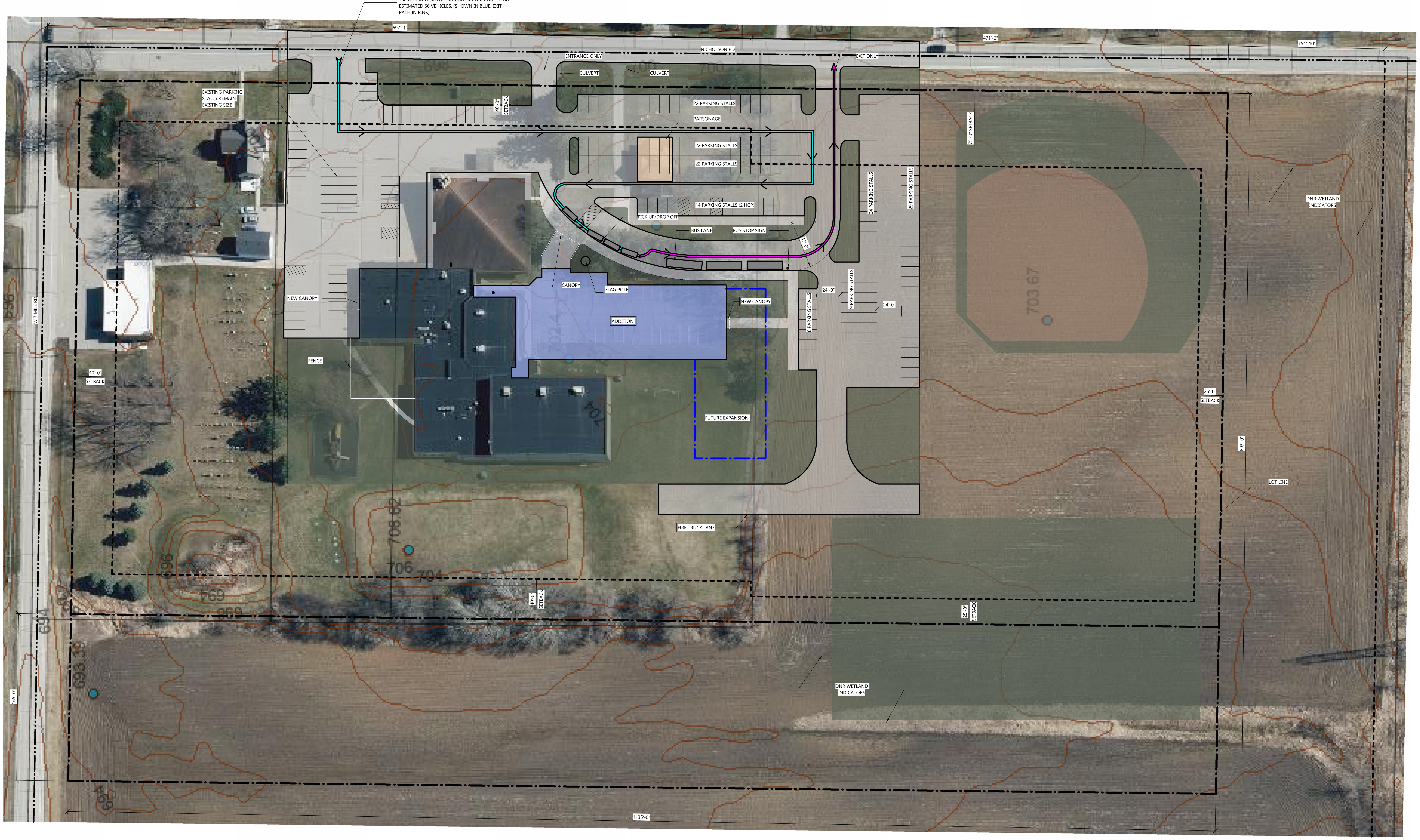
PROPOSED ADDITION FOR:
TRINITY LUTHERAN

7900 NICHOLSON ROAD ● CALEDONDIA, WI 53108

THE DROP-OFF/PICK-UP AREA IS APPROXIMATELY 906 FEET IN LENGTH AND CAN ACCOMMODATE AN ESTIMATED 56 VEHICLES. (SHOWN IN BLUE, EXIT PATH IN PINK)



NORTH

PRELIM SITE PLAN

SCALE: 1" = 40'-0"

0' 40' 80'

ARCHITECTURAL SITE SUMMARY

NOTES BELOW PER VILLAGE OF CALEDONIA ZONING CODE PORTAL & MUNICIPAL CODE OF ORDINANCES

TOTAL COMBINED LOT AREA ≈ 17.43 ACRES = 759,118 SQ FT

LOT ZONING: P-1 INSTITUTIONAL PARK (LEGACY)
A-2 AGRICULTURAL

P-1 INSTITUTIONAL PARK (LEGACY) - *THIS DISTRICT WAS ESTABLISHED UNDER THE VILLAGE'S INITIAL ZONING CODE. ANY PARCEL WITH THIS CLASSIFICATIONS MUST REZONE TO I-1, P-2, OR ANOTHER CLASSIFICATION, AS APPROPRIATE, WHEN THE LAND IS FURTHER DEVELOPED OR SUBDIVIDED.*

16-6-2 (e): A-2 AGRICULTURAL DISTRICT - CONDITIONAL USES
RELIGIOUS (NOT LESS THAN 50 FEET FROM ANY LOT LINE)

ANTICIPATED SETBACKS
16-6-2 (b): A-2 AGRICULTURAL DISTRICT - BASIC REGULATIONS
MAX BUILDING HEIGHT = 35 FT
STREET SETBACK = 75 FT
REAR SETBACK = 25 FT
SIDE SETBACK = 25 FT

16-6-17 (b): I-1 INSTITUTIONAL DISTRICT - BASIC REGULATIONS
MAX BUILDING HEIGHT = 50 FT
STREET SETBACK = 40 FT
REAR SETBACK = 40 FT
SIDE SETBACK = 40 FT

16-6-18 (b): P-2 PARKLAND & RECREATIONAL DISTRICT - BASIC REGULATIONS
MAX BUILDING HEIGHT = 35 FT
STREET SETBACK = 50 FT
REAR SETBACK = 50 FT
SIDE SETBACK = 50 FT

P-1 INSTITUTIONAL PARK (LEGACY) - BASIC REGULATIONS
MAX BUILDING HEIGHT = 50 FT
STREET SETBACK = 100 FT
REAR SETBACK = 100 FT
SIDE SETBACK = 100 FT

DESIGN GUIDELINES
THE FACADE OF A INSTITUTIONAL OR PARK BUILDING SHALL CONSIST OF ACCEPTABLE EXTERIOR MATERIALS THAT COVERS AT LEAST 75% OF THE SURFACE OF THE VISIBLE PERIMETER OF THE BUILDING FORM THE STREET. PROPOSALS TO USE OTHER MATERIALS SHALL REQUIRE A 3/4 MAJORITY APPROVAL FROM THE PLAN COMMISSION.

ACCEPTABLE MATERIALS INCLUDE:
SPLIT FACE CONCRETE MASONRY
DECORATIVE BLOCK
2-INCH BRICK VENEER
2-INCH STONE VENEER
CUT STONE PANELS
PRE-CAST CONCRETE WALL PANELS
TERRA COTTA

BUILDING SQUARE FEET

EXISTING: 35,295 SQUARE FEET
EXISTING: 27,777 SQUARE FEET (WITHOUT CHURCH)
REMODEL: 9,700 SQUARE FEET (NEON BLUE OUTLINE ON SCHEMATIC PLAN)
ADDITION: 17,026 SQUARE FEET

TOTAL: 44,803 SQUARE FEET (WITHOUT CHURCH)

TOTAL EXISTING PARKING: 108
STALLS REMOVED: 34
STALLS REMAIN: 74
ADDED PARKING STALLS: 152 (10' X 18')

TOTAL OFF -STREET PARKING = 226

OCCUPANCY CAPACITY FOR PARKING : (1:2.5) = 565

DATE: MAR. 12, 2026

ARCHITECTURAL SITE PLAN | C0.01