



HOUSING OPPORTUNITIES IN CALEDONIA, WI



ABOUT

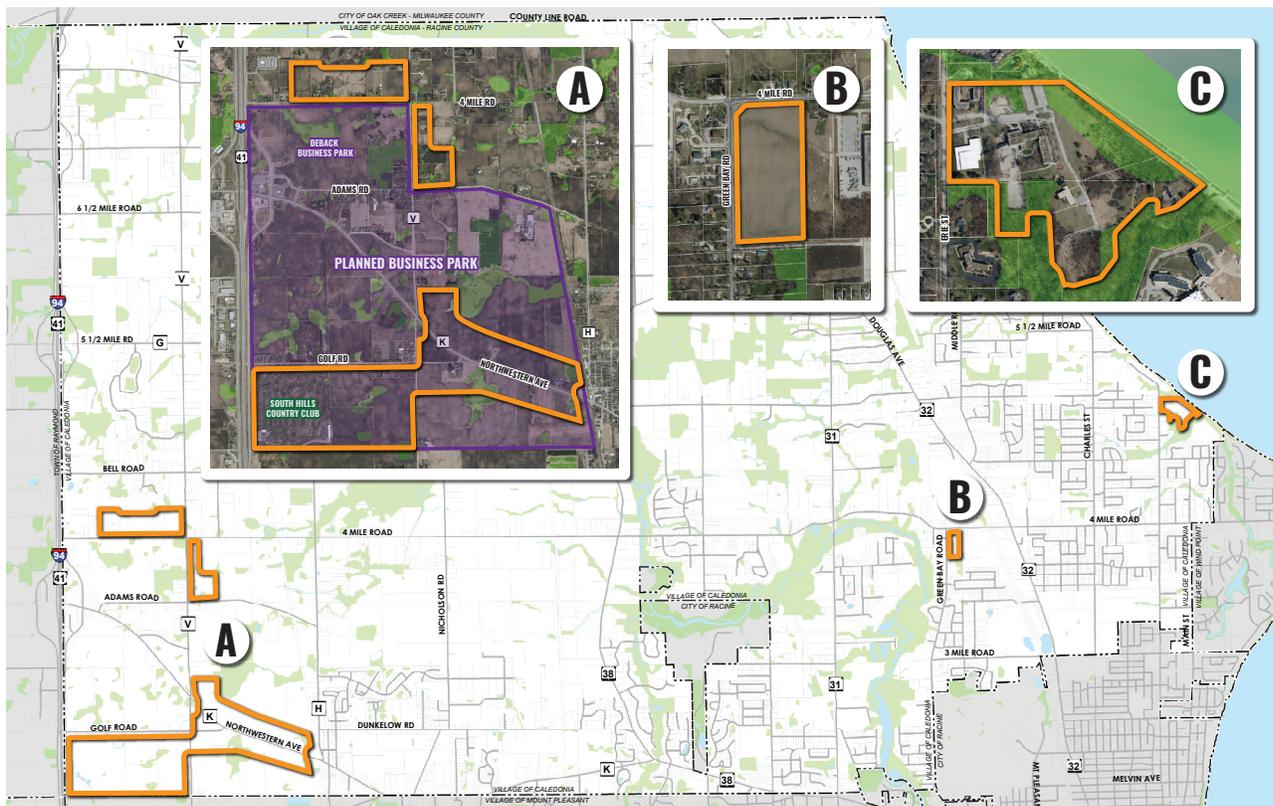
The Village of Caledonia, WI is located along Lake Michigan in the northeast corner of Racine County. The community, population 25,189, is known for its rural character, horse farms, and park system. Residents and businesses benefit from the community's central location in Southeast Wisconsin. I-94 provides easy access to Chicago (73 miles to the South), Milwaukee (18 miles to the North) and other major Midwest cities. Area business and leisure travelers take advantage of the areas close proximity to Milwaukee's General Mitchell International Airport (11 miles North) and Chicago O'Hare's International Airport (62 miles South).

Industrial, Commercial and Housing Development

Industrial development in the Village is clustered in two business parks, DeBack Farms (North of County Hwy K at I-94) and the Caledonia Business Park (4 miles East of I-94). Commercial development is clustered along Douglas Avenue at 4 mile Road with future development opportunities along Caledonia's western boundary at I-94. Future housing development opportunities include areas at County Hwy K and I-94; 4 Mile Road and North Green Bay Road; and Eastern Caledonia Redevelopment site. To learn more about development opportunities in the Village, contact Laura Million, Racine County Economic Development, lmillion@rcedc.org and 262-898-7530.

Development Process

The Village of Caledonia seeks to grow the Village's tax base by promoting quality residential, commercial, and business development to meet the needs of community residents and businesses. Developers proposing projects in the Village are encouraged to meet with the Village's Development Review Team to review preliminary project plans and timelines and discuss in more detail Village requirements, processes, and meeting schedules. To learn more about the Development Review Team and schedule a meeting, contact Tom Lazcano, Caledonia Public Works Director, tlazcano@caledonia-wi.gov and 262-835-6475.





HOUSING OPPORTUNITY SITES

I-94 at County Hwy K, Area A

The Village of Caledonia extended water and sewer infrastructure along County Hwy K at I-94 to encourage future development. The infrastructure was extended north on County Hwy V and West on County Hwy K, resulting in the creation of the DeBack Farms Business Park.

Additional development is expected to support the business park with future development opportunities for industrial, commercial and housing development identified in the Caledonia I-94 Corridor Land Use Study completed in 2018. Areas of interest for future housing development are represented by the attached map. This area includes several large land parcels for development. Proposed developments in the area benefits from convenient access to I-94 via the County Hwy K interchange.

Distances:

- Less than 1 mile to I-94
- 8.5 miles to Foxconn site
- 13 miles to Downtown Racine
- 20 miles to Downtown Milwaukee

4 Mile Road and North Green Bay Road, Area B

The 17 acre privately owned parcel is located near Caledonia's commercial district, which is centered at Douglas Avenue and 4 Mile Road. Provides easy access to employment centers in the City of Racine, Racine County and Milwaukee.

Distances:

- 6 miles to Downtown Racine
- 8 miles to I-94
- 12 miles to Foxconn site
- 20 miles to Downtown Milwaukee

Eastern Caledonia Redevelopment Site, Area C

Located on the shores of Lake Michigan, this redevelopment area offers a prime location in the heart of Caledonia in close proximity to existing neighborhoods. Area redevelopment could be centered at 5945 Erie Street, location of the former Western Publishing Office building (2 acres), and the former Olympia Brown School at 5915-5919 Erie Street (17 acres).

Distances:

- 6 miles to Downtown Racine
- 12 miles to I-94
- 14 miles to Foxconn Campus
- 22 miles to Downtown Milwaukee



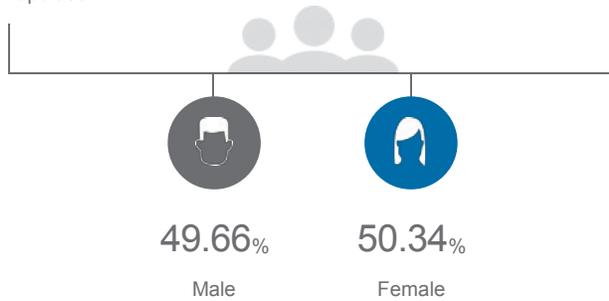
DEMOGRAPHICS

People

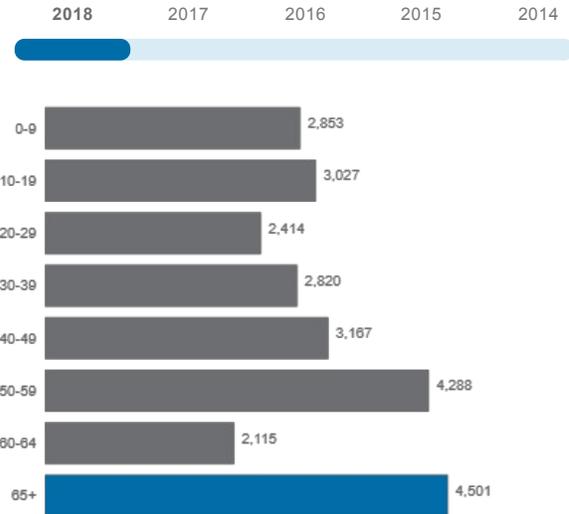
The total population of Caledonia is 25,189. The median age is 44.13

25,189

Total Population



Age Distribution



Median Age

44

Educational Attainment

The majority of the population in Caledonia has a high school degree, and 40.49% have a college degree.





LABOR FORCE

Caledonia has a labor force of 13,018 people, with an unemployment rate of 2.8%.

13,018

Labor Force

2.8%

Unemployment Rate

▼ **-15.15%**

Unemployment Rate
Change (1 year)

Talent

Where are the top jobs by occupation?

Office and
Administrative
support



14.37%

789

Production
Workers



10.6%

582

Executive,
Managers, and
Administrators



9.16%

503

Sales



8.7%

478

Construction and
Extraction

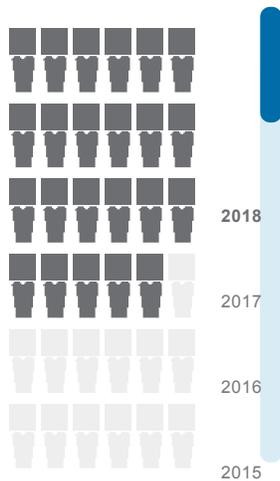


8.52%

468

Total Employees

5,492



The work distribution of total employees in Caledonia is:



49%

Blue Collar



50%

White Collar

Total Establishments

564





BUSINESS & JOBS

Caledonia has a total of 564 businesses. In 2017, the leading industries in Caledonia were Manufacturing, Retail, Other Services - Repair, Personal Care, Laundry, Religious, etc., and Health Care and Social Services.

What are the top industries by jobs?



How many employees do businesses in Caledonia have?

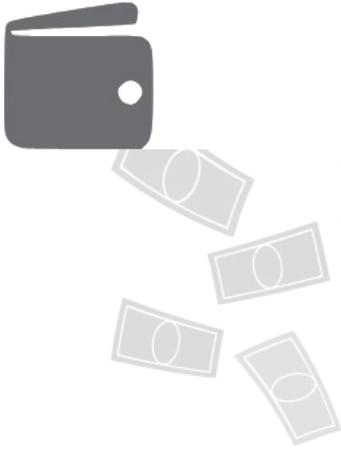


1-4 Employees	60.82%
5-9 Employees	18.62%
10-19 Employees	8.87%
20-49 Employees	6.91%
50-99 Employees	3.01%
100+ Employees	1.6%



INCOME & SPENDING

Households in Caledonia earn a median yearly income of \$74,740. 49.8% of the households earn more than the national average each year. Household expenditures average \$69,427 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

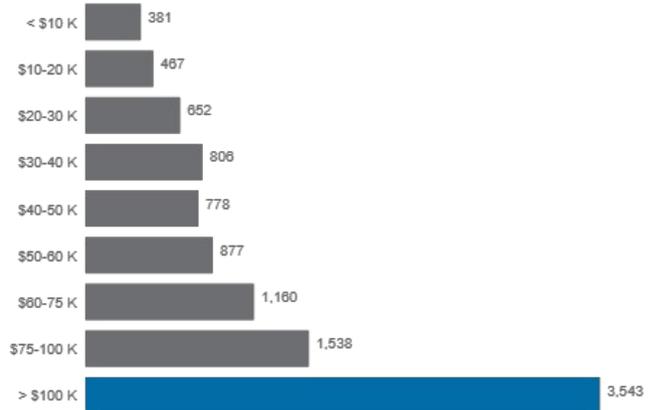


\$74,740

Median Household Income

21% more than the county
25% more than the state
23% more than the nation

Income Distribution



How do people spend most of their money?
 PER HOUSEHOLD



\$69,427

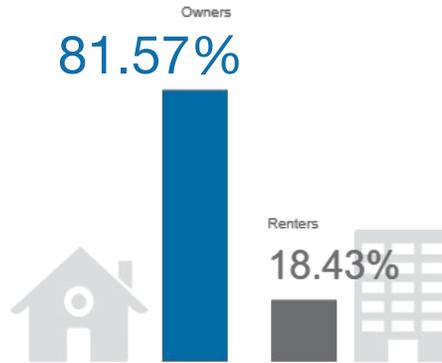
Median Household Expenditure



HOUSING

There are 343% more households who own their homes than there are renters.

Owners vs. Renters



Transportation

Residents spend an average of 24 minutes commuting to work. Caledonia is served by 26 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



24min

Commute Travel Time



1 + 26(+50 miles)

Airports in Community



Interstate

In Community



Freight Rail

In Community



DEVELOPMENT & IMPACT FEES

August 2018

Municipality	Village of Caledonia
County	Racine County
Location	5043 Chester Lane, Racine, WI 53402
Phone	262-835-4451
Website	www.caledonia-wi.gov
MULTIFAMILY DEVELOPMENT PROCESS	
<p>Thank you for your interest in Caledonia. The Village's experienced staff works closely with developers to ensure quality development in the Village. Proposed projects are encouraged to meet with the Village's Development Review Team to review preliminary project plans and timelines and discuss in more detail Village requirements, processes, and meeting schedules. To learn more about the Development Review Team and schedule a meeting, contact Tom Lazcano. We look forward to working with you.</p>	
Contact	Tom Lazcano, Public Works Director tlazcano@caledonia-wi.gov 262-835-6475
MULTIFAMILY DEVELOPMENT FEE <i>*fees based on commercial use</i>	
Pre-Development Agreement	\$3,000 up-front as a deposit to cover staff time/material costs. Additional funds required if the project requires additional time.
Contact	Thomas Christensen, Village Administrator Village of Caledonia tchristensen@caledonia-wi.com 262-835-6404
PLANNING/ZONING FEES <i>*fees based on Multifamily</i>	
PUD Zoning Permit	\$550.00
Permit Fee	\$1,050.00 per building
Contact	Racine County Planning and Development 262-886-8440
BUILDING FEES <i>*fees based on Multifamily</i>	
State Plan Reviews	Depends on # of units. Contact Building Department.
Building Permit	\$ 0.40 per sq.ft.
Building Plan Review Fee	\$250.00 + \$ 25.00/unit
Building Footing and Foundations	\$250.00
Erosion Control	\$350.00 per building + \$7.50/1000 sq.ft. of disturbed lot area with \$4,250.00 maximum
Pumbing Fees	<i>See Attached Village of Caledonia Fee Schedule</i>
Electrical Fees	<i>See Attached Village of Caledonia Fee Schedule</i>
Park Fees	\$1,000 per unit
Neighborhood Planning Fee	<i>13% of Building + HVAC + Erosion Control Fees</i>
Other	<i>See Attached Village of Caledonia Fee Schedule</i>
Lead time for building permit approval	7-10 business days



DEVELOPMENT & IMPACT FEES

Lead time for building permit approval	7-10 business days
Contact	Jim Keeker, Senior Building Inspector jkeeker@caledonia-wi.com 262-835-6406
ENGINEERING	
Engineering Review Fees	\$50.00/hour with a \$250 min and \$4,600 max
POLICE AND FIRE	
Impact Fee	None
Fire Protection System Service Fee	Fee for public and private fire protection system connections to main. See Water Service Fees below.
Contact	Caledonia Fire Department 262-835-2050
WATER	
Name of provider	Caledonia Utility District (Water)
Quarterly Service Charges	5/8-inch meter: \$21.31 3/4-inch meter: \$21.31 1-inch meter: \$35.42 1 1/4-inch meter: \$48.02 1 1/2-inch meter: \$63.03 2-inch meter: \$96.04 3-inch meter: \$159.07 4-inch meter: \$246.10 6-inch meter: \$459.19 8-inch meter: \$705.29 10-inch meter: \$1,059.43 12-inch meter: \$1,413.57
Quarterly Public Fire Protection Charges	5/8-inch meter: \$14.68 3/4-inch meter: \$14.68 1-inch meter: \$36.63 1 1/4-inch meter: \$54.04 1 1/2-inch meter: \$72.06 2-inch meter: \$117.09 3-inch meter: \$219.15 4-inch meter: \$366.26 6-inch meter: \$732.51 8-inch meter: \$1,173.82 10-inch meter: \$1,759.22 12-inch meter: \$2,344.63
Rate/Volume Charge	First: 20,000 cubic feet @ \$3.16 per 100 cu. ft. Next: 180,000 cubic feet @ \$3.11 per 100 cu. ft. Over: 200,000 cubic feet @ \$3.01 per 100 cu. ft.
Water supply/treatment plant system capacity	60,000,000 gallons per day
Peak daily demand	30,000,000 gallons
Average daily demand at treatment plant	14,000,000 gallons
Excess daily capacity	46,000,000 gallons
Impact/Connection Fee	REU Charge: \$1,550 + (\$1,550 x Residential Equivalency Unit (REU)). REU based on water meter size(inches) and type, which is dictated by the flow requirements. Connection fee schedule available at https://caledonia-wi.gov/municipal-code-ordinances .
Meter Fee	None



DEVELOPMENT & IMPACT FEES

Contact	Robert Lui, Utility Manager Village of Caledonia blui@caledoniawitility.com 262-681-3900
SEWER	
Name of provider	Caledonia Utility District (Sewer)
Rates	\$123/REU per quarter
Sewage treatment plant system capacity	108,000,000 gallons per day (300 MGD in wet weather conditions)
Peak daily demand	30,000,000 gallons
Average daily demand at treatment plant	17,000,000 gallons
Excess daily capacity	91,000,000 gallons
Impact/Connection Fee	(Basic Charge: \$2,550) + (REU Charge: (\$2,550 x REU)) REU charge dependent on user type and volume of usage. Connection fee schedule available at https://caledonia-wi.gov/municipal-code-ordinances .
Service Fee	Amount of Sewer Service Charges: (1) Category A. Customers as defined in s. 9-4-3(c) shall pay a total service charge of \$123.00/quarter. (2) Category B. Customers as defined in s. 9-4-3(d) shall pay a user charge, as determined by the districts, based upon (without limitation) the costs of collection, treatment and disposal of wastewater, treatment and disposal of prohibited substances, and/or sampling, measurement and analysis performed by, or on behalf of, the District.
Meter Fee	None
Contact	Robert Lui, Utility Manager Village of Caledonia blui@caledoniawitility.com 262-681-3900
ENVIRONMENTAL	
Lead time for environmental permitting	Immediate; assuming no federal funds are being used in the project
Lead time for archaeological permitting	Immediate; assuming no federal funds are being used in the project
Lead time for air permitting	30 day public comment period upon completion of permit application for new construction
Is site located in an attainment or non-attainment area?	Attainment Area
STORM WATER	
Name	Caledonia Utility District (Storm Water)
Rates (Annual)	\$65.25 per ERU 1 ERU = 5,230 sq.ft. impervious surface



DEVELOPMENT & IMPACT FEES

Plan Requirements	<p><i>Storm Water Management Plan and Site Grading & Drainage Plan</i></p> <p>Water Quantity < 15 acres - 100 yr post development peak < 10 yr pre development peak >= 15 acres - 100 yr post development peak < 2 yr pre development peak</p> <p>Water Quality < 15 acres - 80% Total Suspended Solids Removal >= 15 acres - 80 % Total Suspended Solids Removal and 1 additional Best Management Practice</p> <p>Infiltration Post Development infiltration shall be 60% of predevelopment infiltration volume OR Infiltrate 10% of runoff from the 2 yr - 24 hour storm event OR No more than 2% of the project site</p>
Plan Review	\$55.00 per hour
Contact	Anthony A. Bunkelman P.E. , Utility Director abunkelman@caledonia-wi.com 262-835-6416
TAX INFORMATION	
Local Sales & Use Tax	5.1% (Local: 0.1% + State: 5.0%)
Local Business Tax or Fee	None
Property Tax Rate	Net: \$20.36 per thousand \$ of property valuation
Assessment Value (% of market value)	95%
Contact	Laura Million, Business Development Manager Racine County Economic Development Corporation 262-898-7530 lmillion@rcedc.org



FEE SCHEDULE

FEEES FOR BUILDING PERMITS AND INSPECTIONS.

	<u>FEEES</u>
(1) Minimum permit fee for all permits	\$57.00
(2) Residence 1 & 2 family & attached garages	.40/sq.ft.
(3) Residences apartments 3 family & over, row housing, multiple family dwellings, institutional	.40 sq.ft.
(4) Residences – additions	.40/sq.ft. or fraction thereof
(5) Local business, institutional & office buildings, or additions thereto	.40/sq.ft. or fraction thereof
(6) Manufacturing or industrial (office areas to be included under (5))	.36/sq.ft. or fraction thereof
(7) Permit to start construction of footings and foundations.	\$250.00 multi-family, industrial/commercial, \$200.00 1 & 2 family.
(8) Agricultural buildings, detached garages and accessory buildings.	.25/sq.ft.
(9) All other buildings, structures, alterations, residing, reroofing, repairs where sq.ft. or cubic contents cannot be calculated.	\$12.00/1,000 valuation (\$375.00 maximum/bldg for residing and reroofing)
(10) Heating & incinerator units & woodburning appliances.	\$57.00/unit up to & including 150,000 input BTU units Additional fees of \$25.00/each for new construction and replacement, 50,000 BTU or fraction thereof. \$1,250 maximum/unit
(11) Commercial or industrial exhaust hoods/exhaust systems	\$100.00/unit
(12) Heating/air conditioning distribution system	\$2.40/100 sq.ft. of conditioned area with a \$57.00 minimum
(13) Air conditioning including permanently installed wall units	\$57.00/unit up to 3 tons 36,000 BTU's. Additional fee of \$25.00/each ton or 12,000 BTU's or fraction thereof. \$1,250.00 maximum/unit
(14) Wrecking or razing, or interior demolition.	\$57.00 minimum +.12/sq.ft. Building Inspector may reduce or waive fee is structure is condemned.
(15) Moving buildings over public ways.	\$250.00 + .14/sq.ft.
(16) Fuel tanks.	\$13.00/1,000 gallons for installation with \$165.00/maximum tank. \$50/tank removal repairs, alterations.
(17) Re-inspections.	125.00/inspection
(18) Special inspections.	\$250.00/inspection
(19) Plan examination	
a. 1 & 2 family residence	\$170.00/plan
b. Apartments, 3 family residence, row housing, multi-family buildings	\$250.00 + \$25.00/unit
c. Commercial/industrial alterations and additions	\$250.00



FEE SCHEDULE

d.	Additions to 1 & 2 family dwellings	\$90.00
e.	Alterations to 1 & 2 family dwellings	\$57.00
f.	Accessory buildings 120 sq. ft. or more	\$57.00
g.	Decks and swimming pools	\$57.00
h.	Heating plans, lighting & energy calculations to heating plans, submitted separately	\$57.00/each
i.	Priority plan review	At the discretion of the Bldg. Inspector and depending upon work load of the department 2 business days priority plan review may be provided at double the regular rate for plan review fees. Certified municipalities may also charge double the regular State plan review fees in addition to those listed above. Priority plan review shall not apply to submittals requiring review and/or approval by other governing agencies of the municipality.
j.	Resubmission of previously approved building plans	\$57.00 each
(20)	WI Uniform bldg. permit seal	State charge + \$12.00
	<u>Note 1.</u> Permits may be obtained individually or on one form in the categories of construction, heating, ventilating & air conditioning, electrical & plumbing.	
	<u>Note 2.</u> An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
(21)	Occupancy Permit	
	a. Residential	\$57.00/unit, addition, alteration, or accessory building over 120 sq.ft.
	b. Commercial/Industrial	\$190.00/unit
	c. Temporary Occupancy Permits (6 mo. Or less)	\$90.00/unit
(22)	Pools-in ground, above ground/spas	\$12.00/\$1,000 valuation \$57.00 minimum
(23)	Decks	\$57.00
(24)	Erosion Control fees	
	a. 1 & 2 family lots	\$235.00/lot
	b. Multi-family units	\$350.00/building + \$7.50/1000 sq.ft. of disturbed lot area with \$4,250.00 max.
	c. Commercial lots	\$350.00/building + \$7.50/1,000 sq.ft. of disturbed lot area with \$4,250.00 maximum
	d. Industrial lots	\$350.00/building + \$7.50/1,000 sq.ft. of disturbed lot area with \$4,250.00 maximum.
	e. Institutional lots	\$350.00/bldg. + \$7.50/1,000 sq.ft. of disturbed lot area with \$4,250.00 maximum
	f. Other	\$57.00 minimum
(25)	Failure to call for a final inspection	\$125.00/per inspection



FEE SCHEDULE

(b) Miscellaneous

- (1) Triple fees. Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the fees imposed above.
- (2) Calculations
 - a. Gross square footage calculations are based on exterior dimensions, including garage and each finished floor level. Unfinished basements or portions thereof are not included.
 - b. Cubic contents shall be defined as follows: The volume of the building enclosed by the outer surface of the exterior walls from the top of the footing to the average height of the roof.
 - c. In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.

(c) Neighborhood Planning Surcharge. A Neighborhood Planning Surcharge equal to thirteen percent (13%) of the total of all fees determined as per (a) above shall be charged to the applicant and collected at the same time that building permit fees as per (a) above are collected, with such surcharge to be in addition to fees charged as per (a) above and with such surcharge to not be limited by any such maximums identified in (a) above.

PLUMBING PERMIT AND INSPECTION FEE SCHEDULE.

(a) Minimum fee	\$57.00, with exception for water heater replacement which shall be \$25.00 and first notice of water test for private wells which shall be \$20.00
(b) Each plumbing fixture	\$14.00
(c) Outside sanitary sewer	\$75.00 plus \$.55 per foot for each foot over 100 feet
(d) Outside storm sewer	\$75.00 plus \$.55 per foot for each foot over 100 feet
(e) Outside water	\$75.00 plus \$.55 per foot for each foot over 100 feet
(f) Building sewer abandonment	\$57.00
(g) Septic tank abandonment	\$57.00
(h) Well abandonment/registration	\$57.00
(i) Reinspection	\$125.00
(j) Sanitary Building Drain	\$57.00 plus \$.55 for each foot over 100 feet
(k) Storm Building Drain	\$57.00 plus \$.55 for each foot over 100 feet

FEES FOR ELECTRICAL PERMITS AND INSPECTION.

- (a) For new construction of residential buildings with one (1) through (4) residential units, the per unit fee shall include the following unit charge plus an ampere service charge as per (b).
 - (1) Unit Charge:
 - a. Per 1 bedroom residential unit \$55.00
 - b. Per 2 bedroom residential unit \$57.00
 - c. Per 3 bedroom residential unit \$75.00
 - d. Per 4 bedroom residential unit \$95.00
 - (b) Ampere Service Charge shall be as follows and shall apply to all new, additional, or altered electrical services.
 - a. Up to and including 100 ampere service \$55.00 plus \$1.45 per circuit.
 - b. Over 100 to 200 ampere service \$ 60.00 plus \$1.45 per circuit.



FEE SCHEDULE

- c. Over 200 to 400 ampere service \$ 75.00 plus \$1.45 per circuit.
- d. Over 400 to 600 ampere service \$ 85.00 plus \$1.45 per circuit.
- e. Over 600 to 800 ampere service \$110.00 plus \$1.45 per circuit.
- (c) Any electrical work for new construction, alterations, or additions to commercial, industrial, or agricultural structures or properties shall be subject to the following fees in addition to (b) above.
 - (1) Electrical work costing \$50.00 to \$500.00 shall be \$3.50 for each \$100.00 of work and \$.50 for each additional \$25.00 of work or fraction thereof.
 - (2) Electrical work costing \$500.00 to \$10,000.00 shall be \$25.00 for the first \$500.00 of work plus \$2.25 for each additional \$100.00 of work or fraction thereof.
 - (3) Electrical work costing over \$10,000.00 shall be \$250.00 plus \$1.25 for each \$100.00 of work or fraction thereof.
- (d) The minimum fee for all electrical work shall be \$57.00.
- (e) The fee for any re-inspection shall be \$125.00.

ENGINEERING DEPARTMENT FEES FOR BUILDING PERMITS AND OTHER ENGINEERING SERVICES.

- (a) The following shall be the schedule of fees for Engineering Department review of building permits and for other engineering services:

	<u>FEES</u>
(1) Building Plan and Building Permit Application Review	
a. Residence-- 1- and 2-family, including attached garages	\$225.00
b. Residences and/or apartments-- 3- and 4-family,	\$285.00
c. Residences and/or apartments—4-family and over, row housing, institutional	\$50.00 per hour plus any direct cost to the town for outside services, \$4,600 maximum per building, excluding direct costs above
d. Commercial, institutional & office buildings, Manufacturing or industrial	\$50.00 per hour plus any direct cost to the town for outside services, \$4,600 maximum per building, excluding direct costs above
e. Permit to start construction of footings and foundations	\$250
f. Agricultural buildings, pole barns, detached garages and accessory buildings	\$85.00
g. Swimming pools, sheds	\$33.00
h. Priority plan review completed as per 15-1-23(a)(19)i.	double the regular rate identified in Section 15-1-27 (a)(1) a. through g.
i. Resubmission of previously approved building plans	\$125.00 each
j. Residential additions where the exterior is modified	\$75.00
(2) Oversized Garage Application Fee	\$175.00

- (b) Miscellaneous

- (1) Triple fees. Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the fees imposed above.
- (2) Payment of fees. All fees, except 15-1-27(a)(2), shall be paid prior to or at the time of issuance of the related permit. The fee for 15-1-27(a)(2) shall be paid at time of submission of the application.