

**RESOLUTION NO. 2024-077
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A REQUEST FOR THE INSTALLATION OF
SANITARY SEWER OUTSIDE OF THE PAVEMENT AREA WITHIN
THE SOUTH HILLS COMMERCE CENTER**

The Village Board for the Village of Caledonia resolves as follows:

WHEREAS, Ashley Capital is proposing to develop the South Hills Golf Course into the South Hills Commerce Center with 10 buildings totaling approximately 3,737,400 square feet.

WHEREAS, the Village is ready to extend the Sanitary Sewer & Water mains (from their current locations) to the Northeast corner of the golf course property and then Ashley Capital would be required to extend the Sanitary Sewer and Water main internally on the development.

WHEREAS, Ashley Capital has requested to install the Sanitary Sewer in the terrace area of the Right of Way.

WHEREAS, the Public Services Director's Memo dated May 30, 2024, attached hereto as **Exhibit A**, recommended conditional approval of the request.

WHEREAS, on June 5, 2024, the Village of Caledonia Utility District reviewed the request and recommended conditional approval of the request as stated in the Public Services Director's Memo (**Exhibit A**).

WHEREAS, on June 11, 2024, the Committee of the Whole reviewed the request and recommended conditional approval of the request as stated in the Public Services Director's Memo (**Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the request to install the Sanitary Sewer in the terrace area of the South Hills Commerce Center as set forth above, is hereby approved for the reasons and requirements set forth in **Exhibit A** and in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 25 day of June, 2024.

VILLAGE OF CALEDONIA


By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk

MEMORANDUM

DATE: Thursday, May 30, 2024

TO: Caledonia Utility District

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

RE: Sanitary Sewer Request – South Hills Commerce Center

BACKGROUND INFORMATION

The Village has been negotiating with Ashley Capital on the development of the South Hills Golf Course into the South Hills Commerce Center. The South Hills Commerce Center is proposed with 10 buildings totaling approximately 3,737,400 square feet.

The Village is extending sanitary sewer and water mains (from their current locations) to the Northeast corner of the golf course property through the TID #4 Phase 4 Sanitary Sewer and Water Main Extensions Project. Ashley Capital will be required to extend sanitary sewer and water main internally on the development.

Ashley Capital has provided a conceptual layout of Sanitary Sewer and Water mains for the site. They have requested, due to the depth of the Sanitary Sewer, to install the Sanitary Sewer in the terrace area of the Right of Way instead of the middle of the road. Installing Sanitary Sewer in the middle of the road has been the standard practice. Installing the Sanitary Sewer in the terrace area will allow for a change of backfill material from granular to spoil material. The depth of the Sanitary Sewer proposed in the development ranges from 13.34' to 35.15' with an average depth of 24.91'. At these depths the amount of granular material would be significant.

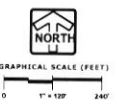
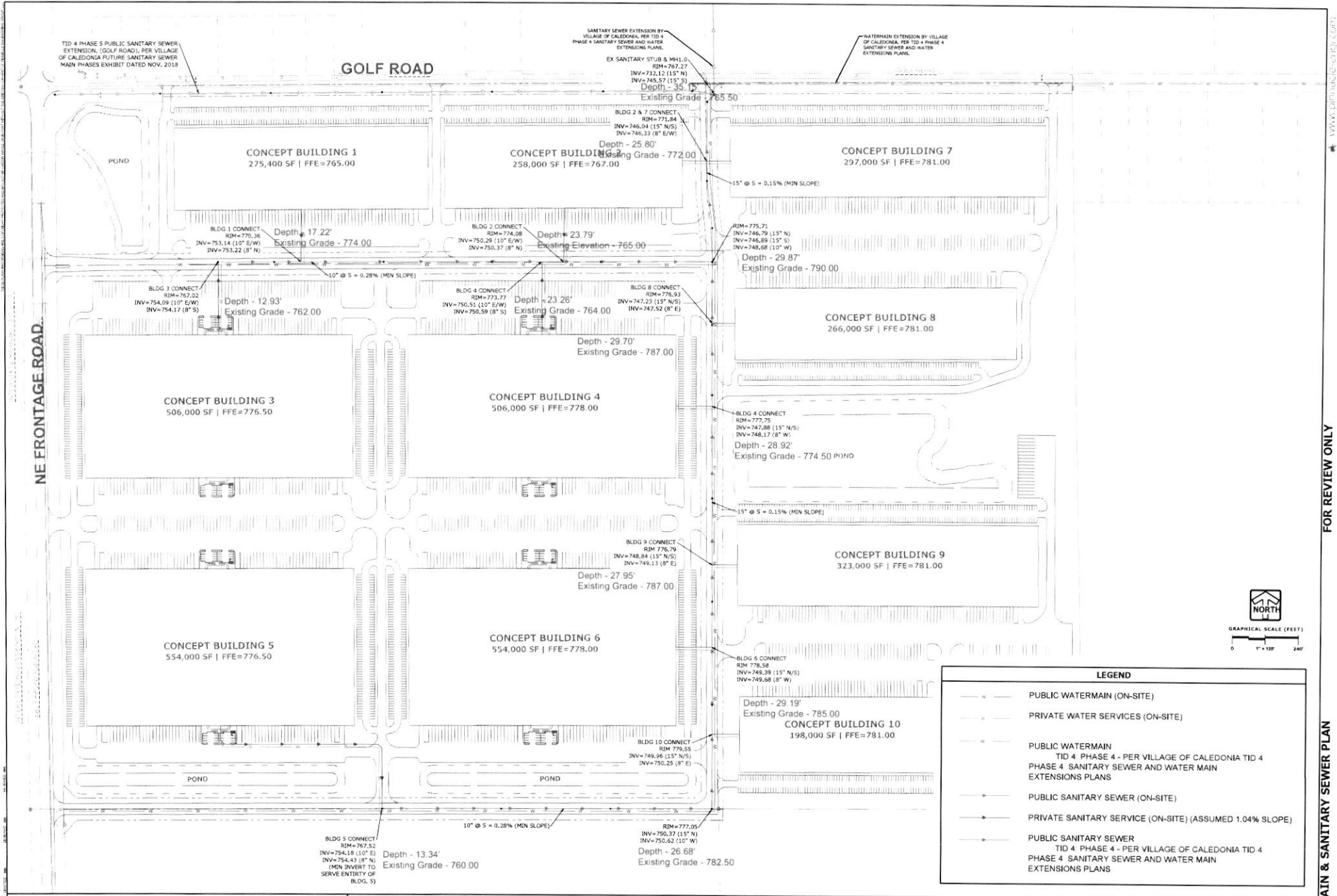
Essentially this is a request to save on the cost of the project. There may be some benefit to this for the Utility District as well. If there happens to be a break or repair on the main there would be somewhat less cost for the Utility to excavate and backfill as well. Any return on savings for these types of repairs would hopefully not be for a very long time. The issues that can be seen with having the manholes in the terrace area are that there is a higher potential for additional I & I to get into the sanitary sewer from runoff through the lid and the location of other utilities nearby when maintenance or repair would occur could create issues.

So the Commission is aware, the Utility District installed the Sanitary Sewer along 4 Mile Road in the terrace area of DeBack Farms to reduce costs for the TID. To this point we have not had any issues with this sanitary sewer. I am not opposed to recommending this request for approval to the Utility District and Village Board as long as there are no other utilities within the terrace area on the same side of the street and the manholes are raised enough that they will not take in any runoff (and low enough to not be hit by grass mowing operations).

RECOMMENDATION

Move to recommend approval and forward to the Village Board the request from Ashley Capital to allow the Sanitary Sewer to be installed in the terrace area of the Right of Way subject to the following.

- **No other utilities are within the terrace area of the Right of Way on the same side of the road as the sanitary sewer.**
- **The manholes are raised high enough that they will not take in any runoff but also low enough to not be hit by grass mowing operations.**



LEGEND	
	PUBLIC WATERMAIN (ON-SITE)
	PRIVATE WATER SERVICES (ON-SITE)
	PUBLIC WATERMAIN TID 4 PHASE 4 - PER VILLAGE OF CALEDONIA TID 4 PHASE 4 SANITARY SEWER AND WATER MAIN EXTENSIONS PLANS
	PUBLIC SANITARY SEWER (ON-SITE)
	PRIVATE SANITARY SERVICE (ON-SITE) (ASSUMED 1.04% SLOPE)
	PUBLIC SANITARY SEWER TID 4 PHASE 4 - PER VILLAGE OF CALEDONIA TID 4 PHASE 4 SANITARY SEWER AND WATER MAIN EXTENSIONS PLANS

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SOUTH HILLS COMMERCE CENTER
VILLAGE OF CALEDONIA

WATERMAIN & SANITARY SEWER PLAN

REVISIONS	

SHEET	OF
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