

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.

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 43<sup>rd</sup> 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 76<sup>th</sup> 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 have entered into an intergovernmental agreement that will be approved simultaneously with this Plan (the "Intergovernmental Agreement") which is attached hereto as **Exhibit F**. The Intergovernmental Agreement is entered into pursuant to the provisions of Sections 66.0301 and 66.0307, Wis. Stats. However, Sec. 66.0301, Wis. Stats., is being relied upon only to initially adopt Sections 1 through 9 and 11 through 19 of the Intergovernmental Agreement and not Section 10 of the Intergovernmental Agreement pertaining to the common boundaryline of the Village and the Town. Section 10 of the Intergovernmental Agreement is being adopted only as a part of the ultimate adoption and approval of the Plan as the Intergovernmental Agreement is an Exhibit to this Plan. Therefore, the Intergovernmental Agreement is not intended to be an agreement under the current Section 66.0301(6) of the Wisconsin Statutes. 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 Intergovernmental Agreement is the central feature of this Plan and forms the basis for this Plan and its provisions are hereby incorporated into this Plan. However,

the Intergovernmental Agreement is also meant to be a stand alone agreement under the prior Sec. 66.0301, Wis. Stats., between Raymond and Caledonia as well. 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

## **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 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.

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 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, zoning, 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. The Intergovernmental Agreement requires compliance with certain Caledonia design standards under Title 16 of the Village's Code of Ordinances, as supplemented by standards prepared by the Village's Planner, within the PA (the "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 attached as **Exhibit K** are the same Design Standards attached to the Intergovernmental Agreement. The Design Standards that apply to the 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 is 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<sup>1</sup>

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

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<sup>1</sup> The text of this section mirrors the text of the Intergovernmental Agreement except that defined terms of the Plan have been utilized and the Exhibits have been updated to reflect the lettering scheme for the Exhibits to this Plan.

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 §4.1(A)(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 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 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.

5. 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 a 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 Wis. Act 43, lends itself well to the agreement Raymond and Caledonia have reached and in fact have entered into the Intergovernmental Agreement, a companion agreement under those provisions. That agreement can be seen at **Exhibit F**.

#### **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 and through the Intergovernmental Agreement attached hereto as **Exhibit F** and incorporated as if set forth fully herein, 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**

See Intergovernmental Agreement at **Exhibit F**. 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**

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.

## **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 and R**.

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**

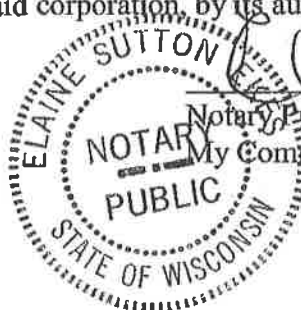
By: Ronald Coutts  
Ronald Coutts, President

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

Date: 7-30-09

STATE OF WISCONSIN    )  
                                      ) SS.  
COUNTY OF RACINE    )

Personally came before me this 30th day of July, 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  
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: 7-20-2009

STATE OF WISCONSIN     )  
                                      ) SS.  
COUNTY OF RACINE     )

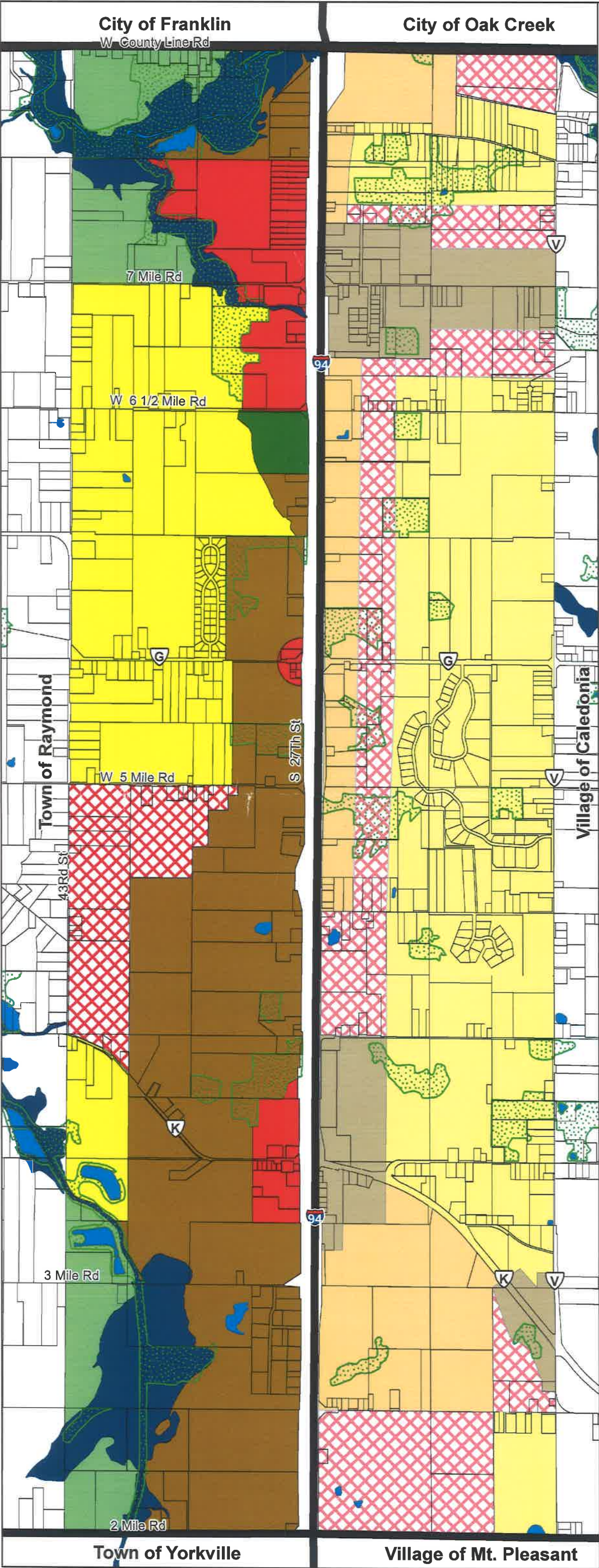
Personally came before me this 20th day of July, 2009, Gary Kastenson, Chairperson, and Kari Morgan, Clerk, of the Town of Raymond, Wisconsin, a Wisconsin quasi-municipal corporation, to me known to be such Chairperson and Town Clerk of the said quasi-municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the agreement of said corporation, by its authority.



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

H: \Raymond.T\1071007 Raymond 294 Council  
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Caledonia Ex. D. mxd





# EXHIBIT A

## Town of Raymond

### I-94 Corridor Land Use Plan Update

#### Town of Raymond

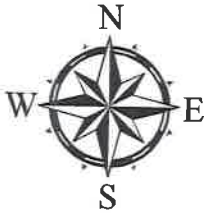
- Park and Open Space
- Commercial/Retail
- Business and Industrial
- Option: Residential or Business/Industrial Park
- Agricultural/Open Space/Rural Residential
- Residential

#### Village of Caledonia

- Business/Industrial Park
- Mixed Use
- Option: Residential or Business/Industrial Park
- Residential

#### Enviromental

- Hydrology
- SEWRPC Environmental Corridor
- Floodplain



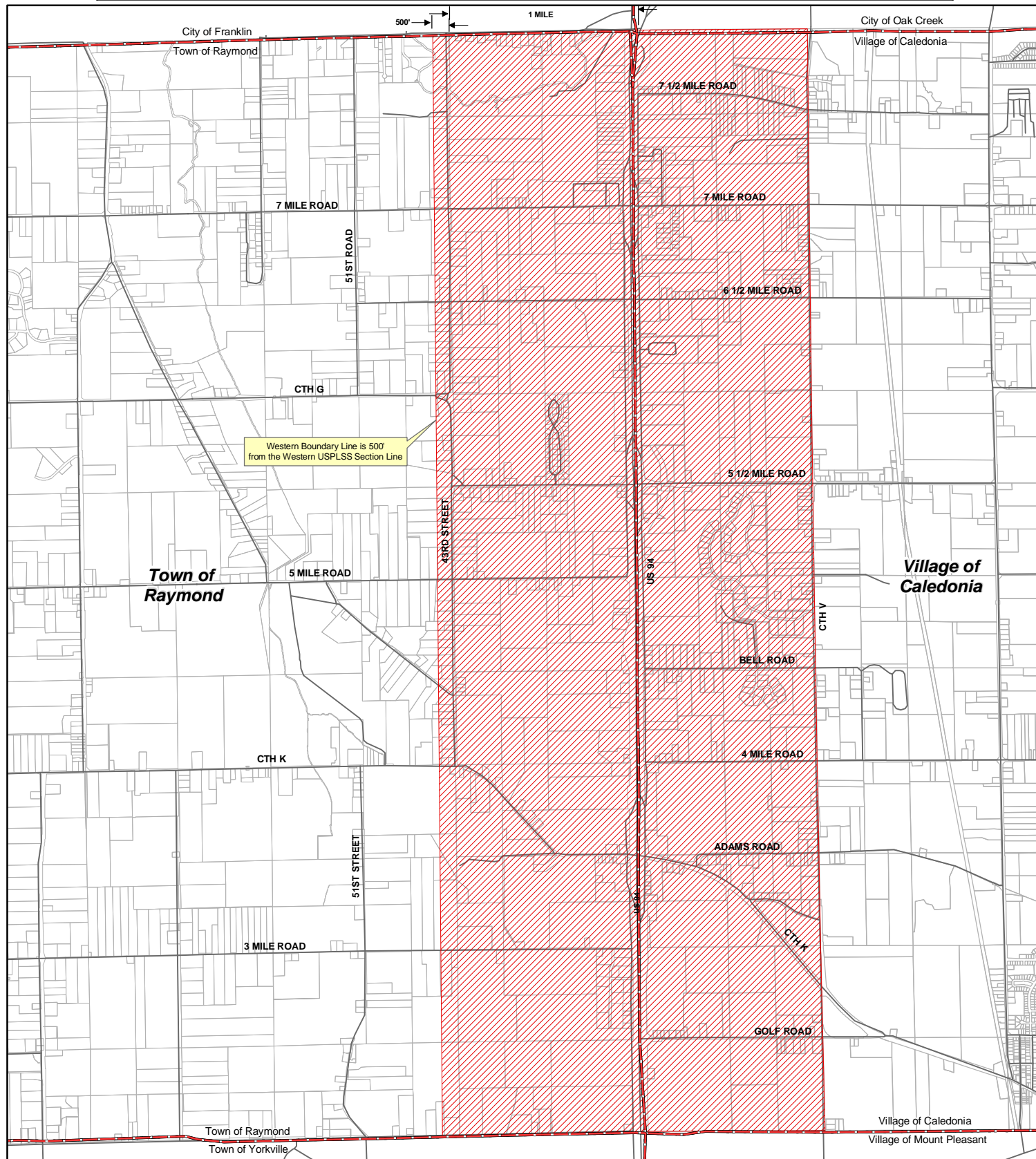
1 inch equals 2,000 feet

March 25, 2008

**R.A. Smith National**  
*Beyond Surveying  
and Engineering*



# Exhibit B: Village of Caledonia/Town of Raymond Cooperative Boundary Agreement Plan Area



Foth Infrastructure & Environment, LLC

3

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

## Legend

- Cooperative Plan Area
- Civil Divisions

## VILLAGE OF CALEDONIA

### EXHIBIT B

Village of Caledonia/Town of Raymond  
Cooperative Boundary Agreement Plan Area

Scale: 0 1000 Feet

Date: August 29, 2008

Drawn By: BSD

Checked By: TJL

Scope: 07C030



**Exhibit B**  
**Planning Area Legal Description**  
**Village of Caledonia and the Town of Raymond**  
**Cooperative Boundary Agreement**

The description for lands in the Agreement and Cooperative Plan for the Village of Caledonia and the Town of Raymond, more particularly described as follows:

Beginning at the Northeast Corner of Section 6, Town 4 North, Range 22 East Village of Caledonia; Thence west along the north line of said section to its Northwest corner; Thence continue west along the north line of Sections 1 and 2, Town 4 North, Range 21 East, Town of Raymond to a point 500 feet west of the Northwest corner of said Section 1; Thence south to the south line of Section 35, Town 4 North, Range 21 East, Town of Raymond; Thence east along the south line of said Section 35 and Section 36, Town 4 North, Range 21 East, Town of Raymond to Southeast corner of Section 36; Thence continue east along the south line of Section 31, Town 4 North, Range 22 East, Village of Caledonia, to its Southeast corner; Thence north along the east line of Sections 31,30,19,18,7 and 6, Town 4 North, Range 22 East, Village of Caledonia to the point of beginning

## EXHIBIT K: DESIGN STANDARDS

The requirements of Title 16 of the Village of Caledonia Code of Ordinances shall apply, as modified by the categories below, in the Raymond Plan Area.

### CATEGORY 1 - JOINT REGULATIONS WITHIN THE RAYMOND PLAN AREA

The following regulations are intended to ensure that the appearance of new commercial buildings, landscapes, and signage elements in the Raymond Plan Area match the corresponding elements in the Village of Caledonia.

#### Guidelines to be based on Caledonia standards

1	Loading dock and shipping/receiving area requirements/screening (16-3-2 (c) (8))	Garage doors, loading areas, service entries and areas, and mechanical equipment shall be screened or designed with a high degree of visual appeal. This treatment can minimize the negative visual impact such necessary functions have and can help enhance and define adjacent spaces. Various techniques should be used to completely screen views into these areas. Densely planted trees, shrubs, opaque fencing, and/or garden walls should be used to screen service areas, loading areas, trash receptacles and ground-floor mechanicals. These elements should be at least seven (7) feet high (plant material should be at least seven (7) feet within 2 years of planting).
2	Street edge landscaping (16-3-3 (b) (1))	Trees no more than 50' on center of the tree trunk. Trees shall be planted parallel to the right-of-way. Trees shall be canopy, deciduous trees from the Village Street Tree List. Trees bordering a parcel shall be of the same species in order to provide visual continuity along the street edge. In addition to rhythmic planting of trees, a secondary landscape layer located behind the tree line should be created using ornamental fences and continuous evergreen hedges that block views of parking areas. Unless otherwise noted these should have a minimum height of 4' above the elevation at the right-of-way. Berms should not be used as a device for visual screening unless specific approval is given by the Village Board. When berms are approved for use, they shall have a minimal slope in contrast to the surrounding landscape. When a berm is intended to screen a building from a public right-of-way, the berm must be configured so that the building is screened at all visual angles from the public right-of-way. Trees, fences, and hedges may be eliminated when there is a planned view of an open landscaped area included as part of a long-term open space management plan.
3	Encourage four-sided architecture	Four-sided architecture, which utilizes similar building materials and design for all sides of a proposed structure, is encouraged.
4	Roof style/material recommendations	Pitched roofs such as hip, gambrel, gable, etc. should be required; utilizing cedar, architectural asphalt or dimensional shingles is preferred. Metal roofs should be considered only where they complement the residential character of the proposed architecture. The use of raised steel seamed panels or other similar materials is generally discouraged and is subject to review and approval of the Plan Commission.
5	Screening rooftop mechanicals	Roof top mechanical installations should be screened so as to block the view from adjacent streets and properties. Screening should match or complement the overall theme of the building. All screening is subject to review and approval by the Plan Commission.
6	Building massing, height, and form (16-3-2 (c) (3))	Buildings shall be comprised of a visually distinct base, middle and top. Buildings shall not exceed two (2) stories except as noted in the standards for specific types of places or as may be allowed for by a conditional use or in a planned unit development. This provides a flexible method of relating the building to the pedestrian (base), to the surrounding architecture (middle), and the opportunity for unique identity where the building meets the sky (top). Expression of the elements should be handled through changes in plane and material, horizontal bands, cornices, and/or varied window openings. Large buildings should be comprised of a series of masses and forms to give the building hierarchy, scale and visual richness. Building massing and components should demonstrate consistent proportional harmonies as indicated in the guideline illustrations.
7	Signage (excluding freeway signage) (16-3-5; 16-7)	Signage shall consist of both freestanding and building signs. Freestanding signage should be of the following types: agriculture, directional, freeway, home occupation, monument, subdivision, off-premises, private property, street banner, governmental, recreational, trail, or temporary. Building signage should be of the following types: awning or canopy, projecting, wall, or window. Prohibited signs include beacons, streamers, pennants, pinwheels, and strings of lights not permanently mounted to a rigid background, and inflatable signs, tethered balloons, and signs affixed to a cart, trailer or other rolling mechanism, unless specifically permitted as a temporary sign but not to exceed 30 days of use in each calendar year. Prohibited signs also include signs that revolve, are animated, have moving parts, or are illuminated by flashing or moving lights. Billboards and pole signs where the bottom of the sign is more than 11 feet from grade, and roof signs that are separated from the rest of the roof by more than 12 inches are also prohibited.
8	Freeway Signage (16-3-5)	Freeway signage shall be defined as a freestanding sign within one-hundred fifty (150) feet of the Interstate 94 right-of-way. The road side edge of such sign should be located as close to the interstate right-of-way as feasible, but shall maintain a minimum of five (5) feet from the public right-of-way. Freeway signs shall be constructed as set forth in the accompanying Freeway Sign Diagram.
9	Appropriate building materials (16-3-2 (c) (4))	The primary facade and sides of the building visible from the public space, public parking, walkways, and rights-of-way shall be clad in finish grade materials unless otherwise allowed under a conditional use or planned unit development. Glass, brick, stone, wood, and decorative block are examples of finish grade materials that are appropriate for use on visible facades. The rear or side of the building shall use the same materials.
10	Building placement guidelines (16-3-2 (c) (2))	<i>Modified from current regulation: Building facades shall be parallel or perpendicular to the right-of-way (or parallel or perpendicular to the tangent to curve taken at the midpoint)</i>

#### Guidelines to be based on Raymond standards

11	Preserve existing tree lines/Open space, natural resource protection	Landscaping for development sites should be designed to complement the built and natural environment of the subject project and adjacent sites. Existing tree lines should be preserved. If removal of existing tree line is required due to its undesirable nature, new plantings that result in no less of a screening effect shall be required when adjacent to residential uses. Tree species that are native to Wisconsin and the Town of Raymond are encouraged.
12	Lighting specifications	All off-street lighting shall be down-cast, cutoff fixtures with a zero-degree tilt. The total height of fixtures, measured from grade to the highest point of the pole and/or lamp, should be no more than 15 to 20 feet. The base should be no greater than 6" above grade. Low pressure sodium bulbs are strongly discouraged.
13	Lighting position specifications	Lighting should be positioned so as not to cause glare on adjacent properties and streets. A maximum of 0.5 foot candles of light at the property line should be permitted. Require the submittal of a photometric site plan which illustrates the amount of light, measured in foot candles. No lighting should be permitted to exceed 12 foot candles. Consider exceptions to the height of lighting fixtures, provided that the total fixture height is equal or less than the height of adjacent building eaves.
14	Color guidelines	The coloring of all brick, decorative masonry, or stone shall be expressed as integral to the product and not painted on the surface of the product. Neutral colors are preferred over primary colors.

## EXHIBIT K: DESIGN STANDARDS

### CATEGORY 2 - REGULATIONS IN RAYMOND THAT ARE ENCOURAGED BUT NOT NEEDING SPECIFIC CORRESPONDENCE WITH CALEDONIA

The Town should develop, review, and apply these guidelines independently of Caledonia anywhere within the Raymond Plan Area.

15	Access drive locations
16	Additional façade features
17	Encourage multiple uses for outdoor areas
18	Entrance features
19	Foundation plantings for primary structures
20	Glazing
21	Impermeable surface ratios
22	Non-motorized access/trails/connections to adjacent development
23	Outbuilding location specifications
24	Outbuilding style / material specifications
25	Outdoor events / displays / art
26	Pedestrian access to parking lots
27	Screening adjacent residential neighborhoods
28	Sign landscaping specifications
29	Site planning for future use / redevelopment
30	Size specifications for landscaping
31	Sod installation for yards on public rights-of-way
32	Traffic calming
33	Vehicular cross access between non-residential sites
34	Vehicle entry specifications



Note: The dimensions listed as a minimum, maximum, etc. shall be followed accordingly. All other dimensions are considered optimal and are strongly encouraged. Variances will be provided with the approval of both the Town Board and Village Board.

