

RESOLUTION NO. 2023-77

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO DENY THE REQUEST OF DONALD VESELIK TO KEEP A BLOCK RETAINING WALL AND STONE PAD FOR A PROPOSED SHED WITHIN THE 12-FOOT STORM SEWER EASEMENT AT 5920 SUNSHINE LANE

WHEREAS, the Village of Caledonia received a request from Donald Veselik to keep a block retaining wall and a stone pad for a proposed shed (both recently installed) within the 12' Storm Sewer Easement and 6' We Energies Easement located at 5920 Sunshine Lane.

WHEREAS, the Building Permit issued for the single-family home at 5920 Sunshine Lane on June 9, 2021 specifically states that retaining walls and sheds are not allowed to be installed in the 12' Storm Sewer Easement and/or the 6' We Energies Easement.

WHEREAS, the Village of Caledonia does not have rights to the 6' We Energies Easement on the property. The Owner has stated that he has obtained a waiver from We Energies to allow the retaining wall to be located in the 6' We Energies Easement.

WHEREAS, the Public Works Committee, at their June 12, 2023 meeting, heard the request and moved to recommend that the retaining wall stay in the current location (approximately 3' into the 12' Storm Sewer Easement) with the owner executing a Hold Harmless Agreement in the Village's favor and the stone pad for the proposed shed be removed from the 12' Storm Sewer Easement.

WHEREAS, the Caledonia Utility District, at their July 5, 2023 meeting, heard the request and moved to deny the request to allow the retaining wall and the stone pad to stay within the 12' Storm Sewer Easement due to the Caledonia Utility District having a facility located in the Storm Sewer Easement.

WHEREAS, the Village Board, at their July 11, 2023 meeting, was asked to provide direction to staff, so that staff can prepare a Resolution due to the conflict in the recommendations from the Public Works Committee and the Caledonia Utility District.

WHEREAS, based on the direction from the Village Board, the Owner will need to remove the block retaining wall and the stone pad for the proposed shed from the 12' Storm Sewer Easement.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the request to keep the block retaining wall and stone pad for a proposed shed within a 12' Storm Sewer Easement be denied due to the Storm Sewer Easement having a facility located within it.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin,
this 25 day of July, 2023.

VILLAGE OF CALEDONIA


By: Thomas R. Weatherston
Thomas R. Weatherston
Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: June 9, 2023

To: Public Works Committee
Utility Commission

From: Ryan Schmidt, P.E.
Village Engineer 

Re: **5920 Sunshine Lane – Variance Request**

BACKGROUND INFORMATION

The Engineering Department received a request to allow for a variance to install a retaining wall structure and shed inside of a 12' Storm Sewer Easement and 6' We Energies Easement at 5920 Sunshine Lane. This request came in because of the Engineering Departments field inspection of the property for the site grading and drainage bond refund. Staff visited the site to find a retaining wall installed and a shed base being prepared in an area that appeared to encroach upon the easement as shown on the building permit and plat of survey without any accessory structure permits. The site recertification survey has been included as Exhibit A clearly showing the encroachment of said retaining wall and proposed shed.

The property was issued building permits on 06/03/2021 and the Site Grading and Drainage Bond inspection was performed approximately 270 days post occupancy per ordinance. There is a section on the Site Grading portion of the Building Permit stating that the installation of any structures or retaining walls as shown on the approved plat of survey and building permit are not allowed. In addition, a paving permit is required prior to the installation of concrete in the Village Right-of-Way. This permit was not acquired.

There is an 18" storm sewer pipe along the rear lot line within the 12' Storm Sewer Easement. The Village does not authorize property owners to place structures or fences in easements, especially ones with public utilities in them. As a result, Staff does not recommend the issuance of any waivers or variance to install these structures within the 12' Storm Sewer Easement. Village Staff recommends all retaining walls and proposed sheds be removed from the Storm Sewer Easement and all appropriate permits be applied for. The property owner may request a variance to allow the installation of the structures within the We Energies Utility Easement with written approval from We Energies.

RECOMMENDED MOTION

Motion to Deny the Variance Request at 5920 Sunshine Lane for the installation of a retaining wall and shed within the 12' Storm Sewer Easement due to the direct violation of Building Permit 2021-299 and 21-FP-037. Any existing structures shall be removed from the easement and permits must be acquired for the new shed and retaining wall placement.



VILLAGE OF CALEDONIA BUILDING PERMIT

5043 CHESTER LANE | RACINE, WI 53402 | Tel# (262) 835-4451

Issued Date: 06/03/2021
Applied for: 05/25/2021
Expires: 05/25/2022

Permit No. 2021-299
Type of Permit Residential 1 & 2 Family
Parcel # 104042320401670
R-3A
Receipt# 1003090

Property Address: **5920 SUNSHINE LN**

Lot: 67 Block: Subdivision/CSM#: AUTUMN SHORES

Valuation 256,229.00
Square Feet 2,785.00

Owner DNOALD J VESELIK JR
KAREN VESELIK
RACINE, WI 53402

Contractor MC HOME BUILDERS LLC (MASTER CRAFT)
5008 GREEN BAY RD
KENOSHA, WI 53144
262-654-1220
dkika@mchomebuildersllc.com

Permit Fees

Residences 1 & 2 Family/Attached Garages	1,114.00
Plan Review-1 & 2 family residence	170.00
WI Uniform bldg permit seal	45.00
Erosion Control fees - 1 & 2 family lots	235.00
Fireplaces	228.00
Neighborhood Planning Surcharge	232.96
Grading and Drainage Bond	1,000.00
Grading & Drainage Bond Inspection Fee	200.00
Park Development	1,000.00
Zoning/Planning	600.00

TOTAL FEE 4,824.96

EXPLANATION OF PROJECT:
NEW SFR W ATTACHED GARAGE

Note: Applicant must arrange inspections with the Inspection Department at least forty-eight (48) hours prior to desired appointment time.

Senior Inspector - James Kecker - Ph: 262-835-6406 - Email: jkecker@caledonia-wi.gov

Building Residential Electrical | Residential Plumbing

Building Inspector - Scott Seymour - Ph: 262-835-6420 - Email: sseymour@caledonia-wi.gov

Commercial | Residential

I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all the information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

SITE INFO

SUBDIVISION _____ BLOCK NO _____
 LOT NO _____ ZONING DISTRICT _____
 I-4 SEC 20 T 4 N R 23 OF W
 PARCEL NO 104042320401670
 SETBACKS FRONT 36 FT REAR 72.62 FT
 LEFT 12 FT RIGHT 12 FT

INSPECTIONS

PHASE	ROUGH	FINAL	EROSION
FOOTING			
FOUNDATION			
BASE/DRAIN TILES			
CONSTRUCTION			
PLUMBING			
HEAT/VENT/AC			
ELECTRICAL			
INSULATION			
OCCUPANCY			

CONTRACTORS

NAME	CREDENTIAL #	PHONE
MC Home Builders	1231385	654-1220
HJ Faust	3795	763-7866
Gemini Electric	1185573	714-840-1259
Karlson Plumbing	221227	633-1951

Work shall not proceed until the inspector has approved the various stages of construction or two business days have elapsed since the day of inspection request. This permit will expire 24 months after the date of issuance if the building's exterior has not been completed. **Keep this card posted until final inspection has been made.** (WI Stats. 101.63)

WISCONSIN UNIFORM

BUILDING

PERMIT # 2021-298

Constr HVAC Elect Plumb Erosion
 Project: 1 Story Single Family Residence,
WI

Issued	OWNER(AGENT)	PHONE
To	<u>MC Homes</u>	<u>654-1220</u>
	BUILDING SITE ADDRESS	
	<u>5920 Sunshine Lane</u>	
	CITY, VILLAGE, TOWN	
	<u>Caledonia - Racine Co</u>	

Issued	PERSON ISSUING	CERT NO
by	<u>[Signature]</u>	<u>1315417</u>
	DATE ISSUED	TELEPHONE
	<u>6/9/2021</u>	<u>835-6420</u>

Comments: Foundation R-10 wall 2x6 @ 16" O.C. R-19, Ceiling R-56, window 0.26

NOTICE OF NONCOMPLIANCE: This issuing jurisdiction shall notify the applicant in writing of any violations to be corrected. All cited violations, except erosion control ones, shall be corrected within 30 days of notification, unless extension time is granted.





VILLAGE OF CALEDONIA
5043 CHESTER LANE • RACINE, WI 53402
PHONE (262) 835-6420

21-440-20

Permit No. **2021-299**
Parcel No. 104042320401670
Receipt No.

APPLICATION FOR BUILDING PERMIT

Owner's Name Veselik, Don & Karen Owner's Email dbooyahboy@sbcglobal.net
 Owner's Mailing Address, City, State & Zip (if different from Project Address) 5820 Leawood Ln Racine 53402 Phone (262)930-4086
 Contractor's Business Name MC Home Builders LLC Contractor's Email dkika@mchomebuildersllc.com
 Contractor's Business Mailing Address, City, State & Zip 5008 Green Bay Rd Kenosha, WI 53144 Phone (262)-654-1220 ext2004
 Dwelling Contractor Certificate Number 101200051 Exp. Date 2021-12-10 Dwelling Contractor Qualifier Number 120700373 Exp. Date 14-12-2021 Fax ()

PROJECT ADDRESS: Lot ⁵⁹²⁰ 67 Sunshine Ln Racine 53402

Sec. _____ Township _____ Range _____ Lot #: _____ Subdivision Name: _____ CSM# 20-401-670
 Tax Key: 104042320401670
 Zoning District: R3A
 SETBACKS: Distance from lot lines to object
 Front 36 Ft. Rear 72.62 Ft. Left 12 Ft. Right 12 Ft.

SQ. FT. OF ADDITION (IF APPLICABLE) Basement 1990, 1st floor 2091, garage 1065 ESTIMATED PROJECT COST \$ 256,229
 Public Sewer Yes No County Sanitary Permit No. _____

Type of Project New Addition Alteration Conversion Temporary Other

EXPLANATION OF PROJECT

New single family home, with attached garage, covered porch.

The applicant agrees to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understands that issuance of the permit creates no legal liability, express or implied, on the Department or Municipality; and certifies that all of the above information is accurate.

PRINT CONTACT PERSON Durim Kika, agent Phone (262)654-1220 ext2004

SIGNATURE OF APPLICANT *Durim Kika* Date 05/03/21

See reverse side for fees.

*EMANED
6/3/2021*



VILLAGE OF CALEDONIA
GRAVEL DRIVEWAY WITH NEW/EXISTING ROAD ACCESS PERMIT
 5043 CHESTER LANE | RACINE, WI 53402 | Tel# (262) 835-4451

Issued Date: 06/03/2021
 Applied for: 05/25/2021
 Expires: 05/25/2022

Permit No. 21-ROW-076
 Type of Permit GRAVEL DRIVEWAY - NEW ROW - P
 Parcel # 104042320401670
 R-3A
 Receipt # 1003090

Property Address: **5920 SUNSHINE LN**

Lot: 67 Block: Subdivision/CSM#: AUTUMN SHORES

Valuation
 Square Feet

Permit Fees

Owner DNOALD J VESELIK JR
 KAREN VESELIK
 RACINE, WI 53402

Engineering Plan Review-Res 1 & 2 famil	225.00
ROW Access (Culvert)/SITE GRADING	100.00

Contractor EAGLE EXCAVATING & GRADING
 S72W13659 WOODS RD
 MUSKEGO, WI 53150
 414-322-5284

TOTAL FEE 325.00

Applicant MC HOME BUILDERS LLC (MASTER CRAF
 5008 GREEN BAY RD
 KENOSHA, WI 53144
 262-654-1220
dkika@mchomebuildersllc.com

EXPLANATION OF PROJECT:

GRAVEL DRIVEWAY WITH ACCESS & SITE GRADING *SEE ATTACHED DOCUMENTATION*

Note: Contact the Village Engineering Department prior to paving the driveway for permit, installation and inspection instructions.

Engineering Technician - Richard Schrbrock - Ph: 262-835-6428 - Email: rshrbrock@caledonia-wi.gov
 Engineering Technician - Helena Dowd - Ph: 262-835-6419 - Email: hdowd@caledonia-wi.gov

I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all the information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

GRAVEL DRIVEWAY WITH NEW ROAD ACCESS PERMIT (21-ROW-76)

5920 SUNSHINE LANE

LOT 67, AUTUMN SHORES ADDITION NO. 2 SUBDIVISION

PARCEL # 104-04-23-20-401-670

Name of Applicant: MC Home Builders LLC Phone: W: 262-654-1220 X-2004 E-mail: dkika@mcbuildersllc.com

Address of Applicant: 5008 Green Bay Road, Kenosha, WI 53144

Name of Owner: Don & Karen Veselik Phone: W: 262-930-4086 E-mail: E-mail:dbooyahboy@sbcglobal.net

Address of Owner: 5820 Leawood Lane, Racine, WI 53402

Gravel Driveway With New Road Access Permit Fee----- \$100.00 (21-ROW-076)

Payment Received: CK# 001388 Date: 6/9/2021 By: EW

CLD CK# 001387

Culvert Required Yes No Driveway width (minimum) 18 FT.

Culvert Diameter and Type: No cmp needed. Curb and gutter.

Culvert Elevation (Flow Line) 2 FT. North, West

Culvert Elevation (Flow Line) 2 FT. South, East

Note: CONTACT THE VILLAGE PRIOR TO PAVING THE DRIVEWAY FOR PERMIT, INSTALLATION AND INSPECTION INSTRUCTIONS.

Note: Flared end Sections will be required on all driveway culverts unless waived in writing by the Public Works Director. Culvert must be installed and driveway built before construction begins, unless temporarily waived in writing by the Public Works Director.

Remarks: Curb & gutter. Reshape and revegetate the lot to drain front to back of curb and back to rear yard drainage swale. The builder will be responsible to install the driveway, reshape and revegetate the road right of way and install, monitor, and maintain erosion control per the attached Village approved revised survey/grading and erosion control plan dated 5-27-21. Contractors shall use the approved driveway access only to access the site unless waived by the Public Works Director. Care must be taken not to crush or damage the road pavement or curb. The road pavement is alligatored but together. If the pavement or curb is damaged it will need to be repaired/replaced to the satisfaction of the Highway Superintendent. Recommend photos of the road and right of way be taken prior to excavation for possible future reference. The driveway and any future sidewalks must be located a minimum of 5' south of the north lot line and lot line extended and 5' north of the south lot line and lot line extended (outside of all easements and to ensure side yard swales can be installed and maintained). NOTE: There is an 18' Drainage & Utility Easement along the west (rear) side of the lot. No portion of the driveway shall exceed a centerline slope of 6%. This may require that the finished driveway be installed at an even grade from the garage slab to the back of curb. Driveway to be a minimum of 30' deep opposite double wide overhead garage doors and 20' deep opposite single wide overhead doors. Side slopes on the driveway are not to exceed 4:1. This may require the installation of retaining walls to achieve. The driveway must be installed so as to ensure water drains away from the home, that runoff does not flow out into the road, onto abutting properties or create an icing problem in the road. Note: The drive may be located over the sanitary sewer and water laterals. Care must be taken not to crush or damage these systems. If crushed, damaged, or in need of repair/adjustment, contact the Caledonia Engineering Department and the Caledonia Utility District for repair/modification and inspection instructions. See the Village approved revised survey/grading plan dated 5-27-21 for site grading and erosion control instructions.

Signature of Applicant: [Signature]

Date: 6/9/21

Permit Granted: Tom Lay

Date: 6/2/21

SITE GRADING INSTRUCTION SHEET (21-FP-37)

5920 SUNSHINE LANE
LOT 67, AUTUMN SHORES ADDITION NO. 2 SUBDIVISION
PARCEL # 104-04-23-20-401-670

Name of Applicant: MC Home Builders LLC Phone: W: 262-654-1220 X-2004 E-mail: dkika@mcbuildersllc.com
Address of Applicant: 5008 Green Bay Road, Kenosha, WI 53144

Name of Owner: Don & Karen Veselik Phone: W: 262-930-4086 E-mail: E-mail:dboovahboy@sbcglobal.net
Address of Owner: 5820 Leawood Lane, Racine, WI 53402

Site Grading Plan Review Fee----- \$ 225.00

Payment Received: _____ Date: _____ By: _____

SITE GRADING AND FINISHED YARD GRADE INSTRUCTIONS

Proposed Finished Yard Elevation: The FYG on the building and any egress window wells shall be no lower than 624.00. Contact Village Plumbing Inspector for proper sizing, installation, and inspections if installing any egress window well drainage systems. Do not install any window wells in any easement areas. The finished garage slab elevation shall be no higher than 624.33.

NOTE: Shallow sanitary sewer. Home will have a hung sanitary sewer system. Recommend exposing the lateral prior to digging the basement to verify invert elevations. Contact the Public Works Director and Building Inspector for approvals to raise the FYG's or deviate from the attached approved grading plans. Contact the Caledonia Utility District and the Village Plumbing Inspector for approvals, conditions, installation, and inspection instructions if desiring to run in the sanitary sewer lateral prior to digging basement. Contractor shall contact the Public Works Director for a Road Opening Permit prior to performing and sanitary sewer/water excavations in the Village Road Right of Way.

NOTE: LOTS MAY HAVE IN EXCESS OF 3' OF FILL. CONSULT GEO-TECHNICAL REPORT FOR SOIL COMPACTION RESULTS OF THIS SITE. THIS INFORMATION IS ATTAINABLE FROM THE DEVELOPER. THE VILLAGE WILL NOT BE HELD LIABLE FOR ANY FOUNDATION/STRUCTURAL PROBLEMS THAT MAY RESULT FROM PLACEMENT OF BUILDING / STRUCTURES ON FILL SOILS.

Note: The Finished Yard Elevation shall be the finished elevation around the immediate perimeter of the building and is 8" below the top of foundation. The contractor shall be responsible to calculate the depth of footing excavation, which will provide for the above assigned Finished Yard Elevation.

Signature of Applicant: [Signature] Date: 6/9/21

Approval: [Signature] Date: 6/2/21
Public Works Director

Remarks: Grade the lot and install, monitor, and maintain erosion control per the revised subdivision master grading plans and the attached Village approved revised survey/grading and erosion control plans dated 5-27-21. Centerline slopes on the side and rear yard swales are to be at no less than .8%. The swales are to be "V" shaped and centered along the lot lines and in easements conforming to the approved grading plans. A minimum of 8" of positive pitch away from the buildings shall be maintained. Side slopes around the building and on the swales are not to exceed 4:1. This may require the installation of retaining walls to achieve. Cutting/filling approximately .95' along the lot lines and in the rear swale may be required to conform to the approved grading plans. Reshape and revegetate the rear yard swale per the approved grading plans to ensure proper drainage both north and south of the planned break point. Reshape and revegetate the side yards to drain front to front (back of curb), rear

to rear. Swales to be graded to ensure proper drainage is maintained. Cutting/filling approximately .95' along the lot lines and in swales may be required to conform to the approved grading plans. Grading past the lot lines may be required. Must work with abutting property owners to achieve or the swales may need to be shifted onto this lot.

The sump pump will need to be tiled to discharge to the rear yard drainage swale (recommend towards the northwest corner of the lot). It shall be installed so as to ensure runoff does not create drainage or icing problems. This may require daylighting the sump line a minimum of 10' from the lot lines or more to achieve. Contact the Plumbing Inspector for installation and inspection instructions if required. Erosion control will need to be installed and maintained at the outlet of the sump pump until the downslope area is vegetated. The downspouts shall be outletted so as to ensure that runoff does not create a drainage problem with abutting properties or icing of the road right of way. Downspouts may be connected to the sump discharge line if desired however again the systems shall be discharged to ensure that runoff does not create a drainage or icing problem (a minimum of 10' from the lot lines). Note: There is an 18' Drainage and Utility Easement located along the west side of the lot. Do not install driveways, retaining walls, fences, berms, air conditioners, egress window wells, decks, patios, sidewalks, trees/plantings or any other permanent structures in any easement areas. More than 150 cubic feet of excavated material may need to be exported from the site. Will need to follow all conditions set forth in Land Disturbance/Erosion Control Permit #21-FP-37. Care must be taken not to damage any Village road right of ways. All tracking must be cleaned up immediately. Trucks must follow the approved haul route. Beware of possible farm drain tiles. If hit or damaged, contact the Village Engineering Department for repair and inspection instructions.

A recertification of the finished grading is to be supplied by Surveyor providing as built elevations at all the proposed elevation locations as shown on the Village revised survey/grading plans dated 5-27-21. Surveyor is to make the Village revised grading plans changes to their files including adding sanitary sewer and water lateral and invert elevations/locations and will be expected to utilize these revised grades for the recertification and building permit process. The recertification is to be reviewed, approved and accepted, and street trees shall have been installed (if required pursuant to Village Ordinances & Subdivision requirements) prior to the release of the Site Restoration Bond. The recertification of the lot will be at the cost of the builder/homeowner and will need to be completed as many times as necessary to confirm that the lot has been graded pursuant to these approved grading plans. It is recommended that the surveyor/engineer install final grade stakes in the field at the locations shown on the Village revised proposed grading plans prior to the final grading of the site. This will indicate if the lot has been rough graded correctly and will also give the finished grader elevations to grade to. NOTE: lot may have been filled in excess of 3.0'. May need to install extra courses in foundation to reach suitable soils.



VILLAGE OF CALEDONIA
LAND DISTURBANCE / EROSION CONTROL PERMIT
5043 CHESTER LANE | RACINE, WI 53402 | Tel# (262) 835-4451

Issued Date:		Permit No.	21-FP-37
Applied for:	05/25/2021	Type of Permit	LAND DISTURBANCE / EROSION C
Expires:	11/21/2021	Parcel #	104042320401670 R-3A
		Receipt #	

Property Address: 5920 SUNSHINE LN
Lot: 67 **Block:** **Subdivision/CSM#:** AUTUMN SHORES

Valuation		Permit Fees	
Square Feet			
Owner	DNOALD J VESELIK JR KAREN VESELIK RACINE, WI 53402	Land Disturbance < 1 acre	50.00

Contractor EAGLE EXCAVATING & GRADING
 S72W13659 WOODS RD
 MUSKEGO, WI 53150
 414-322-5284 — Ken - 414-803-5201

Applicant	MC HOME BUILDERS LLC (MASTE 5008 GREEN BAY RD KENOSHA, WI 53144 262-654-1220 dkikat@mchomebuildersllc.com	TOTAL FEE	50.00
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REQUIREMENTS/PERMIT SUBMITTAL ITEMS:

1.) Attach a site map depicting the limits, depth, and/or final elevation of fill/grading and the subject property lines. Base map can be supplied by the Engineering Department. Scale is to be not less than 1"=200'. * See attached survey/grading plans dated 5-27-21 for details. Fill will be transported to a fill site located west of the Village. Follow any permit requirements for that site. 2.) Contact Village, State, & County regarding any necessary permits or approvals. * Follow all Village Permits & conditions for the site. 3.) Estimated quantity of material being graded/filled 500 cubic yards or ___ square yards. * See attached grading plans for excavated and disturbed areas. 4.) Source and type of fill material. * Excess material is coming from new home basement excavation - clay/sand spoil. Exporting clean fill - topsoil, sand, gravel, silt, and clay spoil from project. No concrete, asphalt, construction debris or compost. 5.) Haul routes need to be mapped. * Follow Sunshine Lane to Shore Drive to Silent Sunday Court to Charles Street north to 5 1/2 Mile Road to Novak Road to 6 Mile Road to CTH G to STH 38 to CTH H to CTH G and west out of the Village. All trucks shall follow State and County Trunk roads when possible and use approved driveway accesses unless waived by the Public Works Director. 6.) Restoration and erosion control measures. * Grade & restore site per approved survey/grading plans. Must install, monitor, & maintain erosion control downstream of all disturbed areas. Installing silt fence & track mat before work begins. Topsoil and seed disturbed areas. SPECIAL CONDITIONS: Follow all conditions of the Building Permit.

**VILLAGE OF CALEDONIA LAND DISTURBANCE / EROSION
CONTROL PERMIT APPLICATION (SHORT FORM)**

For Village Use:

Permit Number: _____

Approved / Denied Date Issued: _____

Fee: _____ Receipt #: _____

ID#: _____

Fill out completely. Need Village approval prior to importing/exporting more than 150 cubic yards of material.

FEES: \$50.00 Total Disturbance < 1 acre; \$200.00 Total Disturbance > 1 Acre

Site Where Work is Being Performed: Lot 67 Sunshine Lane Racine

Applicant: Mastercraft Builders Address: 5008 Green Bay Rd Kenosha WI Ph #: 262-654-1220

Owner: Veselik, Don Address: 5820 Leawood Dr Racine WI Ph #: 262-930-4086

Date Work Performed: 06/01 thru 6 month Contractor Performing Work: Mastercraft Ph #: _____ Contact: Jim

Requirements/Permit Submittal Items 262-654-1220

- 1.) Attach a site map depicting the limits, depth, and/or final elevation of fill/grading and the subject property lines. Base map can be supplied by the engineering department. Scale is to be not less than 1"=200'.
Attached

- 2.) Contact Racine County Planning regarding any necessary county permits.
Attached

- 3.) Estimated quantity of material being graded/filled 400 cubic yards or _____ square yard.

- 4.) Source and type of fill material.
Spoils

- 5.) Haul routes need to be mapped.
as per Ken & Rich Conversation

- 6.) Restoration and erosion control measures.
silt fence wrapping lot

Village Approval/Permit Conditions: Grade, fill, install foundations, storm drainage systems, and revegetate sites so as to ensure proper drainage away from all buildings is maintained, so as to ensure that natural drainage is not restricted, and to ensure that runoff does not create a problem with abutting properties or icing of the road Right of Ways. Do not grade or fill wetlands, floodplains, or storm water drainage systems/detention basins without proper approvals. Use the approved driveway accesses to access the sites. The road Right of Way shall be kept open at all times. Do not park, place or store any construction vehicles, equipment or materials in any Village roads or Village road Right of Ways. Follow State and County Road where possible. Fill to be placed to conform to the approved Building and Fill Permits for the affected sites. Grade lots per the Village approved survey/grading plans. Sites shall be graded and swales must be provided so as to ensure proper drainage is maintained. Centerline slopes on swales are to be no less than .8% and side slopes on all grading are not to exceed 4:1. Install, monitor and maintain erosion control down slope of disturbed areas & install track mat per Wisconsin Best Management practices. All tracking to be cleaned up immediately. The Builder/Contractor shall keep records of all erosion control inspections performed on this site in conformance with the Village of Caledonia Ordinance and the Wisconsin DNR. These inspection records shall be kept onsite and copies shall be forwarded to the Village of Caledonia or Wisconsin DNR upon request. Disturbed areas to be reshaped and revegetated as soon as possible. If placement of fill is desired elsewhere in Caledonia, contact the Public Works Director for a possible Fill Permit and alternate haul route requirements and approvals. Importing /exporting clean fill only. No compost, concrete, construction material or asphalt. Care must be taken not to crush or damage any Village roads. Owner/builder shall be responsible for all repairs and repair costs which may be required to fix Village ROW/roads resulting from the filling/land disturbance activities. All repairs shall be made to the satisfaction of the Highway Superintendent. Recommend photos of the roads be taken prior to construction for possible future reference. A 25' grass buffer may be acceptable in lieu of silt fence with prior approvals. Additional erosion control may be required if erosion becomes a problem.

Approved:	_____ (Signature of Applicant)	_____ (Date)
	_____ (Public Works Director)	_____ (Date)

- Notes:
- 1.) Permit expires 180 days after the date of issuance, unless renewed.
 - 2.) This permit does not absolve the applicant of any other required state and local permits.
 - 3.) Fill may not be placed in any wetland and floodplain areas unless otherwise permitted through WDNR and US Army Corp. of Engineers.
 - 4.) Fill may not restrict or alter existing drainage patterns.
 - 5.) Free and unlimited access to the property being filled/graded must be provided to Village staff during the life of the permit.
 - 6.) Any costs associated with construction operations which may cause damage to Village right-of-way or property shall be reimbursed by the applicant.

VILLAGE APPROVAL / PERMIT CONDITIONS:

Grade, fill, install foundations, storm drainage systems and revegetate sites per plans so as to ensure proper drainage away from all buildings is maintained, that natural drainage is not restricted, and that runoff does not create a problem with abutting properties or icing of the road right of way. Do not grade or fill wetlands, floodplains, easements, or storm water drainage systems without proper approvals. Use the approved driveway accesses to access the site(s). Follow the Land Disturbance Permits for the affected site(s). Silt fence/erosion control shall be installed, monitored, and maintained downslope of the disturbed areas to ensure fill and erosion does not leave the fill site. Engineering went over what is needed with the contactor. Grade lots per the Village approved survey/grading plans. Swales must be provided so as to ensure proper drainage is maintained. Centerline slopes on swales are to be no less than .8% and side slopes on all grading are not to exceed 4:1. Install and maintain a track mat per Wisconsin Best Management practices. All tracking is to be cleaned up immediately. The Builder/Contractor shall keep records of all erosion control inspections performed on this site in conformance with the Village of Caledonia Ordinance and the Wisconsin DNR. These inspection records shall be kept on site and copies shall be forwarded to the Village of Caledonia or Wisconsin DNR upon request. If placement of fill is desired elsewhere in Caledonia, contact the Public Works Director for a possible Land Disturbance Permit and alternate haul route requirements and approvals. Importing - exporting clean fill only. No compost, concrete, construction material or asphalt. Care must be taken not to crush or damage any Village roads. Owner/builder responsible for all repairs and repair costs which may result to Village ROW/roads as result of the filling/land disturbance activities. All repairs must be made to the satisfaction of the Highway Superintendent. Recommend photos of the road be taken prior to construction for possible future reference. Site(s) are to be reshaped and revegetated as soon as possible. A 25' grass buffer down slope of disturbed areas may be used in lieu of silt fence. Additional erosion control may be required if erosion becomes a problem.

Signature of Applicant: 

Date: 6/9/21

Approved By: DIRECTOR OF DPW TOM LAZCANO

Date: 6/2/21

NOTES:

- 1.) Permit expires 180 days after the date of issuance, unless renewed.
- 2.) This Permit does not absolve the applicant of any other required state and local permits.
- 3.) Fill may not be placed in any wetland and floodplain areas unless otherwise permitted through WDNR and US Army Corp. of Engineers.
- 4.) Fill may not restrict or alter existing drainage patterns.
- 5.) Free and unlimited access to the property being filled / graded must be provided to Village staff during the life of the permit.
- 6.) Any costs associated with construction operations which may cause damage to Village right of way or property shall be reimbursed by the applicant.

Contact information: If alternate routes are required please contact the Village Engineering Department:
Engineering Technician - Richard Sehrbrock - Ph:262-835-6428 - Email: rsehrbrock@caledonia-wi.gov
Engineering Technician - Helena Dowd - Ph: 262-835-6419 - Email: hdowd@caledonia-wi.gov

I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all the information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

Date: May 27, 2021



**Know what's below.
Call before you dig.**

Re: Building Permit
Address: 5920 Sunshine Lane, Racine, WI 53402

Dear Resident:

Your application for a Building Permit has been reviewed in the field by our Engineering Department. We have noticed that overhead and/or underground utility lines may be located in close proximity to the proposed structure. It is possible that the utility lines may have to be relocated to allow for adequate clearance from the proposed structure. We recommend that you consult the appropriate utility company concerning this matter. The Village agrees to issue the Building Permit subject to the utility lines being relocated if such relocation is deemed necessary by the applicable utility.

The Village of Caledonia in no way warrants that the utility lines have adequate clearance nor will the Village be responsible for any accidents or expenses which may occur involving such utility lines.

Sincerely,



Tom Lazcano, P.E.
Public Works Director



Owner Signature

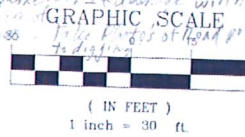
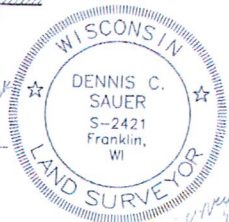
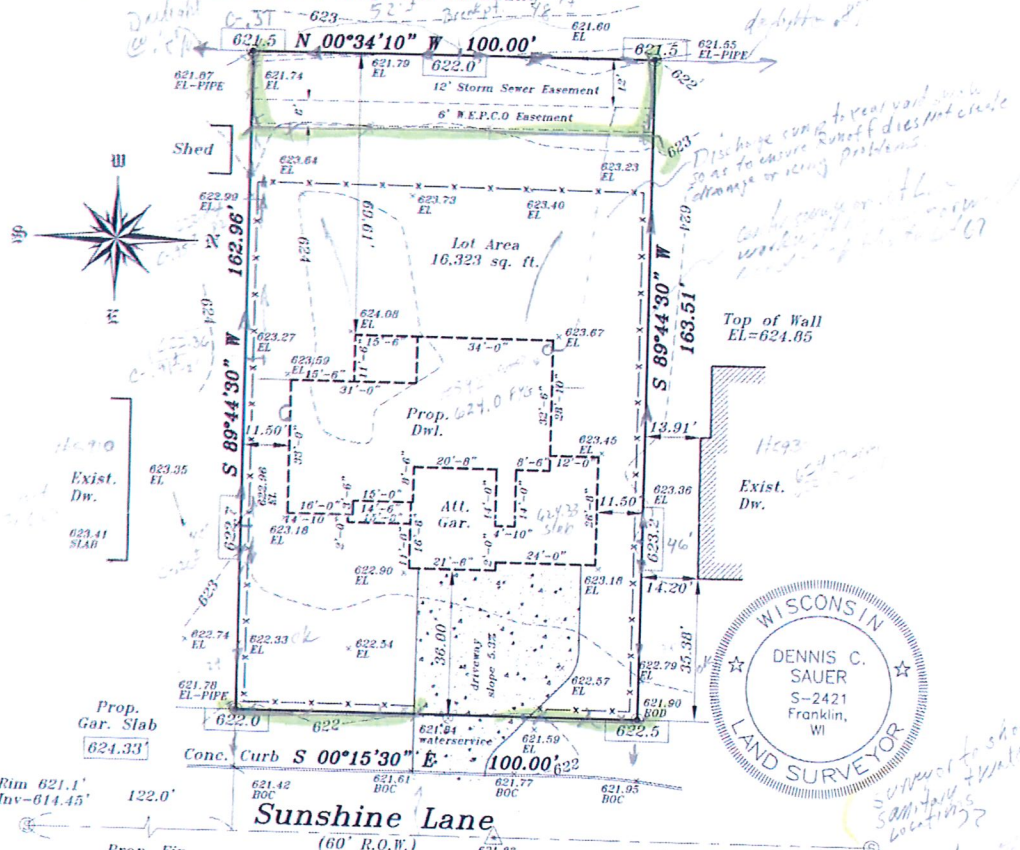
MC Home Builders
Veselik Residence

PLAT OF SURVEY

LOCATION: #5920 Sunshine Lane, Caledonia, Wisconsin

LEGAL DESCRIPTION: Lot 67 in AUTUMN SHORES ADDITION NO. 2, being a subdivision of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Town 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin.
Village Approved Revisions 5-27-21
March 11, 2021 (Drawing Only)
April 14, 2021 Revised Foundation Plan (Not Staked)
April 21, 2021 Staked Proposed Dwelling

Survey No. 112363-S



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

NOTE: Due to shallow sewer, hung plumbing may be required

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set
- 000.0 — Denotes Proposed Grade
- x — Denotes Proposed Silt Screen

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421

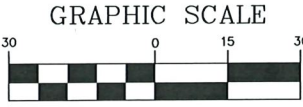
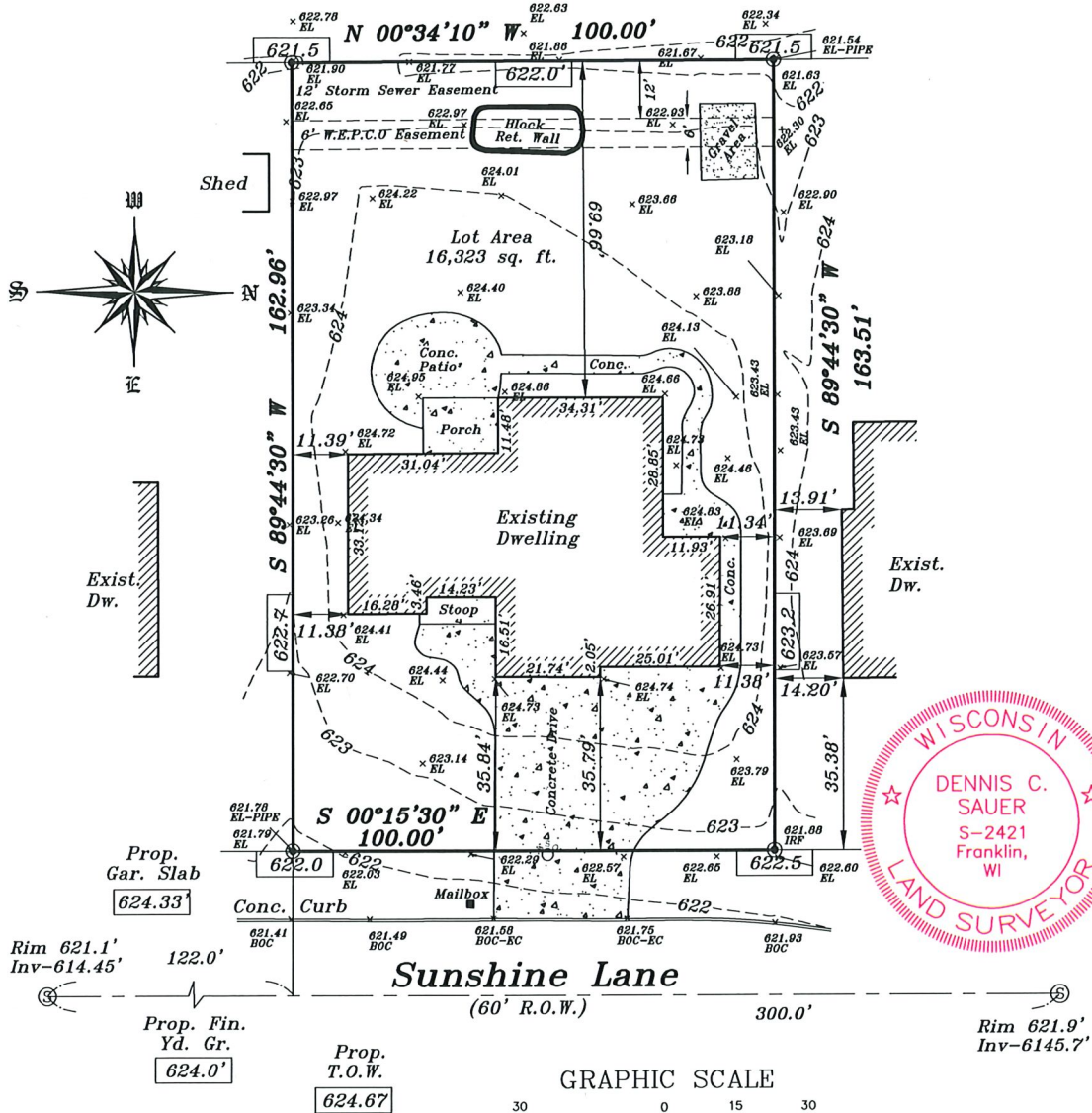
PLAT OF SURVEY

LOCATION: 5920 Sunshine Lane, Caledonia, Wisconsin

LEGAL DESCRIPTION: Lot 67 in AUTUMN SHORES ADDITION NO. 2, being a subdivision of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Town 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin.

May 10, 2023

Survey No. 112363-AS-BUILT



(IN FEET)
1 inch = 30 ft.

NOTE: Due to shallow sewer, hung plumbing maybe required.

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com



⊙ — Denotes Iron Pipe Found

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

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SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421





Sunshine Lane 5-2-23