Open Space Stewardship Plan

Homestead Acres

Village of Caledonia, Racine County, Wisconsin

September 5, 2025

Project Number: 20241375

506 Springdale Street | Mount Horeb, WI 53572 | www.heartlandecological.com

Homestead Acres

Village of Caledonia, Racine County, Wisconsin

September 5, 2025

Prepared for:

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Principal Scientist

Table of Contents

1.0 Introduction

Homestead Acres (the "Development") is a residential subdivision development that is located southwest of the intersection of Dunkelow Road and Fenceline Road, in Section 35, T4N, R22E, Village of Caledonia, Racine County, WI (Figure 1, Appendix A). The proposed current phase of the development will contain 21 residential lots and two outlot areas, as depicted on the Plat (Appendix B) and Figure 2 (Appendix A).

The Village of Caledonia ("Village") has required the creation of a stewardship plan for the maintenance of open spaces in Outlot 2 for the Development. Heartland Ecological Group, Inc. ("Heartland") has prepared this Open Space Stewardship Plan on behalf of Newport Group, Ltd. (the "Developer"). The focus of this Plan is Outlot 2 which is approximately 5.14 acres and will be designated open space at the Development. The existing condition of the outlot includes upland agricultural land and wetland associated with a ditch/intermittent waterway. Upland areas in the outlot will be maintained for stormwater management purposes and as maintained turf by the Homeowners Association ("HOA") and existing wetland areas will be preserved and enhanced. This Plan includes a description of ownership and responsibilities, narrative of existing conditions, proposed preservation and enhancement goals for the wetland, site preparation and implementation measures for wetland enhancement, 3-year wetland maintenance plan, recommended long-term maintenance measures, seed mix for wetland enhancement areas, maintenance of the stormwater and turf areas, and a figure depicting open space areas covered by this Plan.

2.0 Ownership and Responsibilities

The Developer will be responsible for measures listed in this Plan during the Site Preparation and Implementation Stage and for following the wetland preservation restrictions listed on the Plat (Appendix B) during the period when the Developer is in control of the HOA. The HOA, and its successors and assigns will be responsible for the continued maintenance of the open space of the Development, including the Establishment and Long-Term Management Stages and following the wetland preservation restrictions listed on the Plat (Appendix B) after the Developer is no longer in control of the HOA. Individual lot owners are subject to the common support of maintenance and management activities by the HOA.

It is recommended that the Developer and the HOA contract qualified ecological contractors for wetland enhancement activities and contract landscapers for maintenance of the stormwater facilities and turf areas. Herbicide treatments shall be conducted by trained and licensed professionals.

The Developer and HOA are responsible for adhering to any bylaws, Declaration of Covenants, conditions, restrictions, maintenance agreements, etc. for this Development when implementing this Plan. This Plan shall be submitted to the Village for approval.

3.0 Existing Conditions

The immediate surrounding landscape of the Development consists primarily of residential development and agricultural lands. Heartland completed an assured wetland delineation within the Development on October 10, 2024. One (1) wetland area was delineated and one (1) intermittent unnamed tributary to Hoods Creek was identified along the southern portion of the Development (Figure 2, Appendix A). The intermittent tributary appears to originate as an agricultural ditch less than one mile to the west of the Development.

The wetland was described as a complex of wet meadow and shrub carr wetland communities that was overall low quality due to impacts from agricultural land use and encroachment by invasive species. The herbaceous layer was dominated by reed canary grass (*Phalaris arundinacea*), an invasive grass. Other invasive species observed included narrow-leaved cattail (*Typha angustifolia*). Native wetland species recorded included white panicle aster (*Symphyotrichum lanceolatum*), Bebb's sedge (*Carex bebbii*), cinnamon willow-herb (*Epilobium coloratum*), and swamp milkweed (*Asclepias incarnata*). Shrub carr areas contained a mix of native shrubs and tree saplings including sandbar willow (*Salix interior*), peachleaf willow (*Salix amygdaloides*), and silver maple (*Acer saccharinum*) over an herbaceous layer primarily dominated by reed canary grass.

Areas that were not delineated as wetland within the Development consisted of an agricultural field that was planted to soybeans in 2024. Further descriptions of the wetland and adjacent agricultural lands can be found in the Assured Wetland Delineation Report dated January 28, 2025 (Heartland).

4.0 Wetland Preservation and Enhancement

4.1 Goals

As discussed in section 3.0, the wetland within the Development is low in quality, degraded by historic and current adjacent agricultural land use, and lacks connectivity to high quality natural areas. The presence of the ditch/intermittent waterway within the wetland will provide continual inputs of stormwater and invasive species seed. The wetland will be enhanced as practicable but restoring the wetland to a high quality plant community would take considerable resources and would not be sustainable in the long-term without extensive maintenance. Wetland enhancement shall focus on an approximately 50-ft wide area extending inside the northern wetland perimeter, as depicted on Figure 3 (Appendix A). The wetland enhancement area totals approximately 1.35 acres. All wetland areas within the Development will be preserved. The goals for wetland preservation and enhancement within the open space areas of the Development are as follows:

- Preserve the existing wetland to provide flood and water quality protection functions.
- Reduce invasive species within the wetland, as practicable, and minimize the introduction or spread of new invasive species.
- Enhance floristic quality and pollinator habitat by installing a native wetland seed mix within a 50-ft wide buffer (Wetland Enhancement Area) inside the northern wetland perimeter.

4.2 Site Preparation and Implementation

The site preparation, implementation, and maintenance schedule is summarized in Table 1.

Seedbed Preparation

Conduct herbicide treatments within the wetland enhancement area to target reed canary grass, cattail, and other persistent invasive species over three events during the growing season prior to native seed installation. Estimated timing for treatments is late April/early May, mid to late May, and September. Herbicide may be applied with backpack sprayers or UTV/ATV-mounted pistol sprayers. Areas of native vegetation shall be avoided, as feasible. If there is not sufficient native vegetation (approximately 20% relative cover) to protect, the entire wetland enhancement area may be boom sprayed to remove existing vegetation. Herbicide shall consist of an aquatic approved glyphosate formulation.

Conduct a prescribed burn of the wetland from the northern perimeter to the top of bank of the ditch/intermittent waterway. The purpose of the prescribed burn is to remove existing vegetation thatch which will facilitate efficient herbicide treatments and improve seed to soil contact for the native seed. The ecological restoration contractor shall prepare a burn plan that describes the burn units, goals, locations of burn breaks, hazards, required notifications, weather parameters, equipment and burn crew requirements, and maps. Burn breaks will be installed prior, as needed, and may consist of field edge or mowed breaks around the burn unit perimeters. Burning shall be conducted in accordance with Village regulations. The prescribed burn should be conducted during the spring or fall burn season prior to native seed installation, as feasible based on site and weather conditions.

Native Seed Installation

A Wetland Seed Mix designed for the Development is provided in Appendix C. The seed mix contains native wetland grasses, sedges, rushes, and forbs that will enhance floristic diversity of the wetland and provide competition for reed canary grass.

Native seed mixes should be obtained from a reputable native plant nursery that can provide species with local genotype. Seed should be installed during the spring, fall, or frost native seeding windows which are typically from April 1-June 15, October 31-frozen ground, and early winter before snowfall or during snow free periods until spring, respectively, after one growing season of invasive species treatment. Seed should be installed with an appropriate temporary cover crop (i.e., oats, winter wheat, and/or annual rye) based on the time of year. Native seed can be installed with native seed drills, drop seeders, broadcast seeders, and/or hand-broadcast depending on site conditions and constraints.

4.3 3-Year Maintenance Plan

Establishment/short-term maintenance should be conducted within the wetland enhancement area for three (3) growing seasons after native seed installation to support the establishment of native species and reduce invasive species. Target invasive species shall include all species listed as Restricted or Prohibited under the Wisconsin Invasive Species Rule (Wis. Admin. Code NR 40) and reed canary grass. Because the wetland is currently dominated by invasive species, specifically reed canary grass, invasive species management goals within the remainder of the wetland preservation area within the Development will be to control new invasive species, minimize the spread of existing

invasive species, and reduce the abundance of existing invasive species where practical and where there is the best public or ecological benefit.

Mowing and spot spray herbicide treatments are anticipated to be the primary management strategies to reduce invasive species and foster native species establishment within the wetland enhancement area. An adaptive management approach should be used whereby observations made during and after management activities by the management crews guide the tasks and timing of the next management event.

Mechanical mowing with a tractor or UTV-mounted mower should be used to reduce weed competition, reduce weed seed production, and to increase surface light levels to allow for the germination of native seeds within the wetland enhancement area. Wetland areas susceptible to rutting due to wet ground conditions should be avoided or mowed with handheld trimmers. Mowing shall be timed when weed species are in later bud stage/flower and prior to seed maturation. Vegetation should be cut to a minimum height of approximately 6-8 inches during the first year of establishment and then to a height of 10-12 inches in the second and third year of establishment as needed. Selective mechanical mowing or mowing with handheld brush-saws shall be used on an as-needed basis once the native vegetation is established to reduce select patches of annual or biennial weeds as well as reduce seed production by perennial weeds.

Herbicide treatments should be used to control target invasive species. The appropriate herbicide, application methodology, and timing should be selected to achieve the most effective control of the target species. Spot treatments with backpack sprayers should be used, as possible, to minimize off-target damage. Aquatic-approved herbicides should be applied in areas that may have standing water or where the herbicide may come in contact with surface water.

4.4 Recommended Long-Term Management

Long-term management should occur after the three-year establishment period. The goal of long-term management is to maintain the native plant diversity and habitat values of the restored wetland enhancement area and to manage new or spreading invasive species within the remainder of the wetland preservation area of the Development. It is recommended that annual monitoring be conducted by the HOA to identify management needs or restoration concerns such as erosion, incompatible land use by homeowners or

adjacent property owners, or new or spreading invasive species that pose a threat to the health of the wetland. Long-term management strategies may include mowing, herbicide treatments, supplemental seeding, prescribed burning, and erosion control.

Table 1. Preparation, Establishment, and Long-Term Management Schedule for the Wetland

Stage	Task	Timing
Site Preparation and Implementation: Year 0	Conduct prescribed burn of wetland up to the northern bank of the ditch/waterway.	Spring or fall burn windows before native seeding, dependent on site and weather conditions
	Herbicide treatment to target invasive species within wetland enhancement area.	3 events: late April/early May, May, and September
	Install wetland seed mix within wetland enhancement area.	Nov./Dec. after growing season of herbicide treatments (preferred)
Establishment: Year 1-3	Spot spray herbicide treatment to target invasive species within wetland enhancement area.	2 events: late April/early May and May
	Management mow or spot mow native seeding areas, as feasible, within wetland enhancement area.	1-2 events: June and July/August, as feasible
Long-Term Management	Monitor for incompatible land use and concerns, scout for new or spreading invasive species, develop management recommendations for wetland areas within the Development.	Annually
	Control new or spreading persistent invasive species within wetland areas of the Development.	As needed

5.0 Upland Open Space

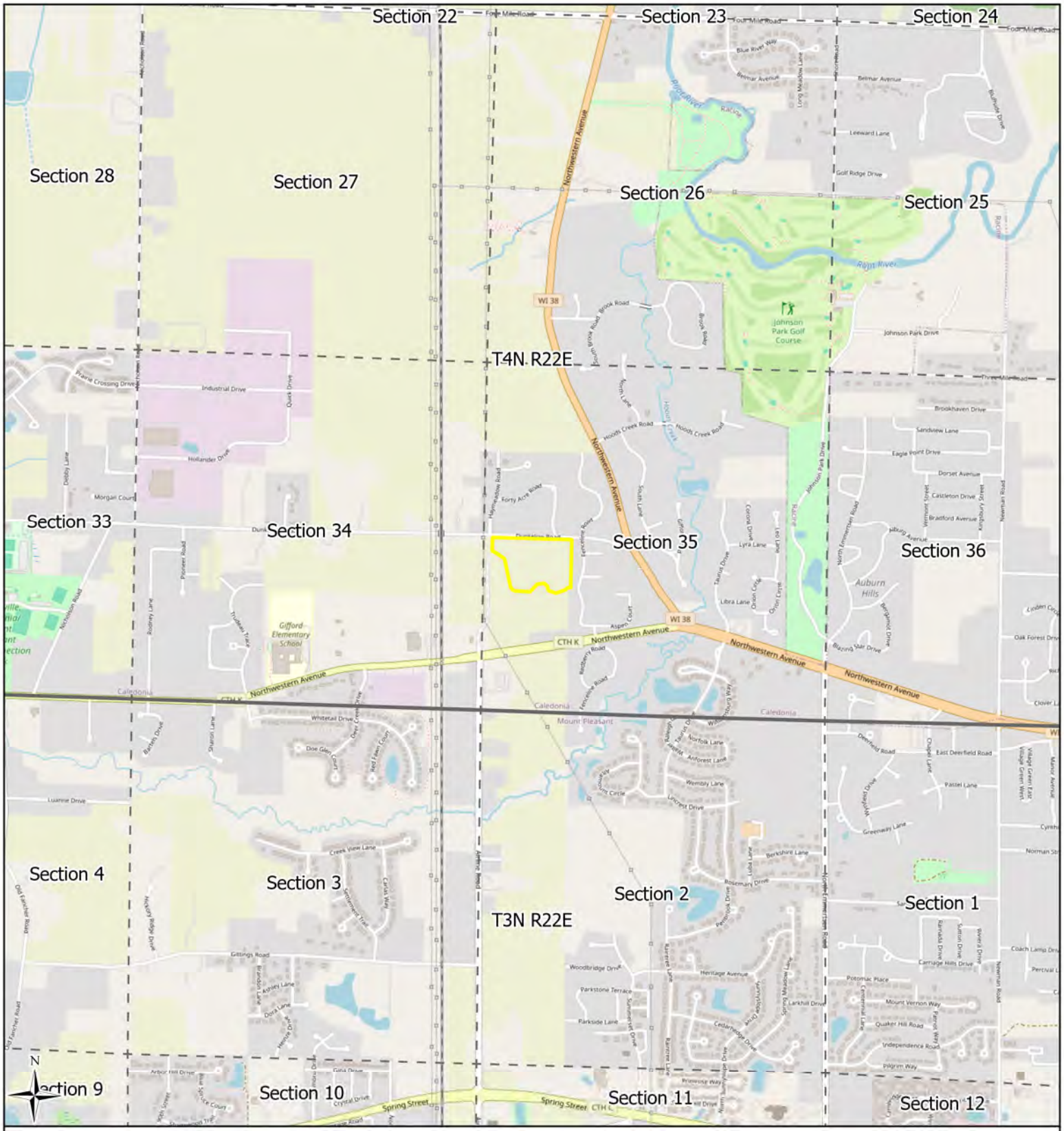
Upland areas within Outlot 2 will be maintained for stormwater retention purposes and/or maintained as turf. A site-appropriate turf grass seed mix will be installed within these areas following final grading. The turf will be mulched, fertilized, and watered as needed for establishment. Overseeding will occur in areas with poor seed establishment. The turf will be maintained by regular mowing.

6.0 Conclusion

Heartland prepared this Open Space Stewardship Plan for Outlot 1 of Homestead Acres on behalf of Newport Group, Ltd. The Development is located in the Village of Caledonia,

Racine County, Wisconsin. The purpose of this plan is to guide the implementation and management of the open spaces which will consist of preserved and enhanced wetlands as well as stormwater facilities and turf areas within the uplands. The Developer will be responsible for the initial construction and implementation of the open space components, including the Site Preparation and Implementation Stage described within this Plan. A homeowner's association will ultimately be responsible for the maintenance and long-term management of the open spaces, including the Establishment and Long-Term Management Stages described within this Plan.

Appendix A | Figures



Heartland ECOLOGICAL GROUP INC

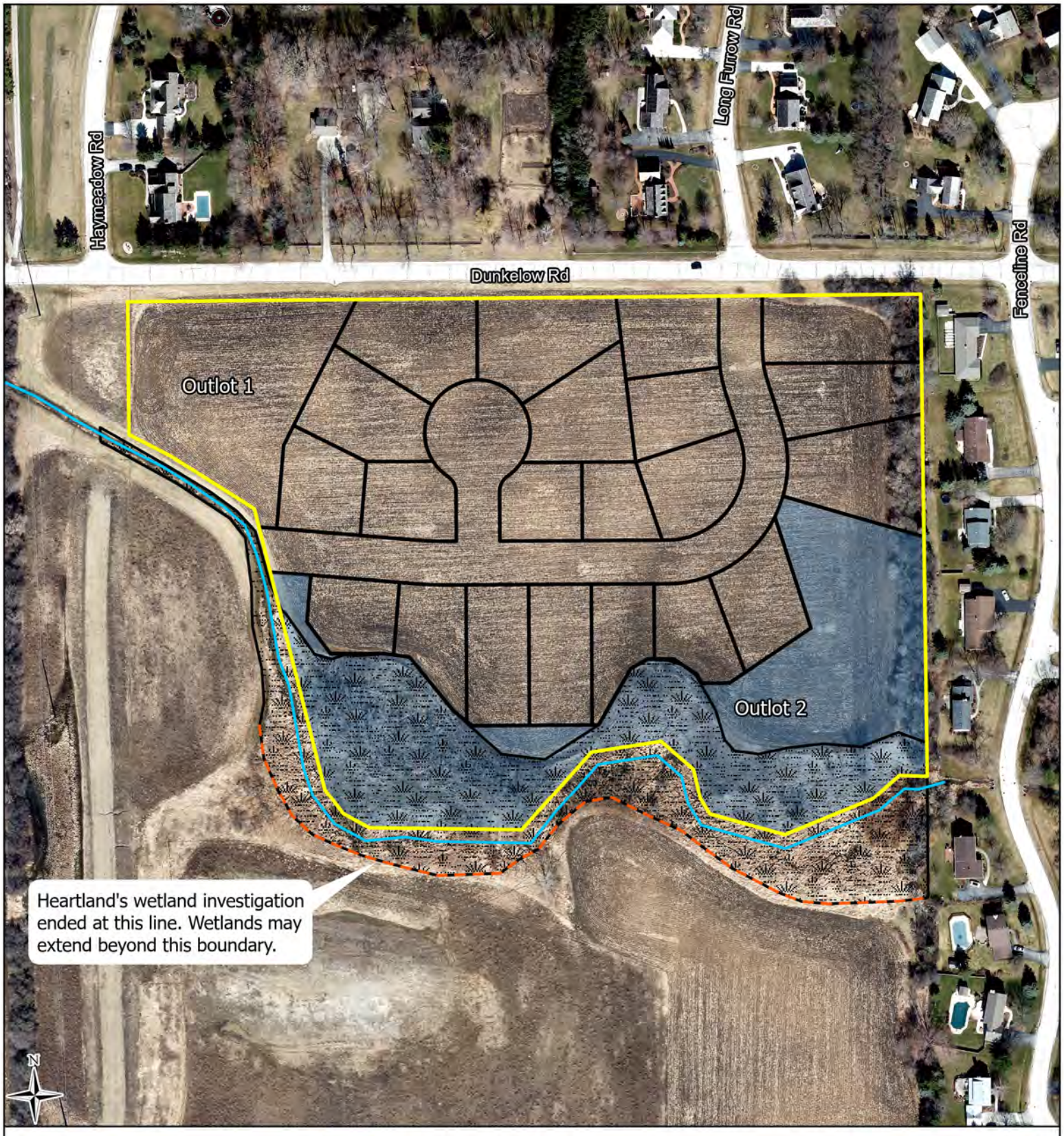
Figure 1. Project Location

Homestead Acres Wetlands
Project #20241375
T4N, R22E, S35
V Caledonia, Racine Co

OpenStreetMap
ESRI

LRR: MW

Figure Created: 4/4/2025



Project Area (18.38 ac)
Outlot 2 (5.14 ac)
Approximate Project Plat
Unnamed Waterway
Field Delineated Wetlands (5.49 ac)
Approximate Wetland Boundary

0 200 Ft

Heartland
ECOLOGICAL GROUP INC

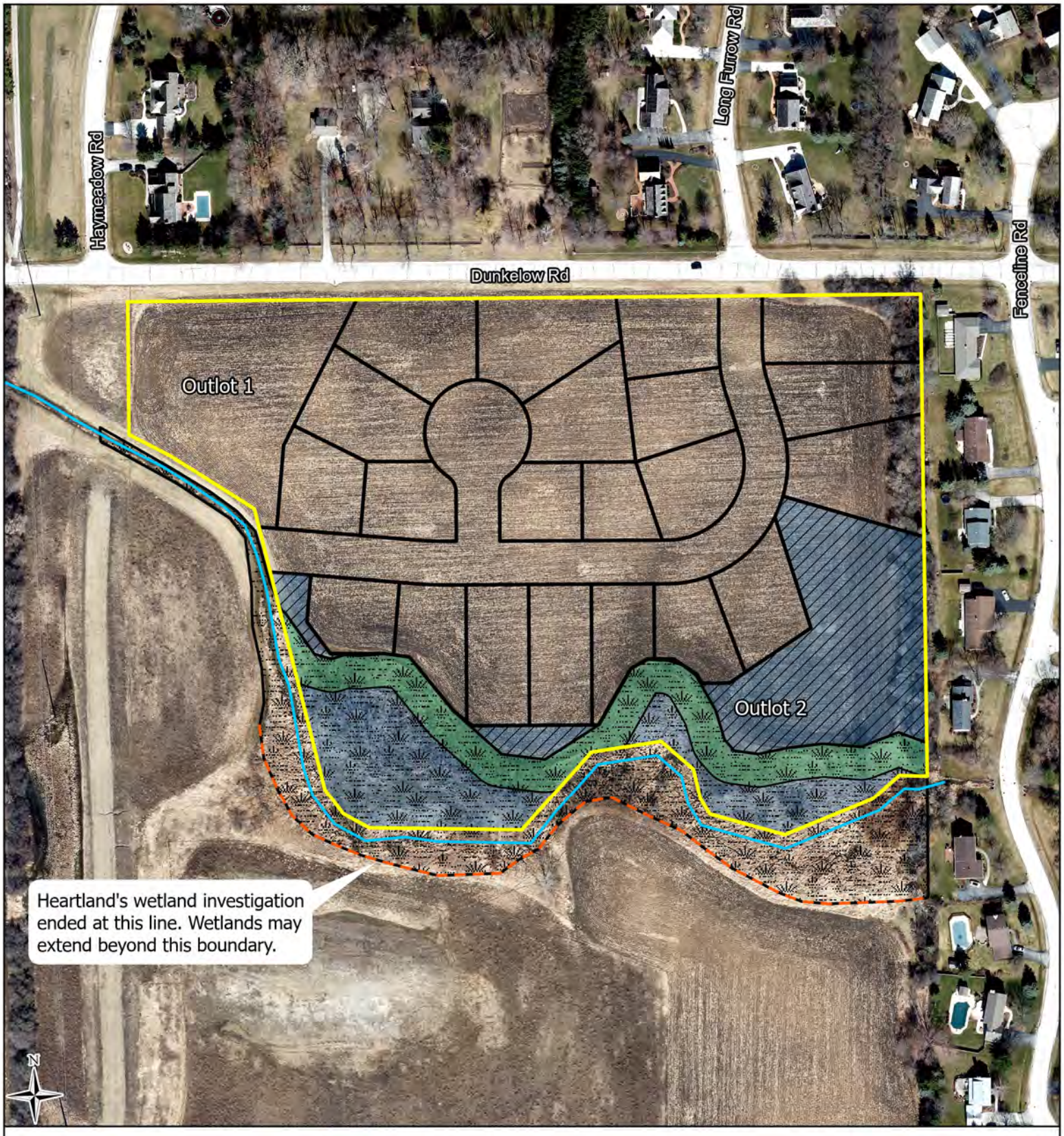
Figure 2. Existing Conditions

Homestead Acres
Project #20241375
T4N, R22E, S35
V Caledonia, Racine Co

2024 Orthophoto
Racine Co, HEG

LRR: MW

Figure Created: 8/28/2025



- Project Area (18.38 ac)
- Outlot 2 (5.14 ac)
- Approximate Project Plat
- Unnamed Waterway
- Field Delineated Wetlands (5.49 ac)
- Approximate Wetland Boundary
- Wetland Enhancement Area (1.35 ac)
- Stormwater Retention and Turf (2.17 ac)

0 200 Ft

Heartland
ECOLOGICAL GROUP INC

Figure 3. Open Space Stewardship Plan

Homestead Acres
Project #20241375
T4N, R22E, S35
V Caledonia, Racine Co

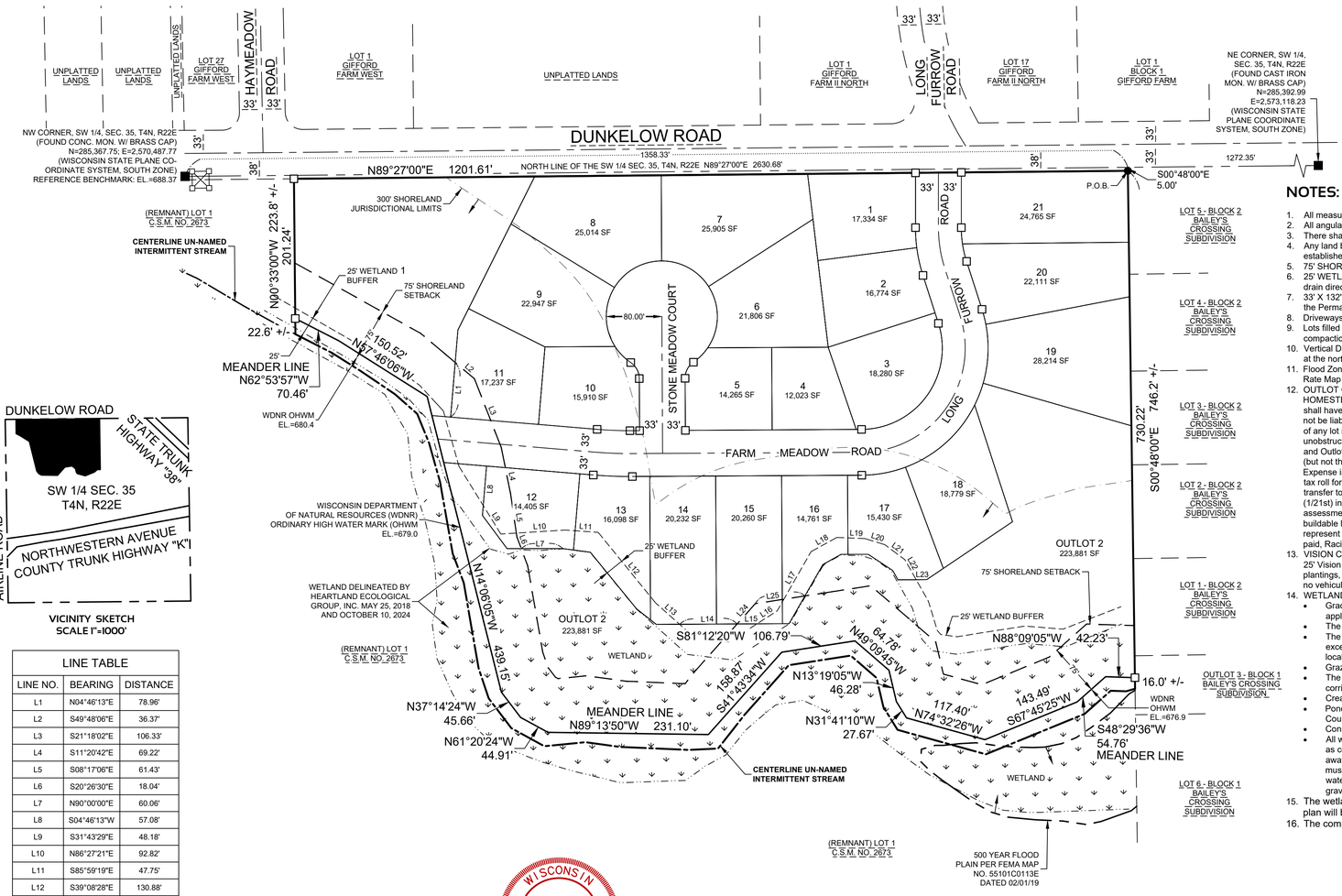
2024 Orthophoto
Racine Co, HEG
LRR: MW

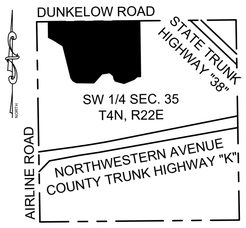
Figure Created: 8/28/2025

Appendix B | Homestead Acres Plat (Pinnacle Engineering)

HOMESTEAD ACRES

Being a part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.





VICINITY SKETCH
SCALE 1"=1000'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N04°46'13"E	78.96'
L2	S49°48'06"E	36.37'
L3	S21°18'02"E	106.33'
L4	S11°20'42"E	69.22'
L5	S08°17'06"E	61.43'
L6	S20°26'30"E	18.04'
L7	N90°00'00"E	60.06'
L8	S04°46'13"W	57.08'
L9	S31°43'29"E	48.18'
L10	N86°27'21"E	92.82'
L11	S85°59'19"E	47.75'
L12	S39°08'28"E	130.88'
L13	S48°16'06"E	46.45'
L14	N89°40'23"E	82.98'
L15	N89°40'23"E	28.53'
L16	N57°18'18"E	34.72'
L17	N29°44'37"E	98.19'
L18	N61°09'29"E	42.38'
L19	S87°37'52"E	40.75'
L20	S72°52'04"E	29.69'
L21	S53°18'09"E	17.90'
L22	S29°31'37"E	33.27'
L23	N89°40'23"E	15.17'
L24	N41°43'34"E	39.25'
L25	N81°12'20"E	72.34'

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East bears N89°27'00"E.

www.pinnacle-engr.com

NOTES:

1. All measurements have been made to the nearest one-hundredth of a foot.
2. All angular measurements have been made to the nearest one second.
3. There shall be no direct vehicular access allowed on to Dunkelow Road from Lots 1, 7, 8 and 21.
4. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
5. 75' SHORELAND SETBACK: All Primary and Accessory structures shall require a 75' Setback from the Ordinary High Water Mark.
6. 25' WETLAND BUFFER: No development or alteration shall occur within the 25 foot Wetland Buffer. No impervious area should drain directly into the wetlands.
7. 33' X 132' PERMANENT TEE TURNAROUND EASEMENT: No driveways shall be authorized to serve the private residence off the Permanent Tee Turnaround.
8. Driveways shall not have a centerline slope steeper than 6%.
9. Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.
10. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Southwest 1/4 Section 34, Township 4 North, Range 22 East, Elevation = 688.37.
11. Flood Zone Classification: The property lies with in "Zone X - 0.2% Annual Chance Flood Hazard Area" per the Flood Insurance Rate Map Community Panel No. 55101C0113E dated FEBRUARY 1, 2019.
12. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 2 of the plat of HOMESTEAD ACRES shall be maintained by the HOMESTEAD ACRES Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of Outlot 1 and Outlot 2 and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 1 and Outlot 2 in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading, or filling in said Outlot 1 and Outlot 2 is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 1 and Outlot 2 may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of HOMESTEAD ACRES an undividable one-twenty first (1/21st) interest in Outlot 1 and Outlot 2. The developer and all subsequent owners warrant and represent that said Outlots for assessment purposes will have no value per se, and the 1/21st interest in said Outlots would be assessed with each of the buildable lots. In the event that said Outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/21st per buildable lot, of the taxes due on said Outlots. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
13. VISION CORNER EASEMENT RESTRICTION: All corner lots within the plat of HOMESTEAD ACRES shall be subject to a 25' X 25' Vision Corner Easement and a 50' X 50' No Access Restriction. Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. There shall be no vehicular access over any vision corner easement.
14. WETLAND PRESERVATION RESTRICTIONS
    - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - The removal of topsoil or other earthen materials shall be prohibited.
    - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County.
    - Grazing by domesticated animals, ie., horses, cows, etc.,, shall be prohibited.
    - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
    - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
    - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - Construction of buildings within the wetland boundary is prohibited.
    - All wetlands on site will have a 25' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 25' wetland buffer must have a drainage system to direct all storm water runoff at least 25' away from the designated wetland area. Storm water runoff that will not be discharged at least 25' away from the wetland must be first routed through a Wisconsin Department of Natural Resources approved device which will provide adequate water treatment prior to discharging closer than 25'. Wood deck patios with spacing between the boards and draining onto a gravel base or naturally vegetated area including mowed lawn are not considered impervious surfaces.
15. The wetlands in Outlot 2 have a stewardship plan for maintenance initially prepared by Heartland Ecological. The plan will be managed by the Homeowners Association.
16. The common open space in Outlots 1 & 2 is restricted from any further land divisions or development.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

THE NEWPORT GROUP, LTD, Grantor, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,

and SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

WISCONSIN JESSE ZOLTOWSKI S-3094 Milwaukee, WI LAND SURVEYOR

Jesse Zoltowski

AUGUST 20, 2025

Prepared for:
THE NEWPORT GROUP, LTD
8338 Corporate Drive
Mount Pleasant, WI 53406

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

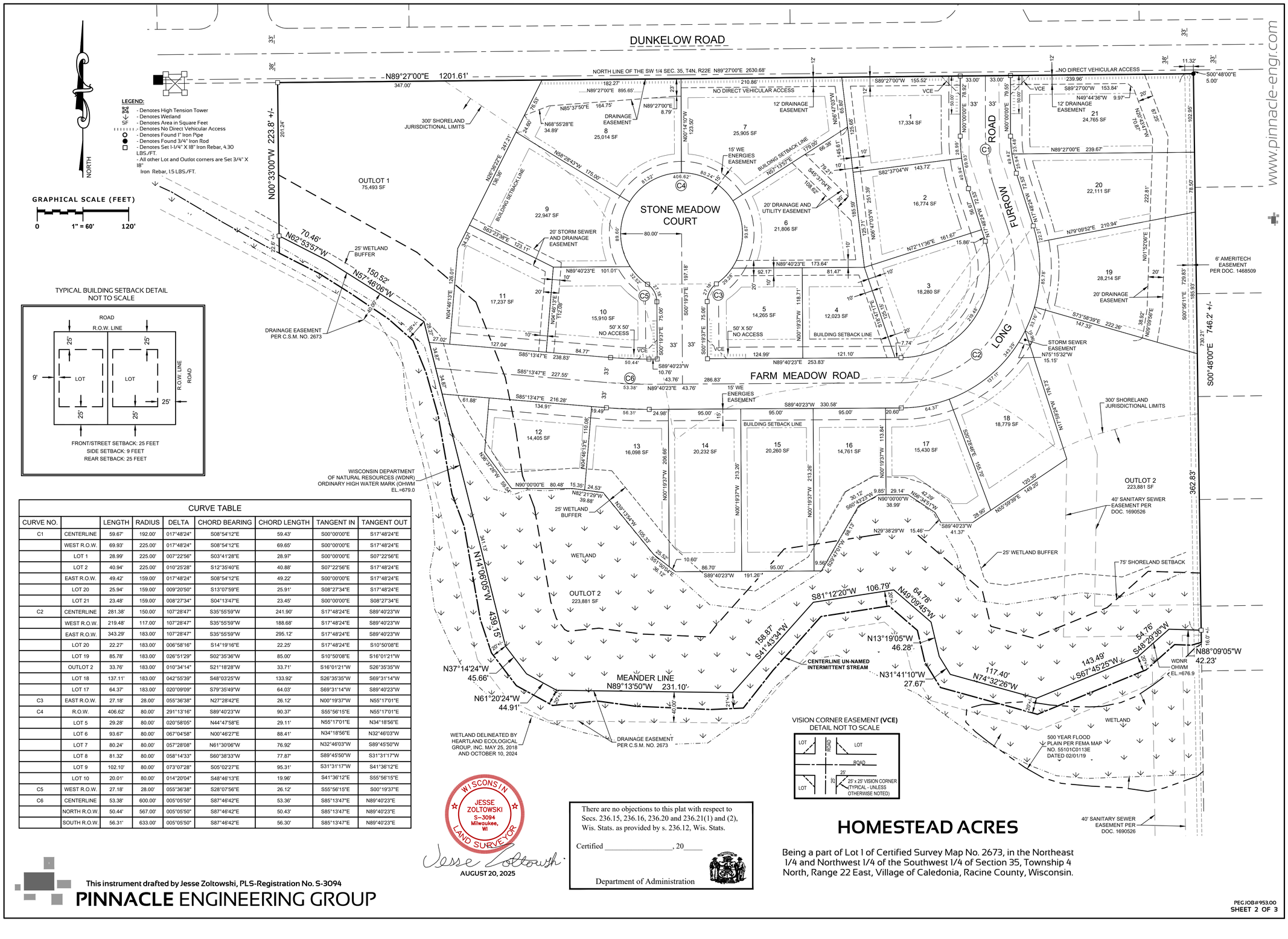
LEGEND:

- ⊠ - Denotes High Tension Tower
- ⏚ - Denotes Wetland
- SF - Denotes Area in Square Feet
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
  - All other Lot and Outlot corners are Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

This instrument drafted by Jesse Zoltowski, PLS-Registration No. S-3094

PINNACLE ENGINEERING GROUP

PEG JOB#953.00



LEGEND:

- Denotes High Tension Tower
- Denotes Wetland
- 5F - Denotes Area in Square Feet
- Denotes No Direct Vehicular Access
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set I-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
- All other Lot and Outlot corners are Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE

CURVE TABLE								
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	CENTERLINE	59.67'	192.00'	017°48'24"	S08°54'12"E	59.43'	S00°00'00"E	S17°48'24"E
	WEST R.O.W.	69.93'	225.00'	017°48'24"	S08°54'12"E	69.65'	S00°00'00"E	S17°48'24"E
	LOT 1	28.99'	225.00'	007°22'56"	S03°41'28"E	28.97'	S00°00'00"E	S07°22'56"E
	LOT 2	40.94'	225.00'	010°25'28"	S12°35'40"E	40.88'	S07°22'56"E	S17°48'24"E
	EAST R.O.W.	49.42'	159.00'	017°48'24"	S08°54'12"E	49.22'	S00°00'00"E	S17°48'24"E
	LOT 20	25.94'	159.00'	009°20'50"	S13°07'59"E	25.91'	S08°27'34"E	S17°48'24"E
	LOT 21	23.48'	159.00'	008°27'34"	S04°13'47"E	23.45'	S00°00'00"E	S08°27'34"E
C2	CENTERLINE	281.38'	150.00'	107°28'47"	S35°55'59"W	241.90'	S17°48'24"E	S89°40'23"W
	WEST R.O.W.	219.48'	117.00'	107°28'47"	S35°55'59"W	188.68'	S17°48'24"E	S89°40'23"W
	EAST R.O.W.	343.29'	183.00'	107°28'47"	S35°55'59"W	295.12'	S17°48'24"E	S89°40'23"W
	LOT 20	22.27'	183.00'	006°58'16"	S14°19'16"E	22.25'	S17°48'24"E	S10°50'08"E
	LOT 19	85.78'	183.00'	026°51'29"	S02°35'36"W	85.00'	S10°50'08"E	S16°01'21"W
	OUTLOT 2	33.76'	183.00'	010°34'14"	S21°18'28"W	33.71'	S16°01'21"W	S26°35'35"W
	LOT 18	137.11'	183.00'	042°55'39"	S48°03'25"W	133.92'	S26°35'35"W	S69°31'14"W
	LOT 17	64.37'	183.00'	020°09'09"	S79°35'49"W	64.03'	S69°31'14"W	S89°40'23"W
C3	EAST R.O.W.	27.18'	28.00'	055°36'38"	N27°28'42"E	26.12'	N00°19'37"W	N55°17'01"E
C4	R.O.W.	406.62'	80.00'	291°13'16"	S89°40'23"W	90.37'	S55°56'15"E	N55°17'01"E
	LOT 5	29.28'	80.00'	020°58'05"	N44°47'58"E	29.11'	N55°17'01"E	N34°18'56"E
	LOT 6	93.67'	80.00'	067°04'58"	N00°46'27"E	88.41'	N34°18'56"E	N32°46'03"W
	LOT 7	80.24'	80.00'	057°28'08"	N61°30'06"W	76.92'	N32°46'03"W	S89°45'50"W
	LOT 8	81.32'	80.00'	058°14'33"	S60°38'33"W	77.87'	S89°45'50"W	S31°31'17"W
	LOT 9	102.10'	80.00'	073°07'28"	S05°02'27"E	95.31'	S31°31'17"W	S41°36'12"E
	LOT 10	20.01'	80.00'	014°20'04"	S48°46'13"E	19.96'	S41°36'12"E	S55°56'15"E
C5	WEST R.O.W.	27.18'	28.00'	055°36'38"	S28°07'56"E	26.12'	S55°56'15"E	S00°19'37"E
C6	CENTERLINE	53.38'	600.00'	005°05'50"	S87°46'42"E	53.36'	S85°13'47"E	N89°40'23"E
	NORTH R.O.W.	50.44'	567.00'	005°05'50"	S87°46'42"E	50.43'	S85°13'47"E	N89°40'23"E
	SOUTH R.O.W.	56.31'	633.00'	005°05'50"	S87°46'42"E	56.30'	S85°13'47"E	N89°40'23"E

VISION CORNER EASEMENT **(VCE)**
DETAIL NOT TO SCALE

WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

Jesse Zoltowski
AUGUST 20, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

HOMESTEAD ACRES

Being a part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

This instrument drafted by Jesse Zoltowski, PLS-Registration No. S-3094

PINNACLE ENGINEERING GROUP

PEG JOB # 953.00
SHEET 2 OF 3

HOMESTEAD ACRES

Being a part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE

THE NEWPORT GROUP, LTD, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

THE NEWPORT GROUP, LTD, as owner, does further certify that this Plat of HOMESTEAD ACRES is required by s.236.10 or s 236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia
2. County of Racine
3. Department of Administration

IN WITNESS WHEREOF, the said THE NEWPORT GROUP, LTD, has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: THE NEWPORT GROUP, LTD

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named THE NEWPORT GROUP, LTD, to me known to be the person who executed the foregoing instrument, and to me known to be such _____(title) of said limited company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited company, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the _____above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ , its Senior Vice-President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date Senior Vice-President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

VILLAGE OF CALEDONIA CERTIFICATE

RESOLVED that the plat of HOMESTEAD ACRES in the Village of Caledonia, is hereby approved by the Village Board of the Village of Caledonia.

_____ _____
Date Jennifer Bass, Village Clerk

CERTIFICATE OF VILLAGE FINANCE DIRECTOR

STATE OF WISCONSIN)
RACINE COUNTY) SS

I, Wayne Krueger, being duly elected, appointed, qualified and acting Village of Caledonia Finance Director do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____ , 2025 on any of the land included in the Plat of HOMESTEAD ACRES.

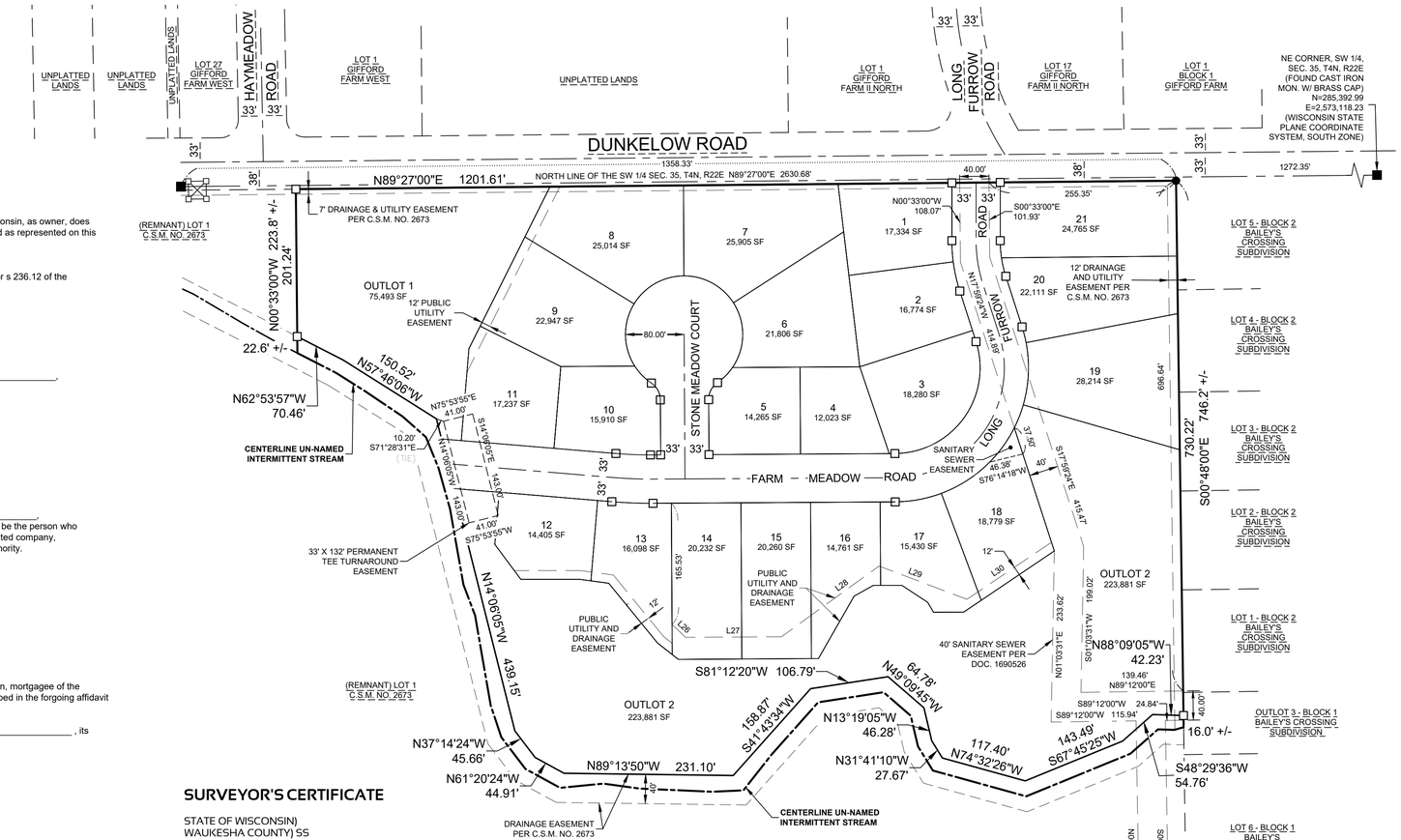
_____ _____
Date Wayne Krueger, Village of Caledonia Finance Director

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
RACINE COUNTY) SS

I, Jeff Latus, being duly elected, qualified and acting Treasurer of Racine County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ , 2025 affecting the lands included in the Plat of HOMESTEAD ACRES.

_____ _____
Date Jeff Latus, County Treasurer



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35;
Thence North 89°27'00" East along the north line of said Southwest 1/4, 1358.33 feet;
Thence South 00°48'00" East, 5.00 feet to the north east corner of Lot 1 of said Certified Survey Map No. 2673 and the Point of Beginning;

Thence continuing South 00°48'00" East along the east line of said Lot 1, 730.22 feet to a point on a meander line for an un-named intermittent stream and the north line of a 40' Drainage Easement;
Thence the following courses along said meander line and north line of a 40' Drainage Easement:
North 88°09'05" West, 42.23 feet;
South 48°29'36" West, 54.76 feet;
South 67°45'25" West, 143.49 feet;
North 74°32'26" West, 117.40 feet;
North 31°41'10" West, 27.67 feet;
North 13°19'05" West, 46.28 feet;
North 49°09'45" West, 64.78 feet;
South 81°12'20" West, 106.79 feet;
South 41°43'34" West, 158.87 feet;
North 89°13'50" West, 231.10 feet;
North 61°20'24" West, 44.91 feet;
North 37°14'24" West, 45.66 feet;
North 14°06'05" West, 439.15 feet;
North 57°46'06" West, 150.52 feet;
North 62°53'57" West, 70.46 feet;
Thence North 00°33'00" West, 201.24 feet to the south right of way line of Dunkelow Road;
Thence North 89°27'00" East along said south right of way line, 1201.61 feet to the Point of Beginning.
Including all that land between the meander line and the centerline of the un-named intermittent stream.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 834,499 square feet (19.16 acres) of land, more or less to the centerline of the un-named intermittent stream and 800,703 square feet (18.3816 acres) of land to the Meander line and 702,343 square feet (16.1236 acres) of land Net.

That I have made such survey, land division and map by the direction of THE NEWPORT GROUP, LTD, owner of said land.

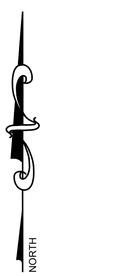
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes, the Village of Caledonia Land Division Ordinance and Racine County Code of Ordinances in surveying, mapping and dividing the land within the subdivision.

Date: AUGUST 20, 2025

WISCONSIN JESSE ZOLTOWSKI S-3094 Milwaukee, WI LAND SURVEYOR

Jesse Zoltowski
Professional Land Surveyor S-3094



GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

DRAINAGE & UTILITY EASEMENT		
LINE NO.	BEARING	DISTANCE
L26	S46°21'26"E	25.54'
L27	N89°40'23"E	76.62'
L28	N54°05'40"E	114.42'
L29	S69°14'38"E	128.18'
L30	N55°59'39"E	139.32'

LEGEND:
- Denotes High Tension Tower
- Denotes Wetland
- Denotes Area in Square Feet
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
- All other Lot and Outlot corners are Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-3094

PINNACLE ENGINEERING GROUP

www.pinnacle-engr.com

PEG JOB #953.00
SHEET 3 OF 3

Homestead Acres
Project #: 20241375
September 5, 2025

Appendix C | Wetland Seed Mix

Table 1. Wetland Seed Mix

Nomenclature		Seed Metrics		
Scientific Name	Common Name	Oz/Acre	Seeds/ft^2	% Mix by No. Seeds
Grasses, Sedges, Rushes				
Andropogon gerardii	Big Bluestem	6.0	1.4	1.33
Calamagrostis canadensis	Blue Joint Grass	0.5	3.2	3.11
Carex bebbii	Bebb's Oval Sedge	2.0	1.6	1.51
Carex comosa	Bottlebrush Sedge	1.0	0.7	0.67
Carex molesta	Field Oval Sedge	3.0	1.7	1.66
Carex stipata	Common Fox Sedge	2.5	2.0	1.89
Carex vulpinoidea	Brown Fox Sedge	5.0	11.5	11.09
Elymus virginicus	Virginia Wild Rye	40.0	3.9	3.73
Juncus dudleyi	Dudley's Rush	0.2	14.7	14.2
Juncus effusus	Common Rush	0.5	11.5	11.09
Schoenoplectus tabernaemontani	Softstem Bulrush	1.5	1.1	1.03
Scirpus atrovirens	Dark-green Bulrush	1.3	13.2	12.76
Scirpus cyperinus	Wool Grass	0.3	11.7	11.31
Spartina pectinata	Prairie Cord Grass	2.0	0.3	0.29
Forbs				
Asclepias incarnata	Swamp Milkweed	1.0	0.1	0.11
Asclepias syriaca	Common Milkweed	1.0	0.1	0.09
Bidens cernua	Nodding Bur Marigold	2.0	1.0	0.93
Eupatorium perfoliatum	Boneset	0.5	1.8	1.77
Euthamia graminifolia	Grass-leaved Goldenrod	0.5	4.0	3.88
Eutrochium maculatum	Joe Pye Weed	0.5	1.1	1.05
Helenium autumnale	Sneezeweed	1.0	3.0	2.88
Helianthus grosseserratus	Saw-tooth Sunflower	1.5	0.5	0.50
Pycnanthemum virginianum	Mountain Mint	0.5	2.5	2.44
Symphyotrichum lanceolatum	Panicled Aster	0.5	1.8	1.73
Symphyotrichum novae-angliae	New England Aster	0.3	0.5	0.44
Verbena hastata	Blue Vervain	4.0	8.5	8.25
Zizia aurea	Golden Alexanders	1.0	0.3	0.24

Diversity and Density Metrics

Plant Type	Species Richness	Total Oz/Acre	Total Seeds/ft^2	% Mix by No. Seeds
Grasses, Sedges, Rushes	14	65.8	78	75.7
Forbs	13	14.3	25	24.3
Totals	**27**	**80.1**	**103**	**100.0**