

**RESOLUTION NO. 2024-089
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A SITE, BUILDING, & OPERATION PLAN TO CONSTRUCT
11, ±2,500 SQUARE-FOOT COMMERCIAL BUILDINGS FOR THE OPERATION OF
VARIOUS SMALL BUSINESSES LOCATED AT 7930 HAGEMANN ROAD, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI, GREG THOMPSON, APPLICANT AND OWNER**

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

WHEREAS, Greg Thompson, Applicant, has requested an approval of a site, building, and operations plan to construct 11, ±2,500 square-foot commercial buildings for the operation of various small businesses located at 7930 Hagemann Road, Parcel ID No. 104-04-22-07-053-000, Village of Caledonia, Racine County, WI; and,

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Mixed Use – Commercial and Residential.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia, that the requested building, site, and operations plan set forth above, is hereby approved for the same reasons set forth above and subject to the same contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 14 day of August, 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: Contract Award – TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

BACKGROUND INFORMATION

The TID 4 Phase 4 Sanitary Sewer & Water Main Extensions Project has been designed, reviewed, and publicly advertised as required. The bid opening for the project was held on May 23. The Caledonia Utility District received prequalification statements from 7 contractors and received 4 bids on the project. The low bid was from Dorner Inc. in the amount of \$2,688,687.40. This bid is approximately \$608,073 or 18.4% below the engineers estimate of \$3,296,760.

Foth Infrastructure & Environment LLC and Caledonia Utility District staff have reviewed the bids and have provided a recommendation for award to Dorner Inc. in the amount of \$2,688,687.40.

Based on the bid prices \$1,957,962.72 is attributed to Sanitary Sewer in the TID and \$730,724.68 is attributed to the Water Utility in the TID. This project will be special assessed when the project is completed, and all costs are in.

RECOMMENDATION

Move to authorize the Caledonia Utility District to recommend to the Village Board to issue the Notice of Award to Dorner Inc for the TID 4 Phase 4 Sanitary Sewer and Water Main Extensions Project in the amount of \$2,688,687.40.

Move to authorize the Utility District President and Secretary to execute any contract documents as necessary.