

**RESOLUTION NO. 2021-66**

**RELOCATION ORDER OF THE VILLAGE OF CALEDONIA AFFECTING  
PROPERTY WEST OF NORTH MAIN STREET AND SOUTH OF BER WIL DRIVE AS  
PART OF A MASTER WATER METER INSTALLATION PROJECT IN THE  
VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN**

**WHEREAS**, the Caledonia Utility District has determined that the installation of a master water meter at the Concord Apartments, located at 4200 North Main Street, is necessary to separate the public watermain from the private watermain and eliminate potential water loss for the Caledonia Utility District that may occur at the Concord Apartments is in the best interest of the Caledonia Utility District;

**WHEREAS**, the Caledonia Utility District has determined that under current conditions, if there is a private watermain break or leak within the multi-family development of the Concord Apartments, the property owner is responsible to repair the private watermain. Depending on the timeliness of repairs to the private watermain by the property owner, the water loss that can occur can be significant, which is currently paid for by the Caledonia Utility District;

**WHEREAS**, the Caledonia Utility District has proposed the installation of a master water meter to replace the individual meters within the development and eliminate the potential for the Caledonia Utility District to pay for water loss on the private watermain caused by watermain breaks or leaks due to aging infrastructure.

**WHEREAS**, the Village Utility Director's has determined that the project is necessary after considering the economic and social effects of this project, its impact on the environment, and its consistency with the goals of the Utility District and community planning;

**WHEREAS**, the Village's consulting engineer has identified the property interest that is necessary for the activities to properly complete the above-described master water meter installation and such property interests are depicted on the map of The Concord Apartments dated May 2021, consisting of 3 pages attached hereto as **Exhibit A** which includes legal descriptions, and specifies the following:

<u>Parcel Number</u>	<u>Owner*</u>	<u>Interest Required</u>	<u>Square Feet</u>
1	Caledonia Partners LLC 333 N. Michigan Avenue Suite 1700 Chicago, IL 60601 Tax Parcel No.: 104-04-23-28-085-000	Permanent Easement	1,600 Sq. Ft.
1	Caledonia Partners LLC 333 N. Michigan Avenue Suite 1700 Chicago, IL 60601 Tax Parcel No.: 104-04-23-28-085-000	Temporary Limited Easement	1,650 Sq. Ft.

\*Owners names are shown for reference purposes only and are subject to change prior to the transfer of land interests.

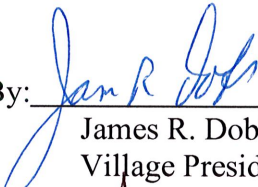
**WHEREAS**, the statutory eminent domain process has a number of protections for landowners, which will be put in place by adoption of this Resolution.

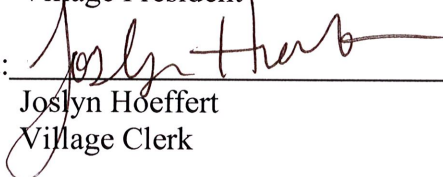
**NOW, THEREFORE, BE IT RESOLVED** that the Village as and for a Relocation Order, does hereby resolve as follows:

1. That this Resolution is a Relocation Order adopted in accordance with Wis. Stat. § 32.05(1) for the purpose of the within-described master water meter installation project consisting of a master meter pit installed within easements.
2. That the Village hereby determines that this project is necessary and for a public purpose to eliminate the potential for water loss on private watermain due to aging infrastructure.
3. That the general area of the proposed project, the proposed construction area, and the privately-owned land interests needed to complete the project are shown and depicted on the map of The Concord Apartments dated May 2021, consisting of 3 pages attached hereto as **Exhibit A** which includes legal descriptions, and are incorporated herein.
4. That in order to construct and complete the project it is also determined necessary, in accordance with Wis. Stat. §32.07(2), to acquire the temporary limited easements and permanent watermain easements for the project, which are depicted and described on **Exhibit A** and incorporated herein.
5. That the required property interests shall be acquired in the name of the Village of Caledonia, and upon acquisition, shall be used for the purpose for which they are acquired that being watermain easements.
6. That pursuant to Wis. Stat. § 32.05(1), a copy of this Order shall, within 20 days after its issue, be filed with the Racine County Clerk.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the 1<sup>st</sup> day of June, 2021.

**VILLAGE OF CALEDONIA**

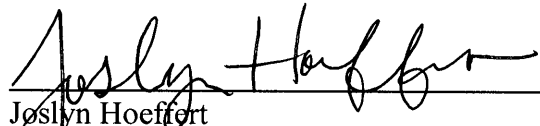
By:   
James R. Dobbs  
Village President

Attest:   
Joslyn Hoeffert  
Village Clerk

CERTIFICATE

As Clerk of the Village of Caledonia, Racine County, Wisconsin, I hereby certify that at a duly called meeting of the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the 7<sup>th</sup> day of June, 2021, the above Relocation Order was adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin.

Dated this 7 day of June, 2021.

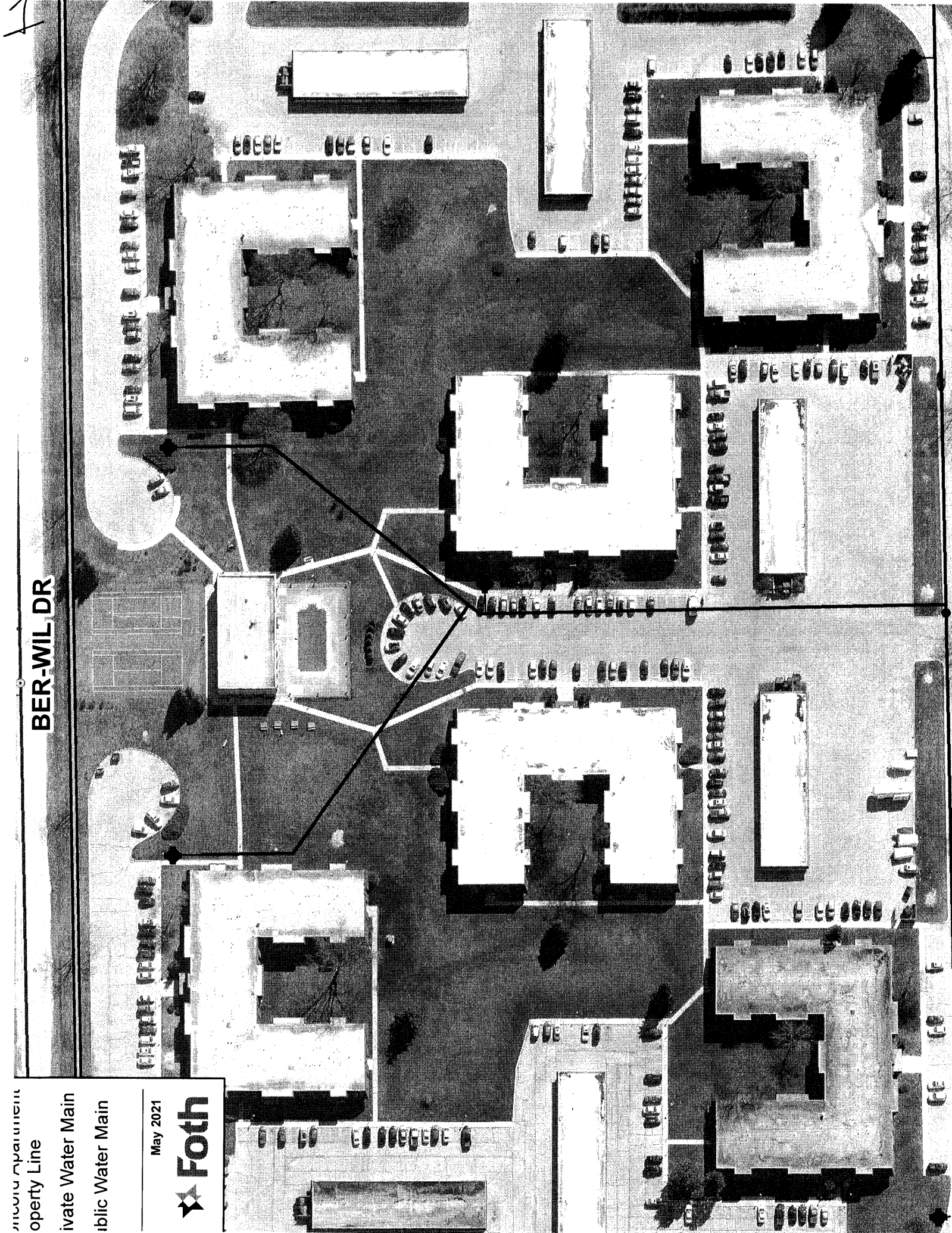
  
\_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk – Village of Caledonia

7  
Private Apartment  
Property Line  
Private Water Main  
Public Water Main

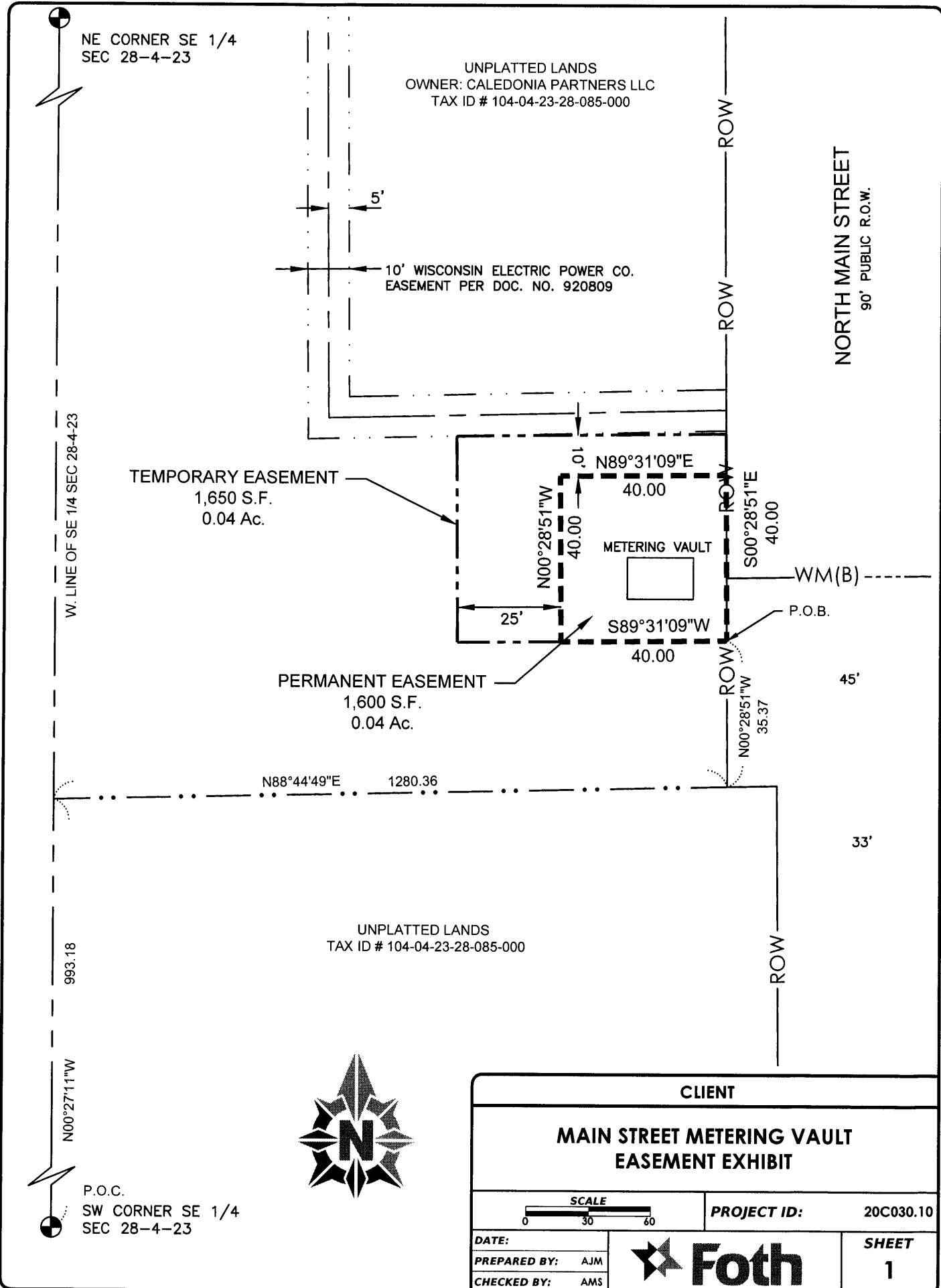
May 2021



BER-WIL DR



2



4/7/2021 10:22 AM AJM1 C:\pw\_work\inpw\_let\fd\_ajm1\0452506\MAIN STREET EASEMENT EXHIBIT.dwg



<b>CLIENT</b>	
<b>MAIN STREET METERING VAULT EASEMENT EXHIBIT</b>	
	<b>PROJECT ID:</b> 20C030.10
<b>DATE:</b> <b>PREPARED BY:</b> AJM <b>CHECKED BY:</b> AMS	<b>SHEET</b> <b>1</b>



**Caledonia Partners, LLC Tax ID: 104-04-23-28-085-000**

**Permanent Vault Easement**

Land being a part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence North 00° 27' 11" West along the West line of said 1/4 section a distance of 993.18 feet; thence North 88° 44' 49" East 1280.36 feet to the West right-of-way line of "North Main Street", thence North 00° 28' 51" West along said West right-of-way line 35.37 feet to the point of beginning of lands being described.

Thence South 89° 31' 09" West 40.00 feet; thence North 00° 28' 51" West 40.00 feet; thence North 89° 31' 09" East 40.00 feet to the West right-of-way line of "North Main Street"; thence South 00° 28' 51" East along said West right-of-way line 40.00 feet to the point of beginning of lands being described.

Containing 1,600 Square feet (0.04 Ac.) of land more or less.

**Temporary Construction Easement**

Land being a part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Said temporary easement lies 25.00 feet West and 10.00 feet North of the above described permanent vault easement.

Containing 1,650 Square feet (0.04 Ac.) of land more or less.

Date: 4/7/2021

Andrew Miazga (S-2826)