

**RESOLUTION NO. 2024-069
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO
A MEMORANDUM OF UNDERSTANDING WITH CENTRAL STORAGE &
WAREHOUSE, LLC**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

WHEREAS, Central Storage & Warehouse, LLC is looking to expand their facility at 12725 4 Mile Road with a 106,636 square foot addition. This addition (Phase 3.5) is the 3rd addition to the building since it was initially constructed in 2018/2019.

WHEREAS, with the second addition (Phase 2.5) to the building, Central Storage & Warehouse, LLC was required to relocate the public storm sewer and install public water main to accommodate the proposed layout.

WHEREAS, with the third addition (Phase 3.5) to the building, Central Storage & Warehouse, LLC will be required to relocate a portion of the newly relocated storm sewer and a portion of the recently installed water main.

WHEREAS, also with the third addition (Phase 3.5) the Village staff has taken issue with the temporary grading of the site over the relocated public utilities, lack of reasonable access to the public utilities, and temporary grading of a future building pad.

WHEREAS, Central Storage & Warehouse, LLC has requested that they be allowed to move forward with the construction of Phase 3.5 as currently designed due to the impending costs of construction of a retaining wall and costs for hauling away the excess spoil material making the project cost prohibitive.

WHEREAS, Central Storage & Warehouse, LLC has been a valued business in the DeBack Farms Business Park and the Village wants to see them continue to grow and expand.

WHEREAS, to overcome the issues, the Village and Central Storage & Warehouse, LLC have agreed upon a Memorandum of Understanding to address the concerns of the infrastructure and temporary grading.

WHEREAS, the Village drafted the Memorandum of Understanding to be favorable to the Village and the Utility District.

WHEREAS, Central Storage & Warehouse, LLC has reviewed, approved, and executed the Memorandum of Understanding.

WHEREAS, the Caledonia Utility District has reviewed and recommended approval of the Memorandum of Understanding subject to extensions being placed on the water valves and has forwarded it to the Village Board for approval.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Memorandum of Understanding as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, is approved and that the Village President is authorized to execute said Memorandum of Understanding.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 11 day of June, 2024.

VILLAGE OF CALEDONIA


By: Thomas R. Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk

MEMORANDUM

DATE: Wednesday, May 29, 2024

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Approval – Memorandum of Understanding – CSW Expansion Phase 3.5 – Central Storage & Warehouse, LLC

BACKGROUND INFORMATION

The Engineering Department and the Utility District staff have been reviewing the Onsite Civil Engineering Infrastructure Plans for Central Storage & Warehouse LLC (CSW) Expansion Phase 3.5. There has been discussion between CSW, Consolidated Construction, Pinnacle and the Village on the infrastructure and temporary grading for the balance of the site for Phase 3.5.

The recently installed Watermain and Storm Sewer, installed with Phase 2.5, will need to be partially relocated. The plans show relocating the watermain and storm sewer in an appropriate location on the site, but the temporary grading over the watermain and storm sewer has been an issue of much discussion. CSW has indicated that they would not be able to remove the excess spoil material from the site with this phase of construction. Hence, they would like to have a portion of the partially relocated watermain and storm sewer buried to a level that is not normal and not initially provide reasonable access to some of the valves, manholes, or mains. The temporary grading would not allow the watermain to be serviced without the purchase or creation of longer valve turning equipment.

CSW has been a valued business in the DeBack Farms Business Park and the Village would like to see them continue to grow and expand. CSW has expanded their facility twice already since 2018. The current expansion is the third expansion and they have plans to expand the facility again in the near future. To overcome these issues with the infrastructure and temporary grading a Memorandum of Understanding has been created to address the concerns of the infrastructure and temporary grading.

The Memorandum of Understanding indicates the following:

- Submission of an updated Legal Description and Exhibit for the Utility Easement necessary for the relocated infrastructure.
- Warranty Period for the recently installed infrastructure is extended from 1 year to 3 years.
- Prior to the end of the 3-year Warranty Period, CSW provides an acceptable timeline for removal of the temporary grading over the top of the relocated public utilities.
- Submission, Review and Approval of a proposed site plan that removes the excess material over the top of the relocated Public Utilities within the Utilities Easement (including a retaining wall parallel to the South property line as necessary for access