

WISCONSIN DEPARTMENT OF ADMINISTRATION

**APPROVAL OF THE VILLAGE OF CALEDONIA
AND
TOWN OF RAYMOND COOPERATIVE PLAN
UNDER SECTION 66.0307, WISCONSIN STATUTES**

December 2009

Introduction

The Wisconsin Department of Administration (Department) approves the submitted agreement as it meets the Department approval requirements listed in Section 66.0307(5), Wisconsin Statutes.¹

On August 5th, 2009, the Department of Administration received the *Village of Caledonia and Town of Raymond Cooperative Plan* (hereinafter called the Cooperative Agreement). The Cooperative Agreement addresses future development along the portion of the Interstate 94 corridor running between the Town of Raymond and the Village of Caledonia. Because of the proximity of Caledonia and Raymond to Chicago, Milwaukee, Lake Michigan, and I-94, both Caledonia and Raymond are experiencing development pressure. Both would like new development be carefully planned and implemented to increase the quality of the projects, to increase the cost effectiveness of providing municipal services, and to assist the success of the Tax Incremental District (TID) Caledonia created along I-94. No territory will transfer between the communities.

This Cooperative Agreement is the culmination of over seven years of effort. Initially, the Town of Yorkville and the Village of Mount Pleasant were also involved in discussions. However, those communities were not able to reach consensus and gradually dropped out, leaving Raymond and Caledonia to develop the final consensus plan for their two communities.

Because the Cooperative Agreement was initiated in 2002, it was developed under the previous cooperative boundary agreement standards in s. 66.0307 Wis. Stats. This is the last agreement to be reviewed under these old criteria. Subsequent agreements will be reviewed under the new streamlined criteria contained within 2007 Wisconsin Act 43 which allow communities to use their comprehensive plans in place of the detailed planning provisions that were previously required.

Public Hearing, Resolutions, Referenda and other Procedural Matters

Before a cooperative agreement is submitted to the Department, a number of procedural steps must occur. These are:

- Joint initiating resolutions passed by each participating municipality authorizing its governing body to work to negotiate and develop an agreement;
- A joint public hearing to receive comments from the public and other governmental bodies, and
- Adopting resolutions passed by each participating municipality to approve a final version of the agreement and approve it being forwarded to the Department for review.

¹ This is the 28th cooperative agreement received and approved by the Department. A list of all approved agreements can be found at: www.doa.state.wi.us/municipalboundaryreview



WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCANNED

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December 2, 2009

Thomas Lebak, Administrator
Village of Caledonia
6922 Nicholson Road
Caledonia, WI 53108

Kari Morgan, Clerk
Town of Raymond
2255 76th Street
Franksville, WI 53126

RECEIVED
DEC 4 2009

Re: Approval of the Cooperative Boundary Agreement

HOSTAK, HENZL & BICHLER, S.C.

Dear Mr. Lebak and Ms. Morgan:

On behalf of the Department of Administration, I am pleased to provide your communities with our approval of your cooperative boundary agreement.

Congratulations on your success in reaching agreement on the future of development, municipal boundaries, and services in your communities. Your unique collaboration establishes the foundation for decades of future cooperation that will not only guide you, but will also be a useful example and resource for other jurisdictions throughout Wisconsin. Seven years in the making, this agreement is also a testament of your communities' perseverance.

Should you have any questions concerning our approval document, or subsequent cooperative agreement implementation issues, please do not hesitate to contact me at (608) 264-6102.

Sincerely,

Erich Schmidtke
Municipal Boundary Review

cc: Stan Riffle, Arenz, Molter, Macy & Riffle
John Bjelajac, Hankel, Bjelajac & Kallenbach
Elaine Ekes, Hostak, Henzl & Bichler SC

(the following communities and jurisdictions may access the Department's approval and the Cooperative Agreement document at www.doa.state.wi.us/municipalboundaryreview/.)

Racine County Clerk
Racine County Planning & Development Department
Southeastern Wisconsin Regional Planning Commission
Wisconsin Department of Agriculture, Trade & Consumer Protection
Wisconsin Department of Natural Resources
Wisconsin Department of Transportation
Gateway Technical College
Village of Elmwood Park

City of Kenosha Clerk
City of Franklin Clerk
Village of Mt Pleasant Clerk
Village of North Bay Clerk
City of Oak Creek Clerk
City of Racine Clerk
City of South Milwaukee Clerk
Village of Sturtevant Clerk
Village of Union Grove Clerk
Village of Wind Point Clerk
Town of Yorkville Clerk
Town of Somers Clerk
Caddy Vista
Oak Creek Water Utility
Franklin Public Schools District Superintendent
Kenosha Unified School District Superintendent
Oak Creek/Franklin Joint School
Racine Unified School District Superintendent
School District of South Milwaukee Superintendent
Caledonia Sewer Utility District
Crestview Sanitary District
Franklin Sanitary Sewer Department
Ives Grove Utility District
Lake Michigan Storm Sewer
North Park Sanitary District
City of Racine Water Utility
Root River Storm Sewer Utility
South Milwaukee Water Utility
South Milwaukee Wastewater Utility
Village of Union Grove Utility
Sturtevant Water Utility
Town of Yorkville Water Utility
Milwaukee Area Technical College Administrator
Racine County Board of Drainage
Town of Somers Utility
Kenosha Water Utility
Mt Pleasant Sewer Utility
Franklin Water Utility
Union Grove Sewer Utility
Union Grove High School Superintendent
Union Grove Joint School District Administrator
Yorkville Graded School District
Town of Yorkville Sewer Utility District No 1
Raymond Heights Sanitary District
Raymond School District, George Slupski
North Cape School District Administrator
Drought School District Administrator
North Cape Sanitary District, Pete Bailey
Waterford High School District Administrator
Racine County Public Works Department
Caledonia Storm Sewer Utility District
Town of Norway
Town of Norway Sanitary District
Metropolitan Milwaukee Sewerage District
Town of Dover
Lake Management District of Eagle
Eagle Lake Sewer Utility District
City of Muskego Clerk
Muskego School District Superintendent

Waterford Graded School district Administrator
Kansasville Graded School District Administrator
Kenosha County Administration County Clerk
City of Kenosha Clerk
City of Kenosha Administrator
Kenosha Sanitary Sewer Utility
Sturtevant Stormwater Utility
Town of Paris Clerk
Paris School District
KR Utility
Burlington Area School District Superintendent

The following procedural steps may occur:

- An advisory referendum; and
- A public hearing held by the Department.

Regarding the required procedural steps, authorizing resolutions were passed by the Village of Caledonia on June 12th 2006 and by the Town of Raymond on June 13th, 2006, and are provided as Exhibits C1 and C2. As required by s. 66.0307(4)(a) Wis. Stats., these resolutions were distributed to neighboring municipalities, Racine County, Southeast Wisconsin Regional Planning Commission (SEWRPC), area school districts, universities and vocational and technical colleges, sanitary and utility districts, the Wisconsin Department of Natural Resources (WDNR), Wisconsin Department of Transportation (WisDOT), and the Wisconsin Department of Agriculture, Trade and Consumer Protection (WDATCP), and this Department.

The required joint public hearing was held on March 12, 2009 at Gifford School in Caledonia. Representatives for Raymond and Caledonia summarized the Cooperative Agreement's provisions. Roughly a half-dozen members of the public attended and participated in the meeting. No comments were received against the Agreement. A transcript of the hearing is provided as Exhibit O.

This Cooperative Agreement was approved by resolution by Caledonia on May 5th, 2009 and by Raymond on May 12th, 2009, and submitted to the Department for its review and approval. These approval resolutions are provided as Exhibits Q and R.

The Village and Town requested a 30-day extension of the Department's November 3rd review deadline in order to remove reference to another intergovernmental agreement that was approved under s. 66.0301 Wis. Stats., which was also included as an exhibit in the Cooperative Agreement. Removing the general agreement, whose terms were identical to the Cooperative Agreement, was recommended by the Department for the sake of clarity and to avoid possible confusion in the future. The Village and Town re-approved the Cooperative Agreement on November 10th and 12th.

Regarding the procedural steps which *may* occur, no area residents requested that an advisory referendum on the Agreement be held, and no area residents requested that the Department hold a public hearing.

Approval Criteria Applicable to the Department

A cooperative agreement shall be approved by the Department if the Department determines that each of the review criteria in s. 66.0307(5)(c), Wis. Stats., is met. The following paragraphs describe how the Agreement relates to these review criteria. It is important to understand that this approval document is not a complete restatement of the Agreement. Those wanting to learn specific details, provisions, nuances, and conditions should look to the text of the Agreement itself, which is available from Caledonia and Raymond and also at the Department of Administration's website at: <http://doa.wi.gov/municipalboundaryreview>.

(1) The content of the plan under sub. S. 66.0307(3)(c) to (e) is sufficient to enable the Department to make the determinations under subds. 2 to 5m. s. 66.0307(5)(c)1, Wis. Stats.

Information required by statute, and provided in a clear manner by the parties, includes the following fundamental details:

- Territory covered by the Cooperative Agreement – the territory subject to the Cooperative Agreement is shown by the map at Exhibit B and consists of a 2-mile wide band running along either side of I-94, called the Planning Area (PA). The western one-half of the PA is located in Raymond, while the eastern half is in Caledonia. The north-south extent of the PA is the north-south boundaries of the Town and Village. Exhibit B shows this area.
- Boundary changes – No boundary changes will occur. The boundaries will remain the same as they were originally established when both Caledonia and Raymond were towns.
- Sewer and Water – development occurring within Raymond’s one-half of the PA will be required to be on municipal sewer and water service, which will be provided according to this Cooperative Agreement and to the *Racine Area Intergovernmental Sanitary Sewer Service Revenue-sharing, Cooperation and Settlement Agreement* (“Racine Area Agreement”).
- Planning – Raymond and Caledonia have developed a land use plan for the PA called the *I-94 Land Use Plan*.
- Zoning and Land Divisions – Caledonia must approve all proposed zoning amendments, conditional use permits, variances, certified survey maps, plats, land use plan amendments within Raymond’s one-half of the PA. Caledonia reserves its statutory right of extra-territorial zoning.
- Design standards – Raymond shall adopt and implement Caledonia’s design standards, which are provided at Exhibit K of the Cooperative Agreement. Raymond shall apply these standards to development that will occur within its portion of the PA, or even stricter standards of its own. Both communities must approve changes to Caledonia’s standards as they apply within the PA.
- Term – the Cooperative Agreement takes effect today on the date of the Department’s approval. Raymond and Caledonia agree that no territory will transfer and that the current boundary between the communities will remain in perpetuity. The term of the I-94 Land Use Plan will continue to guide the PA until that plan is amended.

The above information, along with other information included in the Cooperative Agreement, provides sufficient detail to enable the Department to make a finding as to whether the standards in s. 66.0307(3)(c) to (e) Wis. Stats. have been met.

(2) *The cooperative plan is consistent with current state laws, municipal regulations and administrative rules that apply to the territory affected by the plan. s. 66.0307(5)(c)(2), Wis. Stats.*

The Cooperative Agreement contains a statement on page 31 that the Village and Town believe it is compliant with all federal, state, and local regulations, statutes, and ordinances.

By letter dated September 22, 2009, SEWRPC indicated its strong support for the Cooperative Agreement, finding that it will facilitate implementation of SEWRPC's regional master plan.

By letter dated March 5, 2009, Racine County also indicated its support, finding the Cooperative Agreement to be consistent with the county's development plan.

No state agencies have commented.

For the foregoing reasons, the Department finds that the Cooperative Agreement is consistent with current state laws, municipal regulations and administrative rules and that the standard in s. 66.0307(5)(c)(2) Wis. Stats. is met.

(3) *Adequate provision is made in the cooperative plan for delivery of necessary municipal services to the territory covered by the plan. s. 66.0307(5)(c)(3),*

In general, because this Cooperative Agreement involves no transfer of territory, responsibility for providing services to the Caledonia side of the PA will remain with Caledonia, and servicing the Raymond side of the PA will remain with Raymond. However, this Cooperative Agreement does contain a number of provisions that impact sewer and water, planning, and land use regulations. These provisions and impacts are described below:

Planning

As mentioned earlier, Raymond and Caledonia developed a land use plan for the PA called the *I-94 Land Use Plan*, a map of which is provided at Exhibit D. This plan describes the anticipated land uses for the PA. On the Raymond side of the PA the plan calls for business, industrial, and commercial/retail uses immediately along the interstate, and further to the west of the interstate, residential, park and open space, agricultural, and mixed-use land uses. On the Caledonia side, the plan calls for a business/industrial park alongside the interstate, as well as mixed uses. Further to the east of the interstate, residential land use is recommended.

Both the Village and Town each also have an adopted master plan, and are currently participating in developing a county-wide multi-jurisdictional comprehensive plan. This comprehensive plan will incorporate the recommendations of each community's master plans and the I-94 Land Use Plan.

In places where Raymond's master plan is found to be inconsistent with the *I-94 Land Use Plan*, the latter plan will prevail. Also, the *I-94 Land Use Plan*'s provisions are most strictly applied alongside the interstate in an area called the 'One Quarter Section' that is shown on the map at Exhibit F-E. Within this One-Quarter Section, all of the plan's provisions apply. On the other hand, the plan is less strict within the remaining three-quarters of Raymond's side of the PA, referred to as the 'Three-Quarters Section', which is also shown by the map at Exhibit F-E. Within the Three-Quarters Area, the *I-94 Land Use Plan* is mandatory only with respect to industrial, business, and commercial uses. Additionally, amendment of the plan as it applies

to the Raymond side of the PA requires approval from both communities, whereas amendment of the Caledonia side of the plan is solely at the Village's discretion.

Land Regulations

Land in Raymond is regulated by the 'Racine County Zoning Ordinance', and Raymond's own 'Land Division and Development Control Ordinance'. Within Raymond's side of the PA, this Cooperative Agreement requires that all zoning amendments, conditional use permits, variances, certified survey maps, plats, land use plan amendments, must be approved not only by Raymond, but Caledonia as well.

Caledonia regulates land through its zoning and land division ordinances. Under this Cooperative Agreement Caledonia expressly reserves the right to exercise its statutory extraterritorial zoning powers.

Design standards

Caledonia has a code of design standards, which are provided at Exhibit K. Raymond agrees to adopt and apply these standards to development that occurs within its side of the PA. Raymond may also adopt and apply even stricter standards of its own. Both communities must approve changes to Caledonia's standards as they apply within the PA.

Sewer and Water

Raymond

Municipal sewer and water is not yet available within Raymond. Instead, all properties in Raymond are served by private wells and private on-site wastewater treatment systems or holding tanks. However, the Racine Area Agreement enables Raymond to request sewer and water to its part of the PA, which would increase the desirability of this area for future business development. Caledonia agrees to sell Raymond capacity in its sewer conveyance system so that Raymond can send sewerage to the Racine treatment plant.

Raymond agrees that no new development will be allowed to occur within the Raymond side of the PA unless it is connected to municipal sewer service. Exceptions to this are:

- 1) Residential development may occur without municipal sewer in the Three-Quarter Section if such development is compatible with the *I-94 Land Use Plan*;
- 2) Residential development may occur without municipal sewer in the One-Quarter Section if such development is compatible with the *I-94 Land Use Plan* and if Caledonia approves;
- 3) Commercial or industrial development may occur without municipal sewer within Raymond's side of the PA if both Raymond and Caledonia approve it as a 'spectacular use', which is defined as a great economic opportunity.

Raymond may request SEWRPC's approval of a new sewer service area in the southern part of the PA, and Caledonia agrees to support this new sewer service area. The location and dimensions of the area that Raymond may petition are shown in the map at Exhibit L.

If and when this sewer service area is created, service will be provided by the City of Racine, assuming that Raymond is able to develop agreements with Racine and with all of the communities through which waste will be transported.

If Raymond is successful in getting this sewer service area, the Cooperative Agreement indicates that it may not be expanded until either 10 years have passed, or Caledonia's TIF District No. 1, which is located directly across the interstate, exceeds a \$1.22 billion in value increment.

Caledonia.

While Caledonia does have municipal sewer and water available in some areas of its territory, which is provided by a sewer and water utility district, it does not have service to its side of the PA. However, Caledonia has developed an intergovernmental agreement with the Village of Mount Pleasant that will allow connection to Mount Pleasant's sewer interceptor in order to serve the PA. This intergovernmental agreement is included as Exhibit G-7. Ultimately, wastewater will flow from both the Raymond and Caledonia sides of the PA to Mount Pleasant, and from there, to the City of Racine's expanded treatment plant.

Some areas of Caledonia currently have public water provided from the City of Racine or the City of Oak Creek. Caledonia has developed an agreement with Oak Creek for water to serve the Caledonia side of the PA. This agreement is provided at Exhibit G-8. Caledonia is currently negotiating with Racine to provide public water to the southerly portion of its side of the PA, south of 5-mile road. If no agreement is reached, then public water to this area will come from Oak Creek.

For all of the foregoing reasons, the Department finds that adequate provision has been made for delivery of services and that the standard in s. 66.0307(5)(c)3, Wis. Stats.

(4) Any boundary maintained or any boundary change under the cooperative plan is reasonably compatible with the characteristics of the surrounding community, taking into consideration present and potential transportation, sewer, water and storm drainage facilities and other infrastructure, fiscal capacity, previous political boundaries and shopping and social customs. s. 66.0307(5)(c)4 Wis. Stats.

Because this Cooperative Agreement does not call for territory to transfer, its key impact instead will be how the area along the interstate is developed and regulated. This Cooperative Agreement substantially improves on the planning and nature of the development that will occur along this area. Provision of sewer and water to both the Raymond and Caledonia sides of the PA will improve the quality of development and allow for a more compact and urban density. In addition, requiring usage of Caledonia's design standards will ensure high quality development.

The Cooperative Agreement is compatible with the remaining areas of Raymond and Caledonia in that it calls for buffer, or transition areas, between the higher intensity land uses along the interstate and lower intensity uses that currently prevail in the majority of the Village and Town. This can be seen in the *I-94 Land Use Plan*, which on the Raymond side of the PA, calls for business, industrial, commercial, and retail development immediately on the interstate and park, open space, agricultural, floodplain, and residential further to the west from the interstate. On the Caledonia side of the PA, the *I-94 Land Use Plan* calls for business, industrial park, and optional business or residential land uses immediately along the interstate, and residential uses further east from the interstate.

The proposed arrangement regarding sewer and water service, discussed previously, is compatible with the surrounding territory in each community because it provides service to the area where it is most needed – along the interstate. The anticipated development pattern will be along the interstate first, and thereafter radiating outwards east and west, and the proposed sewer and water arrangement will be compatible with this pattern.

Regarding compatibility with stormwater drainage, both Raymond and Caledonia have stormwater management ordinances that will ensure that post-development flow rates and quality are the same, or even lower, than currently.

Regarding compatibility with shopping and social customs, the Cooperative Agreement provides information for both communities. Both Raymond, and to a lesser extent Caledonia, are rural settings designed for single-family living. The business opportunities tend to be low-density in nature. A majority of residents drive to Racine, Franklin, Oak Creek, or Milwaukee for groceries, home goods, malls, etc. This Cooperative Agreement will preserve this situation but will add substantial economic and shopping opportunities within the PA that do not currently exist. As mentioned earlier, transition of PA lands to these uses is consistent with the *I-94 Land Use Plan*, as well as both communities' master plans, the draft comprehensive plan, and SEWRPC's regional land use plan.

For all of the foregoing reasons, the Department finds that this Cooperative Agreement is compatible with the surrounding community and that the standard in s. 66.0307(5)(c)4, Wis. Stats., is met.

(5) The shape of any boundary maintained or any boundary change under the cooperative plan is not the result of arbitrariness and reflects due consideration for compactness of area. Considerations relevant to the criteria under this subdivision include quantity of land affected by the boundary maintenance or boundary change and compatibility of the proposed boundary maintenance or boundary change with natural terrain including general topography, major watersheds, soil conditions, and such features as rivers, lakes and major bluffs. s. 66.0307(5)(c)5, Wis. Stats.

This Cooperative Agreement is not arbitrary, nor was it hastily conceived. As mentioned previously, the communities worked for over seven years in developing it.

The Cooperative Agreement enables Raymond to secure its boundaries, and ensures both communities that the area along the interstate, which is of great interest to both communities, will develop in a carefully planned manner. Without this agreement, development could have occurred in a haphazard and scattered fashion.

The Cooperative Agreement contains extensive information regarding the area's natural resource and environmental features such as geology and topography, groundwater, soils, air quality, wetlands, water bodies, and wildlife. The majority of significant natural resource lands are not located within the PA. However, tributaries of the Root River do run through the far north and south of Raymond's side of the PA. Lands along these tributaries are planned to remain as environmental corridor according to the *I-94 Land Use Plan*.

The Cooperative Agreement area is very compact and will result in development that is more compact than would be possible without sewer and water service. Additionally, the regulatory provisions will ensure that the *I-94 Land Use Plan* gets implemented. The retail, commercial,

and industrial aspects of development within the PA may also promote job growth through both construction and as businesses locate to this area.

For the foregoing reasons, the Department finds that the boundaries are not arbitrary and meet the standard in s. 66.0307(5)(c)5, Wis. Stats.

(5m) The cooperative plan adequately identifies and addresses the significant adverse environmental consequences to the natural environment that may be caused by the proposed physical development of the territory covered by the plan, the municipalities submitting the plan have adequately identified and considered alternatives to minimize or avoid the significant adverse environmental consequences, the proposals in the plan for compliance with federal environmental laws or regulations and state environmental laws or rules are adequate and the need for safe and affordable housing for a diversity of social and income groups in each community has been met. s. 66.0307(5)(c)5m Wis. Stats.

Significant adverse environmental consequences

As mentioned previously, the Cooperative Agreement contains substantial information about natural resources within Raymond and Caledonia, and specifically within the PA. No significant environmental consequences will result because of this Cooperative Agreement.

Housing

The Cooperative Agreement provides housing information for both Raymond and Caledonia. Both communities already provide a significant amount of affordable housing, particularly Caledonia. Specifically, over 10% of Raymond's housing stock, or roughly 125 units, is renter occupied with a median rent of \$669. Over 15% of Caledonia's total housing stock, or roughly 1,325 units, is renter occupied with a median rent of \$623.

This Cooperative Agreement will increase affordable housing opportunities because development proposed for the PA will be higher in density and likely more affordable.

Additionally, Caledonia's subdivision ordinance provides a density bonus for providing affordable housing, and at least one new residential development has taken advantage of this bonus and includes affordable units.

Finally, because of the significant costs of new construction, existing homes in Raymond and Caledonia also present affordable options. The median value of an existing home in Caledonia is \$133,800, and in Raymond is \$159,100.

Alternatives considered

As mentioned previously, boundary agreement discussions began in 2002 between not only Raymond and Caledonia, but also the Town of Yorkville and the Village of Mount Pleasant. Originally, the agreement was to have entailed territory running along the interstate through all four communities. However, consensus could not be reached with Yorkville.

In 2006, Raymond, Caledonia, and Mount Pleasant again attempted to develop an agreement for the area along the interstate. This time, it was Mount Pleasant that decided not to proceed. Caledonia and Raymond continued the discussion between themselves. Having recently incorporated with a great deal of vacant territory, Caledonia was not interested in an annexation alternative. Caledonia also considered using its extraterritorial jurisdiction to control development along the interstate in Raymond. Instead, Caledonia attempted to use the cooperative boundary agreement process to achieve its desires. Raymond's interest in secure

boundaries and planned development along the interstate meshed well with Caledonia's interests and the two communities were able to achieve this Cooperative Agreement.

For all of the foregoing reasons related to natural resources, housing, and alternative considered, the Department finds that the standard in s. 66.0307(5)(c)(5m), Wis. Stats., is met.

(6) *Any proposed planning period exceeding 10 years is consistent with the plan.* s. 66.0307(c)6 Wis. Stats.

The current boundary line between Raymond and Caledonia is in perpetuity, unless otherwise approved in writing by both communities. The *I-94 Land Use Plan* shall remain in place until Raymond and Caledonia amend it, except that, as mentioned previously, Caledonia may amend its side of the plan unilaterally. The plan exceeds 10 years in duration because the communities anticipate that development of the PA will take longer than 10 years.

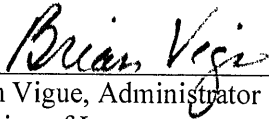
For the above reasons, the Department finds that the standard in s. 66.0307(5)(c)6, Wis. Stats., is met.

Approval

This Cooperative Agreement meets the statutory criteria of s. 66.0307, Wis. Stats. Pursuant to authority found in s. 66.0307(5), Wis. Stats., the Wisconsin Department of Administration hereby approves the "Village of Caledonia and Town of Raymond Cooperative Plan".

Henceforth, amendments or revisions to this Cooperative Agreement can only occur with the approval of Caledonia and Raymond, and with the concurrence of the Wisconsin Department of Administration or any successor agency granted the authority to administer the provisions of s. 66.0307(8), Wis. Stats. This Cooperative Agreement is effective from today's date, and remains in effect pursuant to the language and terms contained therein.

Dated this 1 day of December, 2009.
By the Wisconsin Department of Administration:



Brian Vigue, Administrator
Division of Intergovernmental Relations
Wisconsin Department of Administration



Erich Schmidtke
Municipal Boundary Review
Wisconsin Department of Administration



Mark Saunders
Deputy Counsel
Wisconsin Department of Administration



VILLAGE OF CALEDONIA
AND
TOWN OF RAYMOND
COOPERATIVE PLAN UNDER
§66.0307, WISCONSIN STATUTES

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Section 1.0 Introduction and Purpose of the Cooperative Boundary Plan

1.1 Introduction

This is a cooperative boundary plan ("Plan") prepared by the Village of Caledonia ("Caledonia") and the Town of Raymond ("Raymond") (collectively the "Parties") under the authority of §66.0307, Wis. Stats. Caledonia and Raymond are entitled to set boundary lines between themselves because they are adjacent municipalities and are parties to this Plan. Pursuant to §66.0307, Wis. Stats., this Plan requires public input and comment and approval from additional agencies with final approval by the Department of Administration. This Plan is the culmination of discussions between the two municipalities which have taken place over the last several years and stems, in part, from Raymond and Caledonia's desire to increase their equalized value by encouraging and managing growth along Interstate 94 ("I-94") which is the approximate north-south dividing line between the two, as well as the recognition of both Parties that such development can not occur successfully without the provision of appropriate and adequate municipal utilities such as sewer and water.

As a result of Caledonia and Raymond being located in southeastern Wisconsin, and because of the proximity of Caledonia and Raymond to Chicago, Milwaukee, Lake Michigan, and I-94, both Caledonia and Raymond are experiencing great interest, and equally great pressure, in the areas of residential, commercial, and industrial development. Any such development, in turn, requires the provision of municipal support and infrastructure to provide the attending necessary municipal services to accommodate the future growth, all of which must be carefully planned and carefully implemented by both Caledonia and Raymond for the same to be accomplished in a proper manner.

Caledonia has recently completed a land use study of several years duration and has adopted a land use plan that specifies in detail the manner in which future development within Caledonia will occur. A key focus of the Caledonia Land Use Plan is the future development of that portion of the village that is located along the I-94 corridor. Caledonia has created a Tax Incremental District under Section 66.1105 of the Wisconsin Statutes for the encouragement and support of development in certain westerly areas of Caledonia, including portions of the village located along I-94. Caledonia also anticipates that one or more additional TID's will be created within the Caledonia I-94 corridor in the next several years.

It is of critical importance to Caledonia that orderly and quality development now occur in the TID, future TID's, and in the future I-94 corridor, to help support and fund the related infrastructure and municipal services needed in the future.

The territory affected by this Plan, the Plan Area ("PA"), lies along I-94 from 2 Mile Road north to W. County Line Road, west from I-94 approximately 1 mile to the west side of 43rd Street (550' west of the street) and east approximately 1 mile from I-94. With respect to any parcel of land that is located only in part in the PA, the entire said parcel shall be deemed to be in the PA, notwithstanding any other indication to the contrary.

A general location map can be found at **Exhibit A**. The map of the PA and its legal description can be found at **Exhibit B**.

1.2 Purpose

This Plan was developed with the general purpose of guiding and accomplishing a coordinated and harmonious development of the PA which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development as required by §66.0307(3)(b), Wis. Stats. In this regard, the Plan specifies the development that will be allowed to occur in the PA, the utilities that will be provided and the time table for both development and utility services.

The benefits of entering into this Plan are several, including: providing municipal services to lands not presently served and solidifying Caledonia and Raymond borders. These benefits will allow each community to better plan and provide services to its citizens, plan and control future growth and work together in a spirit of neighborly cooperation.

As set forth in this Plan, the development proposed herein is reasonably compatible with the characteristics of the surrounding community. In addition, the boundary, which will remain as it was originally established when both municipalities were towns, is not the result of arbitrariness. Instead, it reflects the due consideration Caledonia and Raymond gave to the pressing issue of development in each municipality along this important and vital transportation corridor to ensure that development does not outpace sewer and water availability.

1.3 Contact Person

Sec. 66.0307(4)(a), Wis. Stats., requires that the Plan identify a contact person who is empowered to speak for the participating municipalities. The contact person (or their successors) regarding this Plan for each municipality is as follows:

Caledonia Administrator
Village of Caledonia
6922 Nicholson Road
Caledonia, WI 53108
262-835-6404

Raymond Clerk
Town of Raymond
2255 76th St
Franksville, WI 53126-9539
262-835-4426

Section 2.0 Authorizing Resolutions and Attest by Affidavit

Initial authorizing resolutions were approved by each participating municipality before Plan preparation may commence in accordance with §66.0307 (4)(a), Wis. Stats. Authorizing resolutions must be dated and signed by the chief elected official and attested by the municipal clerk. The State

statute regarding the Plan requires an attest by affidavit that the authorizing resolutions were sent by first class mail to the Department of Administration; Department of Agriculture, Trade and Consumer Protection; Department of Natural Resources; Department of Transportation; the clerks of any municipality, school district, vocational technical and adult education district and any sewer or sanitary district which has any part of its territory within five miles of a participant municipality; the clerk of each county in which a participating municipality is located; and any county zoning agency or regional planning commission whose jurisdiction includes a participating municipality. A copy of Caledonia and Raymond's initial authorizing resolutions and affidavits can be found at **Exhibits C1 and C2**.

Section 3.0 Existing Conditions Within and Adjacent to the PA

3.1 Existing Political Boundaries

Caledonia and Raymond are the two municipalities participating in this Plan. Caledonia and Raymond's current political boundaries are shown on **Exhibit A**.

It is anticipated that there will be no negative impacts to the surrounding units of government as a result of this Plan. No territory is being exchanged, and the PA is completely bordered by Caledonia on the east and Raymond on the west. The PA is bordered for 1 mile by the Town of Yorkville at Raymond's southern end and for 1 mile by the City of Franklin at its northern end. The PA is bordered by the Village of Mt. Pleasant for 1 mile on Caledonia's southern end and for 1 mile on the north where it meets the City of Oak Creek.

3.2 Existing Land Use

Raymond and Caledonia each have a master land use plan adopted under Sec. 62.23, Wis. Stats. Raymond's current land use plan was adopted in June 2005 and Caledonia's current land use plan was adopted in June 2006. Nonetheless, Raymond and Caledonia have worked to develop an I-94 Land Use Plan within the PA, as defined and further explained under §4.2 below, that is depicted in **Exhibit D**. The parties do not have adopted comprehensive plans. However, they are participating in multi-jurisdictional comprehensive planning efforts further described under §3.4 below. The comprehensive plan that will result will include a means for implementation of goals and objectives by incorporating the goals and objectives of the participating communities' land use plans, including the I-94 Land Use Plan and marrying those goals and objectives with regional ones.

3.3 Existing Environmental Conditions

A. Geology And Topography

Glaciation has largely determined the physiography and topography of southeastern Wisconsin, including the Raymond and Caledonia area. The Lake Michigan lobe of the Wisconsin glacier deposited silty clay over sandy till and the mature drainage system of dolomitic bedrock.

This topography makes up much of Caledonia. As the glaciers receded they deposited debris and formed outlines of the present topography. To the west of the old lake area is a long ground moraine, a formation of glacial till deposited by the melting glacier. Just west of the north-south leg of the Root River (in the north-eastern part of Caledonia) lies the easternmost morainal ridge with a steep westward facing slope and gentle eastern slope. Streams flow generally north-south in the inter-morainal valleys, cutting across the eastern slopes of the moraines in order to reach Lake Michigan. The second and third morainal ridges parallel the first and the ridges are located within the PA.

The general topography for the Raymond portion of the PA is gently rolling and slopes from the higher elevations of Raymond from south to north. The drainage flows along the east branch of the Root River, culminating at the Root River at the north end of Raymond. The northern portion of the Caledonia PA, roughly north of 5 Mile Road also drains northward to the main branch of the Root River. South of 5 Mile Road, there is a series of smaller sub-watershed basins that flow eastward to the main branch of the Root River as it traverses southward through Caledonia to the City of Racine. Elevations above sea level range from 580 feet on Lake Michigan to upland areas in excess of 760 feet.

B. Groundwater

An adequate supply of high quality water is essential to sound community development. The source of such a water supply for residential, commercial, industrial, and agricultural uses in the PA will be surface water, specifically from Lake Michigan. The availability of groundwater can be reduced by the loss of recharge areas, excessive or overly concentrated pumping, and changes in ground cover. In addition, groundwater quality is subject to degradation from onsite sewage disposal systems, surface water pollution, improper agricultural practices, and other soil and water pollutants. The use of Lake Michigan water minimizes the impact on the existing groundwater sources and allows Raymond and Caledonia to properly plan for land use, preventing future developments from adversely affecting the availability and quality of groundwater. In fact, one of the reasons for entering into this Plan is to allow development within the PA in a harmonious manner consistent with the expansion of municipal sewer and water services intended to be provided through the recently completed sewer agreement with the City of Racine and the pending water agreement which will protect the integrity of groundwater supplies.

C. Air Quality

Currently, all of Racine County, including Raymond and Caledonia, is designated as non-attainment area for meeting standards of ozone pollution of the US Environmental Protection Agency. Recommended land uses within the area covered by the Plan include a mix of residential units, commercial development, recreational and open space uses, a limited amount of light manufacturing, and research uses. Smoke stack type, heavy industrial uses are not recommended. The primary air quality impacts associated with the Plan relate to transportation related impacts and impacts related to additional electric generating capacity needed to serve the additional

development. Given the relatively close proximity of the PA to Interstate I-94 and the fact that it is between the urban centers of Racine, Chicago and Milwaukee, the Parties believe that the Plan should have comparatively lower air quality impacts than similar development that would occur further away from the Interstate, which would result in additional vehicle miles traveled, and additional air pollutants related to additional vehicular use. As development occurs within the PA and jobs are created within the I-94 corridor, consideration will be given to request the extension of Racine's Bell Urban System transit to serve the area, which would further reduce the reliance on low-occupancy motor vehicle use for those commuting to the area from the City of Racine and environs.

D. Soils

Soil properties exert a strong influence on the manner in which land is used because soil properties affect the cost and feasibility of building site development and the provision and performance of both private on-site wastewater treatment systems and centralized sanitary sewerage facilities. A need, therefore, exists to carefully consider not only how land and the attendant soils are currently used, but also how they can be best used and managed. Soils within the Caledonia/Raymond area consist of 3 main types: Varna-Elliott-Ashkum; Hebron-Montgomery-Aztalan; and Morley-Beecher-Ashkum. Most of the western part of Raymond consists of Varna-Elliott-Ashkum including around the core of Raymond and Caledonia. Further to the east is another pocket Varna-Elliott-Ashkum, then Hebron-Montgomery-Aztalan before the shores of Lake Michigan. Along the far-eastern edges of Caledonia near Lake Michigan the Boyer-Granby type soil is located at the edge of the Lake. Varna-Elliott-Ashkum type is described as well-drained to poorly drained soils that have a silty clay loam to clay subsoil formed in thin loess and the underlying clay loam or silty clay loam glacial till on ridges and knobs. Hebron-Montgomery-Aztalan is described as well-drained to poorly drained soils that have a loam to silty clay subsoil; underlain by clayey to loamy lacustrine and outwash material on hills, knobs and lake plains. Morley-Beecher-Ashkum soil is described as well-drained to poorly drained soils that have either a silty clay or silty clay loam subsoil; formed in thin loess and the underlying clay loam or silty clay loam glacial till on ridges and knobs. Deposits from the last known glacier and the natural water flow of the east and main branches of the Root River and tributary streams created fertile soil, considered prime agricultural lands. Gravel deposits are known to exist near the surface at many locations in the southern part of the PA. At the same time, due to the glacial deposits from what is now Lake Michigan, the soils and sub soils are clay-like and slow to drain, with a high water table. Those conditions have made conventional on-site waste septic systems unusable in Raymond and Caledonia, as alternative systems, such as mound systems, are the workable choice

E. Wetlands and Water Bodies

Wetlands may be defined as areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil

conditions. Wetlands perform an essential set of natural functions, which make them particularly valuable resources contributing immeasurably to environmental health and biological diversity. For this reason, wetlands are regulated by the Federal, as well as by the State and local governments in shoreland areas. Wetlands also pose severe limitations for urban development. These limitations are related to the high water table, high compressibility and instability, load bearing capacity, and high shrink-swell potential of wetland soils. If urban development is permitted to intrude into wetlands, these limitations may result in flooding, wet basements, unstable foundations, failing pavements, excessive infiltration and inflow of clear water into sanitary sewers, and failing sewers. Wetlands, therefore, are an important consideration in any community development planning effort. The location and extent of wetlands within Caledonia and Raymond have been delineated and mapped including within the PA are shown at a reduced scale on **Exhibit D**. More detailed mapping can be found at the Racine County Planning and Development Department. All wetland areas within the PA are currently planned to be retained essentially in their natural state. Federal and State as well as local regulation promote such retention. The major water bodies within Raymond are the East and West branches of the Root River canals that flow northward into the Root River, and the main branch of the Root River. The main water bodies in Caledonia are the Root River with minor tributaries such as Hoods Creek and Lake Michigan which lies in the far eastern part of Caledonia.

F. Wildlife

Wildlife in the area generally includes such upland game and non-game species as rabbit, squirrel and woodchuck; predators such as fox, coyote and raccoon; game birds; and wetlands marsh fur-bearers such as muskrat, amphibians such as toads and frogs, and waterfowl. Non-game species include songbirds and marsh and shore birds. Deer and red fox may be found in some areas. Endangered or threatened animals and plants within Raymond and Caledonia are a concern as they are anywhere they are located. Those species identified by the Department of Natural Resources can be found on its Natural Heritage Inventory (“NHI”). A copy of the NHI for the Caledonia-Raymond area can be found at **Exhibit E**. The nature of the inventory is that it does not identify specific locations of the items so as not to draw unwanted attention or damage to the species.

Raymond

There are no federally protected species of wildlife or vegetation within Raymond. The State of Wisconsin, however, has classified the following two fish as Threatened in its Natural Heritage Inventory: the Redfin Shiner and the Longear Sunfish.

There are 7 species classified as special concern:

Upland Sandpiper (bird)	Dickcissel (bird)	Smooth Black-haw (plant)
Least Darter (fish)	Western Meadowlark	
American Gromwell (plant)	Reflexed Trillium	

The State has identified 4 communities of interest that exist in Raymond: Southern mesic forest, floodplain forest, Southern Dry-mesic Forest, and Lake-oxbow. A community is an assemblage of different plant and animal species, living together in a particular area, at a particular time, in a specific habitat. Communities may be named for their dominant plant species, a prominent environmental feature or some combination of these factors. Communities range in size from less than an acre to thousands of acres.

The species and or natural communities within Raymond that appear on the NHI occur in Sections 1 and 3 (both terrestrial and aquatic species or community) and Sections 12, 23 and 35 (terrestrial species or communities only). See map at **Exhibit E**.

Caledonia

There are no federally protected species of wildlife or vegetation within Caledonia. The State of Wisconsin, however, has classified three plants as Endangered in its Natural Heritage Inventory:

False Hop Sedge Cooper's Milkvetch Bluestem Goldenrod

The following have been classified as Threatened

Redfin Shiner (fish) Red-shouldered Hawk Forked Aster

Additionally the following have been species classified as special concern:

Wafer-ash (plant)	Waxleaf Meadowrue (plant)	
Heart-leaved Skull cap (plant)	Reflexed Trillium	
American Gromwell (plant)	Smooth Black-haw (plant)	

The State has identified five communities of interest that exist in Caledonia: Southern Mesic Forest, Floodplain Forest, Southern Dry-Mesic Forest, Mesic Prairie, and Emergent Marsh.

The terrestrial and/or natural communities which appear on the NHI occur in Sections 1, 8, 9, 13, 23, 29, 30, and 32. Aquatic species and/or natural communities can be found in Sections 2, 5, 21 and 34. Both terrestrial and aquatic species and/or communities appear in Sections 3, 4, 10, 11, 14 and 25 in Caledonia. See map at **Exhibit E**.

3.4 Planning Documents that Pertain to the PA

There are various planning documents that pertain to the PA. Caledonia and Raymond adopted Resolutions authorizing the preparation of this Plan on June 12, 2006 and June 13, 2006 respectively. The adoption of those resolutions predated the statutory changes to Sections 66.0301 and 66.0307 which were effective January 19, 2008. In addition, the Plan provides much more detail than the current Section 66.0307, Wis. Stats., because the initial resolution was adopted before the statute was revised and simplified the plan preparation process. The following planning documents, which are contained on the CD attached as **Exhibit G**, also pertain to the PA:

- Design Standards as **Exhibit G1**;
- Caledonia Land Use Plan, June 2006, as amended from time-to-time as **Exhibit G2**;
- Caledonia Tax Incremental District No. 1 Project Plan as **Exhibit G3**;
- Raymond Sewer Service Feasibility Study, October 2004 as **Exhibit G4**;
- Raymond Land Use Plan, 2005 as **Exhibit G5**; and
- Racine Area Intergovernmental Sanitary Sewer Service, Revenue-sharing, Cooperation and Settlement Agreement, April 2005 as **Exhibit G6**.

Caledonia and Raymond are participating in a multi-jurisdictional planning effort in Racine County to prepare a comprehensive smart growth plan. In Racine County, all eighteen local communities are working cooperatively with the Southeastern Wisconsin Regional Planning Commission (SEWRPC), County Planning and Development, and UW-Extension to create a County multi-jurisdictional comprehensive plan. Racine County was awarded a grant from the Wisconsin Department of Administration in March of 2006 to prepare a multi-jurisdictional comprehensive plan. SEWRPC will assist in developing the plan. It is anticipated that plan will be completed in Fall 2009. See also **Exhibit T**. The plan, at minimum, will contain specific information addressing nine comprehensive planning elements:

- issues and opportunities;
- housing;
- transportation;
- economic development;
- utilities and community facilities;
- agricultural, natural and cultural resources;
- land use;
- intergovernmental cooperation; and
- implementation.

3.5 Existing Ordinances that Affect the PA

Raymond

Raymond regulates the use of land through the Racine County Zoning Ordinance, its own Land Division and Development Control Ordinance, and its building code. The following ordinances, which are contained on the CD attached as **Exhibit H**, provide the primary regulation of development within Raymond:

- Racine County Zoning Code (Chapter 20 of the Racine County Code of Ordinances) as **Exhibit H1**; and
- Town of Raymond Land Division and Development Control Ordinance (Chapter 26 of the Town of Raymond Code of Ordinances) as **Exhibit H2**.

Through the Racine County Planning Department, Racine County administers a countywide zoning ordinance for Raymond. Racine County has a unique County/Town zoning partnership that requires the approval of both Racine County and Raymond before zoning changes and conditional use or special permits can be approved or adopted. The Town of Raymond Planning Commission acts as a reviewing and recommending body to the Town of Raymond Town Board on zoning changes, conditional uses, and special zoning permits. The Raymond Town Board makes the final decision on behalf of Raymond on zoning related matters and forwards its decision to the Racine County Planning Department. If either Racine County or Raymond disapproves of a change or permit, then the change cannot be made or the permit is denied. The predominant zoning district within Raymond is A-2 – General Farming and Residential District II (“A-2 District”). The A-2 District regulates land uses in over 80% of Raymond's 36 square miles. The land adjacent to I-94 within Raymond is zoned predominantly A-2 District, B-3 – Commercial Service District, and B-5 – Highway Business District.

Raymond regulates land divisions within its borders pursuant to Sec. 236.45, Wis. Stats. The Plan Commission is a recommending body to the Raymond Town Board on land division decisions. The Raymond Town Board has final approving authority on land divisions. In 2005, in an effort to ensure adequate green space within Raymond, Raymond adopted a conservation subdivision ordinance that requires 60% common open in subdivisions. This ordinance results in the clustering of homes on smaller lots to preserve tracks of land as open space within conservation easements. This ordinance is contained within Chapter 26 of Raymond’s Code of Ordinances and applies to all land divisions within Raymond.

Caledonia

Caledonia regulates the use of land through its zoning code, its land division code and its building code. The following ordinances, which are contained on the CD attached as **Exhibit H**, provide the primary regulation of development within Caledonia:

- Village of Caledonia Zoning Code (Title 16 of the Village of Caledonia Code of Ordinances) as **Exhibit H3**;
- Village of Caledonia Land Division Regulations (Title 14 of the Village of Caledonia Code of Ordinances) as **Exhibit H4**;
- Village of Caledonia Building Code (Title 15 of the Village of Caledonia Code of Ordinances) as **Exhibit H5**; and
- Village of Caledonia Sewer, Water and Stormwater Regulations (Title 9 of the Village of Caledonia Code of Ordinances) as **Exhibit H6**.

When Caledonia incorporated, the Racine County Zoning Code (Chapter 20 of the Racine County Code of Ordinances) carried over along with the zoning districts in place at the time of incorporation. Caledonia formally adopted the Racine County Zoning Code and amended various provisions when it adopted Title 16 of Village of Caledonia's Code of Ordinances. The Village of Caledonia Plan Commission is a recommending body to the Village of Caledonia Village Board on zoning decisions within Caledonia. Caledonia's land use plan governs zoning changes within Caledonia, when the existing zoning does not match the land use classifications under the land use plan. The predominant zoning within the western half of Caledonia is A-2 District. The land adjacent to I-94 within Caledonia is zoned predominantly A-2 District, B-3 – Commercial Service District, and B-4 – Planned Business District.

Caledonia regulates land divisions within its borders pursuant to Sec. 236.45, Wis. Stats., which is implemented under Title 14 of the Village of Caledonia Code of Ordinances. The Village of Caledonia Plan Commission is a recommending body to the Village of Caledonia Village Board on land division decisions. The Caledonia Village Board has final approving authority on land divisions. In 2002, in an effort to ensure adequate green space within Caledonia, Caledonia adopted a conservation subdivision ordinance that requires 60% common open space in the country (unsewered) areas of Caledonia and 40% common open space in the urban (sewered) areas of Caledonia. This conservation subdivision ordinance results in the clustering of homes on smaller lots to preserve tracks of land as open space within conservation easements. This ordinance also governs land divisions for other uses and incorporates Caledonia's land use plan by reference.

3.6 Existing Public Facilities

A. Sewer and Water

Public water and sewer is not yet available within Raymond. All properties within Raymond are served by private wells and private on-site wastewater treatment systems or holding tanks. The Racine Area Sewer Study provides the opportunity for Raymond to utilize sanitary sewer and public water supply from the City of Racine. The results of the study in the agreement allows the extension of sanitary sewer and public water main to extend along the I-94 corridor. The availability of sanitary sewer and a public water supply has the potential to enhance the quality of business that could be attracted to Raymond's side of the corridor, and thus increase the potential non-residential tax base within Raymond. Raymond has applied to the Racine Wastewater Utility for party status under the Racine Area Intergovernmental Sanitary Sewer Service Revenue-sharing, Cooperation and Settlement Agreement in order to obtain sewer treatment service for its proposed sewer service area.

Public Water and Sanitary Sewer Service is provided in part of Caledonia by the Caledonia East Sewer and Water Utility District and Caledonia West Sewer and Water Utility District. Several properties within the country areas of Caledonia are served by private wells and private on-site wastewater treatment systems or holding tanks. However, Caledonia also does not have public sewer and water service within the PA. Caledonia has an agreement with the Village of Mount

Pleasant for an interceptor sewer service extension to the PA from an existing 42" sewer main in STH 20, approximately 3 miles to the south of the Caledonia border. See agreement at **Exhibit G7**. This sewer will convey wastewater to the recently expanded Racine Wastewater Treatment Facility. It is anticipated that this agreement will be a template for an inter-municipal sewer agreement for the PA communities. The sewer will be extended through Caledonia to serve the Raymond side of the PA by future agreement.

For the areas of Caledonia that currently have public water, the water is provided from the City of Racine or the City of Oak Creek. Caledonia has an agreement with the City of Oak Creek and the Oak Creek Water and Sewer Utility to purchase water from Oak Creek to serve all of that portion of the PA located in Caledonia north of Five Mile Road, and upon the request of Caledonia, the remainder of the PA located in Caledonia as outlined in the agreement (the "Oak Creek Agreement"). See agreement at **Exhibit G8**. The Oak Creek Agreement also provides Caledonia the option to request Oak Creek to provide water service to the remainder of Caledonia, or portions thereof, upon fulfillment of additional conditions as outlined in the agreement. Caledonia is currently negotiating with the Racine Water Utility ("Racine Utility") for the extension of water service on a wholesale basis to that portion of the PA in Caledonia and south of Five Mile Road. If an agreement is reached between Racine and Caledonia, the Racine Utility would likely have jurisdiction over an area south of 5 Mile Road for water service. In the event that no agreement is reached with Racine, Caledonia has the option, under the Oak Creek Agreement, to serve the entire PA in Caledonia with Oak Creek water.

B. Storm Water Management

In terms of storm water runoff quantity, Raymond has a storm water management ordinance that requires all post development storm water peak runoff flows to be less than existing development storm water. Specifically, all post development flows need to be less than pre-development flows when comparing the 2, 10 and 100 year recurrence interval storm water event utilizing Natural Resource Conservation Service (NRCS) TR-55 method modeling procedures.

Raymond's water quality standards are enforced according to the accepted design criteria, standards and specifications identified in the Wisconsin Construction Site Best Management Practice Handbook, WDNR Pub. WR-222, November 1993 Revision, and as revised from time to time. Additionally, stormwater discharges need to be designed to remove, on an average annual basis, a minimum of 80 percent of the total suspended solids load; which coincides with the Wis. Admin. Code ch. NR 151 and NR 216. Further, stormwater discharges must be treated, as necessary, prior to infiltration to prolong the life of the infiltration practice and prevent discharge of stormwater pollutants at concentrations that will result in exceedances of groundwater preventive action limits or enforcement standards established by the Department of Natural Resources.

Caledonia has a storm water management ordinance that is more restrictive with respect to storm water runoff quantity. Post development flows must be lower than pre-development flows as follows:

“Base Level Standards for Discharge Rates. All developments shall be subject to and in compliance with the following Base Level Standards for discharge rates.

1. The 100-year post-development peak runoff discharge shall not exceed the most restrictive of the following standards:
 - i. 10-year predevelopment peak runoff discharge, or
 - ii. Maximum hydraulic capacity of existing downstream conveyance facilities as determined by the Village.
2. The post-development runoff discharges for storms up to and including the 10-year shall not exceed the 2-year predevelopment peak runoff discharge.

Note to Users: These two standards are applied according to the watershed in which the development takes place. In case where a development straddles two watersheds with differing discharge limit standards, the watershed with the more restrictive limits will govern.

Stream Protection Standards for Discharge Rates.

1. Stream Protection Standards for discharge rates shall apply to developments greater than 15 acres in area that are located in and around the Hoods Creek and portions of the Root River watersheds, referred to as the **“Stream Protection Area”**. The following neighborhoods, with boundaries that are defined in the November, 2006 Village of Caledonia Land Use Plan, make up the Stream Protection Area:
 - i. W-1 (Franksville) Neighborhood
 - ii. W-2 (Highway K/I-94) Neighborhood
 - iii. C-4 (Johnson Park) Neighborhood
 - iv. C-5 (Country Lots) Neighborhood
2. The Stream Protection Standards for Discharge Rates are as follows. The 100-year post-development peak runoff discharge shall not exceed the most restrictive of the following standards:
 - i. 2-year predevelopment peak runoff discharge, or
 - ii. Maximum hydraulic capacity of existing downstream conveyance facilities as determined by the Village.
3. The post-development runoff discharges for storms up to and including the 25-year shall not exceed the 2-year predevelopment peak runoff discharge.”

With respect to storm water runoff quality, Caledonia is a permitted NR216 storm water community and is therefore implementing their permit requirements accordingly per Wis. Admin. Code ch. NR 151 and NR216.

Because Raymond's code requires 80 percent removal of total suspended solids for all new developments, their water quality goals will match Caledonia's standards for the I-94 corridor. Development that occurs on Raymond's side of the corporate boundary will not be discharged directly to Caledonia; runoff from Raymond currently flows to the north and discharges to the main branch of the Root River. This drainage pattern will continue to occur under post development conditions.

C. Transportation

Raymond

I-94 runs north and south approximately along the eastern boundary of Raymond. A frontage road runs parallel to I-94. I-94 provides Raymond, especially those that live in the eastern part, quick access to the metropolitan areas of Milwaukee and Chicago, IL. On the western boundary of Raymond, US Highway 45 runs north and south (also referred to as Raynor Ave. or 124th Street). There are three county trunk highways G, K and U. Racine County is also responsible for the frontage roads along I-94. County Highway U provides a north-south transportation route midway through Raymond. 108th Street and 43rd street located in the western quarter and eastern quarter respectively, provide a north-south route. East-west routes complete a grid across Raymond starting with Two Mile Road on the southern end boundary with the Town of Yorkville every mile going north to County Line Road, which is Raymond's boundary with the City of Franklin. County Highways G & K provide extensions of Six Mile Road and Four Mile Road in the western portion of Raymond. There are approximately 63 miles of local roads maintained by Raymond.

Caledonia

I-94 runs north and south approximately along the western boundary of Caledonia. A frontage road runs parallel to I-94. I-94 provides Caledonia, quick access to the metropolitan areas of Milwaukee and Chicago, IL. Lake Michigan and the boundary with the Village of Wind Point provide the eastern boundary of Caledonia. County Line Road provides the northern boundary with the City of Oak Creek and the southern boundary runs generally along 3 Mile Road with the City of Racine and State Highway 38 and County Highway K along the boundary line with the Village of Mt. Pleasant. There are several east-west arterials comprised of County Line Road, 7 Mile Road, Six Mile Road, Five Mile Road, Four Mile Road and Three Mile Road, each providing varying degrees of access from the western boundary to the eastern portions of Caledonia. State Highways 31, 32 and 38 run north to south connecting Milwaukee County, Racine County and Kenosha County. There are four county trunk highways that transverse Caledonia. County Highways G and K run generally northwest and southeast and connect the northwestern portion of Racine County through Caledonia to the City of Racine. County Highways V and H run north and south from the Milwaukee County line to the Village of Mt. Pleasant. The Caledonia portion of the PA is located between County Highway V and I-94 and is crossed by the east - west arterials and County Highways G and K described above.

Both Municipalities

For both Raymond and Caledonia, public transit service for elderly and persons with disabilities is provided through the Racine County Human Services Department. Air service is available 15 miles away at General Mitchell International Airport in Milwaukee, at O'Hare International Airport 60 miles away in Chicago and John H. Batten Field which is located on the north side of the City of Racine. The Valhalla Airport is also located in Raymond which is a public airport.

D. Police and Fire Services

Raymond

Raymond contracts with the Racine County Sheriff's Department for police services.

Raymond has a paid on-call fire and rescue service department. The department is at EMS/IV Tech level of training. Firefighters and rescue personnel are paid for training and the calls to which they respond. The Department has two engines, two grass rigs, two tankers, two ambulances and one utility vehicle, all housed at the firehouse attached to the Raymond Town Hall. They typically respond to over 200 rescue calls and 60 fire calls annually, with rescue calls increasing in number in recent years. The Racine County Sheriff Department handles all of the dispatch for Raymond through the 911 system. Raymond is a member of a Mutual Aid network called MABAS that serves all of Racine County and allows them to call upon equipment and manpower from throughout the county as needed.

Caledonia

Caledonia has a Police Department and a Fire Department. The Police Department is housed in Caledonia's Safety Building located at 6900 Nicholson Road, next to the Caledonia Village Hall. The Police Department has a Police Chief, an Assistant Police Chief and 32 officers comprised of one lieutenant, five sergeants, three investigators, and 23 patrol officers. All Officers are full-time. The Department also has one telecommunications coordinator and eight telecommunications operators that are all full-time and handle dispatch responsibilities for the Police and Fire Departments. The Department also has one full-time administrative assistant. The Police Department has 15 vehicles which includes give unmarked cars, a crime processing wagon, six squad cars, three sports utility vehicles and one all-terrain vehicle. The Police Department handles all traffic, ordinance and criminal enforcement within Caledonia. The Police Department handles its own dispatch from its headquarters as well as through Racine County's Sheriff's Department's 911 system, which is a back up dispatch system for the Village. On an annual basis the department responds to approximately 25,000 calls for assistance.

Caledonia's Fire Department's headquarters are located at Caledonia's Safety Building

located at 6900 Nicholson Road, next to the Caledonia Hall. The Fire Department also has two other locations in Caledonia, in addition to its headquarters, all as depicted on **Exhibit I**. The Fire Department has a Fire Chief, one Assistant Chief, three Battalion Chief and nine lieutenants, and 27 firefighters. All officers are full-time. The Fire Department also has one administrative assistant. The Fire Department has two engines, two ladder trucks, two tankers, four ambulances, one command vehicle, one brush truck (utility vehicle), and two staff motor vehicles. The Fire Department typically responds to approximately 1,300 rescue calls and 600 fire calls annually. The Fire Department handles dispatch through the Police Department through 911 as well as through Racine County's Sheriff's Department as a backup. Caledonia has mutual aid agreements with Raymond, the Village of Mt. Pleasant (station 3 is a mutual station), City of Racine, City of Oak Creek and City of Franklin. Caledonia provides emergency response for fire and rescue service by contract for the Village of North Bay. The mutual aid agreements allows Caledonia to call upon equipment and manpower as needed.

E. Private Utilities

Raymond and Caledonia

Electricity and Natural Gas Power Services are provided by We Energies within both Raymond and Caledonia. Telephone service is provided by AT &T for both municipalities. Caledonia provides solid waste collection for refuse and recycling by contracts with private collection services for most residents. Raymond provides solid waste collection for refuse by contract and a recycling center for its residents.

F. Park And Recreation Facilities

Raymond

In Raymond, the Raymond Elementary School is open for recreational use of their gym when available. Raymond also has a park area with baseball diamonds that are used by the Raymond Baseball Association. For other types of recreation programs, most residents utilize the City of Racine, Village of Union Grove, Village of Mt. Pleasant or Town of Norway Recreational Departments. For parks, residents utilize the Village of Union Grove, City of Franklin or Village of Caledonia parks.

Caledonia

With Caledonia encompassing 29,140 acres or 47 square miles of land, there is 3,009.64 acres of parks and open space. Of this amount, 369.40 acres is directly owned by the Village. Sites within the Village range from an 127.4 acre wildlife preserve located in the western part of the Village; an 8.9 acre neighborhood park in the northeastern part of the Village that is right on Lake Michigan; to a 20.6 acre neighborhood/community park in the south eastern part of the Village containing baseball, volleyball, basketball, tennis, and a playground. A detailed site-by-site

description of the Village of Caledonia park system, consisting of a variety of outdoor recreation facilities and open spaces is presented below:

- **Chapla Park.** An 8.9-acre park located along Lake Michigan in the Crestview Subdivision. This unique park has benches overlooking the beautiful Lake Michigan and its shoreline. The park is within walking distance of Racine County's Cliffside Park.
- **Crawford Park.** A 20.6-acre park that opened to the public in August 2002. Located behind the Greentree Mall at 5051 Chester Lane, this park contains two ball diamonds, a neighborhood playground, basketball courts, volleyball courts, tennis courts, a shelter, walking trails, a parking lot, and open space.
- **East Side Community Center.** This facility is located at 6156 Douglas Avenue (Highway 32). It is used primarily for Village functions. It is not available for rent except for by non-profit organizations.
- **Gorney Park.** A 40.1 acre park is located at 8201 Nicholson Road just North of 7 Mile Road. The park has 2 baseball diamonds, 2 playgrounds, 2 shelters with electricity, 2 soccer fields (1 full size, 1 practice field), walking trails, and a handicapped accessible fishing pier on a beautiful, fish-stocked pond.
- **Linwood Park.** A 17.8 acre park is located on the Root River at 7300 5 Mile Road, East of Highway 38. The park has a shelter, playground, benches, and access directly to the Root River. The Caledonia Historical Society has placed the Old Town Hall in this park.
- **Nicholson Wildlife Refuge.** A 127.4 acre park is the hidden gem of the park system. It is located at 9500 5 Mile Road between Nicholson Road and County Trunk Highway V. The park has the Louis Erickson Trail that leads you back to the wetlands for viewing.
- **Caledonia/Mt. Pleasant Memorial Park.** A 51.7 acre park that is jointly owned and operated by Caledonia and the Village of Mt. Pleasant. It is located at 9614 County Trunk Highway K (Northwestern Avenue). The park is known for the community built Kids Connection Playground. The park has a large hall, 5 shelters, tennis courts, volleyball courts, basketball courts, 1 lighted baseball diamond, 2 sandlot diamonds, 4 playgrounds, and open space. The park is also used by the Racine Area Soccer Association for soccer games in the spring and fall.
- **5-1/2 Mile Park.** A 20.80 acre undeveloped park located in the eastern portion of Caledonia south of 5-1/2 Mile Road and North of Five Mile Road. This park has wetlands over the southern 2/3 of the park for general use. Access into the park can

be had along Klema Ditch from 5-1/2 Mile Road into the park through the Racine Unified School District property.

- **Caledonia Memorial Park Cemetery.** An 8.2 acre park owned and operated by Caledonia. This cemetery began burial in 1815 and continues today.
- **County Line Park.** A 17.0 acre undeveloped nature park in the northern portion of Caledonia just west of Highway 32.
- **Maple Park.** A 4.0 acre mini-park developed by a local developer and dedicated to Caledonia. This park has trees, open space, and a small playground.
- **Caledonia-Owned Land (Caddy Vista Basin).** An 8.7 acre detention basin for stormwater management purposes. This site is located in the northern portion of the Village immediately south of the Caddy Vista subdivision.
- **Caledonia-Owned land (Markay Basin).** A 17.9 acre detention basin for stormwater management purposes. This site is located in the eastern portion of Caledonia south of 4 Mile Road (CTH G) and west of Erie Street. The site may provide opportunities for limited recreation uses.
- **Caledonia-Owned Land (Score Basin).** A 21.5 acre detention basin for stormwater management purposes. This site is located in the southwestern portion of Caledonia immediately northwest, and adjacent to the Caledonia/Mt. Pleasant Memorial Park. The site is presently used as parking and soccer fields as part of the Racine Area Soccer Association's SCORE complex.

The Village has various recreational programs that it offers each year and has a part-time Parks and Recreation Director. The following type of classes and programs were offered during the past year:

- Cooking with Classes
- Hand Sewing 101
- Scrapbooking
- Genealogy
- Summer Tennis
- Adult Tennis League
- Fundamentals of Basketball
- Bitty Basketball
- Kidz Can Cook
- Sign Language Sampler
- Rubber Stamping for Kids
- Crafty Time for Children 2-5 (with parent)

- Creative Stamping Classes
- Caledonia Senior Club
- Racine Dance Set
- Mad Science
- Sand Volleyball League
- American Red Cross; Babysitting Class; First Aid Class
- Chess Workshop
- Swimming Lessons at YMCA
- Golf Programs at Raymond Heights Golf Center
- Fiscals Frolic
- Beginner Spanish/Beginner Spanish for Kids
- Beginner Country Line Dancing
- Quilting Basics
- Caledonia Book Club
- Get in Gear, Clutter Clear
- Granny's Knots
- Sampler Block Afghan
- Summer Sand Volleyball Clinic
- Baseball Spring Training Clinic
- Youth Coaching Clinic
- Wisconsin Park and Recreation Association Ticket Program
- Caledonia Baseball/Softball League
- Caledonia's Annual Easter Egg Hunt

G. Library Services

Raymond

There is no library in Raymond. Many residents use the Village of Union Grove's Library although there is no formal agreement. They welcome Raymond residents as their own.

Caledonia

There is no library in Caledonia. Many residents use the City of Racine's library and the City of Racine library receives funding from Racine County for serving other communities.

3.7 Social Attributes of the Area

A. Social

Raymond

The majority of Raymond has been developed for single-family living with a rural setting in mind. Raymond has a few commercial properties that are mainly low density type businesses. Because Raymond's retail shopping opportunities are limited to Otto Paap Hardware Store within Raymond and miscellaneous gas stations, auto auction & 7 Mile Fair along their interstate corridor, the residents need to look outside of Raymond for consumer shopping. A majority of the residents drive to the City of Racine or to the Cities of Franklin, Oak Creek or Milwaukee for groceries, home goods, malls, etc. Some residents also choose to go further west and head into the Village of Waterford or City of Burlington. I-94 is the main route of transportation heading North or South out of Raymond.

Residents are serviced by physicians' offices in the City of Racine all the way to the Cities of Franklin, Oak Creek, Hales Corners or Milwaukee. The main hospitals are: St. Mary's –Wheaton Franciscan in Racine on Highway C and Froedtert Hospital on 27th Street in Milwaukee. There is also a new Wheaton Franciscan healthcare center located on Oakwood Road in the City of Franklin.

Raymond is divided among several school districts. The following schools serve the residents of Raymond: Raymond Elementary and Union Grove Union High School serving the majority of students; and Drought Elementary School, North Cape Elementary School, Yorkville Elementary School, and Waterford Union High School serving additional students.

Five churches are located in Raymond.

Caledonia

Caledonia's land use plan provides for development with higher residential densities in those areas within the Sewer Service Area (Urban Areas) and lower residential densities in those areas outside of the Sewer Service Area (Country or Rural Areas). Caledonia's higher residential densities are located predominately in the eastern portion of the Village and are planned for along the southern and western boundaries. See **Exhibit G-1**. Likewise, Caledonia's retail and shopping opportunities are predominately located in the more urban areas of Caledonia. Although Caledonia has retail and groceries stores located along Douglas Avenue on the east side of Caledonia and along County Trunk Highway K on the west side of Caledonia, many residents shop for groceries, home goods and clothing in the Cities of Racine, Oak Creek, Franklin and Milwaukee. The same is true for restaurants.

Residents are serviced by physicians offices located within Caledonia along the Douglas Avenue corridor as well as by physicians located in the Cities of Racine, Oak Creek, Franklin and

Milwaukee. The main hospitals are: St. Mary's –Wheaton Franciscan in Racine on County Highway C and Froedtert Hospital on 27th Street in Milwaukee. There is also a new Wheaton Franciscan healthcare center located on Oakwood Road in the City of Franklin.

Caledonia students are served by Racine Unified School District (“District”) for public schooling. There are District schools located within Caledonia. The following public schools are located within or serve Caledonia students:

- W. Allen Gifford Elementary
- Olympia Brown Elementary
- North Park Elementary
- Real School
- Jerstad-Agerholm Elementary and Middle School
- William Horlich High School

The District also has magnet schools and school choice programs that allow children to attend schools other than those designated to serve Caledonia students. In late 2007, Caledonia authorized a study to be conducted by the Wisconsin Taxpayers Alliance to analyze the fiscal impacts of succeeding from the Racine Unified School District and to create a new school district in Caledonia. The Study was completed and a report was prepared in June of 2008. Several residents of Caledonia are pursuing this possibility and have created a steering committee, that is not a committee of Caledonia, but rather an independent citizen committee to continue the review and to advance the succession movement.

In addition, the following private schools located within Caledonia also serve students within and outside of Caledonia:

- St. Rita’s Catholic School
- Trinity Lutheran School

There are a number of private schools that serve additional students from Caledonia that are located in communities surrounding Caledonia.

3.8 Housing Analysis & and Economic Attributes

A. Population

TABLE 1
Population

	Village of Caledonia	Town of Raymond	Racine County
1980	20,940	3,610	173,132
1990	20,999	3,243	175,034
2000	23,614	3,516	188,831
2004 (est.)	24,452	3,639	191,853
Median Age	38.2	39.1	36.1

Source: SEWRPC Economic Profile and US Census

B. Housing

Raymond

According to the 2000 US Census, 70% of the housing stock in Raymond was built before 1970, with the largest percentage built before 1939 (25.7%). This number is similar to the County statistics although the housing stock for the County is older with 79% built before 1980. The number of building permits authorized in Raymond in 2004 was 25 according to SEWRPC figures.

To see where people live in Raymond, it is illustrative to divide Raymond in several different ways and examine the percentage of dwelling structures by area. It becomes clear that Raymond's residents are quite evenly distributed across the 36 square mile area of Raymond. Table 8 shows that 52% of the dwelling structures are located east of CTH U or 76th Street, with the remaining 48% percent west of 76th Street. When Raymond is divided along Five Mile Road, 54% of the dwelling structures are located in the northern part and 46% are located south of Five Mile Road.

Caledonia

According to the 2000 U.S. Census, 70% of the housing stock in Caledonia was built before 1980, with the largest percentage being built in the 1970's. The number of building permits authorized in Caledonia in 2003 was 157 according to SEWRPC figures. Between the 2000 U.S. Census and current date, Caledonia has seen an increase in the development of residential properties, along with other more urban communities in Racine County

TABLE 2
Area Housing Data

	Village Caledonia	of Town of Raymond	Racine County
Total Housing Units (2000)	8,839	1,245	74,718
% Owner Occupied	84.9%	87.87%	67%
% Renter Occupied	15.1%	10.11%	28%
% Vacant	8.3%	2.12%	6.3%
Median Value	\$133,800	\$159,100	\$111,000
Median Gross Rent	\$623	\$669	\$548

Source: SEWRPC Economic Profile and US Census

TABLE 3
Types of Structures

	Village Caledonia	of Town of Raymond	Racine County
Total Housing Units (2000)	8839	1,272	74,718
1 unit – detached	83.5%	92.1%	67.5%
1 unit – attached	1.4%	3.2%	3.4%
2 units	2.7%	4.1%	10%
3 or more units	12.3%	-	18%
Mobile Home	.1%	0.6%	1.1%

Source: SEWRPC Economic Profile and US Census

Caledonia has seen a recent boom in residential development over the past five (5) years. While the majority of the homes have been on the higher end, at least one residential development planned for the construction of affordable homes to provide for affordable housing within the demographics of Caledonia and the surrounding area. Caledonia's ordinance governing major subdivision development provides for a density bonus for providing affordable housing. In addition, given the significant costs of new construction, a large portion of Caledonia's affordable housing is in the existing housing stock. In recent years, a developer has developed and constructed a government funded (in-part) planned unit development that provided for several assisted living units in the heart of Caledonia, close to physicians offices, restaurants, retail and grocery shopping locations, and the

post-office.

Caledonia ensures safe housing for its residents by implementing and following the requirements of its building code (Chapter 15 of the Caledonia Code of Ordinances) which also implements various state codes for building, electrical and plumbing. In addition, the Building Inspector has the power to condemn housing that is a hazard to safety and the general welfare of the residents and to declare unsafe housing as a nuisance under Caledonia ordinance.

C. Income

TABLE 4
Area Income Data

	Village Caledonia	of Town of Raymond	Racine County
Median Household Income	\$61,647		\$61,687 \$48,059
Per Capita Income	\$26,031		\$24,801 \$31,271 (2003)
Households Below Poverty Level:			
Families	2.1%	2.7%	5.8%
Families headed by females	8.5%	1.5%	23.3%
Individuals	3.6%	3.1%	8.4 %

Source: SEWRPC Economic Profile and US Census

3.9 Historical and Architecturally Significant Structures

There are several historical and architecturally significant buildings and structures in the PA. The Parties do not expect these structures to be negatively impacted by development in the PA. In fact, both Parties have land division and development ordinances that prioritize and encourage the protection of, and incorporation of, the historical buildings and structures in any development plans. Known historical and architecturally significant buildings and structures in the PA are as follows:

Address	Municipality	Historic Name (if known)
3030 County Highway K	Raymond	Charles Eggert House
2925 County Highway G	Raymond	Thelen House (not confirmed)
3030 County Highway K	Raymond	Belfry of Thompsonville School
2907 County Highway K	Raymond	Michael Schmahl Residence
2653 S. 27 th St.	Raymond	Bell Residence
13207 County Highway G	Caledonia	St. Louis Catholic Church/Cemetery
12304 Sunflower Dr.	Caledonia	

13206 Seven Mile Road	Caledonia	
8334 County Highway V	Caledonia	
13402 Golf Road	Caledonia	
12820 Adams St.	Caledonia	
11817 Golf Road	Caledonia	

Section 4.0 PA Plan

This Plan does not require the transfer of any land between Raymond and Caledonia, thus the current boundary between the two shall remain the same. However, this Plan does provide for development of the PA in a manner which both Raymond and Caledonia have agreed.

4.1 Duration of Planning Period

Unless otherwise approved in writing by Caledonia and Raymond, the boundary line between Raymond and Caledonia shall remain as they currently exist in perpetuity. The I-94 Land Use Plan for the I-94 Corridor shall be in place until Raymond and Caledonia make an amendment to this Plan, except that for the Caledonia side of the I-94 Land Use Plan, Caledonia, in its sole discretion, shall be entitled to amend its land use plan and amend the I-94 Land Use Plan to reflect any amendments. The duration of this Plan is longer than 10 years because it is anticipated that it will take more than 10 years for the I-94 Corridor to develop. The Plan also anticipates redevelopment and Caledonia and Raymond to forever coordinate the future use of their respective I-94 corridor areas in a manner and fashion consistent with the I-94 Land Use Plan.

4.2 PA Land Use Plan

General

Raymond and Caledonia have developed a Land Use Plan for the I-94 Corridor (the “I-94 Land Use Plan”). The I-94 Land Use Plan can be found at **Exhibit D**. This I-94 Land Use Plan has been prepared to specifically plan for the expected development along I-94. In Raymond, the I-94 Land Use Plan provides for business, industrial, commercial/retail uses along Interstate 94 with residential, agricultural uses in the western portion of the PA (the “Raymond PA”). In Caledonia, the I-94 Land Use Plan calls for a business/industrial park along the interstate as well as mixed uses (the “Caledonia PA”). There is a buffer to the east reserved for either residential or business/industrial park and then residential for the remainder of the eastern portion of the PA in Caledonia.

A. Raymond

1. **Raymond Land Use Plan**. The portion of the Raymond Land Use Plan that pertains and applies to the Raymond PA (as that portion is depicted in **Exhibit F-1**) is contained within the

CD attached hereto as **Exhibit G**. Where the Raymond Land Use Plan is inconsistent with the I-94 Land Use Plan found at **Exhibit D**, the I-94 Land Use Plan shall govern. The portions of the Raymond Land Use Plan as depicted in **Exhibit F-2** that pertain to and apply to the I-94 Land Use Plan shall not be amended or modified without the written approval of both Caledonia and Raymond.

2. Applicability of the Plan to Different Portions of the Raymond PA. All of the provisions of this Plan shall apply in their entirety to the approximate easterly One-Fourth (1/4) of the Raymond PA (hereinafter referred to separately as the “One-Quarter Section”) that is shown and depicted in attached **Exhibit J**. With respect to the remaining approximate westerly Three-Fourths (3/4) of the Raymond PA (hereinafter referred to separately as the “Three-Quarter Section”) that is also shown and depicted in attached **Exhibit J**, the provisions of this Plan shall only apply to those designs, plans, zonings, developments, land uses, and all other related issues and matters pertaining to commercial and/or industrial lands, facilities, and/or businesses, and the conversion of the same to and/or from those uses. (With respect to any parcel of land that is located only in part in the One-Quarter Section, the entire said parcel shall be deemed to be in the One-Quarter Section, notwithstanding any other indication in attached **Exhibit J** to the contrary.)

3. Zoning and Land Divisions. Raymond may only approve requested zoning amendments, conditional use permits, variances, certified survey maps, plats, land use plan amendments, and/or any other related zoning, land use approvals and/or land divisions in the Raymond PA if the same are also approved in writing by Caledonia.

4. Design Standards. Attached hereto as **Exhibit K** are the Design Standards that Raymond shall adopt and implement with respect to the future development that will occur in the Raymond portion of the PA. The Design Standards that apply to the Raymond PA found in **Exhibit K** shall not be amended or modified without the written approval of both Raymond and Caledonia. However, Raymond may, should it so desire, impose stricter design standards in the Raymond PA than those found in the **Exhibit K**. In addition, the Village shall be entitled to amend its design standards found in Title 16 of the Code of Ordinances, which are in the Village’s zoning code and which are applicable throughout Caledonia. It is possible that after time, the Design Standards in effect for the I-94 Land Use Plan may differ from those applied outside of the PA but within the Village.

B. Caledonia

The I-94 Land Use Plan reflects the planned land uses within the Caledonia PA and Caledonia shall be entitled to modify the planned uses in its sole discretion. The Village expressly reserves its right, should it so elect, to exercise its statutory extraterritorial zoning (“ETZ”) powers under Section 62.23(7a) of the Wisconsin Statutes (and/or under any other similar and/or future adopted or amended statutes).

4.3 Service Provisions

A. General

Jurisdictional responsibility for public services within the PA shall remain with Raymond or Caledonia as there will be no transfer of territory.

B. Raymond Sewer

1. Raymond will request to amend the sewer service area for the City of Racine and Environs which was last amended June 2007 to add into the sewer service area 1 square mile of Raymond. In order to provide treatment for sewerage generated in the sewer service area, Raymond is applying for party status to Racine Area Intergovernmental Sanitary Sewer Service Revenue-sharing, Cooperation and Settlement Agreement (“Racine Area Agreement”). This will allow Raymond to join the sanitary sewer service area serving the I-94 Corridor and provide for the treatment of sewerage created therein. Application by Raymond is as provided for under the Racine Area Agreement as Raymond was a signatory to the Agreement in anticipation of future need of sewerage treatment.

Furthermore, Caledonia will assist Raymond in development of the sewer system by selling capacity in its interceptor so that Raymond can send sewerage to the Racine Wastewater Utility plant for treatment. Raymond will also be acquiring capacity from the Village of Mt. Pleasant for the remainder of its sewerage transportation needs.

2. Municipal Sewer Service Required for Development. No new residential, commercial, or industrial development shall be allowed to occur in the Raymond PA unless and until municipal sanitary service is provided to the land(s) on which the development occurs except for the following:

- a) Residential development may be allowed to occur in the Three-Quarter Section of the Raymond PA without municipal sanitary sewer service if (i) Raymond so desires; and (ii) such residential development is compatible with the Raymond Land Use Plan and the I-94 Land Use Plan described above in §4.2 (A)(1) above; and
- b) Residential development may be allowed to occur in the One-Quarter Section of the Raymond PA without municipal sanitary sewer service if (i) Raymond so desires; and (ii) such residential development is compatible with the Raymond Land Use Plan and the I-94 Land Use Plan described above in §4.2 (A)(1); and (iii) if Caledonia approves the same in writing (which approval will not be unreasonably withheld); and
- c) Commercial and/or industrial development may be allowed to occur in the Raymond

PA without municipal sanitary sewer service if the same is approved in writing by both Raymond and Caledonia as a “Spectacular Use” as defined herein.

- d) Any new commercial or industrial development that (i) is located in the then-existing Raymond Sewer Service Area, and (ii) is provided with municipal sanitary sewer service as part of the initial development process, and (iii) is consistent and in compliance with the Raymond Land Use Plan and the Design Standards described in §4.2(A)(1), (2) and (4) of this Plan, then any approvals required to be given by the Village for such development under the provisions of §4.2(A)(3) of this Plan shall not be unreasonably withheld by Caledonia.
- (e) Spectacular Use(s). In the event a particular development(s) is proposed for a parcel of land in the Raymond PA that is then not able to be served by municipal sanitary sewer service, and in the further event, though, both Raymond and Caledonia believe that the proposed development is such an exceptional and extraordinary development opportunity (a “Spectacular Use”) that deserves their support and approval, then the Spectacular Use may be approved by Raymond and Caledonia, in the respective sole and absolute discretion of Raymond and Caledonia, through a separate written agreement that will contain the specific terms and conditions under which the Spectacular Use will be allowed.

3. Initial Raymond Sewer Service Area. Raymond may, if it so desires, seek the approval of the Southeast Wisconsin Regional Plan Commission (“SEWRPC”) for the establishment of a sewer service area in Raymond (the “Raymond Sewer Service Area”) having the dimensions and the location shown in attached **Exhibit L**. Caledonia shall not object to such a request by Raymond, and Caledonia shall support the required 208 Plan amendment that would be sought by Raymond.

4. Expansion of the Raymond Sewer Service Area. The Raymond Sewer Service Area described above in Subsection 3 and in attached **Exhibit L** shall not be expanded by Raymond until one of the following two events occurs (whichever the first to occur):

- a) A period of ten (10) years elapses after the effective date of this Cooperative Plan; or
- b) Caledonia’s “Tax Increment District No. 1” (“TID”), described in the project plan attached as **Exhibit G**, attains the financial goal of 1.22 Billion dollars in value increment as described on page 10 of the TID project plan and the TID revenue projects found at Exhibit G to the TID Project Plan (the “Goal”) (or a reduced but proportionately equivalent attainment of the said Goal if the current Tax Increment District No. 1 is expanded in the future by Caledonia), at which time Caledonia shall notify Raymond in writing within 15 business days.

5. Provision of Sanitary Sewer Service to Raymond. Municipal sanitary sewer service

shall be provided to the Raymond Sewer Service Area by the City of Racine Wastewater Utility, provided that the following conditions precedent are met by Raymond:

- a) Raymond enters into the necessary written agreement(s) with the City of Racine and the City of Racine Wastewater Utility for the provision of such sanitary sewer service; and
- b) Raymond enters into the necessary written agreement(s) with the municipalities which have the sanitary sewer infrastructure through which Raymond will be transporting its sanitary sewerage to the City of Racine Wastewater treatment facilities. In this regard, Raymond and Caledonia agree that, as between themselves, they will in good faith use their best efforts to negotiate a sewer service agreement for the transportation of Raymond's sanitary sewerage through such sanitary sewer infrastructure that Caledonia will be constructing in Caledonia in the future years.

6. Racine Sanitary Sewer Service and/or Racine Water Service to the Northerly Communities. In the event any of the municipalities located to the North of Raymond and/or Caledonia (such as, but not limited to, the City of Franklin, and/or the City of New Berlin, Wisconsin) request and obtain municipal sanitary sewer service from the City of Racine Wastewater Treatment Facilities, and/or municipal water service from the City of Oak Creek Water and Sewer Utility or the City of Racine Water Treatment Facilities, Caledonia (as between Raymond and Caledonia) shall be the sole party responsible for granting any required approvals for the location of the required sanitary sewer mains and/or watermains if the same are proposed to be located in Raymond or in Caledonia. (It is the express intent of the Parties that any such sanitary sewer mains and/or watermains shall, if possible, be located in Caledonia to the fullest extent desired by Caledonia.)

4.4 Impacts of Development in the PA

A. Environmental Evaluation

1.. Geology- Topography - Soils - Air Quality- Parks and Open Space

No new environmental effects of a significant nature on the topography, geology, soils, air quality, wildlife, parks and open space of the region are envisioned as resulting from the fixing of boundaries between the Raymond and the Caledonia.

2. Groundwater

No new environmental effects of a significant nature on the groundwater are envisioned as resulting from the fixing of boundaries between the Raymond and the Caledonia as much

of the PA territory will eventually be served with municipal water obtained from Lake Michigan. The extension of sanitary sewer will benefit the businesses and residents located within the PA. In addition, the conversion of private septic systems to sanitary sewer is expected to have a significant positive impact on groundwater quality in the area.

3. Wetlands and Water Bodies

No new environmental effects of a significant nature on the wetlands and water bodies are envisioned as resulting from the fixing of boundaries between the Raymond and the Caledonia. With the implementation of the Raymond's new stormwater ordinance discharge into wetlands and water bodies should have little if no effect from such discharge.

4. Land Use Plan And Zoning Ordinances

As discussed previously, existing zoning and land use plans are applicable based upon the municipality in which the PA is located. Raymond will prepare and adopt ordinance changes to meet the requirements of this Plan. Racine County Shoreland/Floodplain Zoning applies to the PA, thus, any impact from or on the land use plan should be minimal if not non-existent.

5. Wildlife

No new effects are expected on wildlife as a result of this Plan. Although there are species of concern or threatened status occurring in the PA in Sections 1 and 12 in Raymond and Section 30 in Caledonia listed on the Natural Heritage Inventory, the I-94 Corridor Land Use Plan as well as each municipalities' planning documents provide protection to those sensitive species. For example, in Section 1 of Raymond (both terrestrial and aquatic species) land has been reserved for agricultural/open space/rural residential uses that either already exist or have been zoned as such by Racine County in that area. Additionally there is a wide floodplain which would limit development and environmental corridors as mapped by SEWRPC which may further restrict development in sensitive areas. In Section 30 in Caledonia (terrestrial species) the area immediately along I-94 has already been zoned as B-4 by the Racine County as adopted by Caledonia upon incorporation. The I-94 Corridor Land Use Plan establishes mixed use and business/industrial park as the land use right along the Interstate, then residential, north and east of County K. Combined with Caledonia's subdivision ordinances, those areas and particularly, species of concern, should remain unaffected by this Plan.

B. Economic Impacts

The economic impacts of development in the PA would be job growth through both construction as parcels are developed and then in businesses that move into the new commercial and industrial spaces. There will also be economic benefit to both Raymond and Caledonia because the communities will not be competing against each other to have businesses locate in one or the other as development will occur in a logical sequence. Additional economic benefits are realized by

planning for sewer and water service ahead of development so that installation of these services is accomplished in an organized manner and not scattered in response to development requests. This method of development avoids overbuilding the system which adds a cost burden to the municipal budgets and residents of the communities. Raymond benefits from purchasing capacity from Caledonia, which will cost less than building its own systems and Caledonia benefits from selling excess capacity (in essence a recoup). The development of the I-94 corridor in an orderly fashion provides security to the whole of each community in the form of extension of municipal sewer/water services at limited costs to the rest of the community along with increased tax base to help fund the provision of services by each municipality.

C. Social and Housing Impacts

The social impacts of developments in the PA are the confinement of dense commercial and industrial development close to Interstate 94 which meets the goals of the parties to have less dense development in other portions of their municipalities. Overall, the goals of the PA are not focused on residential development although the I-94 Land Use Plan does provide for some residential development. The majority of Raymond is intended to remain in a rural type setting with densities of 6 acres or less for residential development. Housing with higher density is planned near Interstate 94, which will make housing more affordable in Raymond. Caledonia has planned for higher density development and housing along the eastern boundary, southern boundary and western boundary -- which is in the PA. One of Caledonia's central goals of its land use plan is to preserve low density development and open space in the heart of Caledonia and thus prevent urban sprawl into the heart of Caledonia. Raymond has similar goals. While most of Caledonia's affordable housing lies in its existing housing stock on the eastern side of Caledonia, affordable housing is still a goal of its land division and development ordinance and any higher density development in the PA would likely provide more affordable housing as compared to rural residential parcels with larger acreage and thus larger homes. The parties expect that appropriate social outlets, public open spaces, shopping, churches and possibly new schools will be clustered around the development as it occurs depending on the type of development. Caledonia is also undertaking planning efforts to update its Park and Open Space Plan which will plan for additional social opportunities as the PA is developed.

4.5 Alternatives Considered

Raymond and Caledonia originally began discussions in 2002 for a compact that included both as well as the Town of Yorkville and the Village of Mt. Pleasant to prepare a development plan for the I-94 corridor. Those discussions did not result in an agreed upon development plan. In 2006, Raymond, Caledonia and Mt. Pleasant again decided to discuss and prepare a development plan for the I-94 corridor. Mt. Pleasant decided not to proceed. However, Raymond and Caledonia, driven by development pressures, proceeded to negotiate and plan together in the spirit of cooperation. The annexation alternative was not of interest to Caledonia as it had recently incorporated and contains plenty of land for foreseeable future development. Caledonia also explored the use of its extraterritorial zoning powers under Section 62.23(7a), Wis. Stats., to

provide a development plan for the I-94 corridor. However, on March 6, 2007, the Caledonia Board laid over the use of ETZ indefinitely and instead chose to develop a joint plan for the I-94 corridor with Raymond. See **Exhibit M**. Following this Plan allows Caledonia and Raymond to avoid enactment of extraterritorial zoning and extraterritorial plat review jurisdiction authorized under §62.23(7a) and §236.45, Wis. Stats.

The provisions of §66.0225, Stats., as amended by 2007 Wisconsin Act 43 would not facilitate the agreement that Raymond and Caledonia have reached for the PA. Section 66.0301, Stats., which was amended by 2007 Wis. Act 43, lends itself well to the type of agreement Raymond and Caledonia have reached. The parties had incorporated an intergovernmental agreement into this Plan, but have revised the same in order to simplify matters upon the request of the Department's staff counsel.

4.6 Permit and Ordinance Requirements

Because Raymond and Caledonia have worked together to develop a mutually agreed upon I-94 Land Use Plan for the PA, the issuance of permits and implementation will remain with each respective municipality as each is assured through entering into this Plan that each will follow the agreed upon planning and development. However, coordination of required reviews and approvals will occur in accordance with the requirements of this Plan.

4.7 Additional Obligations of Caledonia and Raymond

Raymond and Caledonia may need to update their land division and/or zoning codes to ensure implementation of the I-94 Land Use Plan agreed to herein. Raymond needs to complete agreements with Caledonia and the Village of Mt. Pleasant to acquire sewerage transport and with Racine Wastewater Utility for sewerage treatment.

A packet of information, applications, checklist and forms will be developed and available at Raymond, Caledonia and Racine County Planning that will provide instructions and guidelines for those who wish to develop property in the PA. All forms shall be in a form approved by the Caledonia Administrator and the Raymond Clerk.

4.8 Compliance with Federal, State & County Regulations

In accordance with the requirements of § 66.0307(3)(e), Wis. Stats., Plan is consistent with all known State and Federal law and administrative rules. By letter dated September 22, 2008, SEWRPC made the finding that the draft cooperative "plan set forth therein should serve to facilitate implementation of the master plan for the Southeastern Wisconsin Region adopted by the Commission under Section 66.945(9) of the Wisconsin Statutes." The Commission further found that "implementation of the boundary plan should serve to enhance the delivery of essential municipal services to the boundary agreement area identified in the plan." See comment letter attached as **Exhibit P**. These findings were reconfirmed by SEWRPC letter dated March 12, 2009.

See comment letter attached as **Exhibit S**. Racine County also commented on the draft plan by letter dated March 5, 2009. Racine County found that “the proposed cooperative plan is consistent with the Racine County development plan that is currently under preparation.” See comment letter attached as **Exhibit T**.

Section 5.0 Plan Amendment Procedures and General Provisions

5.1 Plan Amendment

Due to the simplicity of this plan it is not anticipated that any amendments will be necessary. In the event amendments are necessary, the following procedures shall apply to proposed amendments to this Plan.

- A. An amendment to this Plan that proposes to alter the municipal boundaries from those designated herein, or to change the approved planning period shall follow all of the procedures required to adopt this original Plan under § 66.0307, Wis. Stats., including input from Racine County and SEWRPC.
- B. An amendment to this Plan that does not propose to alter the municipal boundaries from those designated herein, or the planning period shall follow the same procedure as required for the original plan, except that a public hearing is not required unless an objection to the amendment is made in writing by any person to the clerk of either municipality.

Proposed amendments to this Plan shall not be effective unless adopted by resolution of each of the participating municipalities. Notice of the proposed amendment and the adoption resolution shall follow the requirements set forth in § 66.0307(4)(a), Wis. Stats. Each participating municipality shall give Class 3 notice pursuant to Ch. 985 of the Wisconsin Statutes, that the amendment will be submitted directly to the Department of Administration unless written objection to the amendment is received by the municipality within seven days after publication of the last required notice. If no written objection to the amendment is received within seven days after publication of the last required notice, the amendment may be submitted directly to the Department of Administration for approval. If written objection to the amendment is timely made, the public hearing and other requirements under § 66.0307(4)(b) and (c), Wis. Stats., apply.

5.2 No Third Party Beneficiary

This Plan is intended to be solely between Caledonia and Raymond. Nothing in this Plan shall be interpreted as giving to any person or entity not party to this Plan (including, but not limited to, any owner(s) of property located in the Raymond PA any legal or equitable rights whatsoever.

5.3 Enforcement

A. Remedies

This Plan is intended to provide each party with the right and standing to challenge in Court any act or omission which violates this Plan. This Plan is intended to provide each party with the right and standing to seek any available legal or equitable remedy to enforce this Plan and to seek damages for the breach of this Plan.

B. Notice of Breach/Dispute Resolution

If a party to this Plan believes that the other party is in breach of this Plan, the aggrieved party shall promptly serve written notice of said breach upon the other party. The parties shall meet promptly thereafter and shall endeavor in good faith to resolve any dispute amicably. This subparagraph is intended by the parties to waive their respective statutory right to any further notice under Subsection 893.80(1)(a), Wisconsin Statutes, to the extent such subsection is applicable.

C. Limitation on Commencement of Civil Action

No civil action may be commenced until after Thirty (30) Days from the delivery of the written notice as described in above subsection (B), except that a party may commence an action seeking specific performance or injunctive relief in less than Thirty (30) Days if, in that party's good faith judgment, such an action is necessary to protect the public health, safety, or welfare. The prevailing party in any action concerning an alleged breach of this Plan shall be entitled to recover from the other party its reasonable costs and expenses of litigation, including reasonable actual attorney's fees.

5.4 No Challenges to this Plan

Caledonia and Raymond hereby waive any right each may have to commence or maintain any civil action or other proceeding to contest, invalidate, or challenge this Plan or any of the actions required or contemplated by this Plan, or to take any actions, either directly or indirectly, to oppose in any other way, or to initiate, promote, or support the opposition of this Plan or any of the actions required or contemplated by this Plan.

5.5 Good Faith and Fair Dealing

The parties hereby acknowledge that this Plan imposes on them a duty of good faith and fair dealing. The parties shall use their best efforts to find, design, and implement a means of successfully accomplishing the intent of this Plan.

5.6 Severability

The provisions of this Plan shall be severable. In the event that any provision of this Plan, or any part thereof, is held by a court of competent jurisdiction to be invalid or ineffective, the balance of this Plan shall survive. In such event, the parties shall promptly meet to discuss how they might satisfy the intent of this Plan by alternative means.

5.7 Successors

This Plan shall benefit and be binding upon Caledonia and Raymond, and upon any of their respective successors (including any portion of Raymond which may hereafter be incorporated).

Section 6.0 Record of Public Participation and Comment

A Joint Public Hearing was held on Thursday, March 12, 2009, at 7:00 p.m. The affidavit of publication of the Notice of Joint Public Hearing is attached as **Exhibit N**. A transcript of the public hearing and the sign up sheet are attached as **Exhibit O**. There were no written public comments received by Caledonia or Raymond during the comment period of time. SEWRPC Comments are attached as **Exhibit P**.

Section 7.0 Resolutions and Signatures

The Resolutions of Caledonia and Raymond that adopt the final version of the Plan and authorize it to be submitted to the State of Wisconsin Department of Administration for approval are attached as **Exhibits Q, R, U and V**.

IN WITNESS WHEREOF, Caledonia and Raymond certify that this Plan has been duly approved by their respective governing bodies in accordance with State and local laws, rules and regulations, and each has caused their duly authorized officers to execute this Plan.

**VILLAGE OF CALEDONIA, WISCONSIN
A Municipal Corporation**

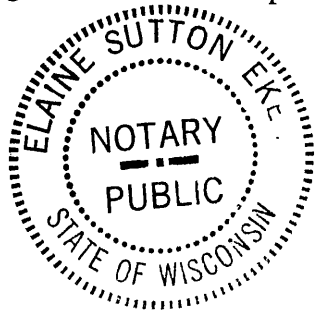
By: *Ronald Coutts*
Ronald Coutts, President

Attest: *Karie L. Torkilsen*
Karie L. Torkilsen, Clerk

Date: 11-12-09

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this 12th day of November, 2009, Ronald Coutts, President, and Karie L. Torkilsen, Clerk, of the Village of Caledonia, Wisconsin, a Wisconsin municipal corporation, to me known to be such President and Village Clerk of the said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the agreement of said corporation, by its authority.



Elaine Sutton Eke
Notary Public, Racine County, Wisconsin
My Commission expires/is: Permanent

**TOWN OF RAYMOND, WISCONSIN
A Quasi-Municipal Corporation**

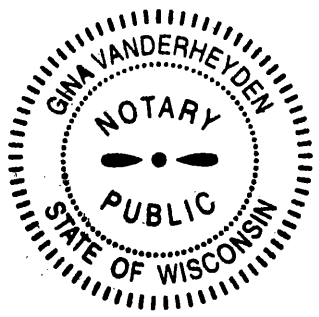
By: Gary Kastenson
Gary Kastenson, Chairperson

Attest: Kari Morgan
Kari Morgan, Clerk

Date: November 10, 2009

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this 10th day of November, 2009, Gary Kastenson, Chairperson, and Kari Morgan, Clerk, of the Town of Raymond, Wisconsin, a Wisconsin quasi-municipal corporation, to me known to be such Chairperson and Town Clerk of the said quasi-municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the agreement of said corporation, by its authority.



Gina Vanderheyden
Notary Public, Racine County, Wisconsin
My Commission expires/is: 9/30/12

Exhibit List to Cooperative Plan

DESCRIPTION	EXHIBIT
General Location Map	A
PA Map and Legal Description	B
Caledonia Authorizing Resolution and Affidavit	C-1
Raymond Authorizing Resolution and Affidavit	C-2
I94 Land Use Plan	D
National Heritage Inventory	E
Raymond PA	F-1
Raymond Land Use Plan Map	F-2
Planning Documents on CD:	G
Design Standards	G-1
Caledonia Land Use Plan, June 2006	G-2
Caledonia Tax Incremental District No. 1 Project Plan	G-3
Raymond Sewer Service Feasibility Study, October 2004	G-4
Raymond Land Use Plan, 2005	G-5
Racine Area Intergovernmental Sanitary Sewer Service, Revenue-sharing, Cooperation and Settlement Agreement, April 2002	G-6
Mount Pleasant/Caledonia Shared Sanitary Sewer Service Agreement	G-7
Agreement for Oak Creek to Provide Water at Wholesale to the Village of Caledonia	G-8
Ordinances on CD:	H
Racine County Zoning Code (Chapter 20)	H-1
Town of Raymond, Land Division and Development Control Ordinance (Chapter 26)	H-2
Village of Caledonia Zoning Code (Title 16)	H-3
Village of Caledonia Land Division Regulations (Title 14)	H-4
Village of Caledonia Building Code (Title 15)	H-5
Village of Caledonia Sewer, Water & Storm water Regulations (Title 9)	H-6

Village of Caledonia Fire and Safety Locations	I
One-Quarter and Three-Quarter Map	J
Design Standards and Diagram	K
Raymond Sewer Service Area	L
Caledonia Board Minutes March 6, 2007	M
Notice of Public Hearing	N
Transcript of Public Hearing/Sign Up Sheet	O
SEWRPC Comment Letter	P
Caledonia adoption Resolution and Affidavit	Q
Raymond adoption Resolution and Affidavit	R
SEWRPC Second Comment Letter	S
Racine County Comment Letter	T
Caledonia Resolution for Submission of Revised Plan	U
Raymond Resolution for Submission of Revised Plan	V