



VILLAGE BOARD MEETING AGENDA
Monday, March 1, 2021 at 6:00 p.m.
Caledonia Village Hall - 5043 Chester Lane

THIS WILL NOT BE AN IN-PERSON MEETING

AUDIO & VIDEO CONFERENCE VIA ZOOM
ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 831 5610 7476 OR
ACCESS VIA ONE-TOUCH TELEPHONE IS: tel:+13126266799,, 83156107476# OR
ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/83156107476>

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
 - A. Semi-Annual Update from RCEDC – Laura Million
5. **Approval of Minutes**
6. **Citizens Reports (citizen comments are in-person only)**
7. **Committee Reports**
 - A. Finance
 1. Approval of A/P checks
8. **Ordinances and Resolutions**
 - A. **Ordinance 2021-01** – An Ordinance To Repeal Sec. 20-1339(B) Of The Racine County Code Of Ordinance As Adopted Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Removing The Requirement For A Conditional Use For Developments Based On The Criteria Of Set Distances From A Freeway, Road Interchange, State Or County Trunk Highways
 - B. **Resolution 2021-20** – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With The Racine County Economic Development Corporation For Economic Development Technical Assistance For 2021
 - C. **Resolution 2021-26** – Resolution Authorizing The Village Of Caledonia To Approve Change Order #2 & Change Order #3 For The TID #4 – Four Mile Road Reconstruction Project
 - D. **Resolution 2021-27** – Resolution Authorizing The Village Of Caledonia To Approve Final Acceptance Of The TID #4 – Four Mile Road Reconstruction Project
 - E. **Resolution 2021-28** – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Sign Plan For The Development Located 12725 4 Mile Road; Don Nummerdor, Applicant, Central Storage Warehouse, Owner
 - F. **Resolution 2021-29** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use To Construct A ±50' X ±120' Commercial Building And Occupy With A Utility/Cargo Trailer Accessory Business (DBA Anderson Trailers LLC) Revised From Previous Village Approval Located At 4365 27th Street In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.

- G. **Resolution 2021-30** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct And Utilize A 4,000 Square-Foot Maintenance Building, At 8425 STH 38, Village Of Caledonia, Racine County, WI; B Square Construction, Applicant; Bear Country Holdings LLC, Owner
- H. **Resolution 2021-31** – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map - Wispark LLC/Deback Farms Business Park CSM. Located In The SW ¼ And NW ¼ Of The NE ¼ And The NE ¼, SE ¼, SW ¼ And NW ¼ Of The NW ¼ Of Section 30, T4N, R22E, Village Of Caledonia, Racine County, WI – Owner Wispark LLC
- I. **Resolution 2021-32** – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct And Utilize A 320,000 Square-Foot Industrial Distribution Building With Loading Docks, On Lot 2, Deback Lane, Village Of Caledonia, Racine County, WI; Christopher Carlino, Applicant; Wispark LLC, Owner
- J. **Resolution 2021-33** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use And Site, Building, & Operations Plan To Construct A Quick-Service Restaurant Building With Drive-Thru At 4542 Douglas Avenue, Village Of Caledonia, Racine County, WI; Tom Haman, Applicant, MRUP LLC & JL Storage LLC, Owners
- K. **Resolution 2021-34** – Resolution Appointing Village Clerk Joslyn Hoeffert

9. **Old Business**

- A. Highway Garage Painting RFP

10. **New Business**

- A. Swearing in Village Clerk

11. **Report from Village Administrator**

12. **Adjournment**

RCEDC Community Presentation

2020 Year End Report & 2021 Contract Update



2020 Goals & Results

2020 GOALS & RESULTS

	2020 Goal	2020 Result	% Completion
Businesses Assisted	57	94	165%
Women and Ethnic Minority Owned (%)	20%	31%	155%
Jobs Created/Retained	280	1,207	431%
Business, Private Investment	\$95 million	\$138 million	145%
Construction Investment	\$44 million	\$72 million	164%

2020 GOALS & RESULTS

	2020 Goal	2020 Result	% Completion
Number of Loans Approved	18	49	272%
Amount of Loans Approved	\$13 million	\$31 million	238%
Private Investor Contribution	\$170,000	\$165,770	97%

2020 PROJECTS:

- **Significant Investment Projects:**
 - **Amazon** (Yorkville & Sturtevant)
 - **O&H Danish Bakery** (Mount Pleasant & Yorkville)
 - **Hillwood Investment** (Yorkville)
 - **J. Jeffers & Company** (City of Racine)
 - **BRP US** (Sturtevant)
 - **TS Food Packaging** (Burlington)
 - **True North Commons** (Caledonia)
- **Significant Job Creators:**
 - **Amazon** (Yorkville & Sturtevant)
 - **BRP US** (Sturtevant)

2020 PROJECTS:

- **Burlington:** 12 projects
- **Caledonia:** 6 projects
- **City of Racine:** 24 projects
- **Mount Pleasant:** 12 projects
- **Raymond:** 2 project
- **Sturtevant:** 2 projects
- **Union Grove:** 5 projects
- **Waterford:** 7 projects
- **Yorkville:** 4 projects



HIGHLIGHTS

● 2020 HIGHLIGHTS: **EXISTING BUSINESS SUPPORT**

- **CEO ROUNDTABLE:** Monthly meetings
- **COVID-19 OUTREACH:** 200 Calls
- **TECHNICAL ASSISTANCE:** 355 (20 Caledonia)



**EDA RECOVERY ACT AWARD \$3.3 MILLION
FOR RLF LOAN PROGRAM**

PROGRAM HIGHLIGHTS: Assist businesses recovering from COVID

Use of Funds: Equipment and limited working capital

Jobs: Job retention or creation

Loan Amounts: Three tiers: \$1-\$20k; \$20k-\$100k; \$100k-\$250k

Dollar match: No bank partner required

Equity: Typically 10% but may be less

Terms: 0% interest to 6/22; principal deferred 18 months; no proc. fee

2020 HIGHLIGHTS: SBA RELIEF DUE TO COVID PANDEMIC

Uses: Real estate, equipment, and refinancing

Terms: 25 year fixed rate on SBA 504 loan

Rates: 2.69% 25 Year Fixed Rate

2.45% 10 Year Fixed Rate

Payment Relief: 6 months all SBA 504 loans

New Relief: 3 months all SBA 504 loans; 5 additional months hard hit industries; 6 months loans approved by Sept. 27, 2021

Reduced Fees: Loans approved by Sept. 27, 2021

Older Loans: Negatively impacted industries receive **14 months relief**



● 2020 Highlights: **Caledonia Projects**

3 Loans:

- True North Commons: Douglas and 4 Mile Rd
- Billing Management: 2525 3 Mile Rd
- Bendtsen's Bakery: 6520 Northwestern

3 Grants:

- Priority Sign: Racine County Matching Grant
- Sandy's Hair Country Salon: Andis Grant
- Meraki Beauty: Andis Grant



BLP

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● DIGITAL CAMPAIGN: **MEET YOUR NEIGHBORS**



SCOTT CHENIER

Back Home In Racine County

www.GreaterRacineCounty.com/Meet



2021 RCEDC STRATEGIC PLAN

- 2021 STRATEGIC PLAN: **SUMMARY**
- **Business Retention & Expansion**
- **Business Recruitment**
- **Talent Attraction**
- **Community Development**



2021 STRATEGIC PLAN: **OVERVIEW**

GOAL: Facilitate **business expansion** projects that result in the **creation** and **retention** of **jobs** and **increase** the **tax base** in Racine County.

MISSION: Ensuring the economic vitality of Racine County by working with our partners to support innovation and creativity that leads to business investment.

2021 STRATEGIC PLAN: **BUSINESS RETENTION & EXPANSION**

Activities focus on outreach, technical assistance, loans, grants and technical training.

Total: 75 projects

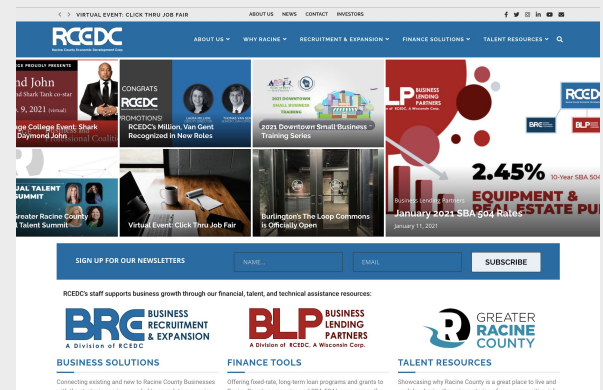
Lending: 43 new loans

Grants: 27 new grants

BRE projects: 5 projects

Roundtables and training: 3 programs
32 business owner participants

Outreach & Assistance: 675



● 2021 STRATEGIC PLAN: **BUSINESS RECRUITMENT**

Activities focus on outreach, marketing, and securing new investment in Racine County.

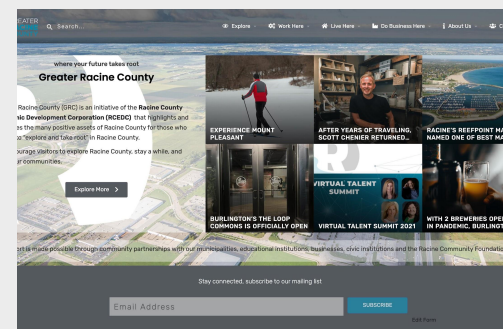
- **Total:** 7 projects
 - 5 industrial projects
 - 2 residential projects
- **Outreach:** 190 calls/visits
- **Marketing materials:** Review & refresh
- **Business recruitment video:** Develop and produce



● 2021 STRATEGIC PLAN: **TALENT ATTRACTION**

Activities focus on continuation of digital campaign to encourage visitors, talent and new residents.

- **Digital campaign:** Raise \$100,000 to continue and expand campaign
- **Video production:** 4 videos highlighting “Explore.Work.Live” in Racine County
- **Outreach to HR professional:** 40 calls/visits
- **Events:** 3 events to be developed & hosted
- **Spread the word:** Share talent info to RCEDC investors & partners
- **GRC job board:** 100 business; 350 jobs; 10 direct assistance



● 2021 STRATEGIC PLAN: **COMMUNITY DEVELOPMENT**

Activities focus on identifying and mitigating development barriers.

● **Develop plan to mitigate development challenges:**

In partnership with Racine County Executive, meet with RCEDC partner communities to understand barriers

● **Expand message:** Work with communities and partners to expand “*Explore. Work. Live*” in Racine County



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● 2021 STRATEGIC PLAN: **CALEDONIA SPECIAL PROJECTS**

- Business Recruitment Hwy K Development
- Development and recruitment support for key sites:
 - Caledonia Business Park
 - TID 5 Development
 - Kmart
 - Former Brass Rail Site



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Thank You!

Questions?

**Special Village Board Meeting
February 15, 2021**

Board Present: President Dobbs, Trustee Stillman, Trustee Wanggaard, Trustee Prott, Trustee Wishau, Trustee Martin, and Trustee Weatherston.

Absent Trustee Wanggaard was excused.

Staff/Others: Village Administrator Tom Christensen, HR Director Toni Muise, Public Works Director Tom Lazcano, Fire Chief Richard Roeder and Battalion Chief Jeff Henningfeld.

1. Call the meeting to order

President Dobbs called the meeting to order at 4:30 p.m., via ZOOM.

2. STH 38 and 4 Mile Road & STH 38 and 5 Mile Road intersection improvements.

Dan Dedrick from the DOT was present and overviewed improvements presented at a previous Board meeting. There have been some low-cost improvements to these intersections, but the crash diagram presented has shown that those low-cost improvements have had little impact. An intersection evaluation of these intersection's has been completed, and it is the DOT's position to pursue roundabout options. There was discussion regarding other options, such as additional signage, because the bulk of the data showed a failure to yield. A four-way stop was the least favorable of the options discussed, and a traffic signal does not meet the requirements, and thus is not an option. There was further discussion regarding local contribution and the possible need of additional real estate to accommodate the roundabouts. Construction of a roundabout averages two summer seasons, but there are other variables that may extend the time it takes. The Village Board supported the idea of pursuing roundabouts for the area. An application will need to be submitted by March 15th, and this will go to the next Village Board meeting.

3. The Village Board reserves the right to go into CLOSED SESSION pursuant to 19.85(1)(c)& (e), WI Stats., to discuss the Fire Department's Collective Bargaining Agreement.

Motion by Trustee Stillman to go into Closed Session. Seconded by Trustee Weatherston.

Trustee Weatherston -- aye	Trustee Prott -- aye
Trustee Stillman -- aye	Trustee Wishau -- aye
President Dobbs -- aye	Trustee Martin -- aye

Motion carried unanimously.

4. The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the item discussed during the CLOSED SESSION and to move to the remaining item(s) on this agenda and any other agendas posted.

Motion by Trustee Martin to go back into Open Session. Seconded by Trustee Weatherston.
Motion carried unanimously.

5. Resolution 2021-15 – Resolution Authorizing An Agreement With The Caledonia Firefighters Local 2740, IAFF, For 2021-2022.

Motion by Trustee Weatherston to approve Resolution 2021-15. Seconded by Trustee Martin. Motion carried unanimously.

6. Adjournment.

Motion by Trustee Wishau to adjourn. Seconded by Trustee Weatherston. Motion carried unanimously. Adjourned at 5:04 p.m.

Respectfully submitted,

Joslyn Hoeffert
Deputy Village Clerk

**Village Board Meeting
February 15, 2021**

1 - Order

President Dobbs called the Village Board meeting to order at 6:06 p.m., via Zoom.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Stillman, Trustee Wanggaard, Trustee Weatherston, Trustee Prott, Trustee Martin, Trustee Wishau and President Dobbs.

Absent: None.

Staff: Administrator Tom Christensen, HR Director Toni Muise, Development Director Peter Wagner, Public Works Director Tom Lazcano, Finance Director Kathy Kasper, Interim Fire Chief Jeff Henningfeld, and Brian Della from PMA.

4 - Communications and Announcements

Trustee Weatherston announced that Trustee Wishau has developed a potential plan to operate Village Parks sans a park manager and requested that this topic be placed on an agenda to allow Trustee Wishau to present this idea to the Village Board. This may be added to a Special Village Board meeting next week.

Trustee Martin commended the Highway Department for their hard work with all the snowfall this season.

5 - Approval of minutes

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Stillman. Motion carried, unanimously.

Village Board -- February 1, 2021

Special Village Board -- February 1, 2021

6. Citizens Reports

None.

7 - Committee Report

7A(1 Approval of A/P checks) -

Motion by Trustee Wishau to approve the A/P checks as presented. Seconded by Trustee Martin. Motion carried unanimously.

Village - \$ 675,812.77

US Bank - \$ 37,265.43

7B(1. Approval of Dog Fancier's Application /Jennifer Schultz, 6200 5 Mile Rd, Racine)

Motion by Trustee Weatherston to approve. Seconded by Trustee Martin. Motion carried unanimously

8 - Ordinances and Resolutions

8A - Ordinance 2021-02 – An Ordinance To Amend Sec. 7-1-4 Of The Code Of Ordinances For The Village Of Caledonia Pertaining To Late Fee For Dog Licenses

This aligns the Village Ordinance with State Statute.

Motion by Trustee Wanggaard to approve Ordinance 2021-02. Seconded by Trustee Martin. Motion carried unanimously.

8B - Resolution 2021-12 – Resolution Authorizing The Payment For Loss At Chapla Park For Cheryl Mueller

Motion by Trustee Martin to approve Resolution 2021-12. Seconded by Trustee Weatherston. Motion carried unanimously.

8C - Resolution 2021-13 – Resolution Authorizing The Interim Wage For Interim Chief Of Fire Jeff Henningfeld

This takes effect on March 7th.

Motion by Trustee Weatherston to approve Resolution 2021-13. Seconded by Trustee Stillman. Motion carried unanimously.

8D - Resolution 2021-14 – Resolution Amending The Role Of The Community Development Authority Of The Village Of Caledonia, Wisconsin

Over the last several months the Legislative & Licensing committee has worked with the CDA and Peter Wagner on redefining the mission of the CDA. This amended Resolution redefines their mission on blight and puts more focus on marketing. The CDA will ultimately be pursuing grants to bring those ideas to fruition. However, the CDA will not be writing these grants, but will be overseeing the direction of those grant dollars

Motion by Trustee Wanggaard to approve Resolution 2021-14. Seconded by Trustee Prott.

Trustee Weatherston -- aye Trustee Prott -- aye
Trustee Stillman -- aye Trustee Wishau -- aye
Trustee Wanggaard -- aye Trustee Martin -- aye
President Dobbs -- aye
Motion carried unanimously.

8E - Resolution 2021-16 – Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$4,725,000 General Obligation Promissory Notes, Series 2021A

Motion by Trustee Martin to approve Resolution 2021-16. Seconded by Trustee Weatherston.

Trustee Weatherston -- aye Trustee Prott -- aye
Trustee Stillman -- aye Trustee Wishau -- aye
Trustee Wanggaard -- aye Trustee Martin -- aye
President Dobbs -- aye
Motion carried unanimously.

8F - Resolution 2021-17 – Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,940,000 Taxable General Obligation Promissory Notes, Series 2021B

Motion by Trustee Martin to approve Resolution 2021-17. Seconded by Trustee Wishau.

Trustee Weatherston -- aye Trustee Prott -- aye
Trustee Stillman -- aye Trustee Wishau -- aye
Trustee Wanggaard -- aye Trustee Martin -- aye
President Dobbs -- aye
Motion carried unanimously.

8G - Resolution 2021-18 – Resolution Authorizing The Village Of Caledonia To Procure A Rubber Tire Excavator

Motion by Trustee Wishau to approve Resolution 2021-18. Seconded by Trustee Martin.
Motion carried unanimously.

8H - Resolution 2021-19 – Resolution Authorizing The Village Of Caledonia To Procure A Bucket Truck

Motion by Trustee Martin to approve Resolution 2021-19. Seconded by Trustee Wishau.
Motion carried unanimously.

9 – New Business

9A - Highway Garage Painting RFP

Lazcano explained that this was forwarded from the Public Works Committee for review by the Village Board prior to the RFP being officially posted. Lazcano has suggested staining the building with two tones - a gray and lighter grayscale. There was much discussion regarding painting versus staining the building. There was concern regarding minimizing the maintenance; The Board would like to explore something more permanent and less costly, such as additional landscape and/or painting just a logo. This topic will comeback for further discussion, Lazcano offered to put some sort of graphic design together for the Board to consider.

10 – Report from Village Administrator

There will be a Special Village Board meeting held on February 23rd for an update from Rob Henken of Wisconsin Policy Forum regarding the ongoing fire consolidation talks. The Board opted to discuss additional topics suggested at tonight's Village Board meeting at the February 23rd meeting as well.

11 – Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously.

Meeting adjourned at 6:41 p.m.

Respectfully submitted,

Joslyn Hoeffert, Deputy Village Clerk

Board Present: President Dobbs, Trustee Wanggaard, Trustee Stillman, Trustee Prott, Trustee Wishau, Trustee Martin, and Trustee Weatherston.

P&FC Present: Mike Linstroth, Bill White, Mark Schulz, Mark Lendvay and Barbara Hanke

Absent None.

Staff/Others: Village Administrator Tom Christensen, HR Director Toni Muise, Fire Chief Richard Roeder and Battalion Chief Jeff Henningfeld. Public Works Director Tom Lazcano, and Finance Director joined the meeting at 6:50 p.m. for the Village Board portion only.

1. Call the meeting to order

President Dobbs and Linstroth called the meeting to order at 5:32 p.m., via ZOOM.

2. THE VILLAGE BOARD AND THE VILLAGE POLICE AND FIRE COMMISSION will take up motions to go into CLOSED SESSION, pursuant to s. 19.85(1)(c), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: specifically to discuss possible agreement parameters for fire department consolidation among municipalities.

Motion by Trustee Wanggaard to go into Closed Session. Seconded by Trustee Stillman.

Trustee Weatherston -- aye	Trustee Prott -- aye
Trustee Stillman -- aye	Trustee Wishau -- aye
Trustee Wanggaard -- aye	Trustee Martin -- aye

President Dobbs -- aye
Motion carried unanimously.

Motion by Linstroth to go into Closed Session. Seconded by White.

President Linstroth -- aye	Commissioner Lendvay -- aye
Commissioner White -- aye	Commissioner Hanke -- aye
Commissioner Schulz -- aye	

Motion carried unanimously.

3. THE VILLAGE BOARD AND THE VILLAGE POLICE AND FIRE COMMISSION reserve the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session

Motion by Trustee Weatherston to go back into Open Session. Seconded by Trustee Martin.
Motion carried unanimously.

Motion by Lendvay to go back into Open Session. Seconded by Hanke.
Motion carried unanimously.

4. Adjournment of CALEDONIA POLICE & FIRE COMMISSION portion and move to other meetings as posted.

Motion by Hanke to adjourn. Seconded by Linstroth. Motion carried unanimously.
Adjourned at 6:49 p.m.

5. Resolution 2021-23 – Resolution Authorizing The Wage Compression Policy

It was discovered that wage compression existed between wages of represented and non-represented Police and Fire Department Employees. A system was created for wage compression during the budget process and it has been put into a policy format for approval. The Personnel Committee has reviewed this extensively and has recommended approval.

Motion by Trustee Weatherston to approve to Resolution 2021-23. Seconded by Trustee Prott. Motion carried unanimously.

6. Resolution 2021-24 – A Resolution Adopting The Caledonia 2021 Revised Salary Compensation Schedule Adjusting The Salary Grade For Deputy Clerk And For Removing The Position Titles Affected By The Wage Compression Policy

Motion by Trustee Martin to approve to Resolution 2021-24. Seconded by Trustee Prott. Motion carried unanimously.

7. Resolution 2021-25 – Resolution Authorizing The Base Building Merit For Jeff Henningfeld

Henningfeld's earned merit increases would be affected by the wage compression policy. Henningfeld deserves to be recognized for his hard work and it is recommended that Henningfeld merit increases continue to be base building, even under the new wage compression policy.

Motion by Trustee Prott to approve to Resolution 2021-25. Seconded by Trustee Weatherston. Motion carried unanimously.

8. Resolution 2021-21 – Resolution Supporting The Wisconsin Department Of Transportation Plan To Install A Round-About At The Intersection Of STH 38 At 4 Mile Road

This Resolution and Resolution 2021-22 will act as the intent of the Village Board and their support to install round-abouts at the proposed intersections.

Motion by Trustee Stillman to approve to Resolution 2021-21. Seconded by Trustee Prott. Motion carried unanimously.

9. Resolution 2021-22 – Resolution Supporting The Wisconsin Department Of Transportation Plan To Install A Round-About At The Intersection Of STH 38 At 5 Mile Road

Motion by Trustee Stillman to approve to Resolution 2021-22. Seconded by Trustee Prott. Motion carried unanimously.

10. Parks Management Discussion and Possible Action Requested by Trustee Wishau

Motion by Trustee Wishau to lay this item over until Thursday, 2/25 at 4:00 p.m. Seconded by Trustee Stillman. Motion carried unanimously.

11. The VILLAGE BOARD will take up a motion to go into CLOSED SESSION, pursuant to Wis. Stat. 19.85(1)(c), "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility" Specifically, as it relates the Village Clerk position; AND pursuant to Wis. Stat. Sec. 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility: specifically as it relates to organizational and supervisory responsibilities; AND pursuant to s. 19.85(1)(c), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: specifically to discuss proposed amendments to the Beer Garden Contract.

Motion by Trustee Wishau to go into Closed Session. Seconded by Trustee Martin.

Trustee Weatherston -- aye	Trustee Prott -- aye
Trustee Stillman -- aye	Trustee Wishau -- aye
Trustee Wanggaard -- aye	Trustee Martin -- aye
President Dobbs -- aye	

Motion carried unanimously.

12. THE VILLAGE BOARD reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session

Motion by Trustee Weatherston to go back into Open Session. Seconded by Trustee Martin. Motion carried unanimously.

Motion by Trustee Prott to approve Village Clerk offer letter and description. Seconded by Trustee Martin. Motion carried unanimously.

The Village Board discussed possibly allowing a few changes to the Beer Garden, no formal motions were made regarding this topic. Ken Michel of the Franksville Beer Garden was present and was instructed to contact Trustee Weatherston for further explanation.

13. Adjournment.

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously. Adjourned at 8:00 p.m.

Respectfully submitted,

Joslyn Hoeffert
Deputy Village Clerk

**Special Village Board Meeting
February 24, 2021**

Board Present: President Dobbs, Trustee Stillman, Trustee Wanggaard, Trustee Prott, Trustee Wishau, and Trustee Weatherston. Trustee Martin was present via zoom but did not arrive until after the Closed Session had begun.

Absent None.

Staff/Others: Village Administrator Tom Christensen, and HR Director Toni Muise.

1. Call the meeting to order

President Dobbs called the meeting to order at 5:00 p.m., at Caledonia Village Hall and via ZOOM.

2. The Village Board will take up a motion to go into CLOSED SESSION pursuant to s. 19.85(1)(c) & (c), WI Stats., to interview candidates for the position of Village Administrator.

Motion by Trustee Wanggaard to go into Closed Session. Seconded by Trustee Stillman.

Trustee Weatherston -- aye	Trustee Prott -- aye
Trustee Stillman -- aye	Trustee Wishau -- aye
Trustee Wanggaard -- aye	Trustee Martin -- not present

President Dobbs -- aye

Motion carried unanimously.

3. The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the item discussed during the CLOSED SESSION and to move to the remaining item(s) on this agenda and any other agendas posted.

Motion by Trustee Martin to go back into Open Session. Seconded by Trustee Weatherston.
Motion carried unanimously.

4. Adjournment.

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously.
Adjourned at 8:22 p.m.

Respectfully submitted,

Joslyn Hoeffert
Deputy Village Clerk

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
ACH - JAMES IMAGING								
897	ACH - JAMES IMAGING	28803129	VILLAGE COPIER SYSTEM	02/19/2021	1,269.94	.00		100-90-62300 Office Equipment Rental & Main
	Total ACH - JAMES IMAGING:				1,269.94	.00		
ACH - TIAA COMMERCIAL FINANCE, INC.								
1851	ACH - TIAA COMMERCIAL FINA	7935466	PRINTER LEASE FEBRUARY	02/15/2021	4,508.07	.00		100-90-62300 Office Equipment Rental & Main
	Total ACH - TIAA COMMERCIAL FINANCE, INC.:				4,508.07	.00		
ACH - TOSHIBA FINANCIAL SERVICES								
1998	ACH - TOSHIBA FINANCIAL SER	28803128	COPIER FOR COURT SYSTEM	02/19/2021	186.02	.00		100-90-62300 Office Equipment Rental & Main
	Total ACH - TOSHIBA FINANCIAL SERVICES:				186.02	.00		
ACH - WEX BANK / SPEEDWAY FLEET								
925	ACH - WEX BANK / SPEEDWAY	70320745	FUEL FOR SQUADS/PUMPS DO	03/10/2021	1,096.94	.00		100-30-63200 Fuel, Oil, Fluids
	Total ACH - WEX BANK / SPEEDWAY FLEET:				1,096.94	.00		
AMSTON TRAILER SALES								
4224	AMSTON TRAILER SALES	33590 RFND	COPART DEVLOPER DEPOSIT	02/11/2021	1,000.00	.00		100-23163-002 Amston Supply Deposit
	Total AMSTON TRAILER SALES:				1,000.00	.00		
APEX KEY & LOCK								
118	APEX KEY & LOCK	INV-0519	TIGHTENED SCREW ON BOLT	02/10/2021	182.00	.00		100-43-64250 Equipment Repairs & Maintenanc
	Total APEX KEY & LOCK:				182.00	.00		
ASCENSION MEDICAL GROUP								
135	ASCENSION MEDICAL GROUP	164730	JANUARY DRUG AND ALCOHOL	01/29/2021	441.75	.00		100-41-51100 Testing/Physicals
135	ASCENSION MEDICAL GROUP	700000019 021	JANUARY BLOOD DRAWS	02/05/2021	145.00	.00		100-30-62100 Contracted Services
	Total ASCENSION MEDICAL GROUP:				586.75	.00		
AURORA HEALTH CARE								
155	AURORA HEALTH CARE	397768	FIRE SPIROMETRY AND CARDI	02/07/2021	487.00	.00		100-35-51100 Testing/Physicals
155	AURORA HEALTH CARE	397768	POLICE PRE EMPLOYMENT TE	02/07/2021	266.00	.00		100-30-51100 Testing/Physicals
	Total AURORA HEALTH CARE:				753.00	.00		
AXON ENTERPRISE, INC.								
161	AXON ENTERPRISE, INC.	SI-1711879	SGT. TRONGEAU INSTRUCTOR	01/25/2021	750.00	.00		100-30-51300 Education/Training/Conferences

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net	Amount Paid	Date Paid	GL Account and Title
					Invoice Amount			
Total AXON ENTERPRISE, INC.:					750.00	.00		
BAYCOM								
183	BAYCOM	SRVCE000000	PROGRAM 8 MOBILE RADIOS	02/18/2021	390.00	.00		100-35-63300 Vehicle Repairs & Maintenance
Total BAYCOM:					390.00	.00		
BELLE CITY FIRE & SAFETY								
196	BELLE CITY FIRE & SAFETY	56273	MISC. FIRST AID KIT SUPPLIES	02/15/2021	72.15	.00		100-43-64070 Work Supplies
Total BELLE CITY FIRE & SAFETY:					72.15	.00		
BEST DEFENSE SECURITY/FIRE PROTECTION								
203	BEST DEFENSE SECURITY/FIR	39455	ANNUAL SPRINKLER INSPECTI	01/15/2021	300.00	.00		100-43-64240 Building Repairs & Maintenance
203	BEST DEFENSE SECURITY/FIR	39664	SPRINKLER SERVICE CALL SE	01/28/2021	656.25	.00		100-43-64240 Building Repairs & Maintenance
Total BEST DEFENSE SECURITY/FIRE PROTECTION:					956.25	.00		
BUY RIGHT, INC.								
273	BUY RIGHT, INC.	14873-312334	BRAKE FLUID/ANTIFREEZE	02/22/2021	21.98	.00		100-30-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	310877	BRAKE PADS MED 12	02/18/2021	45.49	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	310983	OIL FILTER	02/18/2021	13.82	.00		100-35-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:					81.29	.00		
CHERYL MUELLER								
9156	CHERYL MUELLER	2021-12	MUELLER, CHERYL CLAIM FOR	02/22/2021	500.00	.00		100-90-60000 Insurance Deductible/Stop Loss
Total CHERYL MUELLER:					500.00	.00		
CIVIC SYSTEMS, LLC								
375	CIVIC SYSTEMS, LLC	CVC20395	CITIZEN PORTAL SUPPORT FE	02/04/2021	364.00	.00		100-90-64300 IT Maintenance & Subscriptions
Total CIVIC SYSTEMS, LLC:					364.00	.00		
CLEANCO								
9021	CLEANCO	3061	CLEANING SERVICE FEBRUAR	02/15/2021	869.00	.00		100-43-62100 Contracted Services
Total CLEANCO:					869.00	.00		
COMPLETE OFFICE OF WISCONSIN								
392	COMPLETE OFFICE OF WISCO	771066	MOUSE PAD	10/02/2020	3.25	.00		100-32-64030 Office Supplies

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total COMPLETE OFFICE OF WISCONSIN:					3.25	.00		
D & S TECHNOLOGIES LLC								
436	D & S TECHNOLOGIES LLC	25143	TECH ONSITE TO TROUBLESH	02/17/2021	175.00	.00		100-30-64250 Equipment Repairs & Maintenance
Total D & S TECHNOLOGIES LLC:					175.00	.00		
DIVERSIFIED BENEFIT SERVICES								
525	DIVERSIFIED BENEFIT SERVIC	323001	FSA ADMINISTRATIVE SERVICE	02/18/2021	295.75	.00		100-90-62100 Contracted Services
Total DIVERSIFIED BENEFIT SERVICES:					295.75	.00		
ERIC LANGENFELD								
9155	ERIC LANGENFELD	RECEIPT#100	REFUND DUP. PERMIT - 5051 E	02/10/2021	75.00	.00		100-00-44311 Asphalt Permits
Total ERIC LANGENFELD:					75.00	.00		
FRANKSVILLE AUTOMOTIVE LLC								
679	FRANKSVILLE AUTOMOTIVE LL	14095	#211 FRONT/REAR BRAKES	09/20/2020	872.78	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14661	#215 OIL CHANGE	02/15/2021	57.68	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14678	#216 TIRE REPAIR	02/22/2021	33.99	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14687	#216 OIL CHANGE	02/24/2021	64.48	.00		100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					1,028.93	.00		
FRANKSVILLE OIL								
680	FRANKSVILLE OIL	366767	FUEL FOR STATION VEHICLES	02/18/2021	247.28	.00		100-35-63200 Fuel, Oil, Fluids
Total FRANKSVILLE OIL:					247.28	.00		
Gryphon Training Group, Inc.								
9154	Gryphon Training Group, Inc.	02102021	DT SCHUSTER TRAINING COU	02/10/2021	135.00	.00		100-30-51300 Education/Training/Conferences
Total Gryphon Training Group, Inc.:					135.00	.00		
IMAGE MANAGEMENT LLC								
835	IMAGE MANAGEMENT LLC	IMA1081Z	WEBSITE PRGRAMMING SERVI	02/17/2021	488.75	.00		100-90-64310 IT Contracted Services
Total IMAGE MANAGEMENT LLC:					488.75	.00		
KARL H. SCHNABEL CO. INC.								
1033	KARL H. SCHNABEL CO. INC.	122878	BUSNESS CARDS FOR TIEGS -	02/18/2021	26.00	.00		100-35-64060 Copying & Printing

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total KARL H. SCHNABEL CO. INC.:					26.00	.00		
KONICA MINOLTA								
1090	KONICA MINOLTA	9007503789	JAN-21; ADMIN COPIES USE	02/04/2021	101.18	.00		200-10-64060 Copying & Printing
1090	KONICA MINOLTA	9007503789	JAN-21; ADMIN COPIER USE	02/04/2021	17.85	.00		200-70-64060 Copying & Printing
Total KONICA MINOLTA:					119.03	.00		
LANGUAGE LINE SERVICES								
2330	LANGUAGE LINE SERVICES	4938101	JAN-21; TRANSLATION SERVIC	01/31/2021	55.43	.00		200-72-61000 Professional Services
Total LANGUAGE LINE SERVICES:					55.43	.00		
MARTIN FORD, INC.								
1234	MARTIN FORD, INC.	125184	#205 OIL CHANGE/INSPECTION	02/10/2021	36.50	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	125185	#214 OIL CHANGE/BRAKE CHE	02/17/2021	54.50	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	125223	#218 OIL CHANGE/TIRE ROTATI	02/15/2021	54.50	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	125283	#218 COIL AND SPARK PLUG	02/20/2021	313.54	.00		100-30-63300 Vehicle Repairs & Maintenance
Total MARTIN FORD, INC.:					459.04	.00		
MENARDS RACINE								
1281	MENARDS RACINE	17753	SAND, SHOWER HEADS	02/18/2021	84.87	.00		100-35-64240 Building Repairs & Maintenance
Total MENARDS RACINE:					84.87	.00		
MOTOROLA SOLUTIONS								
1354	MOTOROLA SOLUTIONS	8281105035	TWO PORTABLES	01/29/2021	6,606.50	.00		400-30-65030 Equipment
Total MOTOROLA SOLUTIONS:					6,606.50	.00		
PALMEN DODGE								
1441	PALMEN DODGE	187870	#217 REPLACE FRONT NOZZLE	02/15/2021	1,190.80	.00		100-30-63300 Vehicle Repairs & Maintenance
Total PALMEN DODGE:					1,190.80	.00		
PROFESSIONAL SERVICES GROUP, INC.								
4723	PROFESSIONAL SERVICES GR	CRCHD012021	JAN-21; COVID-19 CONTACT TR	02/11/2021	47,380.73	.00		200-72-62100 Contracted Services
Total PROFESSIONAL SERVICES GROUP, INC.:					47,380.73	.00		
QUILL CORP								
1542	QUILL CORP	04-2896127	EMPLOYEE FILE FOLDERS	02/08/2021	73.99	.00		100-30-64030 Office Supplies

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total QUILL CORP:					73.99	.00		
RACINE COUNTY CLERK								
1552	RACINE COUNTY CLERK	2020 BILLABL	2020 DOG EXPENSE BILLING	02/12/2021	1,077.95	.00	100-11-61000	Professional Services
Total RACINE COUNTY CLERK:					1,077.95	.00		
RACINE COUNTY TREASURER								
1561	RACINE COUNTY TREASURER	012021	JANUARY 2021 COURT FINES	02/24/2021	2,966.84	.00	100-00-45110	Muni Court Fines
1561	RACINE COUNTY TREASURER	122020	DECEMBER 2020 COURT FINES	02/05/2021	2,787.15	.00	100-00-45110	Muni Court Fines
Total RACINE COUNTY TREASURER:					5,753.99	.00		
RACINE RECOVERY								
1568	RACINE RECOVERY	8604	#208 TOW TO PALMEN	02/24/2021	75.00	.00	100-30-63300	Vehicle Repairs & Maintenance
Total RACINE RECOVERY:					75.00	.00		
RDS TRUCK SERVICE INC.								
1603	RDS TRUCK SERVICE INC.	00049756	FUEL TANK STRAP	02/19/2021	149.69	.00	100-41-63300	Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00049774	FLASHER FOR #12	02/23/2021	39.48	.00	100-41-63300	Vehicle Repairs & Maintenance
Total RDS TRUCK SERVICE INC.:					189.17	.00		
REESMANS EXCAVATING & GRADING								
1610	REESMANS EXCAVATING & GR	PAYAPP6FINA	TID #4 FOUR MILE RD RECONS	02/24/2021	63,004.31	.00	414-00-65080	Road Improvements
Total REESMANS EXCAVATING & GRADING:					63,004.31	.00		
ROYAL CAR CARE INC.								
1708	ROYAL CAR CARE INC.	24002162021	JANUARY CAR WASH W/RECEI	01/31/2021	84.00	.00	100-30-62100	Contracted Services
Total ROYAL CAR CARE INC.:					84.00	.00		
S & W HEALTHCARE CORP								
1728	S & W HEALTHCARE CORP	306242	SKINTACT DEFIB PHYSIO	02/18/2021	261.42	.00	100-35-64280	Medical Supplies
Total S & W HEALTHCARE CORP:					261.42	.00		
SME SEASONAL SERVICES LLC								
1813	SME SEASONAL SERVICES LL	5777	PLOW & SALT SERVICES (1/31/	02/06/2021	625.00	.00	100-43-62100	Contracted Services
1813	SME SEASONAL SERVICES LL	5800	PLOW & SALT SERVICES (2/4/2	02/08/2021	593.75	.00	100-43-62100	Contracted Services

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total SME SEASONAL SERVICES LLC:					1,218.75	.00		
SQUARE ONE HEATING & COOLING								
1840	SQUARE ONE HEATING & COO	I28225	SERVICE CALL HIGHWAY GARA	02/03/2021	175.00	.00		100-43-64240 Building Repairs & Maintenance
1840	SQUARE ONE HEATING & COO	I28246	CRAWFORD PARK HVAC REPAI	02/09/2021	443.66	.00		221-00-64240 Building Repairs & Maintenance
1840	SQUARE ONE HEATING & COO	I28457	HVAC MAINTENANCE - HWY DE	02/24/2021	165.00	.00		100-41-64240 Building Repairs & Maintenance
Total SQUARE ONE HEATING & COOLING:					783.66	.00		
STATE OF WISCONSIN								
1861	STATE OF WISCONSIN	012021	JANUARY 2021 COURT FINES	02/24/2021	8,261.60	.00		100-00-45110 Muni Court Fines
1861	STATE OF WISCONSIN	122020	DECEMBER 2020 COURT FINES	02/05/2021	7,330.71	.00		100-00-45110 Muni Court Fines
Total STATE OF WISCONSIN:					15,592.31	.00		
STERICYCLE, INC.								
1874	STERICYCLE, INC.	4009942056	COVID CLINIC; MEDICAL WAST	02/15/2021	130.00	.00		200-72-61000 Professional Services
Total STERICYCLE, INC.:					130.00	.00		
STREICHERS								
1895	STREICHERS	I1483347	WALTERS/DWYER NEW EQUIP	02/10/2021	752.81	.00		100-30-50280 Clothing Allowance
1895	STREICHERS	I1483348	KETCHUM/DWYER EQUIPMENT	02/10/2021	79.98	.00		100-30-50280 Clothing Allowance
1895	STREICHERS	I1483387	KETCHUM/DWYER NEW EQUIP	02/10/2021	141.98	.00		100-30-50280 Clothing Allowance
Total STREICHERS:					974.77	.00		
STRYKER SALES CORPORATION								
8	STRYKER SALES CORPORATIO	3248202M	DATA PACKAGES FOR 4 DEFIB	02/18/2021	1,196.00	.00		100-35-64140 Utilities
Total STRYKER SALES CORPORATION:					1,196.00	.00		
SUCCESS PLUMBING, INC.								
1904	SUCCESS PLUMBING, INC.	33976	RESET TOILET TANK (HANDICA	02/02/2021	140.00	.00		100-43-64240 Building Repairs & Maintenance
Total SUCCESS PLUMBING, INC.:					140.00	.00		
TAX REFUND VENDORS								
8997	TAX REFUND VENDORS	042235214000	TAX REFUND PARCEL #0422352	02/11/2021	6,034.10	.00		290-12100-000 Taxes Receivable
8997	TAX REFUND VENDORS	042308115000	TAX REFUND PARCEL #0423081	02/11/2021	1,222.98	.00		290-12100-000 Taxes Receivable
Total TAX REFUND VENDORS:					7,257.08	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
TITAN PUBLIC SAFETY SOLUTIONS, LLC								
1982	TITAN PUBLIC SAFETY SOLUTI	5038	2021 TIPSS	02/15/2021	7,102.00	.00		100-32-64070 Work Supplies
Total TITAN PUBLIC SAFETY SOLUTIONS, LLC:					7,102.00	.00		
VILLAGE OF MT. PLEASANT								
2082	VILLAGE OF MT. PLEASANT	31372	JAN-21; SOUTH SHORE VACCIN	02/11/2021	6,168.07	.00		200-72-62100 Contracted Services
Total VILLAGE OF MT. PLEASANT:					6,168.07	.00		
VON BRIESEN & ROPER SC								
2091	VON BRIESEN & ROPER SC	345071	LABOR AND PERSONNEL SERV	02/09/2021	7,457.52	.00		100-90-61100 Attorney Fees
2091	VON BRIESEN & ROPER SC	345258	ERIE ST THRU JANUARY 31, 20	02/09/2021	1,530.00	.00		415-00-61000 Professional Services
Total VON BRIESEN & ROPER SC:					8,987.52	.00		
WE ENERGIES								
2121	WE ENERGIES	1000064217	LIGHTING-WR 4525589	02/12/2021	25.00	.00		100-43-64140 Utilities
Total WE ENERGIES:					25.00	.00		
WEST ALLIS BLUEPRINT								
2127	WEST ALLIS BLUEPRINT	151863	CANNON CONTRACT AND INK	02/03/2021	75.59	.00		100-43-62100 Contracted Services
Total WEST ALLIS BLUEPRINT:					75.59	.00		
WI EMPLOYMENT RELATIONS COMMISSION								
2140	WI EMPLOYMENT RELATIONS	425-00000004	ARBITRATION FILING FEE TO I	02/09/2021	400.00	.00		100-30-61000 Professional Services
Total WI EMPLOYMENT RELATIONS COMMISSION:					400.00	.00		
WISCONSIN DEPT OF TRANSPORTATION								
2168	WISCONSIN DEPT OF TRANSP	02182021	TITLING FEE FOR FOUR NEW S	02/18/2021	658.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total WISCONSIN DEPT OF TRANSPORTATION:					658.00	.00		
Grand Totals:					193,165.35	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
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Dated: _____

Village President: _____

Village Board: _____

Village Clerk: _____

Ordinance No. 2021-01

AN ORDINANCE TO REPEAL SEC. 20-1339(b) OF THE RACINE COUNTY CODE OF ORDINANCE AS ADOPTED UNDER SECTION 16-1-1(a) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, REMOVING THE REQUIREMENT FOR A CONDITIONAL USE FOR DEVELOPMENTS BASED ON THE CRITERIA OF SET DISTANCES FROM A FREEWAY, ROAD INTERCHANGE, STATE OR COUNTY TRUNK HIGHWAYS

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Sec. 20-1339(b) of the Racine County Code of Ordinances as adopted under Sect. 16-1-1(a) of the Code of Ordinances of the Village of Caledonia pursuant to the incorporation of the Village of Caledonia is hereby repealed and shall no longer require conditional uses for development within set distances of a freeway, road interchange, State or County Trunk Highways as set forth in that subsection.

2. This ordinance shall take effect after public hearing and upon adoption and publication as required by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Deputy Clerk

RESOLUTION NO. 2021-20

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO A
CONTRACT WITH THE RACINE COUNTY ECONOMIC DEVELOPMENT
CORPORATION FOR ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE
FOR 2021**

WHEREAS, the Village of Caledonia has contracted with the Racine County Economic Development Corporation for economic development technical assistance for many years and RCEDC has been very helpful in the Caledonia Business Park improvements, the creation and expansion of TID #4 and various other economic development activities in the Village; and

WHEREAS, the Village of Caledonia would like to continue contracting with RCEDC in 2020.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that a contract between the Village of Caledonia and the Racine County Economic Development Corporation for economic development technical assistance for 2021 as set forth in Exhibit A which is attached hereto and incorporated herein, at a cost of \$41,200 is authorized and approved and the Village President and Village Clerk are authorized to execute said contract.

BE IT FURTHER RESOLVED that the funds for said contract shall be taken equally from TID #3 and TID #4.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

January 28, 2021

Jim Dobbs
Village President
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

Dear Mr. Dobbs:

This letter is intended to serve as a letter agreement between the Village of Caledonia hereinafter referred to as "Caledonia" and the Racine County Economic Development Corporation (RCEDC). In accordance with this agreement, the RCEDC agrees to continue to provide economic and community development technical assistance to Caledonia. Such assistance will be coordinated on a day-to-day basis with the Administration and, with regard to policy-related issues coordinated with the Village Administrator, Village President and Village Board.

PURPOSE

The purpose of the agreement is to further the overall goals of community and economic development by facilitating job growth and investment, resulting in new tax base for Caledonia, through interagency cooperation and services provided by the RCEDC.

AGREEMENT

The RCEDC agrees to provide direct economic and community development assistance to Caledonia in accordance with the objectives promulgated by the Village President, Village Board and Village Administrator. The RCEDC has assigned Laura Million, Deputy Director as the economic development staff person to Caledonia. Ms. Million will act as the Village's economic development advocate, in partnership with other RCEDC staff, and will expend best efforts to promote business retention and expansion, business recruitment, talent attraction, community development and business finance resources to support Caledonia and its companies.

This agreement is broken into two sections. First, RCEDC's 2021 strategic plan focuses efforts to deliver financial and technical resources in the Village and throughout Racine County as described in Sections I-IV. Second, the Village leadership has assigned a number of special projects to RCEDC to complete (Section V).

The RCEDC Board of Directors adopted the 2021 RCEDC Strategic Plan at its January 2021 meeting.

All of the goals have measurable outcomes and are shown in the attached Snapshot document. In addition to the monthly scheduled meetings and ongoing communications, RCEDC will deliver written and if allowed, verbal semi-annual reports to the Village President, Village Board, and Village Administrator.

I. Business Retention and Expansion

Existing businesses are the primary source of job creation in the local economy. In 2010 RCEDC established a Business Retention & Expansion Call Program to meet one-on-one with business owners throughout Racine County. The primary objective, through one-on-one meetings, is to identify and address the needs of businesses to facilitate growth and expansion that leads to new jobs and capital investment.

In 2021, RCEDC's Business Retention and Expansion activities will:

- a. Engage with Racine County's existing businesses through an active outreach program to support retention and expansion needs. When meeting with local companies, RCEDC staff will provide information on existing State, federal and local economic development resources that may assist the needs of local businesses. These programs include low-interest loans, tax credit programs, grants and workforce development assistance.
- b. Provide business loans and grant programs to meet the needs of Racine County businesses, including an emphasis on supporting DBE companies.
- c. Enhance the likelihood of new "homegrown" success stories by dedicating time and resources to "economic gardening" programs to grow second stage businesses (10-99 employees) through programs such as the CEO Roundtable and Living as a Leader.
- d. Stabilize and support small business growth by launching the Coaching Council, to support and grow late-first stage and early-second stage (5-40 employees) businesses.

II. Business Recruitment

Racine County is a highly competitive location for production and distribution of goods. Business recruitment activities will leverage Racine County's location in the Chicago-Milwaukee corridor and assets such as connectivity to transportation networks, quality and quantity of water, competitive cost of living and doing business, access to experienced professional economic development staff, and strong workforce to attract new industrial, residential and commercial development to grow the local tax base and facilitate job creation.

In 2021, RCEDC's business recruitment activities will:

- a. Through an active outreach program to real estate professionals, developers and site selectors, position Racine County's assets in a manner to attract new development and investment. These actions may be done independently or in partnership with WEDC and Milwaukee 7.

- b. In partnership with Foxconn, work cooperatively to pursue new development in the Wisconsin Valley Science and Technology Park and other business parks in Racine County.
- c. In support of our local communities, support the recruitment and development of new residential development.
- d. Through the provision and administration of business loans and incentives, support recruitment efforts.
- e. Provide assistance through the development of customized proposals to businesses interested in establishing a location within the Village per direct contact or referral from the Village President or Village Administrator. This activity includes providing copies of such proposals, when requested, to the Village President and Administrator, as well as a status report on such businesses as part of this agreement's semi-annual reports, coordinating regular meetings with the Village President and Administrator, and maintaining a periodic business follow-up procedure.

III. Talent Attraction

Talent supply is vitally important to any community's long-term competitiveness. RCEDC will continue to market Racine County to individuals seeking employment through the Greater Racine County talent initiative. This marketing initiative was developed as a result of the 2018 Manpower Group study, commissioned by Racine County, which identified a growing gap between supply and demand of talent in several primary industries including healthcare, advanced manufacturing, and STEM related industries.

In 2021, RCEDC's talent attraction activities will:

- a. Through a strategic digital talent recruitment initiative, market the assets of Racine County as a place to visit, work, and live. Seek opportunities for increased funding opportunities to accelerate results and seek opportunities to partner with local employers and residential developers to highlight assets and opportunities.
- b. Enhance the Greater Racine County website, <http://www.GreaterRacineCounty.com> to serve as the "front door" for talented people considering a relocation to Racine County. Through outreach to local employers and HR professionals, identify near- and long-term workforce needs of primary industries in Racine County. Highlight the breadth of local job opportunities, as well as racial, ethnicity and cultural diversity.
- c. Based on the feedback resulting from outreach initiatives, advise workforce training and educators of the findings.
- d. Through the Greater Racine County job board, connect employers with skilled workforce and connect relocating workforce to opportunities in Racine County.

IV. Community Development

Quality of place plays a significant role in community and economic development, particularly when it comes to talent attraction and retention. Research shows that community attachment is heavily influenced by factors such as how a place looks and the availability of opportunities and places to socialize. Additionally, many talented and educated workers are increasingly attracted to various types of communities in which they do not have to use a car to access shops, restaurants or even jobs. In 2021, Community Development efforts will include:

- a. In partnership with Racine County Executive, work with local municipalities and partners to identify needs and barriers to encourage community development. This will allow Racine County to plan for and accommodate its long-term development needs that will result in higher tax base, more jobs, and residents.
- b. Work with public officials and representatives from the development community to ensure that the development process is clear and easy to navigate in a timely manner.
- c. Tourism is economic development and often the first occasion to showcase Racine County as a place to potentially live and work. It is in Racine County's best interest to investigate any reasonable opportunities to encourage more visitors that can experience all the assets of Racine County so that if a job opportunity occurs, the acceptance is more likely given the positive experience.

V. RCEDC Special Projects, Caledonia Specific Activities

In addition to the above activities, RCEDC will work in partnership with the Village on the special projects detailed below:

- a. Assist in implementation of recruitment plan for Highway K development.
- b. Assist in the creation and implementation of recruitment plans for key sites, including but not limited to 7017 Douglas Avenue; 5945 and 5915-5919 Erie Street; Kmart; and Caledonia Business Park.

TIME PERIOD FOR THIS AGREEMENT AND COMPENSATION

The above-referenced assistance will be provided by the RCEDC staff during the time period beginning January 1, 2021 to December 31, 2021. The annual cost of this assistance to Caledonia is \$41,200. Payments will be made during the first week of each quarter, upon the receipt of an invoice from the RCEDC. The cost of developing any additional materials and significant printing and mailing of items necessary to implement these services are outside the scope of the Agreement and will be negotiated on an as necessary basis.

INDEPENDENT CONTRACTOR

RCEDC shall be an independent contractor of Caledonia. Neither RCEDC nor any of its officers, employees, or agents shall be considered to be an employee of Caledonia as a result of the obligations undertaken pursuant to this agreement. RCEDC's officers, employees and agents shall make no commitments or representations to third parties without prior approval of Caledonia. In addition, RCEDC hereby holds harmless Caledonia and its departments, officers, employees and agents from and against all claims, demands and liability for damages to third persons of any type whatever arising solely out of the actions of RCEDC under this agreement.

LIABILITY INSURANCE

The RCEDC is to carry liability insurance and list Caledonia as an additional insured on the policy.

TERMINATION

This agreement may be terminated by either party upon thirty (30) days written notice in the event of default by the other party of any material provision hereof which remains unremedied for thirty (30) days following written notice of such default.

NOTICES

Notices under this agreement shall be mailed by registered mail to the Caledonia Village President and Village Administrator, 5043 Chester Lane, Racine, WI 53402, for Caledonia, and to Jenny Trick, Executive Director, 2320 Renaissance Blvd., Sturtevant, WI 53177, for RCEDC, or shall be personally served on either said person or the person in charge of either respective office.

ASSIGNMENT

RCEDC agrees that it will not assign this agreement or any portion thereof, or any of its responsibilities hereunder, to any other party without first obtaining the written permission of the Village.

If the terms and conditions of this proposal are satisfactory, please sign the two original documents where indicated and return to the RCEDC for RCEDC final signature.

Sincerely,



Jenny Trick, Executive Director

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the ____ day of _____, 2021.

VILLAGE OF CALEDONIA

By: _____
Jim Dobbs, Village President

Witness: _____
Caledonia Village Clerk

**RACINE COUNTY ECONOMIC
DEVELOPMENT CORPORATION**

By: _____
Jenny Trick, Executive Director

2021 RCEDC STRATEGIC PLAN
ATTACHMENT 1

Goal: Facilitating business expansion projects with financial and technical resources that when successfully implemented result in the creation and retention of jobs and new tax tax in Racine County. Said quite simply, Grow good paying jobs and tax base in Racine County.

Mission: Ensuring the economic vitality of Racine County by working with our partners to support innovation and creativity that leads to business investment.

STRATEGY		RCEDC SPECIALTY AREAS				Annual Goals	Details
		BRE	BLP	Admin/Mkt			
1	Business Retention & Expansion						
a.	To enhance the likelihood of new "homegrown" success stories, RCEDC will dedicate time and resources to "economic gardening" programs to grow second stage businesses.	170 Technical Assists	45 Technical Assists	5 Success Stories	220	BRE: Includes Market Data, Site Selection, and other resources BLP: Includes referrals to other resources, i.e. BRE, SBDC, 7a lender, etc. that are not a fit for BLP financing MKT: Working in conjunction with BRE to produce marketing components	
b.	To encourage further growth, RCEDC will launch a new program to support late-first and early-second stage businesses through the Coaching Council.		See 1 f, below	1 Flyer	See 1 f, below	BLP: Flyer components to be developed. MKT: New information flyer to be developed highlighting program goals, information session	
c.	Through an active outreach program to existing businesses, RCEDC will support the retention and expansion needs of existing Racine County businesses.	210	215	40	455	BRE: 120 Business Calls, 90 other marketing activities for existing business ADMIN: 30 outreach visits	
d.	Through the provision of business loans and administration of grant programs, RCEDC will support the retention and expansion needs of existing Racine County businesses, including an emphasis on supporting DBE companies.	5 Businesses Assisted; 25 Active Pipeline	Total 56 (24 RLF Loans/ \$3,450,000; 5 Microloans/ \$100,000; 27 Grants	Success stories and trends (industry, usage, geography) stories- website, social and media	61	BRE: 5 Existing Business Projects BLP: 24 RLFs for \$3,450,000; 5 Microloans for \$100,000; 27 Grants (22 MGP \$77.5k; 4 Burl \$40k; 1 UG \$2.5k) MKT: Success Stories, Social Media	
e.	Through the Small Business Administration 504 program, which provides revenues to RCEDC to support other RCEDC programs, the lending staff, the Business Lending Partners, will support Wisconsin businesses with their financing needs.		14 SBA Loans/ \$13,450,000	At least 4 SBA 504 Success Stories (1 each newsletter)	14	BLP: 14 SBA Projects MKT: 4 SBA 504 Stories	
f.	Through the CEO Roundtable, Living as a Leader, and Coaching Council, facilitate and support the provision of technical support to local businesses.	2 Programs, 28 Participants	1 Program, 4 Participants		3 Programs; 32 Participants	BRE: 2 Programs; 28 Participants BLP: 1 Program; 4 Participants	

2021 RCEDC STRATEGIC PLAN

2	Business Recruitment					
	Through an active outreach program to real estate professionals, developers and site selectors. RCEDC will position Racine County's assets in a manner to attract new development and investment; these actions may be in partnership with WEDC, Milwaukee 7, or independent.	190 Distinct Marketing Activities		Thorough review of marketing materials; develop new to support outreach strategy	190	BRE: 60 traditional outreach and COI, 130 new engagements MKT: Review existing materials; develop new in support of business recruitment
a.	In partnership with Foxconn, RCEDC will work cooperatively to pursue new development in the Wisconsin Valley Science and Technology Park and other business parks in Racine County.	5 successful projects; 75 prospects		Work with Foxconn & Village to determine collateral needs	5 Projects; 75 Prospects	BRE: Develop pipeline of 75 prospects leading to 5 recruitment announcements
b.	In support of our local communities, RCEDC will support the recruitment and development of new residential development.	2 Projects Implemented				BRE: 2 residential project announcements
c.	Through a strategic marketing initiative, RCEDC will position Racine County as the premier location for new business development.	2 Email Campaigns; Adoption of Virtual Tour Technology		Thorough review of marketing materials to determine new collateral	1 video production for business recruitment	BRE: 2 distinct email campaigns MKT: Thorough review of RCEDC marketing; 1 video produced for business recruitment
d.	RCEDC will complete a thorough review of its marketing materials to ensure they communicate value and opportunities to prospects and investors.	Review by Q1 2021, new/updated materials by Q2 2021		Investor Relations Marketing		MKT: Lead the review by seeking input from BRE, BLP and GRC and finalize product rollout
3	Talent Attraction					
	Through a strategic digital talent recruitment initiative, market the assets of Racine County as a place to visit, work, and live. Seek opportunities for increased funding opportunities to accelerate results and seek opportunities to partner with local employers and residential developers to highlight assets and opportunities.	1. 3,000,000 impressions; 2. 0.48% click through rate; 3. 10% Increase in Home and Job Searches; 4. Secure \$20,000 in private funding		4 video productions to highlight Racine County and Residents (implants); website updates to align with funding and purpose		BRE: Oversee talent attraction program; secure \$20,000 in new funding MKT: 4 videos produced
a.	Enhance the Greater Racine County website to serve as the "front door" for talented people considering a relocation to Racine County. Through outreach to local employers and HR professionals, identify near- and long-term workforce needs of primary industries in Racine County. Highlight the breadth of local job opportunities, as well as racial, ethnicity and cultural diversity.	1. Add 2 videos and refresh website content 2. 40 Business Calls 3. Form Talent Advisory Roundtable 4. Host 3 Virtual Events		Ongoing website updates	40 Business Calls; 1 Program; 3 Events	BRE: 40 Business Calls; Establish HR RT; Host 3 Events
b.						

2021 RCEDC STRATEGIC PLAN

3 Talent Attraction						
c.	Based on the feedback resulting from outreach initiatives, advise workforce training and educators of the finding.	Engage with education and workforce partners through participation in consortiums and engagement on a quarterly basis.			4 Quarterly commun. with education and workforce partner groups	BRE: Attend SKRA, Future of Work led by UW-P, Internship Consortium GTC, UWP and Carthage; Business and Professional Advisory Group at UW-P; and Participate in Workforce Development Board.
d.	Through the Greater Racine County job board, connect employers with skilled workforce and connect relocating workforce to opportunities in Racine County.	1. 100 Employer Listings; 2. 350 Avg Job Listings; 3. 50 Page Views Employer HR Page; 4. 10 Direct Talent Engagements			100 Businesses Profiled; 350 Jobs Posted; 10 Direct Assistance	BRE: 100 Racine County Business Profiles; 350 Jobs Posted; Direct Assistance to 10 newly hired employees
4 Community Development						
a.	In partnership with Racine County Executive, RCEDC will work with local municipalities and partners to identify needs and barriers to encourage community development. This will allow Racine County to plan for and accommodate its long-term development needs that will result in higher tax base, more jobs and residents.			Meet with 8 contract communities to assess barriers and develop plans to reduce time, increase transparency and assess development costs		ADMIN: 8 Community meetings; post development process on RCEDC website with links to communities
b.	Work with public officials and representatives from the development community to ensure that the development process is clear and easy to navigate in a timely manner.			Once development costs and process are determined, work with community staff to update website and forms		ADMIN: 8 Community meetings; post development process on RCEDC website with links to communities
c.	Tourism is economic development and often the first occasion to showcase Racine County as a place to potentially live and work. It is in Racine County's best interest to investigate any reasonable opportunities to encourage more visitors that can experience all the assets of Racine County so that if a job opportunity occurs, the acceptance is more likely given the positive experience.	Continue to advance the GRC brand, encourage the "Explore and Take Root" tourism mantra and plan in person events that will have measurable ROI		Build on Visit/Explore messaging in GRC website		ADMIN: Continue to work with local tourism entities and communities to message visit, work, live of GRC

2021 RCEDC STRATEGIC PLAN

5 Leadership						
a.	RCEDC leadership will commit to encouraging staff to review current programs and initiatives to retain, release, or increase resources toward as well as develop new programs that meet a need in Racine County.			Work with managers to create an inventory of programs and activities; determine a means to measure effectiveness & success		ADMIN: Managers to review primary programs and initiatives; present findings to leadership to determine retention, improvements or elimination
b.	RCEDC leadership will commit to establish progressive internal talent development initiatives to ensure the highest success to retain and attract staff to RCEDC for successful implementation of its mission.			Professional development, compensation and variable pay plans		ADMIN: Incorporate professional development and training requirements for all staff; add professional development and training to work plans; establish and adopt a compensation policy and variable pay system
c.	RCEDC leadership will support staff in the identification and securing of new private contributors and other revenue sources to continue the growth of RCEDC.			Create value proposition and increase RCEDC contributions		ADMIN: Develop an updated RCEDC private investor program; Develop communication plan to send communications to COI (investors, contract communities, elected leaders); Continue to retain existing investors and identify new contributors
d.	RCEDC leadership will continue to seek out diverse leaders in its community to be considered for volunteer leadership roles with RCEDC.		3	Through networking, identify current and future diverse leaders to consider a volunteer role on one of RCEDC's committees	1	ADMIN & BLP: For 2021 vacancies, nominate diverse new leaders (younger, older, female or people of color) to serve on Leadership Council and three Loan Advisory Committees Total of 10 vacancies to fill in 2021; seek to fill four (4) with diverse leaders
e.	RCEDC leadership will commit to maintain and grow its financial wellbeing, maintain a positive workplace culture, and preserve its reputation as being solution-driven, technical experts within the community at large.			Sound financial planning; progressive work culture; retain positive reputation		ADMIN: Monthly financial statement analysis; require professional development & training in individual work plans; conduct annual benefits and compensation analysis; celebrate forward thinking, technical solutions to problems

RESOLUTION NO. 2021-26
RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO APPROVE
CHANGE ORDER #2 & CHANGE ORDER #3 FOR THE TID #4 – FOUR MILE
ROAD RECONSTRUCTION PROJECT

WHEREAS, the Village of Caledonia awarded the TID #4 – Four Mile Road Reconstruction Project to improve and upgrade the existing road to a Class A road to serve the area; and

WHEREAS, Reesman's Excavating & Grading, Inc. 28815 Bushnell Road Burlington, WI 53105, was awarded the TID #4 – Four Mile Road Reconstruction Project using Alternate 3 (Concrete with Geogrid) in the amount of \$2,193,547.76.

WHEREAS, there was a need to adjust a water service for frost protection, reinstall the Quarter Section Survey Monument when the road was reconstructed, and coordinate an additional diamond grinding of the pavement due to rough ride conditions.

WHEREAS, Change Order #2 was prepared for the changes to the work above in accordance with the contract documents. Change Order #2 was reviewed and is in the amount of \$4,343.33.

WHEREAS, Change Order #2 which adds \$4,343.33, is a percentage change for the overall contract of 0.2%.

WHEREAS, Change Order #3 was prepared for adjusting miscellaneous quantities used on the project and for work in accordance with the contract documents. Change Order #3 was reviewed and is in the amount of \$193,334.03.

WHEREAS, Change Order #3 which adds \$193,334.03 is a percentage change for the overall contract of 8.81%.

WHEREAS, all Change Orders on the project total \$278,524.58, which is a percentage change for the overall contract of 12.7%.

WHEREAS, the Utility Director and the Village's consulting engineer, Foth Infrastructure & Environment LLC., recommended approving Change Order #2 in the amount of \$4,343.33 and Change Order #3 in the amount of \$193,334.03 for the TID #4 – Four Mile Road Reconstruction Project resulting in a new overall contract of \$2,472,072.34.

NOW, THEREFORE, BE IT RESOLVED that Change Order #2 and Change Order #3 for the Project be, and hereby are, approved and that the Utility Director, Village President and Village Clerk are authorized to execute any documents necessary to carry out the intent of this Resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

SECTION 00 63 62
CHANGE ORDER

No. 2

Date of Issuance: February 24, 2021

Effective Date: February 24, 2021

Owner: Village of Caledonia

Project: Four Mile Road Reconstruction

Owner's Contract No.: 19C031.08

Contractor: The Reesman Company

Date of Contract: 03/16/2020

Engineer: Foth Infrastructure & Environment, LLC

Engineer's Project No.: 19C031.08

The Contract Documents are modified as follows upon execution of this Change Order:

Item No.	Description	Cost
CCO # 2	LOWER WATER SERVICE, INSTALL SURVEY MONUMENT, RE-MOBILIZATION FOR ADDITIONAL DIAMOND GRINDING	
	Lower water service at 12604 Four Mile Road (Frost Protection)	
	(1.0 L.S. @ \$2,047.00/L.S.)	\$2,047.00
	Re-Install Quarter Section Survey Monument	
	(1.0 L.S. @ \$1,063.00/L.S.)	\$1,063.00
	Re-Mobilization for Diamond Grinding to Perform Addt'l Diamond Grinding	
	(1.0 L.S. @ \$1,233.33/L.S.)	\$1,233.33
	Grand Total =	\$4,343.33

Attachments (List Documents Supporting Change)

EJCDC C-941 Change Order

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute

CHANGE ORDER

00 63 62 - 1

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 2,193,547.76.

[Increase] [~~Decrease~~] from previously approved
Change Orders No. 1:

\$ 80,847.22.

Contract Price prior to this Change Order:

\$ 2,274,394.98.

[Increase] [~~Decrease~~] of this Change Order:

\$ 4,343.33.

Contract Price incorporating this Change Order:

\$ 2,278,738.31.

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working Days ☒ Calendar Days

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020, 2020

[Increase] [~~Decrease~~] from previously approved Change Orders No. 1:

Substantial Completion (days): September 18, 2020

Ready for Final Payment (days): October 16, 2020

Contract Times prior to this Change Order:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

[Increase] [~~Decrease~~] of this Change Order:

Substantial Completion (days or date): September 18, 2020

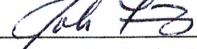
Ready for Final Payment (days or date): October 16, 2020

Contract Times with all approved Change Orders:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 02/24/2021

By: _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable)

EJCDC C-941 Change Order

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute

CHANGE ORDER

00 63 62 - 5

No. 3

Effective Date: February 24, 2021

Owner: Village of Caledonia

Project: Four Mile Road Reconstruction	Owner's Contract No.: 19C031.08
Contractor: The Reesman Company	Date of Contract: 03/16/2020
Engineer: Foth Infrastructure & Environment, LLC	Engineer's Project No.: 19C031.08

The Contract Documents are modified as follows upon execution of this Change Order:

Item No.	Description	Cost
CCO # 3	ACCOUNTING CLOSE-OUT / PROJECT COMPLETION	
	NET INCREASE IN MISCELLANEOUS CONTRACT QUANTITIES	\$193,334.03
Grand Total =		\$193,334.03

Attachments (List Documents Supporting Change)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute

CHANGE ORDER
00 63 62 - 1

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 2,193,547.76.

[Increase] [~~Decrease~~] from previously approved
Change Orders No. 1-2:

\$ 85,190.55.

Contract Price prior to this Change Order:

\$ 2,278,738.31.

[Increase] [~~Decrease~~] of this Change Order:

\$ 193,334.03.

Contract Price incorporating this Change Order:

\$ 2,472,072.34.

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working Days ☒ Calendar Days

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020, 2020

[Increase] [~~Decrease~~] from previously approved Change Orders No. 1-2:

Substantial Completion (days): September 18, 2020

Ready for Final Payment (days): October 16, 2020

Contract Times prior to this Change Order:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

[Increase] [~~Decrease~~] of this Change Order:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

Contract Times with all approved Change Orders:

Substantial Completion (days or date): September 18, 2020

Ready for Final Payment (days or date): October 16, 2020

RECOMMENDED:

By: *John P. [Signature]*
Engineer (Authorized Signature)

Date: 02/24/2021

By: _____

Approved by Funding Agency (if applicable)

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

EJCDC C-941 Change Order

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute

CHANGE ORDER

00 63 62 - 5

CONTINUATION SHEET												
AIA Document G702, Application And Certificate For Payment, containing Contractor's signed Certification is attached.												
Project Name: 4 Mile Road Reconstruct												
Application no.: 6 - Final Invoice No.: 20ECAL1-06 Invoice Date: 1/5/2021												
From 9/21/2020 To: 1/5/2021												
DESCRIPTION OF WORK	BID QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	C	D	E		H	I	J	K
							(D+E+F) OF PREVIOUS	WORK COMPLETED QUANTITY THIS PERIOD				
Mobilization/Demobilization	1.00	LS	\$12,500.00	\$12,500.00		1.00	0.00		\$0.00	\$12,500.00	\$0.00	100%
Traffic Control	1.00	LS	\$27,750.00	\$27,750.00		1.00	0.00		\$0.00	\$27,750.00	\$0.00	100%
Clearing and Grubbing	1.00	LS	\$1,700.00	\$1,700.00		1.00	0.00		\$0.00	\$1,700.00	\$0.00	100%
Tree Removal	114.00	ID	\$50.00	\$5,700.00		114.00	0.00		\$0.00	\$5,700.00	\$0.00	100%
Remove and Replace Signing	1.00	LS	\$535.00	\$535.00		1.00	0.00		\$0.00	\$535.00	\$0.00	100%
Remove & Replace Postal Boxes	1.00	LS	\$2,775.00	\$2,775.00		1.00	0.00		\$0.00	\$2,775.00	\$0.00	100%
Silt Fence	7,584.00	LF	\$2.35	\$17,822.40		7,704.00	0.00		\$0.00	\$18,104.40	(\$282.00)	102%
Rock Filled Filter Bag	162.00	EA	\$26.75	\$4,333.50		162.00	0.00		\$0.00	\$4,333.50	\$0.00	100%
Inlet Protection	36.00	EA	\$230.00	\$8,280.00		36.00	0.00		\$0.00	\$8,280.00	\$0.00	100%
Sawcut Pavement, Full Depth	415.00	LF	\$1.15	\$477.25		415.00	0.00		\$0.00	\$477.25	\$0.00	100%
Remove Driveway Culverts	104.00	LF	\$13.00	\$1,352.00		104.00	0.00		\$0.00	\$1,352.00	\$0.00	100%
Remove Existing Curb & Gutter	88.00	LF	\$3.85	\$338.80		88.00	0.00		\$0.00	\$338.80	\$0.00	100%
Adjust Water Valve Box	1.00	EA	\$480.00	\$480.00		1.00	0.00		\$0.00	\$480.00	\$0.00	100%
Adjust Sanitary Manhole	2.00	EA	\$1,130.00	\$2,260.00		2.00	0.00		\$0.00	\$2,260.00	\$0.00	100%
Hydrant Extension	2.00	VF	\$1,500.00	\$3,000.00		2.00	0.00		\$0.00	\$3,000.00	\$0.00	100%
Stripping and Stockpiling Topsoil	1.00	LS	\$18,250.00	\$18,250.00		1.00	0.00		\$0.00	\$18,250.00	\$0.00	100%
12" RCP Storm Sewer Class V	969.00	LF	\$96.00	\$93,024.00		1,065.00	0.00		\$0.00	\$102,240.00	(\$9,216.00)	110%
15" RCP Storm Sewer Class V	895.00	LF	\$104.00	\$93,080.00		885.00	0.00		\$0.00	\$92,040.00	\$1,040.00	99%
18" RCP Storm Sewer Class V	127.00	LF	\$130.00	\$16,510.00		127.00	0.00		\$0.00	\$16,510.00	\$0.00	100%
21" RCP Storm Sewer Class V	622.00	LF	\$145.00	\$90,190.00		623.00	0.00		\$0.00	\$90,335.00	(\$145.00)	100%
24" RCP Storm Sewer Class V	405.00	LF	\$167.00	\$67,635.00		405.00	0.00		\$0.00	\$67,635.00	\$0.00	100%
24x38" RCEP Storm Sewer Class V	112.00	LF	\$183.00	\$20,496.00		112.00	0.00		\$0.00	\$20,496.00	\$0.00	100%
8" PVC Storm Sewer	266.00	LF	\$104.01	\$27,666.66		303.70	0.00		\$0.00	\$31,587.84	(\$3,921.18)	114%
12" PVC Drain tile	73.00	LF	\$122.00	\$8,906.00		65.00	0.00		\$0.00	\$7,930.00	\$976.00	89%
15" RCP Storm Sewer FES	1.00	EA	\$1,200.00	\$1,200.00		1.00	0.00		\$0.00	\$1,200.00	\$0.00	100%
21" RCP Storm Sewer FES	2.00	EA	\$1,775.00	\$3,550.00		2.00	0.00		\$0.00	\$3,550.00	\$0.00	100%
24" RCP Storm Sewer FES	1.00	EA	\$1,850.00	\$1,850.00		1.00	0.00		\$0.00	\$1,850.00	\$0.00	100%
24x38" RCEP Storm Sewer FES	4.00	EA	\$2,500.00	\$10,000.00		4.00	0.00		\$0.00	\$10,000.00	\$0.00	100%
24x30" Storm Inlet	21.00	EA	\$2,500.00	\$52,500.00		21.00	0.00		\$0.00	\$52,500.00	\$0.00	100%
24" Tile Manhole/Yard Inlet	38.00	VF	\$280.00	\$10,640.00		45.30	0.00		\$0.00	\$12,684.00	(\$2,044.00)	119%
Storm Manhole, 48" Dia	67.00	VF	\$650.00	\$43,550.00		67.00	0.00		\$0.00	\$43,550.00	\$0.00	100%
Storm Manhole, 60" Dia	4.00	VF	\$1,205.00	\$4,820.00		8.00	0.00		\$0.00	\$9,640.00	(\$4,820.00)	200%
8" Cleanout	1.00	EA	\$930.00	\$930.00		2.00	0.00		\$0.00	\$1,860.00	(\$930.00)	200%
Riprap Medium	354.00	CY	\$60.00	\$21,240.00		354.00	0.00		\$0.00	\$21,240.00	\$0.00	100%
30" Concrete Roll-Back Curb & Gutter	4,795.00	LF	\$17.80	\$85,351.00		4,695.00	0.00		\$0.00	\$83,571.00	\$1,780.00	98%
30" Concrete Vertical Face Curb & Gutter	245.00	LF	\$26.25	\$6,431.25		240.00	0.00		\$0.00	\$6,300.00	\$131.25	98%
Concrete Flume	20.00	SY	\$80.00	\$1,600.00		16.00	0.00		\$0.00	\$1,280.00	\$320.00	80%
HMA Driveways	110.00	TON	\$125.35	\$13,788.50		118.66	0.00		\$0.00	\$14,874.03	(\$1,085.53)	108%
Pavement Marking, 4" Yellow	7,500.00	LF	\$0.75	\$5,625.00		7,016.00	0.00		\$0.00	\$5,262.00	\$363.00	94%
Pavement Markings, 4" White	6,700.00	LF	\$0.75	\$5,025.00		7,061.00	0.00		\$0.00	\$5,295.75	(\$270.75)	105%
Pavement Markings, 8" White	100.00	LF	\$2.80	\$280.00		108.00	0.00		\$0.00	\$302.40	(\$22.40)	108%
Topsoil, Seed, Fertilizer & Erosion Mat	9,100.00	SY	\$5.80	\$52,780.00		9,100.00	0.00		\$0.00	\$52,780.00	\$0.00	100%
Common Excavation- Temp Access Drive	609.00	CY	\$31.45	\$19,137.00		609.00	0.00		\$0.00	\$31,333.05	\$0.00	100%
1 1/4" Base Aggregate Dense- Temp Access Drive	996.00	TON	\$35.75	\$35,607.00		2,121.36	0.00		\$0.00	\$75,838.62	(\$40,231.62)	213%
3/4" Crushed Limestone(Shoulder)-Temp Access Drive	341.00	TON	\$36.60	\$12,480.60		487.13	0.00		\$0.00	\$17,828.96	(\$5,348.36)	143%
Common Excavation*	7,896.00	CY	\$28.75	\$227,010.00		7,896.00	0.00		\$0.00	\$227,010.00	\$0.00	100%
Excavation Below Subgrade*	1,200.00	CY	\$29.25	\$35,100.00		715.00	0.00		\$0.00	\$20,913.75	\$14,186.25	60%
3" Base Aggregate Dense*	2,516.00	TON	\$28.50	\$71,706.00		2,876.00	0.00		\$0.00	\$81,966.00	(\$10,260.00)	114%
1 1/4" Base Aggregate Dense*	10,130.00	TON	\$23.90	\$242,107.00		14,531.93	0.00		\$0.00	\$347,313.13	(\$105,206.13)	143%
3/4" Crushed Limestone(Shoulder Restoration)*	220.00	TON	\$140.30	\$30,866.00		228.91	0.00		\$0.00	\$32,116.07	(\$1,250.07)	104%
HMA Binder Course*	180.00	TON	\$111.00	\$19,980.00		194.78	0.00		\$0.00	\$21,620.58	(\$1,640.58)	108%
HMA Surface Course*	60.00	TON	\$127.60	\$7,656.00		97.10	0.00		\$0.00	\$12,389.96	(\$4,733.96)	162%
Bituminous Tack Coat*	160.00	GAL	\$5.60	\$896.00		150.00	0.00		\$0.00	\$840.00	\$56.00	94%

RESOLUTION NO. 2021-27

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO APPROVE
FINAL ACCEPTANCE OF THE TID #4 – FOUR MILE ROAD RECONSTRUCTION
PROJECT**

WHEREAS, the Village of Caledonia awarded the TID #4 – Four Mile Road Reconstruction Project to improve and upgrade a portion of 4 Mile Road to a Class A road to serve the area; and

WHEREAS, Reesman's Excavating & Grading, Inc. 28815 Bushnell Road Burlington, WI 53105, was awarded the TID #4 – Four Mile Road Reconstruction Project using Alternate 3 (Concrete with Geogrid) in the amount of \$2,193,547.76.

WHEREAS, the Village of Caledonia approved Change Order #1, Change Order #2 and Change Order #3 in accordance with the contract documents for changes to the work that were a result of different field conditions and that the Change Orders totaled \$278,524.58 or 12.7% of the original contract, resulting in a new total contract amount of \$2,472,072.34.

WHEREAS, Reesman's Excavating & Grading Inc has submitted a Final Pay Request (Pay Request #6) and Final Lien Waivers for the TID #4 – Four Mile Road Reconstruction Project.

WHEREAS, the Utility Director and the Village's consulting engineer, Foth Infrastructure & Environment LLC., recommend approving the Final Pay Request in the amount of \$63,004.31 to close out the project.

WHEREAS, the TID #4 – Four Mile Road Reconstruction Project is hereby complete and the Utility Director and the Village's consulting engineer, Foth Infrastructure & Environment LLC., recommend Final Acceptance of the TID #4 – Four Mile Road Reconstruction Project.

NOW, THEREFORE, BE IT RESOLVED that Final Acceptance of the TID #4 – Four Mile Road Reconstruction Project be, and hereby is, approved and that the Utility Director, Village President and Village Clerk are authorized to execute any documents necessary to carry out the intent of this Resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk



January 28, 2020

Mr. Tony Bunkelman
Caledonia Utility District
333 4 1/2 Mile Road
Racine, WI 53402

RE: Four Mile Road Reconstruction
Project I.D. 0019C031.08
Pay Application No. 6 (FINAL)

Dear Tony,

Attached, please find Invoice No. 6 (FINAL) for the above referenced project. I recommend processing the pay request as shown.

The total amount recommended for Invoice No. 6 (FINAL) is \$63,004.31

Please let me know if you have any questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

John A. Laning, PE
Construction Manager

Attachment

cc: File
Eric Reesman – The Reesman Company
Tony Bunkelman – Village of Caledonia
Andy Schultz – Foth Infrastructure and Environment

TO GENERAL CONTR.:

PROJECT: 4 Mile Road Reconstruct

APPLICATION NO.: 6 - Final

FROM CONTRACTOR Reesman's Excavating and Grading
28815 Bushnell Road
Burlington, WI 53105

ENGINEER:

INVOICE NO: 20ECAL1-06
INVOICE DATE: 1/5/2021
PERIOD: 9/21/2020
TO: 1/5/2021

DISTRIBUTION TO:

☒ X / OWNER
☒ X / ENGINEER/ARCHITECT
☒ X / CONTRACTOR

CONTRACT FOR: 4 Mile Road Reconstruct

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THIS APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOW DUE.

APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. A CONTINUATION SHEET IS ATTACHED.

1. ORIGINAL CONTRACT AMOUNT	\$2,193,547.76
2. NET CHANGE BY CHANGE ORDERS	\$85,190.55
3. CONTRACT SUM TO DATE	\$2,278,738.31
4. TOTAL COMPLETED & STORED TO DATE	\$2,472,072.34

CONTRACTOR: REESMAN'S EXCAVATING AND GRADING

5. RETAINAGE
5% to 50% completion,

BY:  DATE: 1/26/21

0%

**TOTAL

STATE (WISCONSIN) COUNTY RACINE

6. TOTAL EARNED LESS RETAINAGE

\$0.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF January 2021

\$2,472,072.34

\$2,409,068.03

8. CURRENT PAYMENT DUE

\$63,004.31

NOTARY PUBLIC, MY COMMISSION EXPIRES: 1/23/2025

9. BALANCE TO FINISH, PLUS RETAINAGE

-\$193,334.03

ARCHITECT/ENGINEER'S CERTIFICATE OF PAYMENT

IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BASED ON ON-SITE OBSERVATIONS AND THE DATA COMPRISING THE ABOVE APPLICATION, THE ARCHITECT/ENGINEER CERTIFIES TO THE OWNER THAT TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK HAS PROGRESSES AS INDICATED, THE QUALITY OF THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS ENTITLED TO PAYMENT OF THE AMOUNT CERTIFIED.

AMOUNT CERTIFIED

ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM THE AMOUNT APPLIED FOR

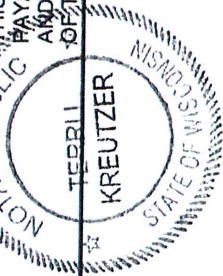
ARCHITECT/ENGINEER:

BY: 

DATE: 01/28/2021

NOTARY PUBLIC

THIS CERTIFICATE IS NOT NEGOTIABLE. THE AMOUNT CERTIFIED IS PAYABLE ONLY TO THE CONTRACTOR NAMED HEREIN. ISSUANCE, PAYMENT AND ACCEPTANCE OF PAYMENT ARE WITHOUT PREJUDICE TO ANY RIGHTS OF THE OWNER OR CONTRACTOR UNDER THIS CONTRACT.



\$ 63,004.31

CONTINUATION SHEET											
AIA Document G702, Application And Certificate For Payment, containing Contractor's signed Certification is attached.											
Project Name: 4 Mile Road Reconstruct											
Application no.: 6 - Final Invoice No.: 20ECAL 1-06 Invoice Date: 1/5/2021 To: 1/5/2021											
DESCRIPTION OF WORK	BID QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETE		TOTAL QUANTITY COMPLETED	AMOUNT THIS PERIOD (E + F) * C	TOTAL AMOUNT COMPLETED AND STORED TO DATE (G * C)	BALANCE TO FINISH (C - I)	% COMPLETE (I / C)
					(D + E + F) OF PREVIOUS	THIS PERIOD					
Mobilization/Demobilization	1.00	LS	\$12,500.00	\$12,500.00	1.00	0.00	1.00	\$0.00	\$12,500.00	\$0.00	100%
Traffic Control	1.00	LS	\$27,750.00	\$27,750.00	1.00	0.00	1.00	\$0.00	\$27,750.00	\$0.00	100%
Clearing and Grubbing	1.00	LS	\$1,700.00	\$1,700.00	1.00	0.00	1.00	\$0.00	\$1,700.00	\$0.00	100%
Tree Removal	114.00	ID	\$50.00	\$5,700.00	114.00	0.00	114.00	\$0.00	\$5,700.00	\$0.00	100%
Remove and Replace Signage	1.00	LS	\$535.00	\$535.00	1.00	0.00	1.00	\$0.00	\$535.00	\$0.00	100%
Remove & Replace Postal Boxes	1.00	LS	\$2,775.00	\$2,775.00	1.00	0.00	1.00	\$0.00	\$2,775.00	\$0.00	100%
Silt Fence	7,584.00	LF	\$2.35	\$17,822.40	7,704.00	0.00	7,704.00	\$0.00	\$18,104.40	(\$282.00)	102%
Rock Filled Filter Bag	162.00	EA	\$26.75	\$4,333.50	162.00	0.00	162.00	\$0.00	\$4,333.50	\$0.00	100%
Inlet Protection	36.00	EA	\$230.00	\$8,280.00	36.00	0.00	36.00	\$0.00	\$8,280.00	\$0.00	100%
Sawcut Pavement Full Depth	415.00	LF	\$1.15	\$477.25	415.00	0.00	415.00	\$0.00	\$477.25	\$0.00	100%
Remove Driveway Culverts	104.00	LF	\$13.00	\$1,352.00	104.00	0.00	104.00	\$0.00	\$1,352.00	\$0.00	100%
Remove Existing Curb & Gutter	88.00	LF	\$3.85	\$338.80	88.00	0.00	88.00	\$0.00	\$338.80	\$0.00	100%
Adjust Water Valve Box	1.00	EA	\$480.00	\$480.00	1.00	0.00	1.00	\$0.00	\$480.00	\$0.00	100%
Adjust Sanitary Manhole	2.00	EA	\$1,130.00	\$2,260.00	2.00	0.00	2.00	\$0.00	\$2,260.00	\$0.00	100%
Hydrant Extension	2.00	VF	\$1,500.00	\$3,000.00	2.00	0.00	2.00	\$0.00	\$3,000.00	\$0.00	100%
Stripping and Stockpiling Topsoil	1.00	LS	\$18,250.00	\$18,250.00	1.00	0.00	1.00	\$0.00	\$18,250.00	\$0.00	100%
12" RCP Storm Sewer Class V	969.00	LF	\$96.00	\$93,024.00	1,065.00	0.00	1,065.00	\$0.00	\$102,240.00	(\$9,216.00)	110%
15" RCP Storm Sewer Class V	895.00	LF	\$104.00	\$93,080.00	885.00	0.00	885.00	\$0.00	\$92,040.00	\$1,040.00	99%
18" RCP Storm Sewer Class V	127.00	LF	\$130.00	\$16,510.00	127.00	0.00	127.00	\$0.00	\$16,510.00	\$0.00	100%
21" RCP Storm Sewer Class V	622.00	LF	\$145.00	\$90,190.00	623.00	0.00	623.00	\$0.00	\$90,335.00	(\$145.00)	100%
24" RCP Storm Sewer Class V	405.00	LF	\$167.00	\$67,635.00	405.00	0.00	405.00	\$0.00	\$67,635.00	\$0.00	100%
24x38" RCEP Storm Sewer Class V	112.00	LF	\$183.00	\$20,496.00	112.00	0.00	112.00	\$0.00	\$20,496.00	\$0.00	100%
8" PVC Storm Sewer	266.00	LF	\$104.01	\$27,666.66	303.70	0.00	303.70	\$0.00	\$31,587.84	(\$3,921.18)	114%
12" PVC Drain Tile	73.00	LF	\$122.00	\$8,906.00	65.00	0.00	65.00	\$0.00	\$7,930.00	\$976.00	89%
15" RCP Storm Sewer FES	1.00	EA	\$1,200.00	\$1,200.00	1.00	0.00	1.00	\$0.00	\$1,200.00	\$0.00	100%
21" RCP Storm Sewer FES	2.00	EA	\$1,775.00	\$3,550.00	2.00	0.00	2.00	\$0.00	\$3,550.00	\$0.00	100%
24" RCP Storm Sewer FES	1.00	EA	\$1,850.00	\$1,850.00	1.00	0.00	1.00	\$0.00	\$1,850.00	\$0.00	100%
24x38" RCEP Storm Sewer FES	4.00	EA	\$2,500.00	\$10,000.00	4.00	0.00	4.00	\$0.00	\$10,000.00	\$0.00	100%
24x30" Storm Inlet	21.00	EA	\$250.00	\$5,250.00	21.00	0.00	21.00	\$0.00	\$5,250.00	\$0.00	100%
24" Tile Manhole/Yard Inlet	38.00	VF	\$280.00	\$10,640.00	45.30	0.00	45.30	\$0.00	\$12,684.00	(\$2,044.00)	119%
Storm Manhole 48" Dia	67.00	VF	\$650.00	\$43,550.00	67.00	0.00	67.00	\$0.00	\$43,550.00	\$0.00	100%
Storm Manhole 60" Dia	4.00	VF	\$1,205.00	\$4,820.00	8.00	0.00	8.00	\$0.00	\$9,640.00	(\$4,820.00)	200%
8" Cleanout	1.00	EA	\$930.00	\$930.00	2.00	0.00	2.00	\$0.00	\$1,860.00	(\$930.00)	200%
Riprap Medium	354.00	CY	\$21,240.00	\$7,516.56	354.00	0.00	354.00	\$0.00	\$7,516.56	\$0.00	100%
30" Concrete Roll-Back Curb & Gutter	4,795.00	LF	\$17.80	\$85,351.00	4,695.00	0.00	4,695.00	\$0.00	\$83,571.00	\$1,780.00	98%
30" Concrete Vertical Face Curb & Gutter	245.00	LF	\$26.25	\$6,431.25	240.00	0.00	240.00	\$0.00	\$6,300.00	\$131.25	98%
Concrete Flume	20.00	SY	\$80.00	\$1,600.00	16.00	0.00	16.00	\$0.00	\$1,280.00	\$320.00	80%
HMA Driveways	110.00	TON	\$125.35	\$13,788.50	118.66	0.00	118.66	\$0.00	\$14,874.03	(\$1,085.53)	108%
Pavement Marking, 4" Yellow	7,500.00	LF	\$0.75	\$5,625.00	7,016.00	0.00	7,016.00	\$0.00	\$5,262.00	\$363.00	94%
Pavement Marking, 4" White	6,700.00	LF	\$0.75	\$5,025.00	7,061.00	0.00	7,061.00	\$0.00	\$5,295.75	(\$270.75)	105%
Pavement Markings, 8" White	100.00	LF	\$2.80	\$280.00	108.00	0.00	108.00	\$0.00	\$302.40	(\$22.40)	108%
Topsoil, Seed, Fertilizer & Erosion Mat	9,100.00	SY	\$5.80	\$52,780.00	9,100.00	0.00	9,100.00	\$0.00	\$52,780.00	\$0.00	100%
Common Excavation-Temp Access Drive	609.00	CY	\$51.45	\$31,333.05	609.00	0.00	609.00	\$0.00	\$31,333.05	\$0.00	100%
1 1/4" Base Aggregate Dense-Temp Access Drive	996.00	TON	\$35.75	\$35,607.00	2,121.36	0.00	2,121.36	\$0.00	\$75,838.62	(\$40,231.62)	213%
3/4" Crushed Limestone(Shoulder)-Temp Access Drive	341.00	TON	\$36.60	\$12,480.60	487.13	0.00	487.13	\$0.00	\$17,828.96	(\$5,348.36)	143%
Common Excavation*	7,896.00	CY	\$28.75	\$227,010.00	7,896.00	0.00	7,896.00	\$0.00	\$227,010.00	\$0.00	100%
Excavation Below Subgrade*	1,200.00	CY	\$29.25	\$35,100.00	715.00	0.00	715.00	\$0.00	\$20,913.75	\$14,186.25	60%
3" Base Aggregate Dense*	2,516.00	TON	\$28.50	\$71,706.00	2,876.00	0.00	2,876.00	\$0.00	\$81,966.00	(\$10,260.00)	114%
1 1/4" Crushed Aggregate Dense*	10,130.00	TON	\$23.90	\$242,107.00	14,531.93	0.00	14,531.93	\$0.00	\$347,313.13	(\$105,206.13)	143%
3/4" Crushed Limestone(Shoulder Restoration)*	220.00	TON	\$140.30	\$30,866.00	228.91	0.00	228.91	\$0.00	\$32,116.07	(\$1,250.07)	104%
HMA Binder Course*	180.00	TON	\$111.00	\$19,980.00	194.78	0.00	194.78	\$0.00	\$21,620.58	(\$1,640.58)	108%
HMA Surface Course*	60.00	TON	\$127.60	\$7,656.00	97.10	0.00	97.10	\$0.00	\$12,389.96	(\$4,733.96)	162%
Bituminous Tack Coat*	160.00	GAL	\$5.60	\$896.00	150.00	0.00	150.00	\$0.00	\$840.00	\$56.00	94%

CONTINUATION SHEET											
AIA Document G702, Application And Certificate For Payment, containing Contractor's signed Certification is attached.											
Project Name: 4 Mile Road Reconstruct											
Application no.: 6 - Final											
Invoice No.: 20ECAL1-06											
Invoice Date: 1/5/2021											
To: 1/5/2021											
From: 9/21/2020											
B	C	D	E	F	G	H	I	J	K		
DESCRIPTION OF WORK	BID QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED		TOTAL QUANTITY COMPLETED	AMOUNT THIS PERIOD (E + F) * C	TOTAL AMOUNT COMPLETED AND STORED TO DATE (G * C)	BALANCE TO FINISH (C - I)	% COMPLETE (I / C)
					(D + E + F) OF PREVIOUS	QUANTITY THIS PERIOD					
Geogrid	6.675.00	SY	\$4.85	\$32,373.75	13,166.00	0.00	13166.00	\$0.00	\$63,855.10	(\$31,481.35)	197%
Portland Cement Concrete Pavement(8")	12,350.00	SY	\$48.60	\$600,210.00	12,301.00	0.00	12301.00	\$0.00	\$597,828.60	\$2,381.40	100%
				\$2,193,547.76				\$0.00	\$2,395,202.79	-\$201,655.03	109%
Change Order											
Core Drill MH 206	1.00	EA	\$575.00	\$575.00	1.00	0.00	1.00	\$0.00	\$575.00	\$0.00	100%
Connect To Existing Tile	1.00	EA	\$2,650.00	\$2,650.00	1.00	0.00	1.00	\$0.00	\$2,650.00	\$0.00	100%
6" Drain Pipe In Temporary Driveway	42.00	LF	\$61.00	\$2,562.00	42.00	0.00	42.00	\$0.00	\$2,562.00	\$0.00	100%
4" Sump Pump Laterals	212.00	LF	\$137.00	\$29,044.00	154.00	0.00	154.00	\$0.00	\$21,098.00	\$7,946.00	73%
Sump Pump Lateral Hookup	2.00	EA	\$502.00	\$1,004.00	2.00	0.00	2.00	\$0.00	\$1,004.00	\$0.00	100%
Sump Pump Lateral Cleanout	11.00	EA	\$375.00	\$4,125.00	10.00	0.00	10.00	\$0.00	\$3,750.00	\$375.00	91%
Additional Granular Backfill	277.00	TN	\$34.10	\$9,445.70	277.00	0.00	277.00	\$0.00	\$9,445.70	\$0.00	100%
Temporary Road Grading	562.00	CY	\$51.45	\$28,914.90	562.00	0.00	562.00	\$0.00	\$28,914.90	\$0.00	100%
Temp Road Seeding	2,071.00	CY	\$1.22	\$2,526.62	2,071.00	0.00	2071.00	\$0.00	\$2,526.62	\$0.00	100%
Lower Water Service	1.00	EA	\$2,047.00	\$2,047.00	1.00	0.00	1.00	\$0.00	\$2,047.00	\$0.00	100%
Install Survey Monument	1.00	EA	\$1,063.00	\$1,063.00	1.00	0.00	1.00	\$0.00	\$1,063.00	\$0.00	100%
Re-Mob For Diamond Grind	1.00	EA	\$1,233.33	\$1,233.33	0.00	1.00	1.00	\$1,233.33	\$1,233.33	\$0.00	100%
CHANGE ORDER TOTALS				\$85,190.55				\$1,233.33	\$76,869.55	\$8,321.00	90%
TOTAL CONTRACT TO DATE											
				\$2,278,738.31				\$1,233.33	\$2,472,072.34	-\$193,334.03	108%

FINAL WAIVER OF LIEN

Date: December 10, 2020

For value received, We hereby waive All rights and claims for lien on land and on buildings about to be erected, being erected, erected altered or repaired and to the appurtenances thereunto.

For Village of Caledonia

by Century Fence Co.

for TID 4 Four Mile Road Reconstruction

same being situated in Racine County State of Wisconsin, described as:

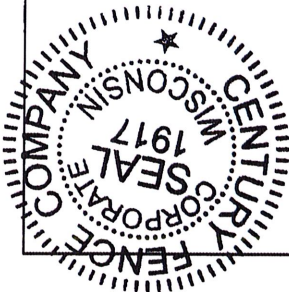
Pavement marking

for all labor performed and all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

Century Fence Co.



Timothy McChesney, Vice President of Operations



FINAL WAIVER OF LIEN

Date:

For value received, We hereby waive All rights and claims for lien on land and on buildings about to be erected, being erected, erected altered or repaired and to the appurtenances thereunto.

For Village of Caledonia

by County Materials Corp.

for TID 4 Four Mile Road Reconstruction

same being situated in Racine County State of Wisconsin, described as:

RCP Pipe

for all labor performed and all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

County Materials Corp.

Reesman's Excavating & Grading, Inc.
County Materials

FINAL WAIVER OF LIEN

Date:

For value received, We hereby waive All rights and claims for lien on land and on buildings about to be erected, being erected, erected altered or repaired and to the appurtenances thereunto.

For Village of Caledonia

by Ferguson Enterprises, LLC

for TID 4 Four Mile Road Reconstruction

same being situated in Racine County State of Wisconsin, described as:

PVC Castings

for all labor performed and all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

Ferguson Enterprises, LLC.

hikki Heiting - MCM

FINAL WAIVER OF LIEN

Date:

For value received, We hereby waive All rights and claims for lien on land and on buildings about to be erected, being erected, erected altered or repaired and to the appurtenances thereunto,

For Village of Caledonia

by Stark Pavement Corporation

for TID 4 Four Mile Road Reconstruction

same being situated in Racine County State of Wisconsin, described as:


Paving

for all labor performed and all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

Stark Pavement Corporation.



Signature



Print Name

RESOLUTION NO. 2021-28

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A SIGN PLAN FOR THE DEVELOPMENT LOCATED 12725 4 MILE ROAD;
DON NUMMERDOR, APPLICANT, CENTRAL STORAGE WAREHOUSE, OWNER**

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

WHEREAS, Central Storage Warehouse, Owner, Don Nummerdor, Applicant requested approval of a sign plan presented in **Exhibit A** at 12725 4 Mile Road; Parcel I.D. No. 104-04-22-30-015-201; and

WHEREAS, the Village Plan Commission has recommended approval of the sign plan for the following reason:

1. The proposed height and size are permissible through the sign plan review process.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the sign plan as presented in **Exhibit A**, is hereby approved for the same reasons and requirements set forth above and subject to the same conditions imposed by the Village Plan Commission.

VILLAGE OF CALEDONIA

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

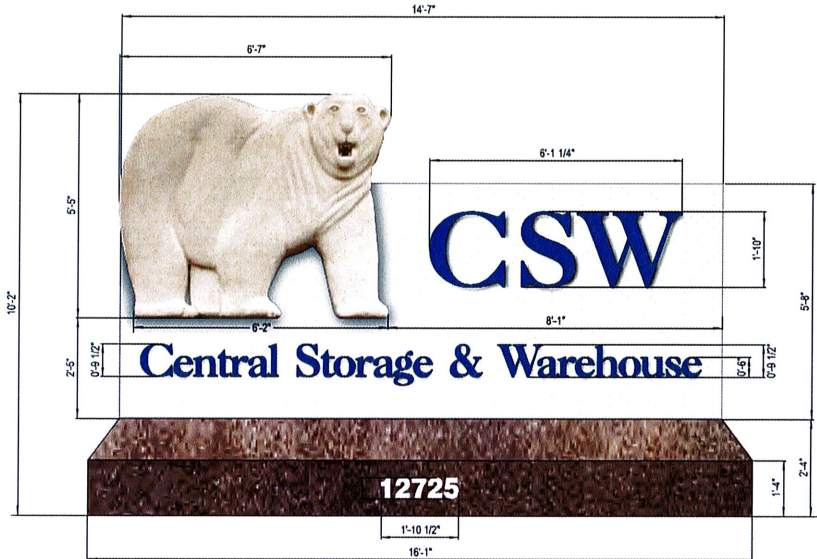
VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

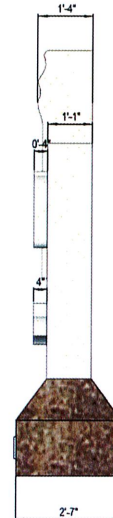
Attest: _____
Joslyn Hoeffert, Village Clerk

EXHIBIT A

NORTH ELEVATION
1/2" = 1'-0" Scale



SIDE VIEW - W. ELEV
1/2" = 1'-0" Scale



[13283-01] CENTRAL STORAGE MONUMENT 1:
(1) Req'd 1/2" = 1'-0" Scale

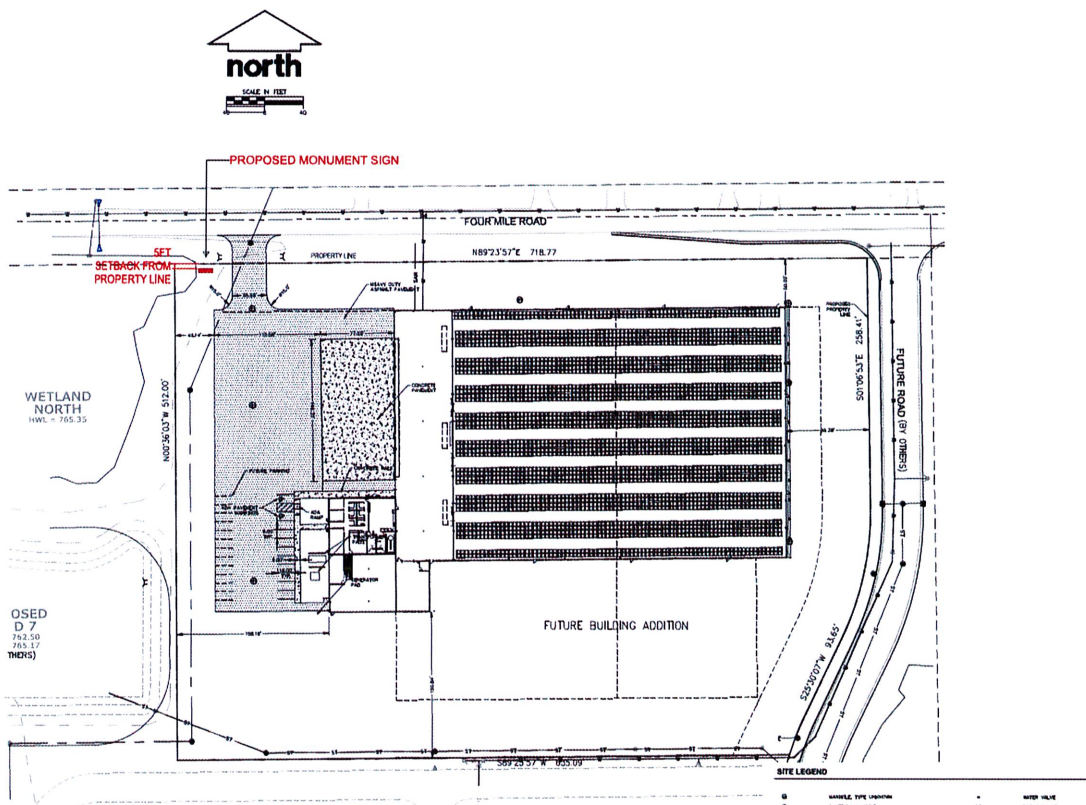
Fab/ install (1) new monument sign to closely match customers existing monument. This is an all foam sign. Price includes base, poles, no illumination, new footing. Same approx size as existing.

Address Numerals Proud of base surface approx 1/2" - painted same color as sign background.

Coordinate Details Req'd from Peachtree for Fabricating Foam Base.

Color Schedule/ Finishes:

	Stucco Textured Foam Cabinet Painted Sw7007 'Ceiling Bright White'		Textured Foam Polar Bear Painted Sw7102 'White Flour'
	Pebble Textured Foam Base to Closely Match Existing		
	Foam Letters Painted to Match Pantone 288 C 'Blue'		



RESOLUTION NO. 2021-29

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT A ±50' X ±120' COMMERCIAL BUILDING AND OCCUPY WITH A UTILITY/CARGO TRAILER ACCESSORY BUSINESS (DBA ANDERSON TRAILERS LLC) REVISED FROM PREVIOUS VILLAGE APPROVAL LOCATED AT 4365 27TH STREET IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.

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

WHEREAS, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property and for conditionals uses if within the jurisdictional area of the Cooperative Plan;

WHEREAS, Anderson Trailers LLC, Kevin Anderson, Applicant, requested approval of a Conditional Use to a ±50' x ±120' commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC). The subject site is zoned B-3 Commercial Service District, on Parcel ID No. 012042136005000 in the Village of Raymond and this tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, Racine County and the Village of Raymond have approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons and conditions:

1. The proposed use is allowed by underlying zoning through the Cooperative Boundary Agreement review process.
2. The proposed use meets the intent of the Village of Caledonia development standards and we find that the proposed use is a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
4. The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Village of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display of trailers/equipment and landscaping on the property.
5. The proposed use will comply with conditions outlined in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the requested conditional use as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond and Racine County, as being consistent with the intent and requirements of the Cooperative Plan.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

EXHIBIT A - CONDITIONS
Anderson Trailers, 4356 27th Street

1. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed 6,000 square-foot commercial building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on February 18, 2021.
5. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
1. Landscaping. The applicant must submit a landscape plan that meets the minimum landscaping standards as outlined in Title 16 to the Planning Department and be approved by the Development Director prior to building permit application submittal.
7. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing or animated signs are prohibited.
9. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

11. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
16. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Anderson Trailers LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
17. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

RESOLUTION NO. 2021-30

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT AND UTILIZE A 4,000 SQUARE-FOOT MAINTENANCE BUILDING, AT 8425 STH 38, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; B SQUARE CONSTRUCTION, APPLICANT; BEAR COUNTRY HOLDINGS LLC, OWNER

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

WHEREAS, B Squared Construction, Applicant, has requested approval of a site, building, and operations plan to construct and utilize a 4,000 square-foot maintenance building at 8425 STH 38, Village of Caledonia, Racine County, WI; and,

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operations plan review process.
2. This use will not adversely affect the surrounding property values.
3. The proposed building is consistent with the existing use on the property.

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 conditions and contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

EXHIBIT A - CONDITIONS
Bear Country Holdings LLC Maintenance Building

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed 4,000 square-foot maintenance building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on January 20, 2021.
5. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
6. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
7. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
8. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
9. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them

compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

11. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

RESOLUTION NO. 2021-31

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CERTIFIED SURVEY MAP - WISPARK LLC/DEBACK FARMS
BUSINESS PARK CSM. LOCATED IN THE SW ¼ AND NW ¼ OF THE NE ¼ AND
THE NE ¼, SE ¼, SW ¼ AND NW ¼ OF THE NW ¼ OF SECTION 30, T4N, R22E,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER WISPARK LLC**

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

WHEREAS, the Village Board has previously approved the rezoning of the land for WisPark LLC / DeBack Farms Business Park - NE ¼ & NW ¼ of Section 30, T4N, R22E located in TID #4 for the development of a new business park in the Village.

WHEREAS, the applicant is requesting to create 7 parcels as described on the Public Works Director's Memo attached hereto as **Exhibit A** and the Public Works Director recommended approval subject to the conditions set forth in **Exhibit A**.

WHEREAS, it is the intent of the developer that Lots and Outlots be created and ready for future end users in the business park.

WHEREAS, the Village Plan Commission has recommended approval of the request subject to the approval by the Village Board in accordance with the Village's Engineer's Memo attached hereto as **Exhibit A** and subject to the conditions outlined therein.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is hereby approved for the same reasons and requirements set forth above, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A**, and the payment of the required land division fees and compliance with all applicable Village ordinances; and,

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

MEMORANDUM

Date: February 17, 2021

To: Plan Commission
Village Board

From: Tom Lazcano P.E. *Tom Lazcano*
Public Works Director

Re: DeBack Farms Business Park Certified Survey Map
Parcel ID 104-04-22-30-015-202

The Engineering Department has received a Certified Survey Map (CSM) from Adam Artz of Pinnacle Engineering Group on behalf of Wispark, LLC. The CSM was prepared by John Konopacki of the Pinnacle Engineering Group.

This is the third CSM for the DeBack Farms Business Park located in TID #4. The property is located between Four Mile Road and Adams Road and also East of the East Frontage Road. The existing parcel is 146.865 acres. The proposed CSM is to split the parcel into multiple Lots and Outlots for future development.

This CSM is for the creation of 4 Lots and 3 Outlots. Lot 2 is for a proposed development that is currently in the process of being reviewed by the Village. This CSM is in conformance with the DeBack Farms Business Park Development Plan that has been submitted and used for the proposed Business Park.

The existing parcel is currently vacant. The parcel is located within the Sanitary Sewer & Water Service Area. All Lots will need to be connected to Sanitary Sewer & Water service. These connections will be the responsibility of the developers and may be subject to connection fees.

The parcel has proposed sanitary sewer, water, and storm sewer easements that need to be signed and recorded to allow for services to future developments on the numbered Lots.

The Village Board has approved a Development Agreement with WisPark LLC for the development of the DeBack Farms Business Park. Any and all requirements of that Development Agreement shall be followed with the review and approval of this CSM.

After reviewing the WisPark LLC / DeBack Farms Business Park CSM, the following motion is recommended.

Move to conditionally approve the WisPark LLC / DeBack Farms Business Park CSM subject to the following:

- 1. Address the Village's comments/changes to the draft CSM prior to recording.**

- 2. The necessary sanitary sewer, water, and storm water easements be executed by WisPark prior to recording of the CSM.**
- 3. All conditions of the Development Agreement and Addenda between WisPark LLC and the Village of Caledonia for the development of the DeBack Farms Business Park shall be incorporated as necessary.**
- 4. There shall be a Conditional Use Review in which all future developments building on Lots 1, 2, 3, 4 and any future Lot divisions shall conform.**
- 5. There shall be a Building Design Standards Review in which all future developments building on Lots 1, 2, 3, 4 and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.**
- 6. The CSM is subject to the Land Division per Lot fee.**
- 7. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

- SEE SHEET 9 FOR BOUNDARY CURVE & LINE TABLES
- SEE SHEET 11 FOR NO ACCESS AND VISION CORNERS DETAIL

Subject Property Zoning:
M-3: Heavy Industrial District
Tax Key Number:
#104-04-22-30-015-202

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⬮ - Denotes Found Vag Nail
- ⊕ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- /// - Denotes No Access



DECEMBER 8, 2020

NW CORNER, NW 1/4 SEC. 30, T4N, R22E (CONC. MON. W/ BRASS CAP)

N89°16'18"E 2414.31'
NORTH LINE OF THE NW 1/4 SEC. 30
T4N, R22E
515.50'
S00°37'34"E 45.00'
N89°16'18"E 601.64'
P.O.B.
419.00'
N89°16'18"E 1297.20'
45'
136.80'
405.12'
N00°36'03"W 449.70'
N89°16'18"E 1014.00'
N00°42'14"W 1066.06'
LOT 1=211,893 SQ. FT. (4.8644 ACRES)
LOT 2=3,095,766 SQ. FT. (71.0690 ACRES)
LOT 4=456,504 SQ. FT. (10.4799 ACRES)
OUTLOT 1=156,630 SQ. FT. (3.5957 ACRES)
OUTLOT 2=217,329 SQ. FT. (4.9892 ACRES)
OUTLOT 3=1,678,563 SQ. FT. (38.5345 ACRES)

FOUR MILE ROAD (VARIABLE R.O.W.)

NE CORNER, NW 1/4 SEC. 30, T4N, R22E (CONC. MON. W/ BRASS CAP)
N 293,230.43
E 2,551,828.99 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

DEBACK LANE (66' R.O.W.)

N51°46'04"E 17.54'
N38°13'56"W 147.33'
N89°17'46"E 217.75'
N63°29'42"W 255.28'
S89°23'57"W 1371.60'
S89°23'37"W 350.31'
S00°36'23"E 584.66'
N00°36'23"W 10.25'
S89°23'37"W 235.10'
N00°42'25"W 2.00'
N29°07'17"W 160.67'
N68°42'04"W 113.65'
N89°21'03"E 1074.47'
N00°42'25"W 24.75'
S89°17'31"W 387.46'
S89°17'46"W 201.68'
N00°36'03"W 730.00'

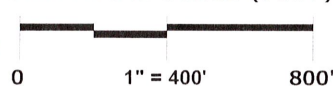
OUTLOT 3

EAST FRONTAGE ROAD (VARIABLE R.O.W.)

LOT 2

ADAMS ROAD (VARIABLE R.O.W.)

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

Prepared for:
WISPAK LLC
231 W. Michigan Street
Milwaukee, WI 53203

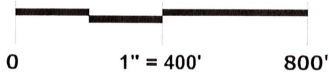
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 1 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

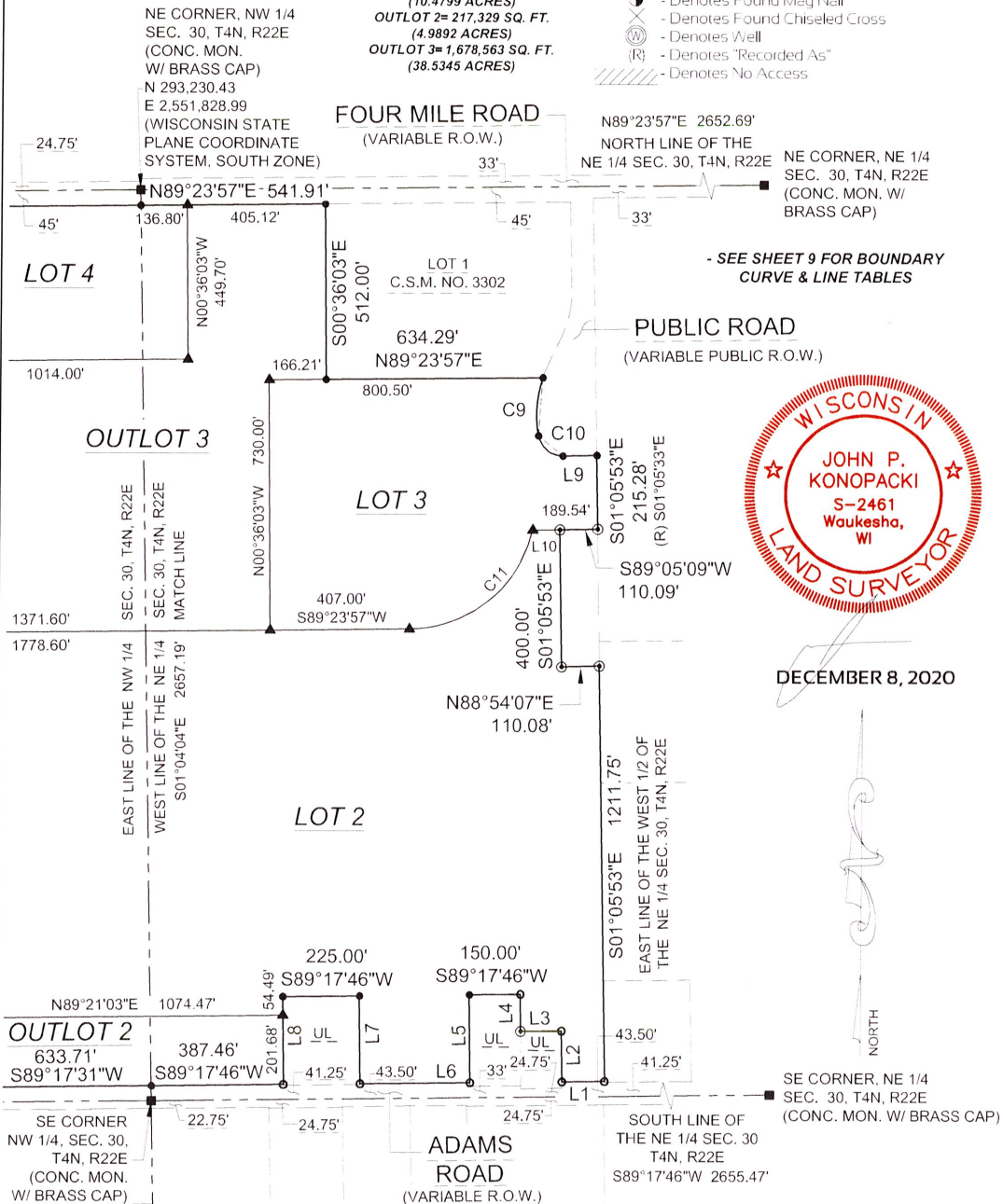
GRAPHICAL SCALE (FEET)



LOT 2=3,095,766 SQ. FT.
(71.0690 ACRES)
LOT 3= 580,771 SQ. FT.
(13.3327 ACRES)
LOT 4=456,504 SQ. FT.
(10.4799 ACRES)
OUTLOT 2= 217,329 SQ. FT.
(4.9892 ACRES)
OUTLOT 3= 1,678,563 SQ. FT.
(38.5345 ACRES)

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
- Denotes Found Capped 1/2" Iron Rebar
- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- Denotes Found Mag Nail
- Denotes Found Chiseled Cross
- Denotes Well
- Denotes "Recorded As"
- Denotes No Access



DECEMBER 8, 2020

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 2 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⬮ - Denotes Found Mag Nail
- ⊕ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- Denotes No Access



DECEMBER 8, 2020

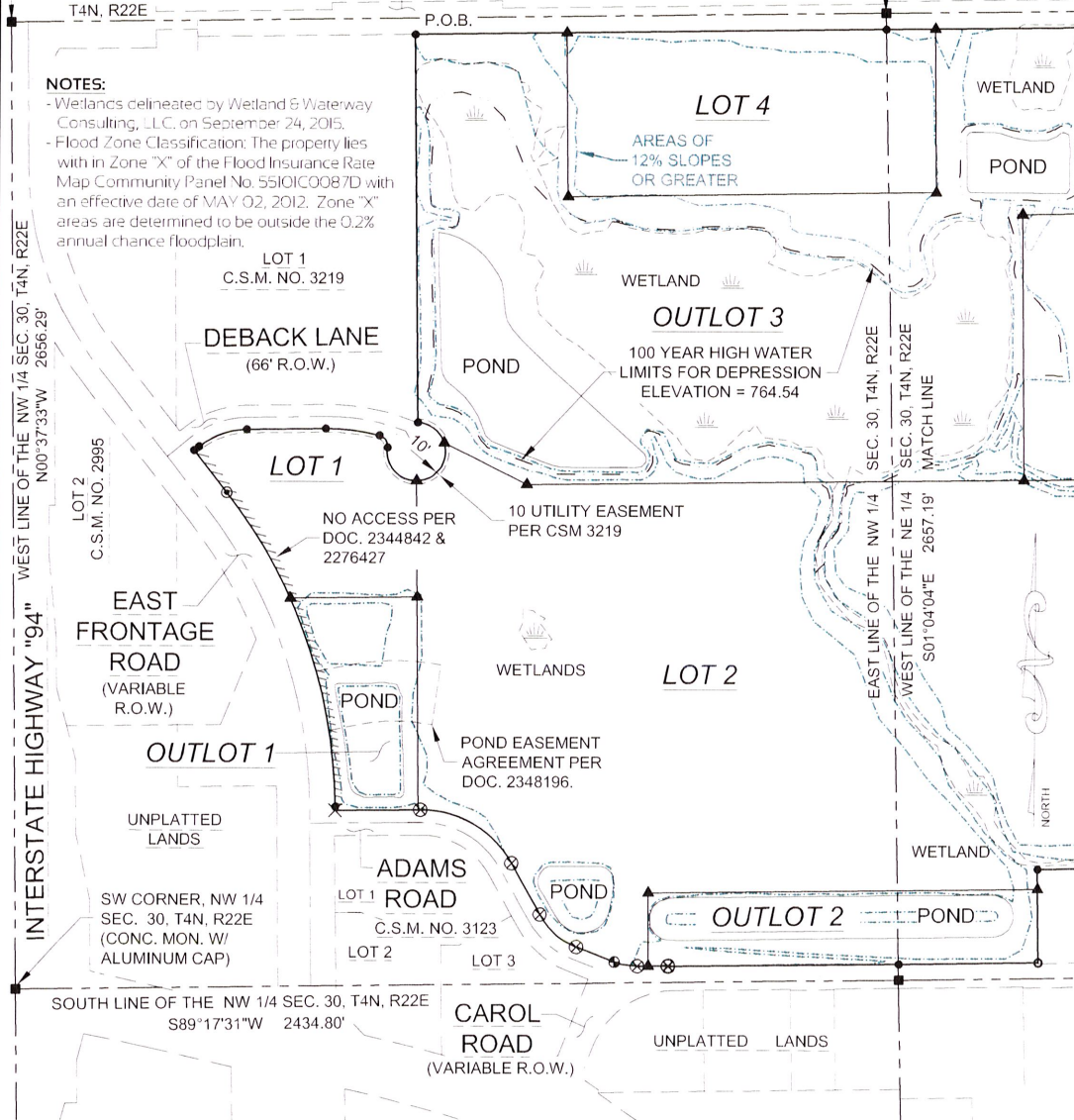
NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

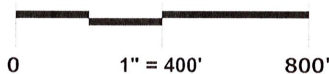
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293.230.43
E 2,551.828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NOTES:

- Wetlands delineated by Wetland & Waterway Consulting, LLC, on September 24, 2015.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 3 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
- Right of Way widths and locations are based on Certified Survey Map No. 3219 & Certified Survey Map No. 3302.
- Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)

N89°23'57"E 2652.69'
NORTH LINE OF THE
NE 1/4 SEC. 30, T4N, R22E

NE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
BRASS CAP)

PARCEL 1
C.S.M. NO. 1155

PUBLIC ROAD
(VARIABLE PUBLIC R.O.W.)

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
- Denotes Found Capped 1/2" Iron Rebar
- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Found Mag Nail
- Denotes Found Chiseled Cross
- Denotes Well
- Denotes "Recorded As"
- Denotes No Access

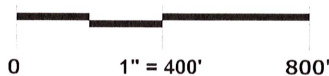


DECEMBER 8, 2020

SE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

SOUTH LINE OF
THE NE 1/4 SEC. 30
T4N, R22E
S89°17'46"W 2655.47'

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 4 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- - - - - Denotes No Access

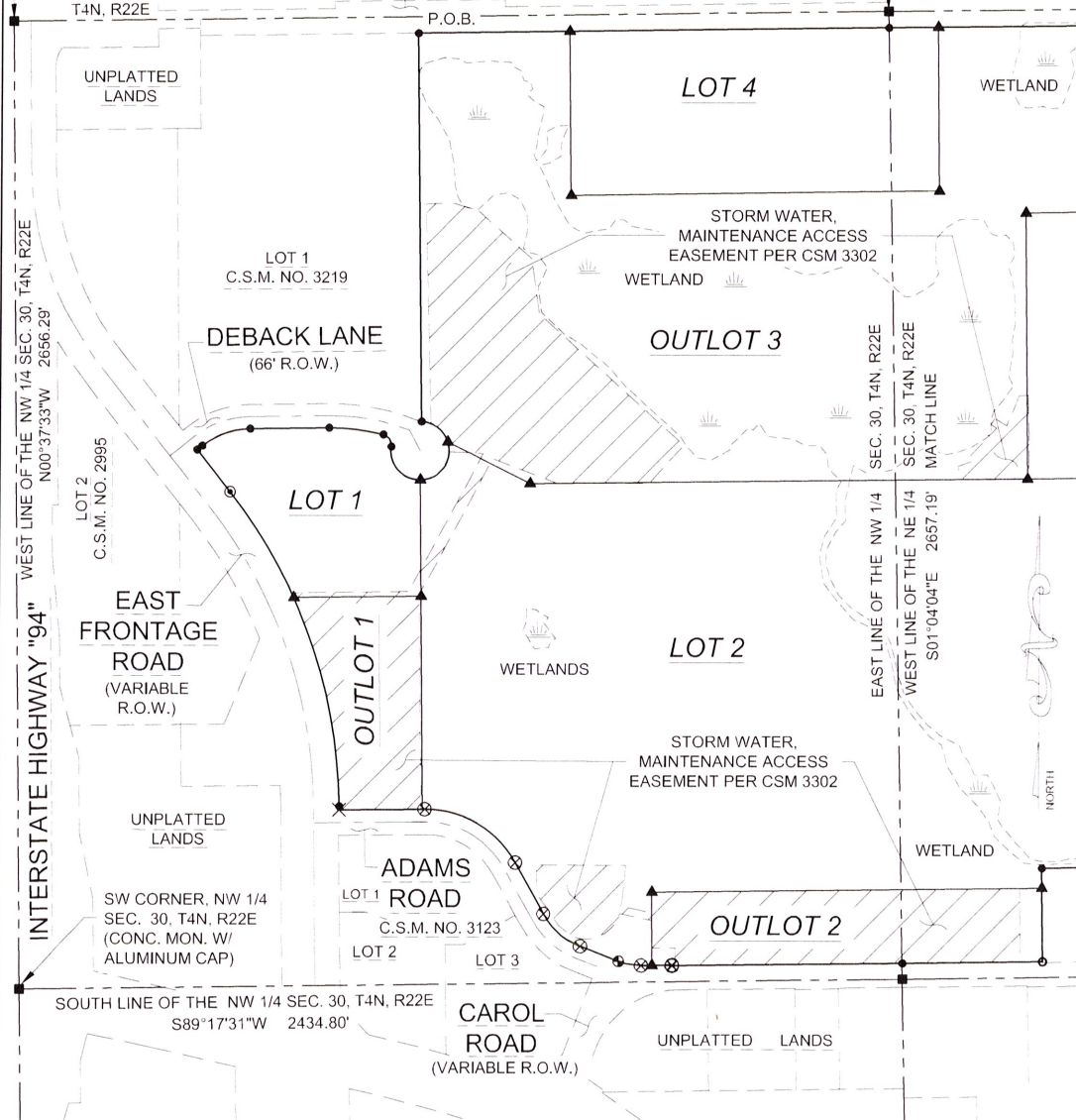


DECEMBER 8, 2020

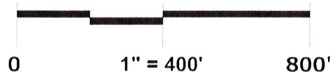
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



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PINNACLE ENGINEERING GROUP

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BROOKFIELD, WI 53186

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PEG JOB#390.10
SHEET 5 OF 12

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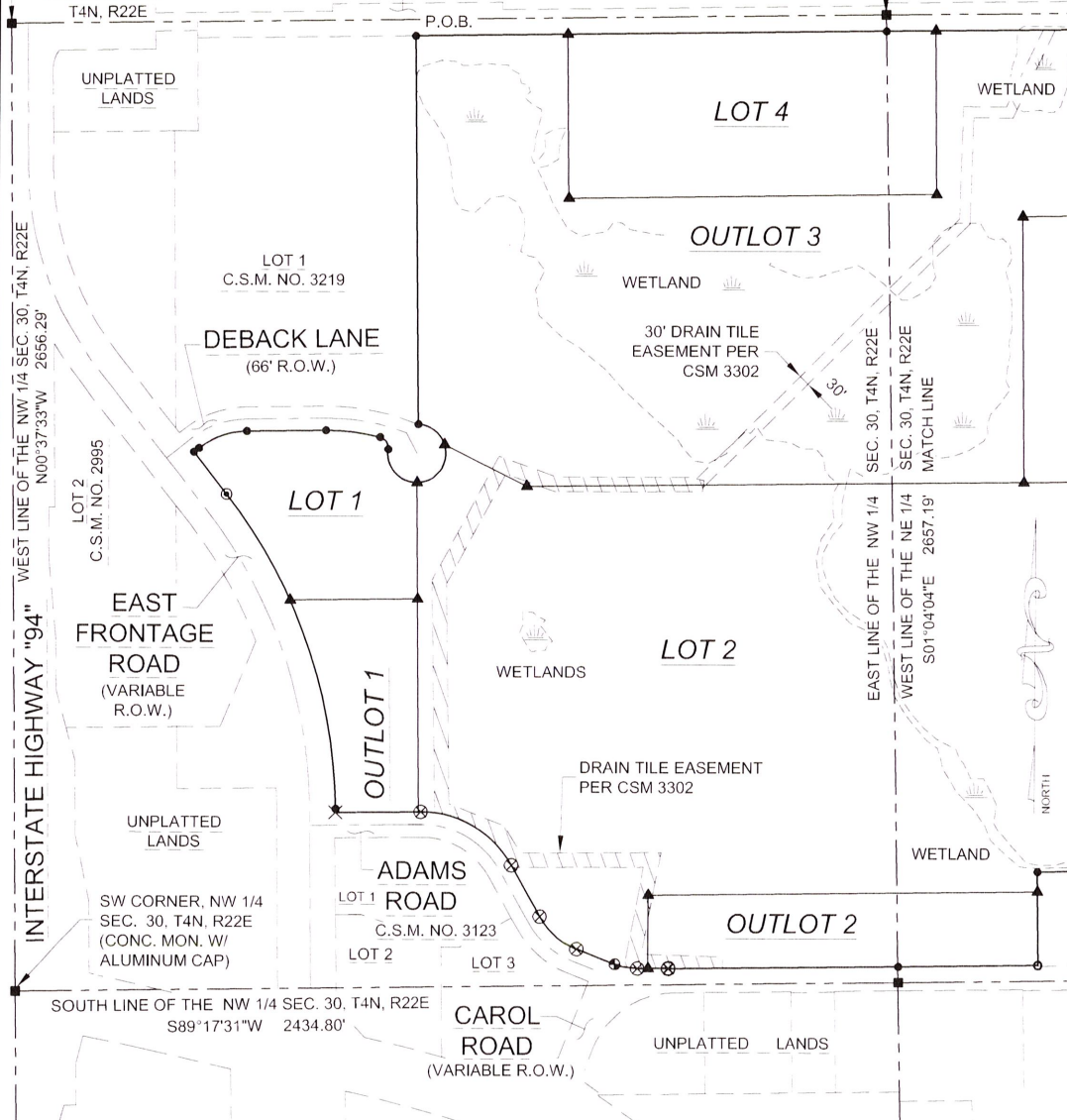


DECEMBER 8, 2020

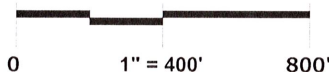
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N 293,230.43
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(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

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SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
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NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



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PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
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PEG JOB#390.10
SHEET 6 OF 12

CERTIFIED SURVEY MAP NO. _____

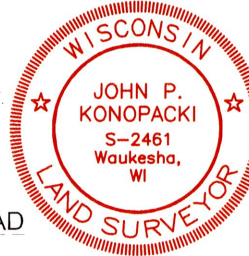
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- ⊙ - Denotes Well
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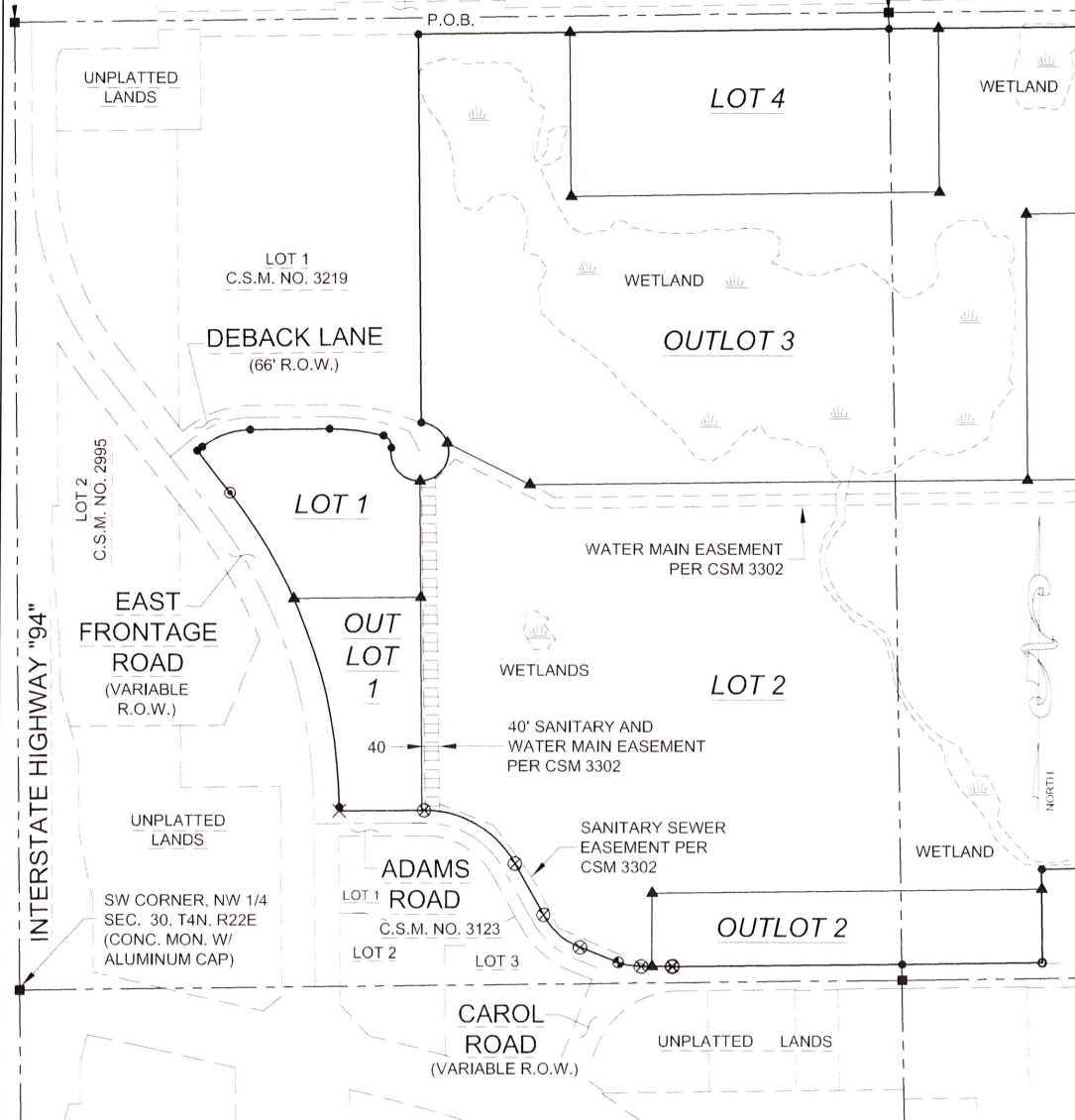
NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

FOUR MILE ROAD
(VARIABLE R.O.W.)



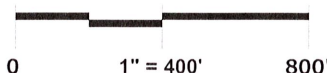
DECEMBER 8, 2020

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
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Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

GRAPHICAL SCALE (FEET)



This instrument drafted by John P. Konopacki, PLS-License No. S-2461

NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
TO BE RECORDED VIA
SEPARATE DOCUMENT

PEG JOB#390.10
SHEET 7 OF 12

CERTIFIED SURVEY MAP NO. _____

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DECEMBER 8, 2020



NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)

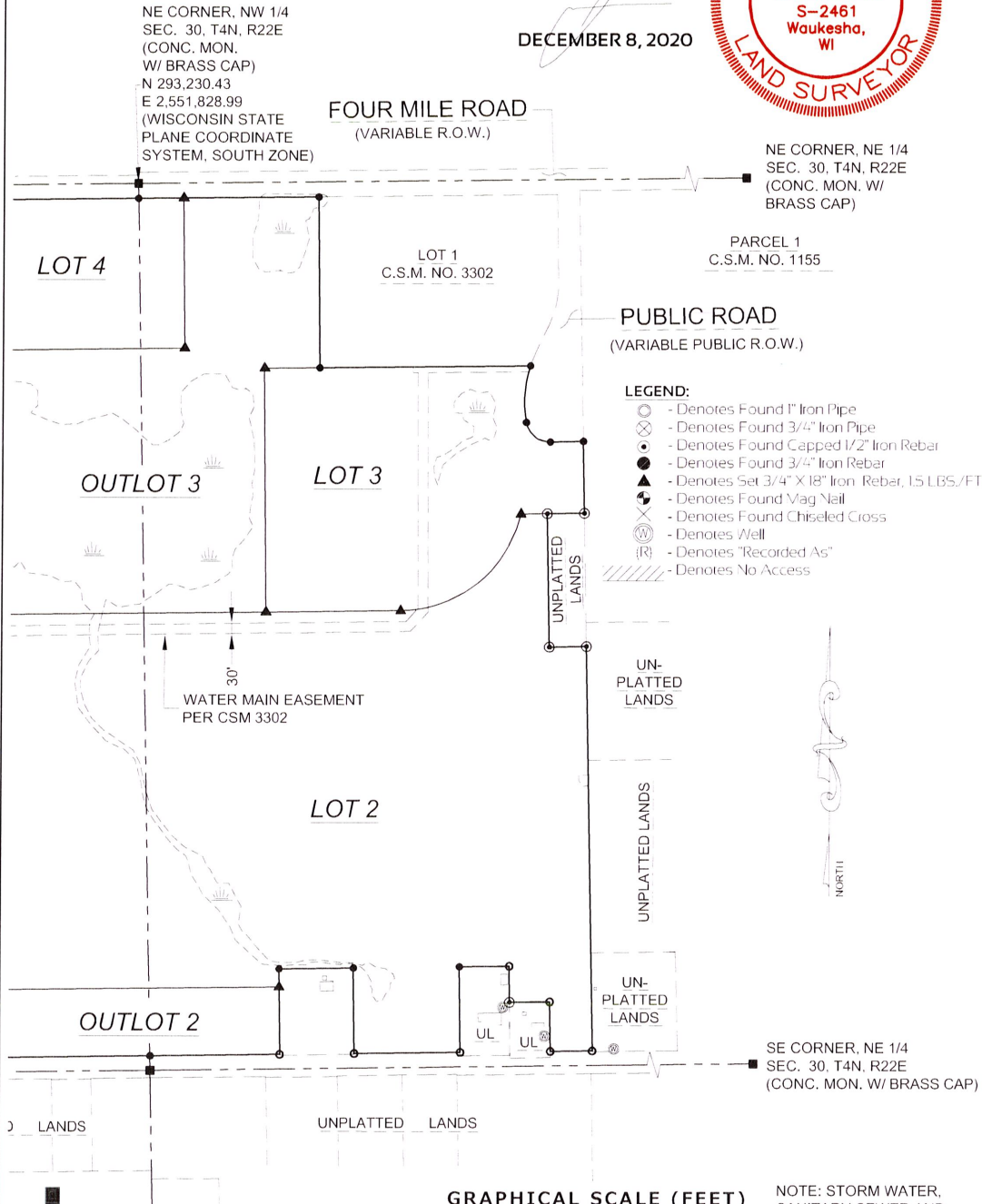
NE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
BRASS CAP)

PARCEL 1
C.S.M. NO. 1155

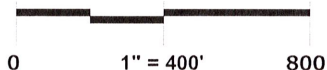
PUBLIC ROAD
(VARIABLE PUBLIC R.O.W.)

LEGEND:

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GRAPHICAL SCALE (FEET)



NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
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Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
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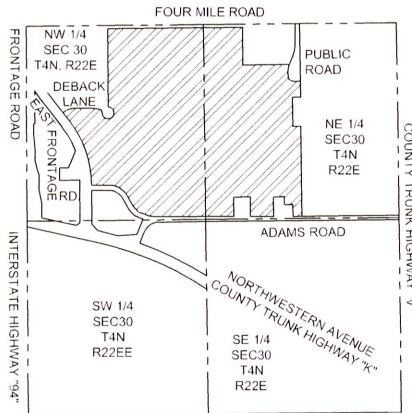
PEG JOB#390.10
SHEET 8 OF 12

CERTIFIED SURVEY MAP NO. _____

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VICINITY MAP

SCALE 1"=2000'



BOUNDARY LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S00°42'14"E	256.17'
L6	S89°17'46"W	320.00'
L7	N00°42'14"W	256.17'
L8	S00°42'14"E	256.17'
L9	N88°54'07"E	98.70'
L10	S89°05'09"W	79.45'
L11	N00°13'48"W	200.76'

BOUNDARY CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	N89°17'35"E	S68°42'04"E
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	S68°42'04"E	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	932.12'	1420.00'	037°36'36"	N19°25'38"W	915.47'	N00°37'19"W	N38°13'56"W
C5	142.13'	217.00'	037°31'42"	N70°31'55"E	139.61'	S89°17'46"W	S51°46'04"W
C6	151.13'	567.00'	015°16'18"	S83°04'05"E	150.68'	N75°25'56"W	S89°17'46"W
C7	43.64'	30.00'	83°20'42"	S33°45'35"E	39.89'	N07°54'47"E	N75°25'56"W
C8	384.45'	80.00'	275°20'23"	N50°14'35"E	107.74'	S87°25'36"E	N07°54'47"E
C9	171.75'	333.00'	029°33'04"	S03°52'45"W	169.85'	S18°39'18"W	S10°53'47"E
C10	100.78'	72.00'	080°12'06"	S50°59'50"E	92.76'	S10°53'47"E	N88°54'07"E
C11	498.18'	373.00'	076°31'29"	S51°08'13"W	461.97'	N89°23'57"E	N12°52'28"E
C12	591.39'	1420.00'	023°51'43"	N12°33'11"W	587.12'	N00°37'19"W	N24°29'02"W
C13	340.73'	1420.00'	013°44'54"	N31°21'29"W	339.91'	N24°29'02"W	N38°13'56"W
C14	137.56'	80.00'	098°31'10"	S41°20'48"E	121.23'	S07°54'47"W	N89°23'37"E
C15	149.13'	80.00'	106°48'19"	N35°59'27"E	128.46'	N89°23'37"E	N17°24'42"W
C16	97.76'	80.00'	070°00'54"	N52°25'09"W	91.79'	N17°24'42"W	N87°25'36"W

WETLAND RESTRICTIONS

- Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal of topsoil or other earthen materials is prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
- Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.



DECEMBER 8, 2020

PEG JOB#390.10
SHEET 9 OF 12

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. 3302, recorded in the Office of the Register of Deeds for Racine County as Document No. 2498467, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 30; thence North 89°16'18" East along the north line of said Northwest 1/4, 515.50 feet; thence South 00°37'34" East, 45.00 feet to the south right of way line of Four Mile Road; thence North 89°16'18" East along said south right of way line, 601.64 feet to the point of beginning:

Thence continuing North 89°16'18" East along said south right of way line, 1297.20 feet; thence North 89°23'57" East along said south right of way line, 541.91 feet to the west line of Lot 1 of Certified Survey Map No. 3302; thence South 00°36'03" East along said west line, 512.00 feet to the south line of said Lot 1; thence North 89°23'57" East along said east line, 634.29 feet to the westerly right of way line of a Public Road and a point on a curve; thence southerly 171.75 feet along the arc of said curve to the left and said right of way line, whose radius is 333.00 feet and whose chord bears South 03°52'45" West, 169.85 feet to a point of compound curve; thence southeasterly 100.78 feet along the arc of said compound curve to the left and said right of way line, whose radius is 72.00 feet and whose chord bears South 50°59'50" East, 92.76 feet; thence North 88°54'07" East along said right of way line, 98.70 feet to the east line of the West 1/2 of said Northeast 1/4; thence South 01°05'53" East along said east line, 215.28 feet; thence South 89°05'09" West, 110.09 feet; thence South 01°05'53" East, 400.00 feet; thence North 88°54'07" East, 110.08 feet to the aforesaid east line; thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road; thence South 89°17'46" West along said north right of way line, 124.98 feet; thence North 00°42'14" West, 148.00 feet; thence South 89°17'46" West, 120.00 feet; thence North 00°42'14" West, 108.17 feet; thence South 89°17'46" West, 150.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence South 89°17'46" West along said north right of way line, 320.00 feet; thence North 00°42'14" West, 256.17 feet; thence South 89°17'46" West, 225.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence the following courses along said north right of way line: South 89°17'46" West, 387.46 feet; South 89°17'31" West, 633.71 feet; North 00°42'25" West, 2.00 feet; South 89°17'35" West, 85.52 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 235.10 feet to the east right of way line of East Frontage Road; thence North 00°36'23" West along said east right of way line, 10.25 feet to a point of curvature; thence Northwesterly 932.12 feet along the arc of said curve to the left and said east right of way line, whose radius is 1420.00 feet and whose chord bears North 19°25'38" West, 915.47 feet; thence North 38°13'56" West along said east right of way line, 147.33 feet to south right of way line of Deback Lane; thence the following courses along the south and then north right of way line of said Deback Lane: North 51°46'04" East, 17.54 feet to a point of curvature; Northeasterly 142.13 feet along the arc of said curve to the right, whose radius is 217.00 feet and whose chord bears North 70°31'55" East, 139.61 feet to point of tangency; North 89°17'46" East, 217.75 feet to a point of curvature; Southeasterly 151.13 feet along the arc said curve to the right, whose radius is 567.00 feet and whose chord bears South 83°04'05" East, 150.68 feet to a point of compound curvature; Southeasterly 43.64 feet along the arc of said curve to the right, whose radius is 30.00 feet and whose chord bears South 33°45'35" East, 39.89 feet of reverse curve; Northeasterly 384.45 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 50°14'35" East, 107.74 feet to the east line of Lot 1 of Certified Survey Map No. 3219; thence North 00°42'14" West along said east line, 1066.06 feet to the Point of Beginning.

Containing 6,397,456 square feet (146.8654 acres) of land, more or less.


That I have made such survey, land division and map by the direction of WISPARK, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: DECEMBER 8, 2020




John P. Konopacki
Professional Land Surveyor S-2461

 Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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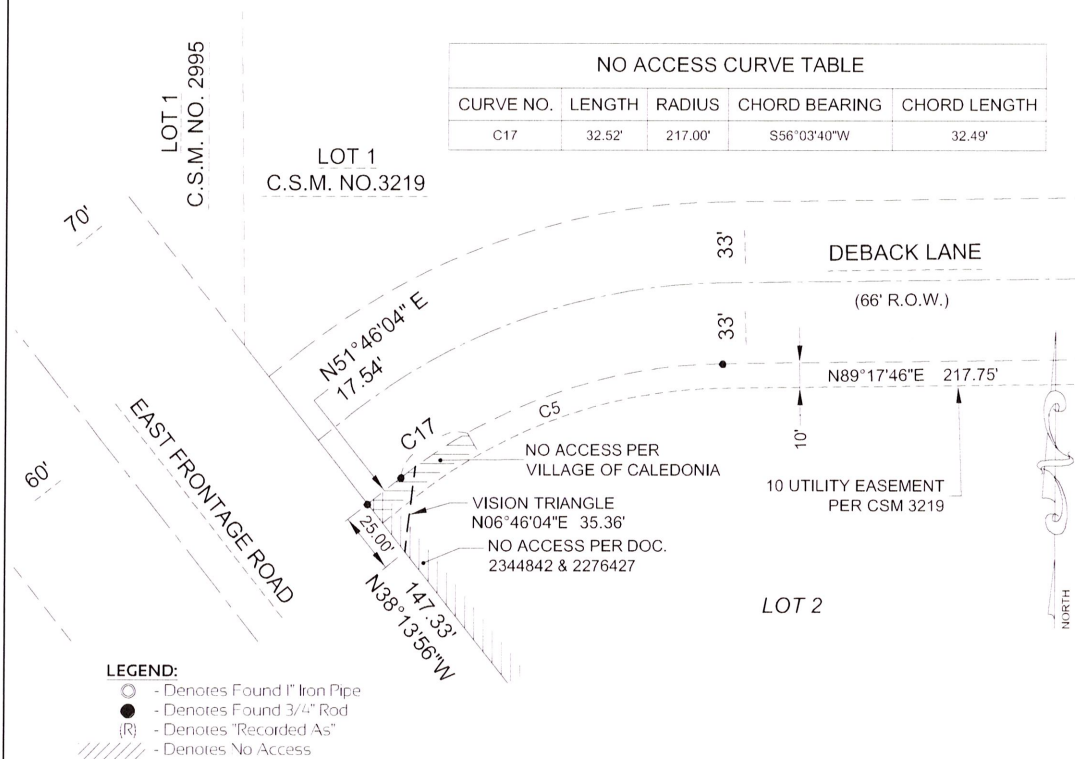
PEG JOB#390.01
SHEET 10 OF 12

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NO ACCESS AND VISION CORNER EASEMENT DETAIL

SCALE=1"=60'



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OWNER'S CERTIFICATE OF DEDICATION

WISPARK, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

IN WITNESS WHEREOF, the said WISPARK, LLC has caused these presents to be signed by _____, (name) _____, (title) _____, at _____, County, Wisconsin, on this _____ day of _____, 20____.

In the presence of: WISPARK, LLC

signature

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 20____ (name) _____, (title) _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 20____.

Date

Karie Pope, Village Clerk



Prepared By:

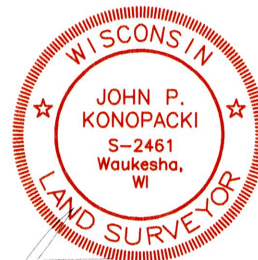
PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD 1 SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



DECEMBER 8, 2020

PEG JOB#390.10
SHEET 12 OF 12

RESOLUTION NO. 2021-32

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
APPROVING A REQUEST FOR A SITE, BUILDING, & OPERATIONS PLAN TO
CONSTRUCT AND UTILIZE A 320,000 SQUARE-FOOT INDUSTRIAL DISTRIBUTION
BUILDING WITH LOADING DOCKS, ON LOT 2, DEBACK LANE, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI; CHRISTOPHER CARLINO, APPLICANT; WISPARK
LLC, OWNER**

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

WHEREAS, the Applicant requested approval to construct and utilize a 320,000 square-foot industrial distribution building with loading docks on Lot 2, DeBack Lane, Parcel ID No. 104-04-22-30-015-200, Village of Caledonia, Racine County, WI; and,

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the site, building, and operations plan review process.
2. The proposed use will not adversely affect the surrounding property values.

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 conditions and contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

EXHIBIT A

Conditions of Approval for Scannell Development Lot 2, DeBack Lane

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Subdivided Parcels.** The applicant must record via certified survey map with Racine County Register of Deeds creating Lot 2 for the property located east of DeBack Lane prior to submitting building permits.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the revised plans and documents received by the Village Planning Office on February 8, 2021.
5. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
6. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
7. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
8. **Parking.** Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. The driveway and all parking areas must be maintained in a hard-surfaced, dust-free condition.
9. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan received on February 8, 2021. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
10. **Lighting.** The lighting plan must be in compliance with the submitted lighting plan February 8, 2021. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.

11. **Signage.** No signs are being proposed as part of the review. Prior to installation of any signs, a sign permit will be required prior to installation and meet all sign regulations in Title 16. Banners, balloons, flashing or animated signs are prohibited.
12. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
13. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
14. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
15. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the development will be required to resubmit their application and go through the conditional use process.
16. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
17. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
18. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
19. **Amendments to Building, Site & Operations Plan.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
20. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Utility District regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Utility District is required.
21. **Site Plan and Title 16 Review.** The final site plan and site design and architectural details required under Title 16 of the Village's Code of Ordinances shall be reviewed and approved for compliance by the Village Development Director.

22. **Agreement.** You're accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Christopher Carlino, Scannell Properties, WisPark, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
23. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

RESOLUTION NO. 2021-33

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO
APPROVE A CONDITIONAL USE AND SITE, BUILDING, & OPERATIONS PLAN TO
CONSTRUCT A QUICK-SERVICE RESTAURANT BUILDING WITH DRIVE-THRU AT 4542
DOUGLAS AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; TOM HAMAN,
APPLICANT, MRUP LLC & JL STORAGE LLC, OWNERS**

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

WHEREAS, Tom Haman, Applicant, has requested a conditional use and site, building, and operations plan to construct and operate a quick-service restaurant with drive-thru at 4542 Douglas Avenue, Parcel ID No. 104-04-23-29-168-000, Village of Caledonia, Racine County, WI; and,

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the conditional use and site, building, and operations plan, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. This use will not adversely affect the surrounding property values.

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

EXHIBIT A

Conditions of Approval for 4542 Douglas Avenue (Culver's)

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Lot Line Adjustment.** The applicant must record the lot line adjustments for 4542 Douglas Avenue Racine County Register of Deeds prior to building permits submitted.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the revised plans and documents received by the Village Planning Office on January 25, 2021.
5. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
6. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
7. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
8. **Parking.** Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. The driveway and all parking areas must be maintained in a hard-surfaced, dust-free condition.
19. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan received on January 25, 2021. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
10. **Lighting.** The lighting plan must be in compliance with the submitted lighting plan January 25, 2021. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.
11. **Signage.** Proposed signs shown on building plans submitted on January 25, 2021 are approved. Prior to installation of any signs, a sign permit will be required prior to installation and meet all setback requirements. Banners, balloons, flashing or animated signs are prohibited.

12. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
13. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
14. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
15. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the development will be required to resubmit their application and go through the conditional use process.
16. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
17. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
18. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
19. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
20. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Utility District regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Utility District is required.
21. **Site Plan and Title 16 Review.** The final site plan and site design and architectural details required under Title 16 of the Village's Code of Ordinances shall be reviewed and approved for compliance by the Village Development Director.

22. **Agreement.** You're accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Tom Haman, Gigi North LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
23. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

RESOLUTION NO. 2021-34

RESOLUTION APPOINTING VILLAGE CLERK JOSLYN HOFFERT

WHEREAS, the Personnel Committee of the Caledonia Village Board has met and unanimously recommends the appointment of Joslyn Hoeffert to the position of Village Clerk effective March 1, 2021; and

WHEREAS, the Personnel Committee of the Caledonia Village Board has unanimously approved and recommends that Village Clerk Joslyn Hoeffert receive the starting annual salary as outlined in the Village Clerk offer letter and description.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that Joslyn Hoeffert be appointed Village Clerk effective March 1, 2021; and

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of March, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Acting Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

Highway Garage Renderings



Highway Garage colors to match the metal siding on the old Village Hall.

Option 1 – A 7 foot dark gray band between the window with a white logo.

Option 2 – An 8 foot dark gray lower band that goes to the top of the lower windows with a dark gray logo above.



 Village of
CALEDONIA



 Village of
CALEDONIA