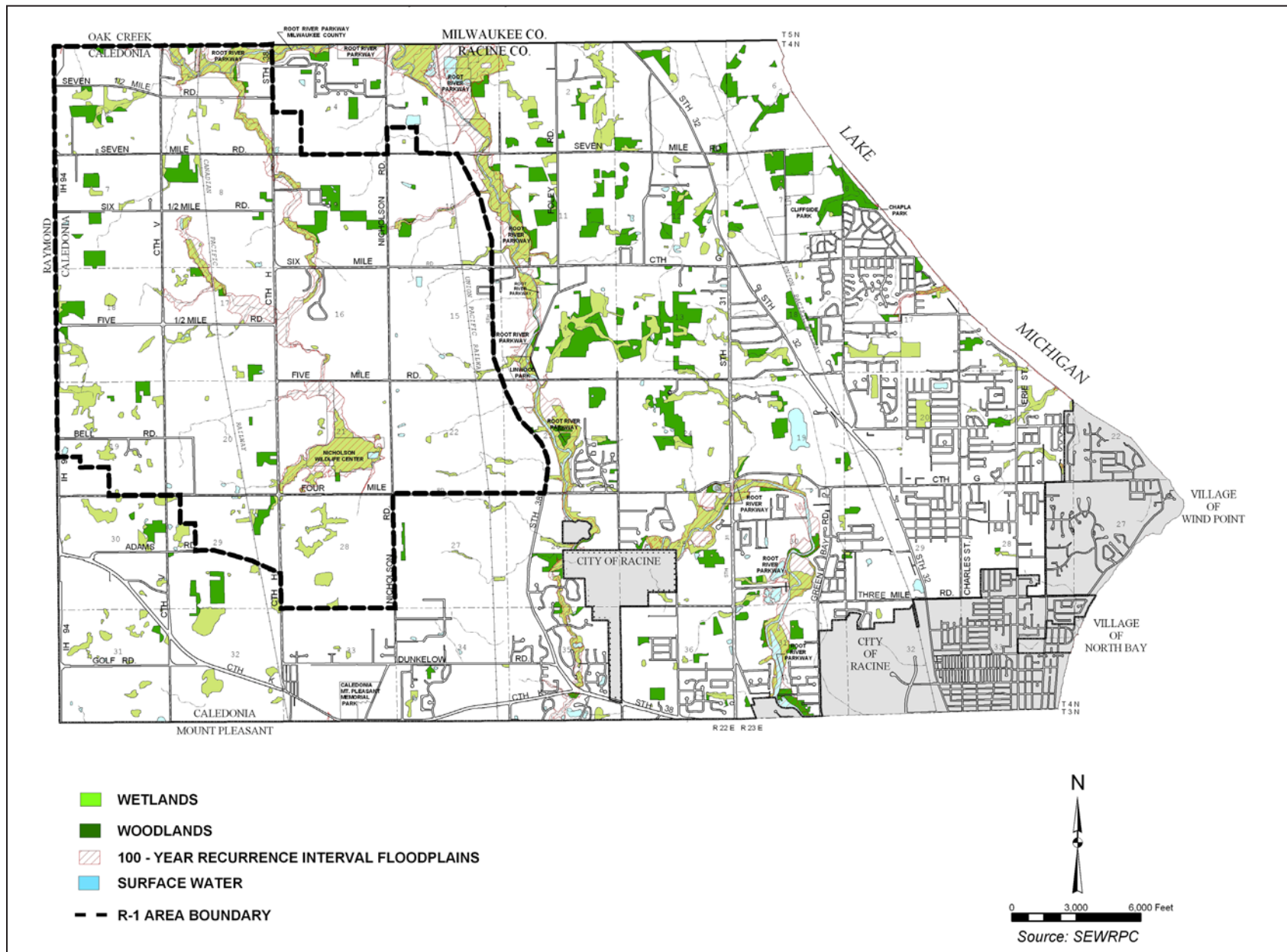
- OAK CREEK
- CALEDONIA
- SEVEN 1/2 MILE RD
- SEVEN MILE RD
- SIX 1/2 MILE RD
- SIX MILE RD
- FIVE 1/2 MILE RD
- FIVE MILE RD
- FOUR MILE RD
- ADAMS RD
- GOULD RD
- CTH V
- CTH H
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APPENDIX R. AGRICULTURAL SOIL CAPABILITY IN THE VILLAGE OF CALEDONIA, 2003

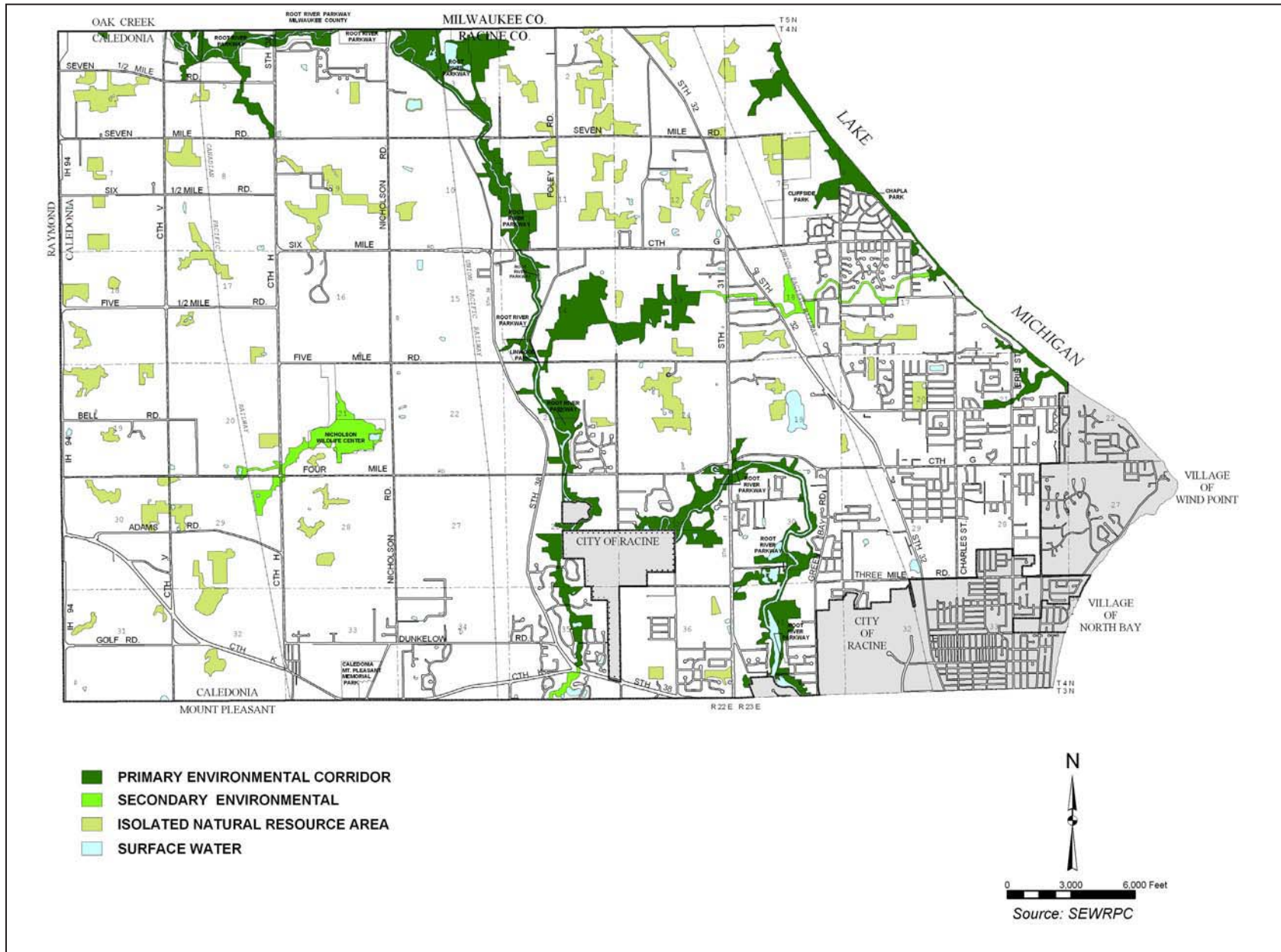
Agricultural Category	R-1 Area		C-5 Area		Town of Caledonia	
	Acres	Percent	Acres	Percent	Acres	Percent
Class I	9	0.1	27	0.6	45	0.2
Class II.....	8,051	82.8	3,381	74.0	22,821	78.3
Class II if Drained; Undrained Soils are Class V or VI.....	1,012	10.4	681	14.9	3,616	12.4
Class II if Drained; Undrained Soils are Class III.....	0	0.0	9	0.2	51	0.2
Class III.....	335	3.4	272	5.9	1,527	5.2
Class III if Drained; Undrained Soils are Class V.....	174	1.8	56	1.2	307	1.0
Class IV, V, VI, VII, and VIII Soils and Unclassified Areas.....	128	1.3	92	2.0	627	2.2
Water	15	0.2	53	1.2	146	0.5
Total	9,724	100.0	4,571	100.0	29,140	100.0

Source: U.S. Natural Resources Conservation Service and SEWRPC.

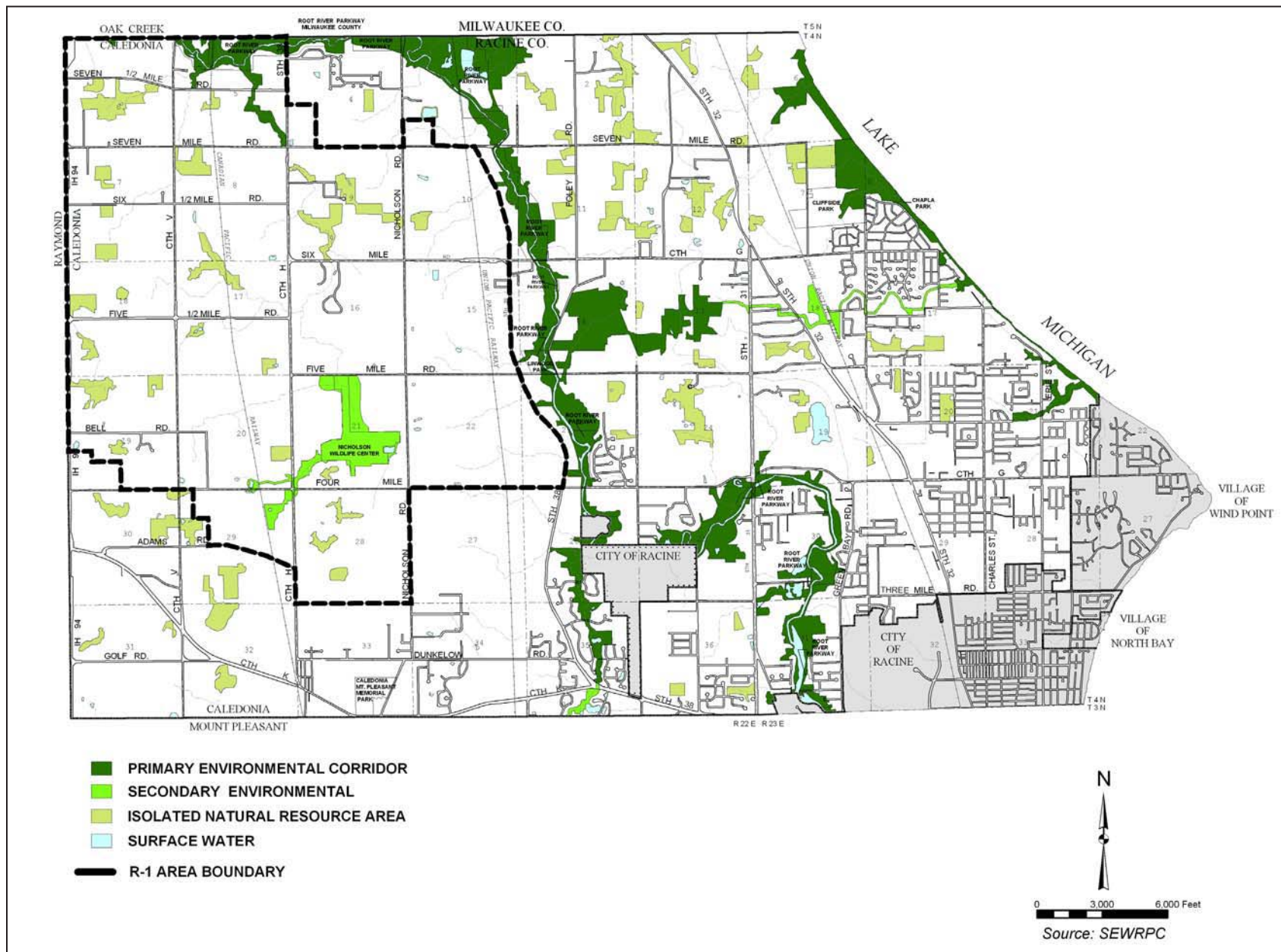
APPENDIX S. WOODLANDS, WETLANDS, AND FLOODPLAINS IN THE VILLAGE OF CALEDONIA, 2000



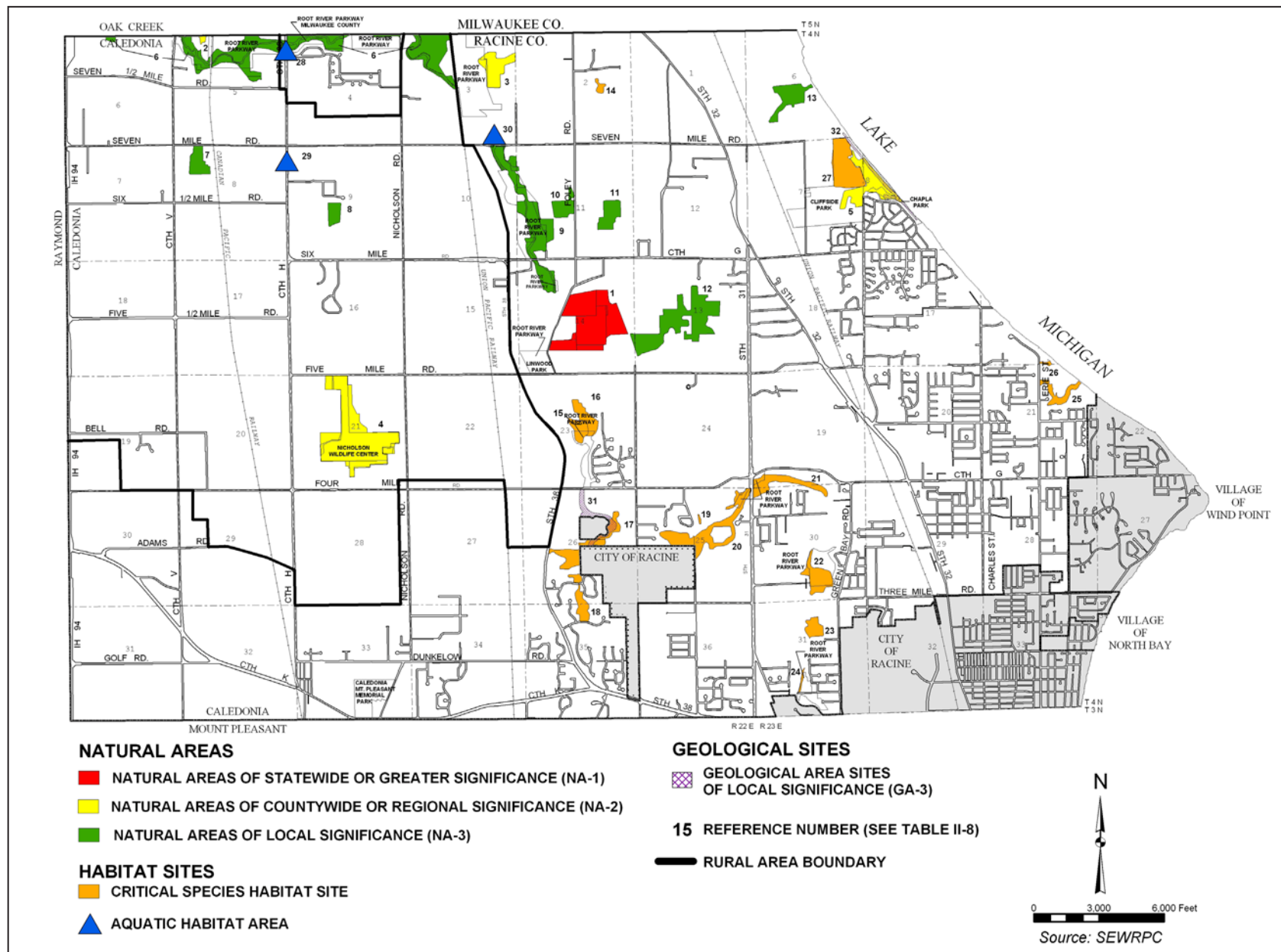
APPENDIX T. EXISTING ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



APPENDIX U. PLANNED ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



APPENDIX V. NATURAL AREAS, CRITICAL SPECIES HABITATS, AND GEOLOGICAL SITES, 1994



APPENDIX V. NATURAL AREAS, CRITICAL SPECIES HABITATS, AND GEOLOGICAL SITES, 1994

Number on Map 21	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
1	Renak-Polak Maple-Beech Woods State Natural Area	NA-1 (SNA, RSH)	T04N -R22E Section 14	University of Wisconsin-Parkside and private	138	Outstanding, mostly old growth, low-lying southern mesic forest on east side of Root River. Wet-mesic hardwoods, shrub carr, and shallow marsh lie along an intermittent stream which crosses the tract. Probably the best such woods remaining in the Region
2	Root River Wet-Mesic Woods—East	NA-2 (RSH)	T04N -R22E Section 5	Racine County	2 ^b	Wet-mesic and mesic woods bordering a gravel-bottom stream that is a tributary of the Root River. Contains a rich, diverse flora, including several rare species. Extends north into Milwaukee County
3	Hunts Woods	NA-2 (RSH)	T04N -R22E Section 3	Racine County and private	34	A small but undisturbed remnant of southern mesic hardwoods, dominated by mature beeches and sugar maples. The relatively rich ground flora includes the State designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>)
4	Caledonia (Nicholson) Wildlife Area	NA-2	T04N -R22E Section 21	Town of Caledonia and private	166	An open wetland with seasonal ponds that attract a large number of migrating birds such as whistling swans, snow geese, golden plovers, and willets. The pond is one of the few secure stopover areas in the Region, and is a very good observation area
5	Cliffside Park Woods and Clay Banks (Cliffside Park)	NA-2 (RSH)	T04N -R22E Sections 7, 8	Racine County and Town of Caledonia	55	Second-growth mesic woods, ravine, and steep clay banks along Lake Michigan harbor. A rich and diverse flora, including such uncommon species as buffaloberry, yellowish gentian, stiff gentian, balsam poplar, and blue-stemmed goldenrod
6	Root River Riverine Forest	NA-3 (RSH)	T04N -R22E Sections 3, 4, 5, 6	Milwaukee County, Racine County, Wisconsin Department of Transportation, and private	184 ^b	A significant portion of the Root River corridor. Extends north into Milwaukee County
7	Seven Mile Road Woods	NA-3 (RSH)	T04N -R22E Section 8	Private	20	Second-growth maple-ash-oak woods of about 60 years of age that have been subjected to past selective cutting. Contains a rich and diverse ground flora. Low areas contain ephemeral ponds
8	Zirbes Woods	NA-3 (RSH)	T04N -R22E Section 9	Private	13	A small but relatively undisturbed mesic woods dominated by basswood, white ash, red oak, and sugar maple, with a rich ground flora. Future high grading is indicated by a number of the larger oaks which were marked
9	Caledonia Low Woods	NA-3 (RSH)	T04N -R22E Sections 10, 11, 14	Racine County and private	107	Moderate-quality lowland hardwoods bordering the Root River. Adjoining upland woods contain three State-designated special concern species: American Gromwell (<i>Lithospermum latifolium</i>), red trillium (<i>Trillium recurvatum</i>), and black haw (<i>Viburnum prunifolium</i>)
10	Foley Road Woods—West	NA-3 (RSH)	T04N -R22E Section 11	Racine County and private	19	Medium-age mesic and wet-mesic woods with large population of black haw (<i>Viburnum prunifolium</i>)
11	Foley Road Woods—East	NA-3 (RSH)	T04N -R22E Section 11	Private	24	Moderate-quality mesic woods with a rich ground flora; reportedly contains the State-designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>)
12	Tabor Woods	NA-3 (RSH)	T04N -R22E Sections 13, 14	Caledonia Conservancy and other private	107	Relatively large but irregularly shaped mesic, dry-mesic, and wet-mesic woods that have suffered various degrees of disturbance. Portions of the woods are dominated by beech. Threatened by increasing residential development in the area
13	Power Plant Ravine Woods	NA-3 (RSH)	T04N -R23E Section 6	Private	32	Mesic woods bordering a steep ravine that leads to Lake Michigan. Although the woods have suffered from disturbance, it contains a rich flora, including a large population of the State-designated endangered blue-stemmed goldenrod (<i>Solidago caesia</i>). The exposed ravine slopes and Lake Michigan clay banks contain a number of unusual species
14	Sherwood Property	CSH	T04N -R22E Section 2	Private	4	Site contains hoplike sedge (<i>Carex lupuliformis</i>), a State-designated endangered plant species

APPENDIX V. NATURAL AREAS, CRITICAL SPECIES HABITATS, AND GEOLOGICAL SITES, 1994

Number on Map 21	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
15	River Meadows Woods	CSH	T04N -R22E Section 23	Private	14	Site contains red trillium (<i>Trillium recurvatum</i>), a State-designated special concern plant species
16	Forked Aster Site	CSH	T04N -R22E Section 23	Private	18	Site contains forked aster (<i>Aster furcatus</i>), a State-designated threatened plant species
17	Root River Bluff	CSH	T04N -R22E Section 26	City of Racine and private	38	Site contains hoptree (<i>Ptelea trifoliata</i>), a State-designated special concern plant species
18	Hoods Creek Swamp	CSH	T04N -R22E Sections 26, 35	City of Racine and private	19	Site contains red trillium (<i>Trillium recurvatum</i>), a State-designated special concern plant species
19	Caledonia Site South	CSH	T04N -R22E Section 25	Private	1	Site contains hoptree (<i>Ptelea trifoliata</i>), a State-designated special concern plant species
20	Caledonia Sanitary Sewer Right-of-Way	CSH	T04N -R22E Section 25	Racine County, City of Racine, Caledonia Conservancy, and other private	76 ^b	Site contains blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered plant species, hoptree (<i>Ptelea trifoliata</i>), and heart-leaved skullcap (<i>Scutellaria ovata</i>), both State-designated special concern plant species
21	Four Mile Road Woods	CSH	T04N -R23E Section 19, 30	Racine County and private	31	Site contains red trillium (<i>Trillium recurvatum</i>), a State-designated special concern plant species
22	Caledonia Low Woods	CSH	T04N -R23E Section 30	Racine County and private	29	Site contains hoptree (<i>Ptelea trifoliata</i>) and red trillium (<i>Trillium recurvatum</i>), both State-designated special concern plant species
23	River Bend Upland Woods	CSH	T04N -R23E Section 31	Private (River Bend Nature Center)	14	Site contains blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered plant species
24	Root River Strip Woods	CSH	T04N -R23E Section 31	Racine County and private	2	Site contains hoptree (<i>Ptelea trifoliata</i>), a State-designated special concern plant species
25	Dominican Ravine	CSH	T04N -R23E Section 21	Racine School District and private	16	Site contains blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered plant species
26	Breakers Woods	CSH	T04N -R23E Section 16	Racine School District and private	1	Site contains blue-stemmed goldenrod (<i>Solidago caesia</i>), a State-designated endangered plant species
27	Cliffside Park Old Field	CSH	T04N -R23E Sections 7, 8	Racine County	55	Site contains the following rare bird species: Bobolink (<i>Dolichonyx oryzivorus</i>), Upland sandpiper (<i>Bartramia longicauda</i>), Grasshopper sparrow (<i>Ammodramus saviannarum</i>); and the following uncommon bird species: Cooper's hawk (<i>Accipiter cooperi</i>) and Wood thrush (<i>Aix sponsa</i>)
28	Root River downstream from County Line Road to Nicholson Road	AQ-3 (RSH)	T04N -R22E Sections 5, 6	--	3.5 miles	Bisects identified Natural Areas
29	Husher Creek	AQ-3	T04N -R22E Sections 5, 8, 9, 16, 21	--	1.9 miles	Bisects an identified Natural Area, Root River Riverine Forest
30	Root River downstream from Nicholson Road to STH 38	AQ-3 (RSH)	T04N -R22E Sections 3, 10, 11, 14, 23, 25, 26 T04N -R23E Sections 19, 30, 31	--	12.5 miles	Critical herpetile species habitat
31	Root River Outcrops	GA-3	T04N -R22E Section 26	City of Racine and private	20	Low outcrops of Racine Dolomite along Root River; one of few places in Racine County where rock is exposed
32	Cliffside Park Clay Banks	GA-3	T04N -R23E Sections 7, 8	Racine County, Town of Caledonia, and private	20	Clay banks along Lake Michigan shoreline

^aNA-1 identifies Natural Area sites of statewide or greater significance.

NA-2 identifies Natural Area sites of countywide or regional significance.

NA-3 identifies Natural Area sites of local significance.

SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council.

RSH, or Rare Species Habitat, identifies those natural area sites which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.

CSH, or Critical Species Habitat, identifies those sites located outside natural areas which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.

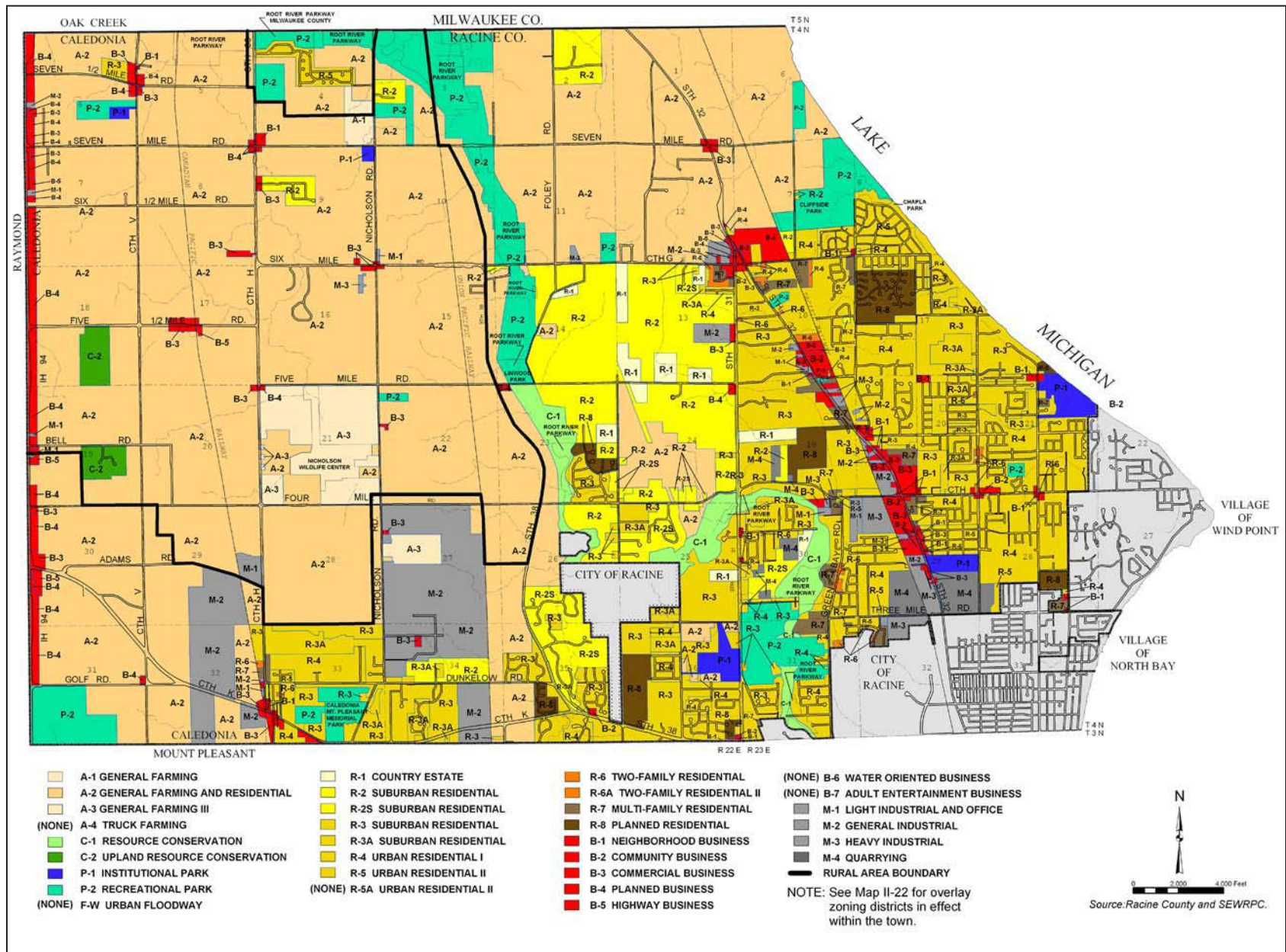
AQ-3 identifies Aquatic Area sites of local significance.

GA-3 identifies Geological Area sites of local significance.

^bIncludes only that portion of the site located in the Town of Caledonia.

Source: Wisconsin Department of Natural Resources and SEWRPC.

APPENDIX W. BASIC ZONING DISTRICTS IN THE VILLAGE OF CALEDONIA: 2002



APPENDIX X. SUMMARY OF BASIC-USE ZONING DISTRICT REGULATIONS, 2002

District	Typical Principal Uses	Typical Conditional Uses ^{b,c}	Minimum Lot Size		Minimum Yards ^a			Maximum Building Height (feet)
			Total Area	Total Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-1 Country Estate District	One-family dwellings on estate lots and sustained yield forestry	Stables, nurseries, orchards, riding trails, schools, and churches	5 acres	300	100	50	100	35
R-2 Suburban Residential District (unsewered)	One-family dwellings on lots not served by public sanitary sewer	Schools and churches	40,000 square feet	150	50	15	50	35
R-2S Suburban Residential District (sewered)	One-family dwellings on larger lots served by public sanitary sewer	Schools and churches	40,000 square feet	150	50	15	50	28
R-3 Suburban Residential District (sewered)	One-family dwellings on lots served by public sanitary sewer	Schools and churches	20,000 square feet	100	35	10	50	35
R-3A Suburban Residential District (sewered)	One-family dwellings on lots served by public sanitary sewer	Schools and churches	13,500 square feet	90	35	10	50	35
R-4 Urban Residential District I	One-family dwellings on lots served by public sanitary sewer	Schools and churches	10,000 square feet	75	25	10	25	35
R-5 Urban Residential District II	One-family dwellings on lots served by public sanitary sewer	Schools and churches	7,200 square feet	60	25	10	25	35
R-5A Urban Residential District III	One-family dwellings on lots served by public sanitary sewer	Schools and churches	10,000 square feet	65	25	10	25	28
R-6 Two-Family Residential District	Two-family dwellings on lots served by public sanitary sewer	Rest homes, nursing homes, clinics, children's nurseries, schools, and churches	10,000 square feet	100	25	10	25	35
R-6A Two-Family Residential District II	Two-family dwellings on lots served by public sanitary sewer	Rest homes, nursing homes, clinics, children's nurseries, schools, and churches	20,000 square feet	100	50	10	50	28
R-7 Multi-Family Residential District	Multi-family dwellings, not to exceed eight dwelling units per structure, on lots served by public sanitary sewer	Rest homes, nursing homes, clinics, children's nurseries, clubs, religious and charitable institutions, schools and churches	15,000 square feet ^d	120	35	20	50	35
R-8 Planned Residential District	Two-family dwellings, multi-family dwellings, and clustered one-family lot developments, all served by public sanitary sewer ^e	Schools and churches	Varies ^f	Varies ^g	30	10	25	35
B-1 Neighborhood Business District	Neighborhood level retail and service	Residential quarters, governmental and cultural uses, heliports, bus and rail depots, vehicle sales, service stations, garages, taxi stands and public parking lots	15,000 square feet	75	25 ^h	10	25	35
B-2 Community Business District	All B-1 principal uses, and community level retail, office and service uses	All B-1 conditional uses	15,000 square feet	75	25 ^h	10	25	35
B-3 Commercial Service District	All B-1 and B-2 principal uses, automotive sales and service, boat sales and service, vending machine sales and service, animal hospitals, auction galleries, employment agencies, exterminating shops, motorcycle sales and service, private clubs and lodges, and taxidermists	Residential quarters, governmental and cultural uses; commercial recreation facilities, clubs, lodges, heliport, bus and rail depots, funeral homes, drive-in banks and restaurants; self-service storage facilities, taxi stands and public parking lots	15,000 square feet	75	25	10	25	35
B-4 Planned Business District	All uses are conditional uses	All B-3 conditional uses	2 acres	200	80	10	40	45

APPENDIX X. SUMMARY OF BASIC-USE ZONING DISTRICT REGULATIONS, 2002

District	Typical Principal Uses	Typical Conditional Uses ^{b,c}	Minimum Lot Size		Minimum Yards ^a			Maximum Building Height (feet)
			Total Area	Total Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-5 Highway Business District	All uses are conditional uses	All B-3 conditional uses, restaurants, gift shops, places of entertainment, confection-eries, and drugstores	4 acres	400	100	40	40	35
B-6 Water-Oriented Business District	Existing water-oriented commercial uses such as bait shops; bath houses; fishing; boat sales, service, and storage; boat launches; dance halls; hotels and motels; resorts; restaurants; and taverns	Extension of existing or creation of new principal uses	40,000 square feet	150	50	50	50	35
B-7 Adult Entertainment Business District	All uses are conditional uses	Adult bath houses, adult bookstores, adult video stores, adult modeling studios, massage parlors, theaters, and novelty shops	4 acres	400	100	40	40	35
M-1 Light Industrial and Office District	Offices, laboratories, training centers, wholesalers, light industrial plants	Restaurants, fueling stations, heliport, bus and rail depots	- . ^j	150	100/25 ^j	100/25 ^j	25	35
M-2 General Industrial District	All M-1 principal uses, additional light manu-facturing, assembly and packaging, printing and publishing	Restaurants, fueling stations, airstrips, animal hospitals, heliport, bus and rail depots, and self-service storage facilities	- . ^j	- . ^j	50	20	25	45
M-3 Heavy Industrial District	All M-1 and M-2 principal uses, heavy manufacturing	Same as M-2 District conditional uses	- . ^j	- . ^j	50	20	25	60
M-4 Quarrying District	Existing mineral extraction operations and concrete products manufacturing	Extension of existing or creation of new principal uses	- -	- -	200 ^k	200 ^k	200 ^k	45
A-1 General Farming District I	Agriculture, farm dwellings associated with farming operations, roadside stands, greenhouses	Animal hospitals, commercial egg production, commercial raising of animals, feed lots, creameries, migratory laborers' housing, sod farming, and airstrips for farming or personal use	35 acres	- -	100	100	100	50
A-2 General Farming and Residential District II	All A-1 principal uses, one- and two-family dwellings	All A-1 District conditional uses, airports, mobile home parks, universities, hospitals, cemeteries, storage and maintenance of construction equipment	40,000 square feet	150	75	25	25	28
A-3 General Farming District III	All A-1 principal uses—holding district	Same as A-1 District conditional uses	35 acres	- -	100	100	100	50
A-4 Truck Farming District	Greenhouses, nurseries, orchards, cash crops, road-side stands, farm dwellings associated with a principal use	Animal hospitals, airports, universities, hospitals, cemeteries, and penal institutions	10 acres	300	50	15	50	50
P-1 Institutional Park District	Public and private institu-tional uses such as schools, colleges, hospitals, penal institutions, cemeteries, and crematories	Airports, airstrips, churches, and uses that would serve principal uses	20 acres	- -	100	100	100	50
P-2 Recreational Park District	Public and private recreational uses such as arboretums, fishing, boating, swimming, and recreational trails	Private recreational or assembly structures, golf courses, camp-grounds, playgrounds, driving ranges, polo fields, swimming pools, zoological gardens, athletic fields, lodges, picnic areas, archery ranges, and firearm ranges	10 acres	- -	100	100	100	35

APPENDIX X. SUMMARY OF BASIC-USE ZONING DISTRICT REGULATIONS, 2002

District	Typical Principal Uses	Typical Conditional Uses ^{b,c}	Minimum Lot Size		Minimum Yards ^a			Maximum Building Height (feet)
			Total Area	Total Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
C-1 Resource Conservation District	Fishing, floodwater storage, pedestrian and equestrian trails, fish hatcheries, hunting, navigation, preservation of scenic, historic and scientific areas, soil and water conservation practices, sustained yield forestry, stream bank and lake shore protection, wildlife areas	Drainageways, game farms, grazing, orchards, swimming, truck farming, and wild crop harvesting	N/A	N/A	N/A	N/A	N/A	N/A
C-2 Upland Resource Conservation District	Farming and related agricultural uses when conducted in accordance with soil conservation service standards; hunting and fishing; forest preservation; forest and game management; preservation of scenic, historic and scientific areas; park and recreation areas; arboreta; botanical gardens; one single-family dwelling	Hunting and fishing clubs; recreation camps, public or private campgrounds; garden-ing, tool, and storage sheds incidental to the residential use; general farm buildings, including barns, silos, sheds and storage bins; private garages and carports; and clustered residential developments	3 acres ^h	300	100	25	100	28
FW Urban Floodway District	Hunting and fishing; drainage; stream bank protection; farming activities, except structures; forestry; water-dependent uses; specified earth-grading activities; outdoor recreation	Flood control or hazard mitigation projects; navigational structures; public water measuring and control facilities; bridges and approaches, marinas, utilities, outdoor recreation	N/A	N/A	N/A	N/A	N/A	N/A

NOTE: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Racine County zoning ordinance and map for specific zoning district information. In addition, the Racine County zoning ordinance includes a number of overlay zoning districts with regulations that may apply in addition to those summarized above.

^aIn addition to the street, side, and rear yards, a minimum shore yard of 75 feet is required from the ordinary high water mark of any navigable water.

^bUtilities are allowed as conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line. Schools and churches must be located on lots at least two acres in size and set back at least 50 feet from all lot lines.

^cGovernmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, and museums are allowed as conditional uses in all but the C-1, M-4, and all agricultural districts.

^dThe minimum lot size must provide no less than 2,000 square feet per efficiency unit; 2,500 square feet per 1-bedroom unit, and 3,000 square feet per 2 or more bedroom unit.

^eThe minimum development area is 10 acres. At least 20 percent of the development area must be set aside as parkland.

^f4,000 square feet per row-house; 8,000 square feet for one-family dwellings.

^g120 feet for two-story row-houses; 65 feet for one-family dwellings.

^hGreater street setbacks may be required in nonsewered areas.

ⁱAs necessary to comply with district regulations.

^jThe first figure indicates minimum setback when adjacent to residential districts or opposite a more restrictive district; the second figure is the minimum setback in other cases.

^kExtractive operations must be set back at least 200 feet from any street right-of-way or property line; accessory uses must be set back at least 100 feet.

^hA minimum development density of one home per five acres is required for clustered (conservation-design) residential developments in the C-2 district.

Source: Racine County Zoning Ordinance and SEWRPC.

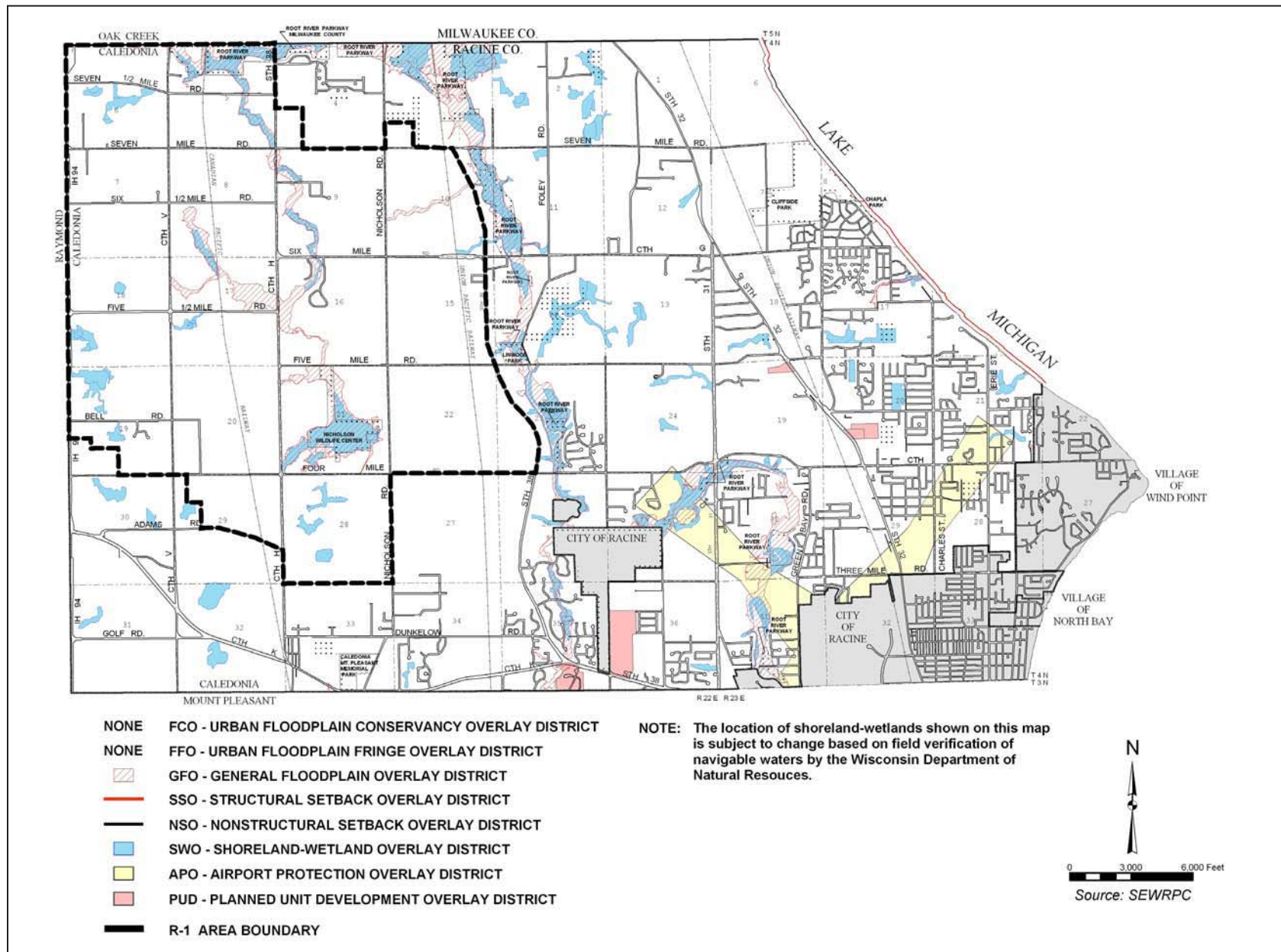
APPENDIX Y. AREA WITHIN EACH BASIC USE ZONING DISTRICT IN THE VILLAGE OF CALEDONIA, 2002

Zoning District		R-1 Area		C-5 Area		Town of Caledonia	
		Acres	Percent of R-1 Area	Acres	Percent of C-5 Area	Acres	Percent of Town
R-1	Country Estate District	0	0.0	131	2.9	215	0.7
R-2	Suburban Residential District (unsewered)	56	0.6	998	21.8	1,766	6.0
R-2S	Suburban Residential District (sewered)	0	0.0	0	0.0	449	1.5
R-3	Suburban Residential District (sewered)	23	0.2	0	0.0	2,699	9.3
R-3A	Suburban Residential District (sewered)	0	0.0	0	0.0	465	1.6
R-4	Urban Residential District 1	0	0.0	0	0.0	2,224	7.6
R-5	Urban Residential District II	0	0.0	92	2.0	525	1.8
R-5A	Urban Residential District III	0	0.0	0	0.0	0	0.0
R-6	Two-Family Residential District	0	0.0	0	0.0	62	0.2
R-6A	Two-Family Residential District II	0	0.0	0	0.0	0	0.0
R-7	Multi-Family Residential District	0	0.0	0	0.0	203	0.7
R-8	Planned Residential District	0	0.0	0	0.0	404	1.4
B-1	Neighborhood Business District	7	0.1	0	0.0	52	0.2
B-2	Community Business District	0	0.0	0	0.0	84	0.3
B-3	Commercial Service District	65	0.7	0	0.0	269	0.9
B-4	Planned Business District	181	1.8	4	0.1	327	1.1
B-5	Highway Business District	16	0.2	0	0.0	27	0.1
B-6	Water-Oriented Business District	0	0.0	0	0.0	0	0.0
B-7	Adult Entertainment Business District	0	0.0	0	0.0	0	0.0
M-1	Light Industrial and Office District	37	0.4	0	0.0	74	0.2
M-2	Heavy Industrial District	3	Less than 0.1 percent	0	0.0	1,163	4.0
M-3	Heavy Industrial District	4	Less than 0.1 percent	6	0.1	137	0.5
M-4	Quarrying District	0	0.0	0	0.0	199	0.7
A-1	General Farming District	0	0.0	63	1.4	63	0.2
A-2	General Farming and Residential District II	8,607	88.5	2,314	50.6	14,676	50.4
A-3	General Farming District	514	5.3	0	0.0	587	2.0
A-4	Truck Farming District	0	0.0	0	0.0	0	0.0
P-1	Institutional Park District	20	0.2	0	0.0	194	0.7
P-2	Recreational Park District	46	0.5	859	18.8	1,679	5.8
C-1	Resource Conservation District	0	0.0	104	2.3	452	1.6
C-2	Upland Resource Conservation District	145	1.5	0	0.0	145	0.5
FW	Urban Floodway District	0	0.0	0	0.0	0	0.0
Total		9,724	100.0	4,571	100.0	29,140	100.0

^aLess than 0.1 percent.

Source: Racine County and SEWRPC.

APPENDIX Z. OVERLAY ZONING DISTRICTS IN THE VILLAGE OF CALEDONIA, 2002



APPENDIX AA. SUMMARY OF OVERLAY ZONING DISTRICT REGULATIONS, 2002

Overlay District	Typical Principal Uses	Typical Conditional Uses	Prohibited Uses
FCO Urban Floodplain Conservancy Overlay ^a	Hunting and fishing; drainage; stream-bank protection; farming, except agricultural structures; harvesting of wild crops; forestry; outdoor recreation; water-dependent uses	Flood control or hazard mitigation projects; navigational structures; public water measuring and control facilities; marinas; utilities; bridges and approaches; outdoor recreation; parking lots and loading areas accessory to uses in adjacent basic use districts	Dumping; filling, except to establish bulk-head lines or construct bridge approaches; storage of flammable, explosive, or buoy-ant materials; structures for human habitation or the permanent confinement of animals; solid or hazardous waste disposal sites; on-site soil absorption sewage treatment systems; wells for drinking water
FFO Urban Floodplain Fringe Overlay ^a	Any use of land, except structures, permitted in the underlying basic use district	Flood control or hazard mitigation projects; residential, commercial, and institutional uses placed on fill and mobile home parks, if permitted in the underlying basic use district; accessory uses; utilities	Solid or hazardous waste disposal sites; on-site soil absorption sewage treatment systems; wells for drinking water
GFO General Floodplain Overlay ^a	Same as FCO District	Same as FCO District	Same as FCO District
APO Airport Protection Overlay	None specified	None specified	Uses which would interfere with the landing, takeoff, or maneuvering of aircraft using or intending to use an airport; solid waste disposal sites
SSO Structural Setback Overlay ^b	Surface and subsurface water drainage and control; farming, except agricultural structures; open space; outdoor recreation; storage of portable equipment and supplies; accessory buildings such as storage sheds; and minor structures such as driveways, side-walks, patios, and fences	Tree cutting and shrubbery clearing; land disturbance and earth movements; and shore protection structures	Residential, institutional, commercial, industrial, and agricultural structures designed for human habitation or for the confinement of animals
NSO Nonstructural Setback Overlay ^c	Farming, except agricultural structures; open space; outdoor recreation; storage of portable equipment and supplies; accessory buildings such as storage sheds; and minor structures such as driveways, sidewalks, patios, and fences	Tree cutting and shrubbery clearing; land disturbance and earth movements; shore protection structures, and the placement of structures or buildings which may be relocated at a cost not to exceed 30 percent of the equalized value of the structure	Residential, institutional, commercial, industrial, and agricultural structures designed for human habitation or for the confinement of animals
SWO Shoreland-Wetland Overlay ^d	Fishing and hunting; swimming, boating, and hiking; harvesting of wild crops; silviculture; grazing; cultivation of crops; maintenance or repair of highways and bridges; piers, docks, and walkways built on pilings	Construction of roads accessory to agriculture or silviculture; parks; wildlife preserves; game farms; public boat launching ramps; utilities; and railroad lines	Uses not specifically permitted as principal or conditional uses
PUD Planned Unit Development Overlay ^e	As permitted in the underlying basic use district	As permitted in the underlying basic use district	None specified

NOTE: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Racine County zoning ordinance for specific zoning district information.

^aUses and activities in the floodplain are also governed by Chapter 116 of the Wisconsin Administrative Code.

^bThe Structural Setback Overlay is applied in areas along Lake Michigan where shore protection structures, such as bulkheads or breakwaters, have been constructed. The Structural Setback Overlay requires structures to be set back from the existing bluff edge a distance necessary to establish a stable bluff slope, plus a specified setback distance.

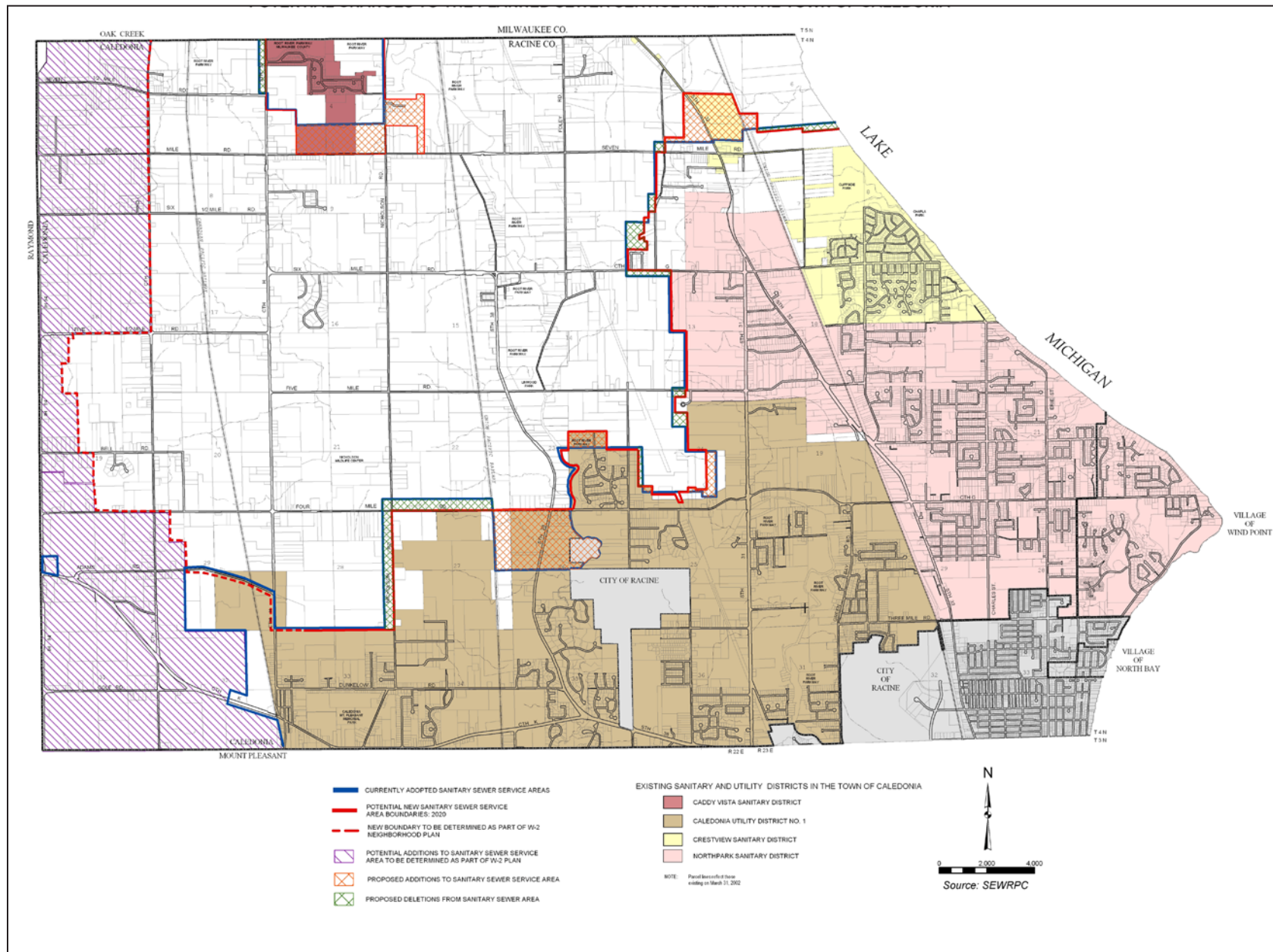
^cThe Nonstructural Setback Overlay is applied in areas along Lake Michigan where no shore protection structures have been constructed. The Nonstructural Setback Overlay requires structures to be set back from the existing bluff edge a distance equal to the expected bluff recession distance over a 50-year period, plus a setback necessary to establish a stable bluff slope, plus a specified setback distance.

^dUses and activities in shoreland-wetlands are also governed by Chapter 115 of the Wisconsin Administrative Code.

^eThe Planned Unit Development Overlay provides flexibility in site design and layout, while maintaining the land use density, parking, and open space standards set forth in the underlying basic use district. All lands within a Planned Unit Development Overlay district must be served with public sewer.

Source: Racine County Zoning Ordinance and SEWRPC.

APPENDIX BB. POTENTIAL CHANGES TO THE PLANNED SEWER SERVICE AREA



APPENDIX CC. BEST MANAGEMENT PRACTICES (SEE VILLAGE CLERK OR VILLAGE ENGINEER)

APPENDIX DD. SUMMARY OF SANITARY DISTRICT AND SEWER SERVICE AREA BOUNDARY ISSUES

	Removal of a Property from a Sanitary District	Removal of a Property from a Sewer Service Area
Willing Property Owner or Group of Property Owners.	<p>Town Board may remove the parcel(s) from the District after following statutory procedures.</p> <p>As this would be done at their request or voluntarily, the Town would not expect a risk or liability to accrue to the Town.</p>	<p>Town may petition SEWRPC to remove the parcel(s) from the sewer service area and follow SEWRPC's procedures to do so.</p> <p>As this would be done at their request or voluntarily and because the property owner(s) would not have been previously paying a District property tax levy, there would be no expected risk or liability to accrue to the Town.</p>
Request of a Group of Property Owners with over 51 % supporting the request.	<p>A legal process exists whereby at the request of the District and/or a majority of property owners the Town Board may remove the parcel(s) from the District after following statutory procedures.</p> <p>The same risks identified below would likely apply to the unwilling property owners.</p> <p>Willing property owners would initially not generate the same risk, as noted above. However, if an unwilling property owner prevailed in a suit, the willing property owners might also then seek settlement claiming they weren't told their rights.</p>	<p>Town may petition SEWRPC to remove the parcel(s) from the sewer service area and follow SEWRPC's procedures to do so.</p> <p>As discussed in the above and below examples, no expected risk would accrue to the Town.</p> <p>SEWRPC would weigh the merits of the request against any objections raised in making their decision.</p>
Unwilling Property owner or group of property owners.	<p>A legal process exists whereby at the request of the District the Town Board may remove the parcel(s) from the District after following statutory procedures.</p> <p>As this would be done involuntarily and the affected property owners would have been paying the District's property tax, this "would present a legal problem for the Town that would very likely end up in the courts." See complete legal opinion of attorney Bjelajac, Dated February 2, 2004.</p>	<p>Town may petition SEWRPC to remove the parcel(s) from the sewer service area and follow SEWRPC's procedures to do so.</p> <p>Although this would be done involuntarily because the property owner(s) would not have been previously paying a District property tax levy, there would be no expected risk or liability to accrue to the Town. SEWRPC would weigh the merits of the request against any objections raised in making their decision.</p>
Notes: Property Tax Levy	If the property is in the Sanitary District Boundary, the property owner pays a property tax to the District.	If the property is in the Sewer Service Area, but NOT in the Sanitary District Boundary, the property owner DOES NOT pay a property tax to the District.

APPENDIX EE. RECOMMENDED PROTECTION OF NATURAL AREAS, CRITICAL SPECIES HABITAT SITES, AND GEOLOGICAL AREAS IN THE VILLAGE OF CALEDONIA

Number on Map 21	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Area Name	Classification Code ^a	Already under Protective Ownership	Proposed to be Acquired	Total	
1	Renak-Polak Maple-Beech Woods State Natural Area	NA-1	96	42	138	UW-Parkside
2	Root River Wet-Mesic Woods--East	NA-2	2	--	2 ^b	Racine County
3	Hunt Woods	NA-2	3	--	3	Racine County
4	Caledonia (Nicholson) Wildlife Area	NA-2	133	33	166	Town of Caledonia
5	Cliffside Park Woods and Clay Banks	NA-2	53	2	55	Racine County
6	Root Riverine Forest	NA-3	171	13	184 ^b	Racine County
7	Seven Mile Road Woods	NA-3	--	20	20	Nonprofit Conservation Organization
8	Zirbes Woods	NA-3	--	13	13	Nonprofit Conservation Organization
9	Caledonia Low Woods	NA-3	61	46	107	Racine County
10	Foley Road Woods--West	NA-3	3	16	19	Nonprofit Conservation Organization
11	Foley Road Woods--East	NA-3	--	24	24	Nonprofit Conservation Organization
12	Tabor Woods ^c	NA-3	--	107	107	Town of Caledonia
13	Power Plant Ravine Woods	NA-3	--	32	32	Racine County
15 ^d	River Meadows Woods	CSH	--	13	13	Racine County
16	Forked Aster Site	CSH	--	18	18	Racine County
17	Root River Bluff	CSH	--	38	38	Racine County
18	Hoods Creek Swamp	CSH	--	19	19	Town of Caledonia
19	Caledonia Site South	CSH	--	1	1	Racine County
20	Caledonia Sanitary Sewer R.O.W.	CSH	14	62	76 ^b	Racine County
21	Four Mile Road Woods	CSH	4	27	31	Racine County
22	Caledonia Low Woods	CSH	20	9	29	Racine County
23	River Bend Upland Woods	CSH	14	--	14	Racine County
24	Root River Strip Woods	CSH	1	1	2	Racine County
25	Dominican Ravine	CSH	--	16	16	Nonprofit Conservation Organization
26	Breakers Woods	CSH	--	1	1	Nonprofit Conservation Organization
27	Cliffside Park Old Field	CSH	55	--	55	Racine County
31 ^e	Root River Outcrops	GA-3	--	20	20	Racine County
32	Cliffside Park Clay Banks	GA-3	19	1	20	Racine County
Total	--	--	649	574	1,223	--

NOTE: This table is a refinement of the recommendations made in SEWRPC Planning Report No. 42, *A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997.

^aNA-1 identifies Natural Area sites of statewide or greater significance.
 NA-2 identifies Natural Area sites of countywide or regional significance.
 NA-3 identifies Natural Area sites of local significance.
 CSH identifies critical species habitat sites.
 GA-3 identifies Geological Area sites of local significance.

^bIncludes only that portion of the site located in the Town of Caledonia.

^cA portion of the Tabor Woods natural area was acquired by the Caledonia Conservancy in 2003.

^dSite No. 14 on Map 21 (Shenwood Property (CSH)) is not proposed to be acquired.

^eSite Nos. 28, 29, and 30 are regulated by the Wisconsin Department of Natural Resources and are not proposed to be acquired.

Source: Wisconsin Department of Natural Resources and SEWRPC.

APPENDIX FF. C1/C2 MARKET STUDY BY UWM STUDENTS (SEE VILLAGE CLERK OR ENGINEER)

APPENDIX GG. INFORMATION ON COMMUTER RAIL STATIONS (SEE VILLAGE CLERK)

APPENDIX HH. HOUSEHOLD SURVEY RESULTS (SEE VILLAGE CLERK)

APPENDIX II. FRANKSVILLE MARKET ANALYSIS BY UWM STUDENTS (SEE VILLAGE CLERK)

