

**VILLAGE BOARD MEETING AGENDA**  
**Monday, June 7, 2021 at 6:00 p.m.**  
**Caledonia Village Hall - 5043 Chester Lane**

**THIS WILL BE AN IN-PERSON MEETING – MAX NUMBER OF ATTENDEES 16**

**AUDIO & VIDEO CONFERENCE VIA ZOOM**

**ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 860 7541 7784 OR**

**ACCESS VIA ONE-TOUCH TELEPHONE IS: tel:+13126266799,,86075417784# OR**

**ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/86075417784>**

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
5. **Approval of Minutes**
  - Village Board – May 17<sup>th</sup>, 2021
  - Special Board – May 24<sup>th</sup>, 2021
6. **Citizens Reports (citizen comments are in-person only)**
7. **Committee Reports**
  - A. Finance
    1. Approval of A/P checks
  - B. Legislative & Licensing  
Grant 2021-2022 Class A and Class B Beer & Liquor Licenses
8. **Ordinances and Resolutions**
  - A. **Ordinance 2021-06** – An Ordinance To Amend Section 18-1-5 Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Right-Of-Way Access; Private Driveways.
  - B. **Resolution 2021-66** – Relocation Order Of The Village Of Caledonia Affecting Property West Of North Main Street And South Of Ber Wil Drive As Part Of A Master Water Meter Installation Project In The Village Of Caledonia, Racine County, Wisconsin
  - C. **Resolution 2021-67** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve Phase 1 Of A Site, Building, & Operations Plan To Construct Three, 73-Unit, 5-Story Condominium Buildings Located At Waters Edge Drive (Formerly 5915, 5919, & 5945 Erie Street) Village Of Caledonia, Racine County, WI; CCM-Caledonia LLC, Applicant And Owner
  - D. **Resolution 2021-68** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A 600 Square Foot Accessory Building At 8520 Hollander Drive, Village Of Caledonia, Racine County, WI; Todd Stiles, Applicant, EP Holdings LLC, Owner
  - E. **Resolution 2021-69** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A 2,400 Square Foot Building Addition At 3815 Quick Drive, Village Of Caledonia, Racine County, WI; Thomas Greenwood, Applicant, Greenwood Family Limited Partnership, Owner

- F. **Resolution 2021-70** – Resolution Authorizing The Village Of Caledonia To Repair/ Refurbish The Fire Department’s 2007 Pierce Dash Aerial By Pierce Manufacturing, Inc.
- G. **Resolution 2021-71** – Resolution Of The Village Board Of The Village Of Caledonia To Approve A First Amendment To Development Agreement For Briarwood Condominium Plat On Parcel Id 51-104-04-23-21-061-000; Briarwood Of Caledonia, LLC, Owner / Nancy Washburn, Agent
- H. **Resolution 2021-72** – Approving The Retiree Healthcare Benefit Policy

9. **New Business**

- A. Variance request for Oversized Structure/Garage at 3733 N Green Bay Road
- B. Reschedule July 5<sup>th</sup> Village Board meeting due to Observance of Independence Day

10. **Report from Village Administrator**

11. **Adjournment**

**Village Board Meeting  
May 17, 2021**

**1 - Order**

President Dobbs called the Village Board meeting to order at 6:03 p.m., at the Caledonia Village Hall and via ZOOM.

**2 - Pledge of Allegiance**

**3 - Roll Call**

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

Absent: none.

Staff: Administrator Tom Christensen, Finance Director Kathy Kasper, Public Works Director Tom Lazcano, Police Chief Christopher Botsch and Fire Chief Jeffrey Henningfeld.

**4 - Communications and Announcements**

Clerk Hoeffert announced the swearing-in of the Fire Chief Jeffrey Henningfeld will be held at the Village Hall Boardroom this Thursday, May 20, at 5:30PM

**5 - Approval of minutes**

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

Village Board – May 3, 2021

Special Village Board – April 27, 2021; April 27,2021; May 3,2021

**6. Citizens Reports**

None.

**7 - Committee Report**

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

Village - \$ 315,840.50

US Bank - \$ 47,665.46

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

**7B(Public Works) – Blasting and Non-Metallic Mining Permit Renewal for Payne & Dolan Racine Quarry**

This permit referral came before the Public Works Committee last week and under the recommendation from staff it was approved unanimously.

Motion by Trustee Wanggaard to approve the Blasting and Non-Metallic Mining Permit Renewal for Payne & Dolan Racine Quarry. Seconded by Trustee Stillman. Motion carried unanimously.

Trustee Martin inquired about the complaint process and the Public Works Director informed the Board about the complaint form hosted on the Village Website, that are also accompanied by the blasting reports supplied from the quarry. Since last year's renewal there have been 21 complaints regarding blasting, dust, etc. over the last renewal that were forwarded to Payne and Dolan. With the expansion there has been more activity further east and the top rock is more audible as they work their way into the sediment.

**8 – Ordinances and Resolutions**

**8A - Resolution 2021-62 – Resolution Authorizing The Salary For Fire Chief Jeffrey Henningfeld**

Trustee Wishau commented the salary offered exceeded the budget amount.

Motion by Trustee Martin to approve Resolution 2021-62. Seconded by Trustee Weatherston. Motion carried, 6/1.

**8B- Resolution 2021-63 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Village To Enter Into An Engagement Agreement With The Law Firm Of Terry & Nudo, Llc**

Motion by Trustee Martin to approve Resolution 2021-63. Seconded by Trustee Wanggaard. Motion carried unanimously.

**8C- Resolution 2021-64 – Resolution Appointing Village Human Resources Manager Michelle Tucker**

A candidate was identified for appointment of this position and will be starting on June 1st. Tucker has a background that includes municipal experience.

Motion by Trustee Weatherston to approve Resolution 2021-64. Seconded by Trustee Stillman. Motion carried unanimously.

**9 - New Business**

**9A – COPS Grant By The Police Department**

There were six members of the Board present for the Finance Committee who reviewed this topic. The Board directed the Police Chief to explore grant funding during last year's budget process. Chief Botsch overviewed the COPS grant he previous presented and reiterated that they should be at least 40 sworn officers but currently only have 35. This is a federal grant that supports community polices. The grant would cover 75% of the cost and the Village would be responsible for the remaining 25%. The grant amount supports only the cost of the first year so any additional cost would also be the Village's responsibility. By the final year (4<sup>th</sup> year) of the grant the Village will need to support that officer independently. The cost is dependent on the amount of officers, the narrative/direction of the grant has changed; the Village could tie the Police needs to focus on an area supported by the grant. Chief Botsch suggested the possibility of exploring various task forces. It is the Chief's intent to request 1-3 positions, but with the Village obligations he would need to work with the Finance Committee and Board to determine if this is a reachable goal.

Some Board members were worried about increasing taxes. Last year taxes were increased 4-6%, and there are major projects that may further impact taxes. 2020 was an extraordinary year by many means and has negatively affected many local small businesses. There was concern about exceeding the budget and ensuring this is something the Village can maintain.

Motion by Trustee Weatherston to authorize the police chief to go for the grant application for two officers. Seconded by Trustee Wanggaard.

Trustee Weatherston – aye

Trustee Stillman – aye

Trustee Wanggaard – aye

Trustee Wishau – nay

Trustee McManus – aye

Trustee Martin – nay

President Dobbs – aye

Motion carried 5/2.

### **10 – Report from Village Administrator**

Finance Director interviews were held on the morning of 5/17 where there were good candidates identified.

### **11 – Adjournment**

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

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Joslyn Hoeffert, Village Clerk

Board Present: Trustee Wanggaard, Trustee Wishau, and Trustee Weatherston, Trustee Stillman, Trustee Martin, and Trustee McManus.

Absent President Dobbs was excused.

Staff/Others: Village Administrator Tom Christensen, Finance Director Kathy Kasper, and Utility Director Anthony Bunkelman. Attorney John Bjelajac was also present.

### **1. Call the meeting to order**

Trustee Wishau called the meeting to order at 4:30 p.m., at the Caledonia Village Hall and on ZOOM.

### **2. Resolution 2021-65 – Resolution Appointing Village Finance Director Bane Thomey**

The Personnel Committee, several Board members and Staff held interviews the week prior and identified a qualified candidate in Bane Thomey. After negotiation there has been accepted offer and the Village would formally like to appoint her to this role.

Motion by Trustee Stillman to approve Resolution 2021-65. Seconded by Trustee Martin. Motion carried unanimously.

### **3. Discussion regarding the proposed Special Assessments for the sanitary sewer and watermain improvements in the 4 Mile Road Project. No Action will be taken, though, for the levying of the Special Assessments. This will be a concept discussion only.**

This is a concept discussion only. Bunkelman presented and explained a brief history on this Special Assessment. After the April 27<sup>th</sup> Public Hearing options were presented and this topic was tabled for further discussion. Staff assembled options to consider and explained the different options for the Board to consider.

Option 1 - is the same proposal from the April 27<sup>th</sup> public hearing. Single family residence would be paying approximately \$31,625.18. This would require mandatory connection to sanitary sewer within 6 months per the Village ordinance. Sewer would have a 20-year repayment plan that would start in December 2021. All Sewer assessments would start in December 2021 unless it is a vacant parcel. Water would be a Voluntary connection. This would also have a 20-year repayment plan available until June 30, 2040. The interest on this would be 3.5% and would not start occurring until a connection is made.

Option 2 - 0% reduction on water, 10% reduction on sewer. Reduction to the sewer assessments by \$1,860 for each single-family residence. The typical total assessment would be around \$29,766.15. This would add \$74,325.51 to the TID.

Option 3 - 0% on water, 20 % sewer. It is very similar to option 1. This doubles the amount to \$3,718.06. A typical single-family assessment would be around \$27,907.12. This would still have same repayment options.

Option 4 - 0% water 30% sewer. A reduction of about \$5,577.09 The typical assessment for a single-family residence would be around \$26,048.09. The effect on the TID would be \$222,976.54.

Option 5 – 10% water 10% sewer. The reduction would be around \$1303.49 for water and \$1,859.03 for sewer. The typical assessment for a single-family residence would be around \$28,462.66. The effect to the TID would be \$110,808.73.

Option 6 – 10% water 20% sewer. The typical assessment would be around \$26,603.63. The effect to the TID would be \$185,134.25. This would also have the same repayment options as before.

Option 7 – 10% water 30% sewer. The typical assessment would be around \$24,744.60. The effect to the TID would be \$259,459.76.

Option 8 – No mandatory connection whatsoever. This would require an ordinance change. Discussion to have assessment due in full upon a trigger event. There is no way to tell how much is to be covered by the TID because of the fluctuation of it. The uncertainty of when money will be coming in as revenue to the TID was brought up.

Option 9 – 0% water and \$10,000 principal forgiveness on sewer. Properties would get a \$10,000 reduction on their sewer assessment which would bring it to about \$21,625.18. The effect on the TID would be about \$170,000. Sewer is mandatory and the option of a 20-year repayment plan which would start December of 2022. This would give property owners an extra year to catch up as the first year a connection to system is required. Water is the same as prior. It is a voluntary connection with 3.5% interest. There is also a 20-year repayment plan.

Option 10 – 0% water and 24.38% sewer. The percentage was done on a prior project in 2013. 24.38% brought the average single family residence assessment to about \$27,092.86. The effect on the TID would be about \$181,205.60.

Option 11 – Trustee McManus send out a letter to the Board about this option. This option was to take the 2020 assessment values and the average assessments of existing homes on properties. The average assessment was \$207,264.29. Making the base of the assessment 8% of that assessed value would be about \$16,581.14. This would keep the acreage assessments active. The typical assessment would be about \$16,581.22 for a single-family residence. The effect on the TID would be about \$279,814.93.

There will need to be a consensus of the Board to move forward. There was discussion about making a one-time exception for the assessment, or if this will be a change in policy? There was a proposal for policy change the limits the amount we can charge on sewer and water regarding special assessments. Attorney Bjelajac warned to be cautious because this will be a precedence for future projects and will be referred to on any assessments moving forward. Some trustees thought there would be a value increase to the properties and suggested that these could be paid by a trigger event. The Board and staff discussed past special assessments and options offered to those past assessed properties. There has also been financial hardship that has increased due to the pandemic. The key question is whether the Village would require mandatory hook-ups. If nothing is triggered, then there is no payment. This is an exceptional project if not for another TID. Attorney Bjelajac suggested that the Board work on an assessment to be implemented for 4 mile and defer to future policy because that will require more and future board meetings on how to handle these future assessments. The Board further discussed options that they favored, such as option 8 and how this would affect the residents.

Bunkelman and Attorney Bjelajac will work further on the 8<sup>th</sup> option. They proposed a sliding scale with increments and variations of the dollar amount to be put back on the TID. For the record, the purpose is to provide sewer and water along this route.

#### **4. Adjournment.**

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee McManus. Motion carried unanimously. Adjourned at 5:59 p.m.

Respectfully submitted,

Joslyn Hoeffert, Village Clerk

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>3 RIVERS BILLING, INC.</b>								
3	3 RIVERS BILLING, INC.	5613	APRIL EMS BILLING	05/05/2021	4,296.82	.00		100-00-46230 Ambulance/EMS Fees
Total 3 RIVERS BILLING, INC.:					4,296.82	.00		
<b>ACH - JAMES IMAGING</b>								
897	ACH - JAMES IMAGING	29373817	VILLAGE COPIER SYSTEM	05/24/2021	1,322.20	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - JAMES IMAGING:					1,322.20	.00		
<b>ACH - LEXIPOL LLC</b>								
1166	ACH - LEXIPOL LLC	INVLEX1588	ANNUAL FEE FOR POLICIES SU	05/05/2021	5,840.00	.00		100-35-51300 Education/Training/Conferences
Total ACH - LEXIPOL LLC:					5,840.00	.00		
<b>ACH - SUPERFLEET</b>								
1730	ACH - SUPERFLEET	EJ9940418202	FUEL FOR FD VEHICLES	05/07/2021	691.06	.00		100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					691.06	.00		
<b>ACH - TIAA COMMERCIAL FINANCE, INC.</b>								
1851	ACH - TIAA COMMERCIAL FINA	051821	PRINTER LEASE MAY	05/13/2021	4,508.07	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - TIAA COMMERCIAL FINANCE, INC.:					4,508.07	.00		
<b>ACH - TOSHIBA FINANCIAL SERVICES</b>								
1998	ACH - TOSHIBA FINANCIAL SER	29373816	COPIER FOR COURT SYSTEM	05/24/2021	164.85	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - TOSHIBA FINANCIAL SERVICES:					164.85	.00		
<b>ACH - WEX BANK / SPEEDWAY FLEET</b>								
925	ACH - WEX BANK / SPEEDWAY	71376312	PAPER FEE FOR MAIL STATEM	05/06/2021	10.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total ACH - WEX BANK / SPEEDWAY FLEET:					10.00	.00		
<b>AERO COMPRESSED GASES</b>								
29	AERO COMPRESSED GASES	439396	OXYGEN	06/02/2021	34.00	.00		100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:					34.00	.00		
<b>ARAMARK</b>								
128	ARAMARK	1641331634	RUG DELIVERY - VILLAGE HALL	05/19/2021	199.11	.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 ARAMARK:					199.11	.00		
<b>BEACON ATHLETICS</b>								
186	BEACON ATHLETICS	0531447-IN	CHALK, MOUND CLAY BAG, AN	05/26/2021	2,299.80	.00		221-00-64070 Work Supplies
186	BEACON ATHLETICS	0531447-IN	BASES	05/26/2021	209.15	.00		221-00-64110 Small Equipment
Total BEACON ATHLETICS:					2,508.95	.00		
<b>BJELAJAC &amp; KALLENBACH, LLC</b>								
210	BJELAJAC & KALLENBACH, LL	19115-024D16	FOUR MILE ROAD SPECIAL AS	04/30/2021	616.20	.00		414-00-61000 Professional Services
210	BJELAJAC & KALLENBACH, LL	20115-073D6	WISPARK 2020 SANITARY SEW	04/30/2021	205.40	.00		100-23163-049 WISPARK LLC - DeBack Farms
210	BJELAJAC & KALLENBACH, LL	21115030D1	GRACYALNY LAWSUIT	04/30/2021	395.00	.00		414-00-61000 Professional Services
Total BJELAJAC & KALLENBACH, LLC:					1,216.60	.00		
<b>BUSCH TREE EXPERT LLC</b>								
9174	BUSCH TREE EXPERT LLC	2063	JT PARK DEAD TREE REMOVAL	03/17/2021	9,400.00	.00		222-00-62700 Grounds Services
Total BUSCH TREE EXPERT LLC:					9,400.00	.00		
<b>BUY RIGHT, INC.</b>								
273	BUY RIGHT, INC.	323412	MISC SUPPLIES FOR MECHANI	05/25/2021	58.98	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	323688	ANITFREEZE FOR Q-10	05/25/2021	99.70	.00		100-35-63200 Fuel, Oil, Fluids
273	BUY RIGHT, INC.	324804	BRAKE PADS	06/02/2021	45.49	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	324978	CREDIT ON INVOICE 324804	06/02/2021	1.95-	.00		100-35-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:					202.22	.00		
<b>CARLOS CLEANING</b>								
2257	CARLOS CLEANING	2021-5	MAY-21; MONTHLY CLEANING S	05/31/2021	147.94	.00		200-10-64100 Janitorial Supplies
2257	CARLOS CLEANING	2021-5	MAY-21; MONTHLY CLEANING S	05/31/2021	11.26	.00		200-27-64100 Janitorial Supplies
2257	CARLOS CLEANING	2021-5	MAY-21; MONTHLY CLEANING S	05/31/2021	41.29	.00		200-28-64100 Janitorial Supplies
2257	CARLOS CLEANING	2021-5	MAY-21; MONTHLY CLEANING S	05/31/2021	9.05	.00		200-29-64100 Janitorial Supplies
2257	CARLOS CLEANING	2021-5	MAY-21; MONTHLY CLEANING S	05/31/2021	105.34	.00		200-72-64100 Janitorial Supplies
Total CARLOS CLEANING:					314.88	.00		
<b>CITIES &amp; VILLAGES MUTUAL INSURANCE CO.</b>								
367	CITIES & VILLAGES MUTUAL IN	2020 WCA-CA	ADDITIONAL PREMIUM 2020 W	05/20/2021	4,820.00	.00		100-90-50260 Workers Compensation
Total CITIES & VILLAGES MUTUAL INSURANCE CO.:					4,820.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>CITY OF RACINE..</b>								
374	CITY OF RACINE..	40439	RADIO REPAIR	05/12/2021	48.00	.00		100-30-64070 Work Supplies
Total CITY OF RACINE..:					48.00	.00		
<b>CLIFTON LARSON ALLEN LLP</b>								
378	CLIFTON LARSON ALLEN LLP	2884719	AUDIT SERVICES - PROGRESS	05/26/2021	3,150.00	.00		100-90-61300 Audit Services
Total CLIFTON LARSON ALLEN LLP:					3,150.00	.00		
<b>COMPLETE OFFICE OF WISCONSIN</b>								
392	COMPLETE OFFICE OF WISCO	936108	MISC PRINTING SUPPLIES	05/20/2021	51.00	.00		100-32-64060 Copying & Printing
392	COMPLETE OFFICE OF WISCO	936108	LETTER OPENER	05/20/2021	2.40	.00		100-32-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	939104	SCANNED STAMP	05/20/2021	9.14	.00		100-32-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	944165	AIR FRESHENER	05/25/2021	28.58	.00		100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	946596	KITCHEN SUPPLIES	05/20/2021	74.54	.00		100-43-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	946599	ENVELOPES AND PAPER	05/20/2021	363.96	.00		100-13-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	949392	9" GOLD LABEL - MED	05/24/2021	21.52	.00		100-13-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:					551.14	.00		
<b>D &amp; S TECHNOLOGIES LLC</b>								
436	D & S TECHNOLOGIES LLC	20984	YEARLY MAINTENANCE OF IP	05/14/2021	4,000.00	.00		100-90-64310 IT Contracted Services
Total D & S TECHNOLOGIES LLC:					4,000.00	.00		
<b>DIVERSIFIED BENEFIT SERVICES</b>								
525	DIVERSIFIED BENEFIT SERVIC	327322	MAY HEALTH REIMBURSEMENT	05/04/2021	745.04	.00		100-90-62100 Contracted Services
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-001 Retiree Schey
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-002 Retiree Pfeffer
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-003 Retiree R Roeder
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-004 Retiree G Roeder
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-016 Retiree D. Roeder
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-007 Retiree Borchert
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-008 Retiree Wall
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-009 Retiree Rozina
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-012 Retiree Lewis
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-013 Retiree Heried
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-014 Retiree Bosch
525	DIVERSIFIED BENEFIT SERVIC	327324	MAY 21 MONTHLY HRA FEE	05/04/2021	8.75	.00		280-21930-015 Retiree Borkowski
Total DIVERSIFIED BENEFIT SERVICES:					850.04	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>FGMARCHITECTS</b>								
652	FGMARCHITECTS	21-3121.01-1	PROJECT #21-3121.01 PUBLIC	04/23/2021	4,600.00	.00		400-35-65020 Building Improvements
Total FGMARCHITECTS:					4,600.00	.00		
<b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b>								
666	FOTH INFRASTRUCTURE & EN	72402	AUBURN HILLS PHASE III PROF	05/14/2021	16,990.28	.00		100-23163-015 Auburn Hills Deposit
666	FOTH INFRASTRUCTURE & EN	72405	TID #4 DEBACK SEWER AND W	05/14/2021	3,581.50	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	72407	TID #5 SEWER AND WATER IMP	05/14/2021	2,644.40	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	72414	TID #5 DOMINICAN LIFT STATIO	05/14/2021	64,887.03	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	72415	TID #5 CENTRAL LIFT STATION	05/14/2021	29,380.78	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	72417	BRIARWOOD DEVELOPMENT P	05/14/2021	208.00	.00		100-23163-001 Briarwood
666	FOTH INFRASTRUCTURE & EN	72422	SPECIAL ASSESSMENTS - 4 MI	05/14/2021	230.00	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	72424	TID #4 GENERAL ENGINEERIN	05/14/2021	3,897.04	.00		414-00-61000 Professional Services
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:					121,819.03	.00		
<b>FRANKSVILLE AUTOMOTIVE LLC</b>								
679	FRANKSVILLE AUTOMOTIVE LL	15042	#215 4 NEW TIRES	05/10/2021	90.45	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15044	#212 4 NEW TIRES	05/10/2021	90.45	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15045	#205 OIL CHANGE	05/10/2021	83.43	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15092	#208 REPLACE HEAD LAMP	05/20/2021	41.20	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15140	#208 OIL CHANGE	06/01/2021	62.93	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15153	#209 OIL CHANGE	06/02/2021	80.96	.00		100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					449.42	.00		
<b>FRANKSVILLE OIL</b>								
680	FRANKSVILLE OIL	33673	70 LBS PROPANE	05/19/2021	53.20	.00		100-41-63200 Fuel, Oil, Fluids
680	FRANKSVILLE OIL	33782	95 LBS PROPANE GAS	05/12/2021	72.20	.00		100-41-64090 Road Maintenance Materials
680	FRANKSVILLE OIL	368346	DIESEL FUEL FOR VEHICLES ST	05/25/2021	110.91	.00		100-35-63200 Fuel, Oil, Fluids
Total FRANKSVILLE OIL:					236.31	.00		
<b>GUETZKE &amp; ASSOCIATES, INC.</b>								
767	GUETZKE & ASSOCIATES, INC.	1497921	ANNUAL FIRE ALARM TEST & IN	05/13/2021	254.99	.00		100-43-64240 Building Repairs & Maintenance
Total GUETZKE & ASSOCIATES, INC.:					254.99	.00		
<b>HENRICKSEN</b>								
792	HENRICKSEN	713436	OFFICE BOOKCASE	05/07/2021	296.36	.00		100-13-64030 Office Supplies
Total HENRICKSEN:					296.36	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>IMPACT ACQUISITIONS LLC</b>								
838	IMPACT ACQUISITIONS LLC	2146058	PRINTER CONTRACT CHARGE	05/27/2021	182.19	.00		100-90-62300 Office Equipment Rental & Main
Total IMPACT ACQUISITIONS LLC:					182.19	.00		
<b>JOHNS DISPOSAL SERVICE, INC.</b>								
967	JOHNS DISPOSAL SERVICE, IN	653671	REFUSE SERVICES - MAY2021	05/26/2021	82,353.70	.00		240-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	653671	RECYCLE SERVICES - MAY2021	05/26/2021	40,476.75	.00		241-00-62100 Contracted Services
Total JOHNS DISPOSAL SERVICE, INC.:					122,830.45	.00		
<b>K &amp; M TIRES DELPHOS</b>								
1022	K & M TIRES DELPHOS	13846675	4 TIRES	05/10/2021	945.00	.00		100-30-63300 Vehicle Repairs & Maintenance
1022	K & M TIRES DELPHOS	13847815	TIRES FOR SQUADS	05/13/2021	315.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total K & M TIRES DELPHOS:					1,260.00	.00		
<b>KARL H. SCHNABEL CO. INC.</b>								
1033	KARL H. SCHNABEL CO. INC.	123177	BLDG DEPT-ELECT ROUGH IN	06/01/2021	75.45	.00		100-40-64070 Work Supplies
1033	KARL H. SCHNABEL CO. INC.	123180	BUSINESS CARDS CHIEF HENN	05/25/2021	26.00	.00		100-35-64060 Copying & Printing
Total KARL H. SCHNABEL CO. INC.:					101.45	.00		
<b>KORTENDICK HARDWARE</b>								
1096	KORTENDICK HARDWARE	141973	TUBE FOR OIL DRUM MECHANI	05/25/2021	.86	.00		100-35-64250 Equipment Repairs & Maintenanc
1096	KORTENDICK HARDWARE	142063	DRUM LINERS, AIR WICKS, TER	05/19/2021	59.59	.00		222-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	142063	MOTOR OIL	05/19/2021	2.49	.00		222-00-63200 Fuel, Oil, Fluids
1096	KORTENDICK HARDWARE	142377	LIGHT BULBS FOR AMBULANC	06/02/2021	18.87	.00		100-35-63300 Vehicle Repairs & Maintenance
1096	KORTENDICK HARDWARE	37895	START UP WATER SERVICE AT	04/29/2021	100.00	.00		220-00-62700 Grounds Services
Total KORTENDICK HARDWARE:					181.81	.00		
<b>MALEK &amp; ASSOCIATES</b>								
1212	MALEK & ASSOCIATES	6223	FIRE ALARM REVIEW	05/25/2021	292.50	.00		100-23162-000 Developer Deposits-Fire Dept
1212	MALEK & ASSOCIATES	6226	CULVERS REVIEW	06/02/2021	330.00	.00		100-23162-000 Developer Deposits-Fire Dept
1212	MALEK & ASSOCIATES	6227	TRUE NORTH COMMONS- STA	06/02/2021	232.50	.00		100-23162-000 Developer Deposits-Fire Dept
1212	MALEK & ASSOCIATES	6228	FIRE ALARM REVIEW	06/02/2021	585.00	.00		100-23162-000 Developer Deposits-Fire Dept
Total MALEK & ASSOCIATES:					1,440.00	.00		
<b>MARTIN FORD, INC.</b>								
1234	MARTIN FORD, INC.	126020	#215 OIL/BRAKES/ALIGNMENT/I	05/10/2021	1,282.64	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	126102	#209 REPLACE ENGINE SHIELD	05/18/2021	183.95	.00		100-30-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total MARTIN FORD, INC.:					1,466.59	.00		
<b>MENARDS RACINE</b>								
1281	MENARDS RACINE	22755	YARD MULCH STATION 11	05/26/2021	24.74	.00		100-35-64240 Building Repairs & Maintenance
1281	MENARDS RACINE	23430	WATER SOFTENER SALT ST. 11	06/02/2021	35.94	.00		100-35-64240 Building Repairs & Maintenance
Total MENARDS RACINE:					60.68	.00		
<b>MOBILE REDUCTION SPECIALISTS</b>								
1345	MOBILE REDUCTION SPECIALI	66002	2 - 30 YD CONTAINERS - 5/14/2	05/17/2021	850.00	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	66105	(4) 30 YARD CONTAINERS	05/27/2021	1,700.00	.00		241-00-62800 Waste Disposal
Total MOBILE REDUCTION SPECIALISTS:					2,550.00	.00		
<b>MOTOROLA SOLUTIONS</b>								
1354	MOTOROLA SOLUTIONS	1187052278	RADIOS FOR VEHICLES	05/25/2021	7,020.32	.00		400-35-65040 Equipment-Vehicles
Total MOTOROLA SOLUTIONS:					7,020.32	.00		
<b>MUNICIPAL COURT REFUNDS</b>								
8998	MUNICIPAL COURT REFUNDS	AU835326-2	REFUND AU835326-2 WITHDRA	05/20/2021	1,076.60	.00		100-00-45110 Muni Court Fines
Total MUNICIPAL COURT REFUNDS:					1,076.60	.00		
<b>NASSCO, INC.</b>								
1371	NASSCO, INC.	S2761692	PAPER TOWEL	05/21/2021	58.81	.00		100-43-64100 Janitorial Supplies
1371	NASSCO, INC.	S2761701	PAPER TOWEL -- HWY	05/21/2021	55.86	.00		100-41-64100 Janitorial Supplies
1371	NASSCO, INC.	S2762872	PAPER TOWEL, C-FOLD & CAN	05/25/2021	458.82	.00		100-41-64100 Janitorial Supplies
Total NASSCO, INC.:					573.49	.00		
<b>NATURE SCAPE LAWN AND LANDSCAPE</b>								
9124	NATURE SCAPE LAWN AND LA	310161 -- 2021	WEED CONTROL AT CRAWFOR	05/18/2021	220.00	.00		221-00-62700 Grounds Services
Total NATURE SCAPE LAWN AND LANDSCAPE :					220.00	.00		
<b>NORTH AMERICAN MIDWAY ENTERTAINMENT</b>								
2362	NORTH AMERICAN MIDWAY EN	2021-BURLJA	2021 BURLINGTON JAMBOREE	05/28/2021	47.00	.00		200-10-44130 EH Permits & Licensing Fees
Total NORTH AMERICAN MIDWAY ENTERTAINMENT:					47.00	.00		
<b>PARK REFUND VENDOR</b>								
8999	PARK REFUND VENDOR	WRSA-2FB4G	ESCROW REFUND - JT HALL	05/22/2021	100.00	.00		222-00-46710 Hall Rental

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total PARK REFUND VENDOR:					100.00	.00		
<b>PATS SERVICES INC.</b>								
1462	PATS SERVICES INC.	A-214686	PORTABLE TOILET AT YARDWA	05/18/2021	90.00	.00		241-00-62100 Contracted Services
Total PATS SERVICES INC.:					90.00	.00		
<b>PAUL CONWAY SHIELDS</b>								
1466	PAUL CONWAY SHIELDS	0475373	GEAR FOR NEW HIRES STANE	06/02/2021	5,335.60	.00		100-35-64070 Work Supplies
Total PAUL CONWAY SHIELDS:					5,335.60	.00		
<b>PAYNE &amp; DOLAN, INC.</b>								
1474	PAYNE & DOLAN, INC.	1735888	236.28 TON 3/4" TB	05/13/2021	2,835.36	.00		100-41-64090 Road Maintenance Materials
1474	PAYNE & DOLAN, INC.	1738769	8.07 TONS HOT-MIX	05/27/2021	494.29	.00		100-41-64090 Road Maintenance Materials
Total PAYNE & DOLAN, INC.:					3,329.65	.00		
<b>POMPS TIRE SERVICE</b>								
1517	POMPS TIRE SERVICE	160107969	TIRES FOR Q-12	05/25/2021	1,703.88	.00		400-35-65040 Equipment-Vehicles
1517	POMPS TIRE SERVICE	160108864	REPLACEMENT TIRE FOR AMB	06/02/2021	135.01	.00		100-35-63300 Vehicle Repairs & Maintenance
Total POMPS TIRE SERVICE:					1,838.89	.00		
<b>PRUITT, EKES &amp; GEARY, SC</b>								
1534	PRUITT, EKES & GEARY, SC	2682	MAY-21; RACINE COUNTY IGA C	06/02/2021	632.00	.00		200-10-61100 Attorney Fees
Total PRUITT, EKES & GEARY, SC:					632.00	.00		
<b>RACINE COUNTY</b>								
1548	RACINE COUNTY	041421	20% FEE OWED TO COUNTY F	04/14/2021	1,006.17	.00		100-00-43790 Intergovernmental Rev Sharing
1548	RACINE COUNTY	21-CRCHD-1	AMI COVID CLINIC BUSINESS C	05/24/2021	162.33	.00		200-21-64060 Copying & Printing
1548	RACINE COUNTY	21-CRCHD-2	PRINTING; BUSINESS CARDS-R	05/24/2021	15.84	.00		200-28-64060 Copying & Printing
1548	RACINE COUNTY	21-CRCHD-2	PRINTING; BUSINESS CARDS-F	05/24/2021	7.92	.00		200-72-64060 Copying & Printing
1548	RACINE COUNTY	21-CRCHD-3	RCHVN - HV BROCHURE PRINT	05/28/2021	241.04	.00		200-28-64060 Copying & Printing
1548	RACINE COUNTY	21-CRCHD-3	RCHVN - HV BROCHURE PRINT	05/28/2021	60.26	.00		200-29-64060 Copying & Printing
1548	RACINE COUNTY	21-CRCHD-4	RCHVN NOTICE OF PRIVACY; P	05/28/2021	121.64	.00		200-28-64060 Copying & Printing
1548	RACINE COUNTY	21-CRCHD-4	RCHVN NOTICE OF PRIVACY; P	05/28/2021	30.41	.00		200-29-64060 Copying & Printing
Total RACINE COUNTY:					1,645.61	.00		
<b>RAY O'HERRON</b>								
9176	RAY O'HERRON	2113066-IN	AMMUNITION	05/11/2021	1,582.00	.00		100-30-64070 Work Supplies

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total RAY O'HERRON:					1,582.00	.00		
<b>ROSE PEST SOLUTIONS</b>								
1701	ROSE PEST SOLUTIONS	2773822	PEST CONTROL FIRE STATION	05/26/2021	68.00	.00		100-43-62100 Contracted Services
1701	ROSE PEST SOLUTIONS	2773823	PEST CONTROL FIRE STATION	05/26/2021	68.00	.00		100-43-62100 Contracted Services
1701	ROSE PEST SOLUTIONS	2773824	QUARTERLY PEST CONTROL VI	05/26/2021	68.00	.00		100-43-62100 Contracted Services
1701	ROSE PEST SOLUTIONS	2774043	PEST CONTROL JT PARKS	05/26/2021	50.00	.00		222-00-64240 Building Repairs & Maintenance
Total ROSE PEST SOLUTIONS:					254.00	.00		
<b>ROYAL CAR CARE INC.</b>								
1708	ROYAL CAR CARE INC.	033121	DEC. 2020 BALANCE AND MAR	03/31/2021	163.99	.00		100-43-63300 Vehicle Repairs & Maintenance
1708	ROYAL CAR CARE INC.	043021	ROYAL CAR WASH APRIL WASH	04/30/2021	5.33	.00		100-43-63300 Vehicle Repairs & Maintenance
1708	ROYAL CAR CARE INC.	240043021	APRIL CAR WASHES	04/30/2021	84.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total ROYAL CAR CARE INC.:					253.32	.00		
<b>SCHMIDT LAND LIVESTOCK &amp; PROVISIONS, LLC</b>								
2401	SCHMIDT LAND LIVESTOCK & P	2021-BURLJA	2021 BURLINGTON JAMBOREE	05/28/2021	47.00	.00		200-10-44130 EH Permits & Licensing Fees
Total SCHMIDT LAND LIVESTOCK & PROVISIONS, LLC:					47.00	.00		
<b>SME SEASONAL SERVICES LLC</b>								
1813	SME SEASONAL SERVICES LL	5923	MOWING - VILLAGE HALL (4/19,	05/01/2023	140.00	.00		100-43-62100 Contracted Services
1813	SME SEASONAL SERVICES LL	5923	MOWING - CEMETERY (4/19, 4/2	05/01/2023	400.00	.00		220-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	5923	MOWING - CRAWFORD (4/19, 4/	05/01/2023	1,340.00	.00		221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	5923	MOWING - JOINT PARK (4/22, 4/	05/01/2023	1,050.00	.00		222-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	5923	MOWING - OTHER (HWY 32) (4/	05/01/2023	135.00	.00		100-43-62100 Contracted Services
Total SME SEASONAL SERVICES LLC:					3,065.00	.00		
<b>STERICYCLE, INC.</b>								
1874	STERICYCLE, INC.	4010148440	COVID CLINIC MEDICAL WASTE	05/24/2021	120.00	.00		200-72-61000 Professional Services
Total STERICYCLE, INC.:					120.00	.00		
<b>STREET COP TRAINING</b>								
1894	STREET COP TRAINING	29011-400-1-1	RADKE TRAINING	04/28/2021	299.00	.00		100-30-51300 Education/Training/Conferences
Total STREET COP TRAINING:					299.00	.00		
<b>TAPCO</b>								
1930	TAPCO	1697307	DOUGLAS AND 4 MILE EVP	05/25/2021	5,150.00	.00		400-35-65030 Equipment

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total TAPCO:					5,150.00	.00		
<b>TELEFLEX</b>								
9037	TELEFLEX	9503992326	MED SUPPLIES	05/25/2021	612.50	.00		100-35-64280 Medical Supplies
Total TELEFLEX:					612.50	.00		
<b>TERRY &amp; NUNDO, LLC</b>								
1934	TERRY & NUNDO, LLC	15091	SEXUAL OFFENDER ISSUES	05/17/2021	5,550.00	.00		100-90-61100 Attorney Fees
Total TERRY & NUNDO, LLC:					5,550.00	.00		
<b>VILLAGE OF MT. PLEASANT</b>								
2082	VILLAGE OF MT. PLEASANT	0032208	WORK SUPPLIES STATION 10	05/21/2021	131.09	.00		100-35-64070 Work Supplies
2082	VILLAGE OF MT. PLEASANT	0032208	JANITORIAL SUPPLIES STATIO	05/21/2021	529.03	.00		100-35-64100 Janitorial Supplies
2082	VILLAGE OF MT. PLEASANT	0032208	UTILITIES FOR STATION 10	05/21/2021	2,036.05	.00		100-35-64140 Utilities
2082	VILLAGE OF MT. PLEASANT	0032208	BUILDING MAINTENANCE STATI	05/21/2021	712.12	.00		100-35-64240 Building Repairs & Maintenance
2082	VILLAGE OF MT. PLEASANT	32189	MAR-21; COVID IMMUNIZATION	04/19/2021	12,756.05	.00		200-72-62100 Contracted Services
2082	VILLAGE OF MT. PLEASANT	32207	APR-21; COVID CLINIC IMMUNI	05/17/2021	7,697.81	.00		200-72-62100 Contracted Services
Total VILLAGE OF MT. PLEASANT:					23,862.15	.00		
<b>VON BRIESEN &amp; ROPER SC</b>								
2091	VON BRIESEN & ROPER SC	354453	PROFESSIONAL SERVICES TH	05/11/2021	3,867.50	.00		415-00-61000 Professional Services
2091	VON BRIESEN & ROPER SC	356538	APR-21; HIPAA OPEN RECORD	05/25/2021	826.00	.00		200-72-61100 Attorney Fees
2091	VON BRIESEN & ROPER SC	356697	LABOR AND PERSONNEL APRIL	05/26/2021	460.52	.00		100-90-61100 Attorney Fees
Total VON BRIESEN & ROPER SC:					5,154.02	.00		
<b>WCWPDS - UW MILWAUKEE</b>								
3852	WCWPDS - UW MILWAUKEE	1251	RCHVN STAFF TRAINING-ED,V	05/28/2021	1,230.00	.00		200-28-51300 Education/Training/Conferences
3852	WCWPDS - UW MILWAUKEE	1251	RHB STAFF TRAINING-AJ	05/28/2021	400.00	.00		200-29-51300 Education/Training/Conferences
Total WCWPDS - UW MILWAUKEE:					1,630.00	.00		
<b>WEST ALLIS BLUEPRINT</b>								
2127	WEST ALLIS BLUEPRINT	153685	CANNON CONTRACT AND INK	05/03/2021	103.36	.00		100-43-62100 Contracted Services
Total WEST ALLIS BLUEPRINT:					103.36	.00		
<b>WISCONSIN HUMANE SOCIETY</b>								
2180	WISCONSIN HUMANE SOCIETY	2028	MAY 2021 ANIMAL SHELTER CO	06/02/2021	1,092.50	.00		100-90-62500 Animal Control Contract



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
	Total WISCONSIN HUMANE SOCIETY:				1,092.50	.00		
	Grand Totals:				<u>372,541.23</u>	<u>.00</u>		

Dated: \_\_\_\_\_

Village President: \_\_\_\_\_

Village Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Village Clerk: \_\_\_\_\_

## VILLAGE OF CALEDONIA

PLEASE TAKE NOTICE that the following alcohol beverage license applications for the licensing year 2021-2022, have been filed with the Village Clerk, Joslyn Hoeffert, 5043 Chester Lane, Racine, WI:

### **CLASS B COMBINATION – CORPORATION**

DeMark Enterprises, Inc.

Trade Name: Oh! Dennis Saloon & Charcoal House

4301 Douglas Ave., Racine, WI 53402

Agent: Jo Ann DeMark - 3657 Hennepin Place, Racine, WI 53402

Bear Country, Inc.

Trade Name: Bear Paw Beach

10006 7 Mile Rd., Caledonia, WI 53108

Agent: Marley Benhke – 2751 Red Fawn Ct., Mount Pleasant, WI 53406

Carrie & Ron's Cham North Inc.

Trade Name: Cari & Ron's Sham North Inc.

4653 Douglas Ave., Racine, WI 53402

Agent: Ronald Fenkl – 3117 Hamlin Ave., Racine, WI 53402

### **CLASS B COMBINATION – LIMITED LIABILITY COMPANY**

Stallion on 38 LLC

Trade Name: Tailgaters

7641 Hwy 38, Caledonia, WI 53108

Agent: Hasan Salem – 3730 E. American Ave., Oak Creek, WI 53154

Dukes Corner Connection

Trade Name: Duke's Corner Connection

6961 Douglas Ave., Racine, WI 53402

Agent: Dusan Jankovic – 7854 55<sup>th</sup> Avenue, Kenosha WI 53142

Meadows Family Restaurant, Inc.

Trade Name: Meadows Family Restaurant

10615 Northwestern Ave., Franksville, WI 53126

Agent: Christine Peterson – 1339 Tallgrass Ln., Mount Pleasant, WI 53406

Brossman's Bar, LLC

Trade Name: Brossman's Bar

3241 Hwy H, Franksville WI 53126

Agent: Ronald Keith Brossman, Sr., 829 Augusta St., Racine, WI 53402

### **CLASS A BEER – LIMITED LIABILITY COMPANY**

Speedway, LLC

Trade Name: Speedway 4450

4960 Douglas Ave., Racine, WI 53402

Agent: Dani Davis – 4629 Pilgrim Dr., Racine, WI 53404

### **CLASS A COMBINATION – LIMITED LIABILITY COMPANY**

Raza Petroleum LLC

Trade Name: Hometown

600 4 Mile Road, Racine, WI 53402

Agent: Ghulam Raza Mian – 6129 50<sup>th</sup> Ave., Kenosha WI 53142

Jeevan, LLC  
Trade Name: Arbee's Liquor Store  
4606 Douglas Ave., Racine, WI 53402  
Agent: Priyank Patel – 3550 Wood Rd., Racine, WI 53406

Franksville Liquor LLC  
Trade Name: Ayra's Franksville  
10502 Northwestern Ave., Franksville WI 53126  
Agent: Fahim Ajmeri – 6603 Open Meadow Rd., Racine WI 53402

Harjaps Enterprises LLC  
Trade Name: Caledonia Mobil  
7100 Douglas Ave., Racine, WI 53402  
Agent: Avtar Singh – 117 Accipiter Ct., Burlington, WI 53105

Rehmat, LLC  
Trade Name: Deli-Food Xpress  
3100 – 6 Mile Rd., Racine, WI 53402  
Agent: Chirag Ajmeri - 2714 – 4 ½ Mile Rd., Racine, WI

SAIFI, LLC  
Trade Name: Ayra's Liquor & Cigar  
6900 Hwy 31, Racine, WI 53402  
Agent: Saifi Ajmeri – 1617 Shore Dr., Racine, WI 53402

**CLASS A COMBINATION – CORPORATION**

Walgreen Co.  
Trade Name: Walgreens #06243  
5003 Douglas Ave., Racine, WI 53402  
Agent: Martin Sievert – W29858045 Pheasant Fields Dr., Mukwonago, WI 53149

J and P Oil Inc.  
Trade Name: Joys Food Mart  
7952 US Hwy 41, Caledonia, WI 5318  
Agent: Joy Peter – 13046 4 Mile Rd, Franksville, WI 53126

**Ordinance No. 2021-06**

**AN ORDINANCE TO AMEND SECTION 18-1-5 OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO RIGHT-OF-WAY ACCESS; PRIVATE DRIVEWAYS.**

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

1. That Section 18-1-5 of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

**"SEC. 18-1-5 RIGHT-OF-WAY ACCESS; PRIVATE DRIVEWAYS.**

- (a) **Building Permit: Condition Precedent to Issuance.** No building permit shall be issued by the Building Inspector of the Village of Caledonia unless a driveway has been constructed from the public right-of-way to and on the site upon which construction is to take place, unless temporarily waived in writing by the Public Works Director, due to seasonal weather conditions.
- (b) **Permit Required.** No person shall pave or repave (whether portland concrete or bituminous asphalt), install, replace or relocate a private driveway extending into a Village public right-of-way without first obtaining a permit therefor from the Public Works Director. The Public Works Director shall issue such permit upon compliance with this section and payment to the Village Treasurer of the required fee.
  - (1) **Driveway Width.** The maximum driveway width for a Residential driveway shall be thirty (30) feet. The maximum driveway width for a Commercial driveway shall be thirty-five (35) feet.
  - (2) **Driveway Thickness.** Concrete driveways along Charles Street, Douglas Avenue or where sidewalks exist shall be a minimum of six (6) inches thick within the road Right of Way all other concrete driveways shall be a minimum of five (5) inches thick within the road Right of Way. Asphalt driveways shall be a minimum of four (4) inches thick within the road Right of Way. Forms and base shall be inspected and approved by the Village prior to paving. Contractor must allow a minimum of 24 hour notice for inspections.
  - (3) **Driveway Slopes.** The driveway slope on the center line shall not exceed 6%. Side slopes shall not exceed 4 to 1.
  - (4) **Driveway Offsets.** Driveways must be a minimum of five (5) from the lot line.
- (c) **Permit: Terms and Conditions.**
  - (1) **Driveways Accessing Village Roads That Are Constructed With Road Ditches.**

a. **Culverts Required.** A culvert shall be installed under each driveway unless the Village Board or the Public Works Director shall have determined that no culvert is required to ensure drainage at that location. The culvert shall be of corrugated metal or pipe material approved by the Public Works Director and shall be installed parallel to the highway and at a location designated by the Public Works Director. Such culvert shall have standard metal endwalls properly secured to the ends of the culvert. The size and elevation of the culvert shall be such as are established by the Public Works Director, but not less than twelve (12) inches in diameter. The culvert shall conform to Section 521 or 530 and shall be installed pursuant to Section 520 of the State of Wisconsin D.O.T. Standard Specifications for Road and Bridge Construction. There shall be a minimum of six (6) inches of gravel or crushed stone above the culvert as a traffic bearing surface. Prior to and subsequent to the installation of such culvert, the site, culvert and elevation of the same shall be inspected by duly authorized personnel of the Village of Caledonia. Installation shall be at the cost of the applicant. Replacement culverts are installed by the Village of Caledonia, the cost of installation is split between the property owner and Village.

b. **Paving.**

1. **Installation.** When installing a driveway, the property owner or permittee shall obtain a permit and may pave the driveway with bituminous asphalt or portland concrete.

(a) When installing approaches, the five (5) feet of driveway approach abutting the road must drop 1.25 inches from the height of the roadway.

(b) If portland concrete is installed, the property owner of said driveway shall be responsible for any costs associated with the removal and/or replacement of Portland concrete or any damage caused by the Village when performing work in the Village right-of-way. If Village work is required after the installation of the concrete driveway, any removed section of concrete driveway will be replaced with gravel or asphalt by the Village. If the property owner prefers concrete, it will need to be replaced by the property owner at owner's cost. Future driveway culvert replacements will be the responsibility of the

property owner and must be installed at the elevations determined by the Engineering Department. If a culvert needs to be replaced and the property owner refuses, the Village may have the culvert replaced, using Village forces or a private contractor and charge the costs associated with the replacement to the property owner as a special charge for services rendered in accordance with Sec. 66.0627, Wis. Stat.

2. **Failure to Maintain.** If the property owner fails to maintain the portland concrete, the Village may require the property owner to remove the portland concrete and if the owner fails to do so, the Village may remove it using Village forces or have a private contractor remove it and charge back its costs to the property owner as a special charge under Sec. 66.0627, Wis. Stat. The Village allowance of portland concrete within the Village's right-of-way shall be treated as a privilege in a street under Sec. 66.0425, Wis. Stat., and the Village retains all rights thereunder to require its removal if deemed necessary. The Village is not obligated to repair or repave any portion of the area covered by the driveway with portland concrete in the event the concrete has to be removed for a Village project within the right-of way or in the area over the culvert.
  
3. **Property Owner Obligations.** Any property owner allowed a driveway under this Section shall be responsible for the following:
  - (a) Maintenance of the driveway so that it is not a hazard to the traveling public and to the Village's vehicles, including snowplows;
  - (b) Restoring damaged, misaligned, or worn gravel and pavement surfaces;
  - (c) Any costs associated with the maintenance, repair, and/or removal of driveway, including whether there is gravel, bituminous asphalt or portland concrete installed;
  - (d) Any damage caused by the Village to portland concrete when performing work in the Village right-of-way, including for snow and ice removal from the Village right-of-way.

4. **Block and Brick Pavers Prohibited.** Block or brick pavers are prohibited as part of any driveway in the right-of-way.
  - c. **Solid Wall Abutment Prohibited.** No one shall construct a solid wall abutment at the ends of the culvert underlying the driveway. This section also prohibits straight face abutments, such as retaining wall blocks, railroad timbers, rocks, and similar constructions.
  - d. **Drainage.** Any drainage ditch and public right-of-way affected by the construction of a driveway entrance shall be reconstructed to a shape, grade and contour necessary for proper drainage, as approved by the Public Works Director, at the expense of the property owner or permittee.
- (2) **Driveways Accessing Village Roads That Are Constructed With Curb and Gutter.**
- a. **Culvert.** No culvert shall be required unless it is determined by the Village Board or Public Works Director that a culvert is necessary to ensure proper drainage.
  - b. **Curb and Gutter.** In the case of vertical face curb and gutter where the curb has not been constructed to allow driveway access, the applicant has the following options:
    - (1) Completely remove the existing curb and gutter and reconstruct such curb and gutter to allow for driveway access. Such removal and reconstruction shall extend for a minimum width of 30 inches and for a minimum length of 4.25 feet beyond the edge of the proposed driveway. Curb and gutter removal and construction shall be completed pursuant to Sections 204 and 601, of the State of Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, latest edition, as amended by Supplemental Specifications, latest edition. All newly constructed curb and gutter sections shall be constructed to such dimensions as determined by the Public Works Director.
    - (2) The curb head may be sawed off if sawing is done by a professional saw cutting contractor with proper equipment. Engineering Department will inspect the saw cut and may ask for removal and replacement if curb and gutter is damaged or sawed incorrectly.
  - c. **Concrete driveway Approach Slabs.** The applicant and property owner shall also be responsible for constructing concrete driveway approach slabs if such slabs are required by the Village Board. Such slabs shall be constructed to such

dimensions as determined by section 18-1-5 (b) or as approved by the Public Works Director.

- (d) **Culvert Maintenance.** The Owner of the contiguous property serviced by the driveway shall be responsible for the maintenance and repairs of any driveway culvert and adjacent ditch in the Village right-of-way, including the removal of yard debris and natural silt accumulation, so that there is no obstruction to the flow of water. In the event an owner shall fail to do so, the Village of Caledonia shall give written notice to the owner specifying the maintenance and repair required to be done. If after ten (10) days the owner fails to make such corrections, the Village of Caledonia may cause such work to be done, and shall charge the owner with such costs, and if unpaid, charged against the property as a special charge under Section 66.0627, Wisconsin Statutes. If the damage to a culvert necessitating the repairs under this section can be shown to have been caused by Village machinery or personnel, the cost shall be borne by the Village. If the Village determines that a culvert needs to be replaced, the Owner of the contiguous property serviced by the driveway culvert shall pay one-half (1/2) of the cost of replacement of the culvert and the Village shall pay for one-half of the cost. The property owner shall be billed for its portion of the cost. The billing and collection of such costs shall occur in accordance with Sections 3-5-1(c) through (f) of the Village of Code of Ordinances. If the cost is not paid in accordance with Village ordinance, the cost shall be charged against the property as a special charge under Section 66.0627, Wis. Stats., as provided in Sections 3-5-1(d) and (e). The Village Board shall adopt a resolution specifying a schedule of costs of replacement based on the size of the culvert pipe from time-to-time. Such resolution shall be kept on file at the Village. All work to be accomplished for the replacement shall be done by the Village, through its own employees or by contracts let to third parties. Such replacement costs shall not be charged to the homeowner if the replacement is necessitated by a Village storm water drainage project except in the case of a storm water drainage project where a special assessment determination shall control the imposition of any costs. Culvert maintenance for culverts under Portland concrete will be the responsibility of the property owner. The Village will provide culvert elevations and ditching requirements, if any, and will verify the culvert was installed correctly. If the culvert is not installed correctly the Village may reinstall the culvert at the correct elevations and charge the costs against the property as a special charge.
- (e) **Permit Fees.** To cover the costs of administration, checking of grades, inspection and policing of this section, the applicant for a permit hereunder shall pay to the Village Treasurer a permit fee of an amount as established by and as may be modified from time-to-time by resolution of the Village Board of the Village of Caledonia. Until modified by resolution, the fee schedule shall be:



Gravel Driveway with new road access: \$100.00  
Paved Driveway with new road access: \$175.00  
Repaving Driveway with existing road access with Asphalt: \$ 75.00  
Repaving Driveway with existing road access with Concrete: \$ 180.00

- (f) **Driveway Maintenance Costs.** The cost of any and all repairs to the driveways extending into Village public rights-of-way, including but not limited to relocation and the maintaining of pavement and stone surfaces shall be borne by the property owner or permittee, unless such repairs were necessitated by a re-ditching and/or culvert resetting project of the Village or by a road resurfacing project of the Village and then only in the case of bituminous asphalt. The Village is not liable for any damage caused to private driveways with portland concrete that extend into the Village right-of-way, regardless of whether a repair or removal results from a Village project.
- (g) **Penalty.** Any person found guilty of violating any of the provisions of this Section, after having been directed to comply by the Village Board or its designee, shall upon conviction thereof forfeit not less than \$100.00 plus the costs of prosecution and in default of payment thereof, shall be imprisoned in the County Jail for a period not to exceed thirty (30) days. Each violation and each day a violation continues or occurs shall constitute a separate offense."

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2021.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk

**RESOLUTION NO. 2021-66**

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

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

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

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

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

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

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

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

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

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

1. That this Resolution is a Relocation Order adopted in accordance with Wis. Stat. § 32.05(1) for the purpose of the within-described master water meter installation project consisting of a master meter pit installed within easements.

2. That the Village hereby determines that this project is necessary and for a public purpose to eliminate the potential for water loss on private watermain due to aging infrastructure.

3. That the general area of the proposed project, the proposed construction area, and the privately-owned land interests needed to complete the project are shown and depicted on the map of The Concord Apartments dated May 2021, consisting of 3 pages attached hereto as **Exhibit A** which includes legal descriptions, and are incorporated herein.

4. That in order to construct and complete the project it is also determined necessary, in accordance with Wis. Stat. §32.07(2), to acquire the temporary limited easements and permanent watermain easements for the project, which are depicted and described on **Exhibit A** and incorporated herein.

5. That the required property interests shall be acquired in the name of the Village of Caledonia, and upon acquisition, shall be used for the purpose for which they are acquired that being watermain easements.

6. That pursuant to Wis. Stat. § 32.05(1), a copy of this Order shall, within 20 days after its issue, be filed with the Racine County Clerk.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the \_\_\_\_ day of June, 2021.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs  
Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk

CERTIFICATE

As Clerk of the Village of Caledonia, Racine County, Wisconsin, I hereby certify that at a duly called meeting of the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the \_\_\_\_ day of \_\_\_\_\_, 2021, the above Relocation Order was adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin.







Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Joslyn Hoeffert  
Village Clerk – Village of Caledonia

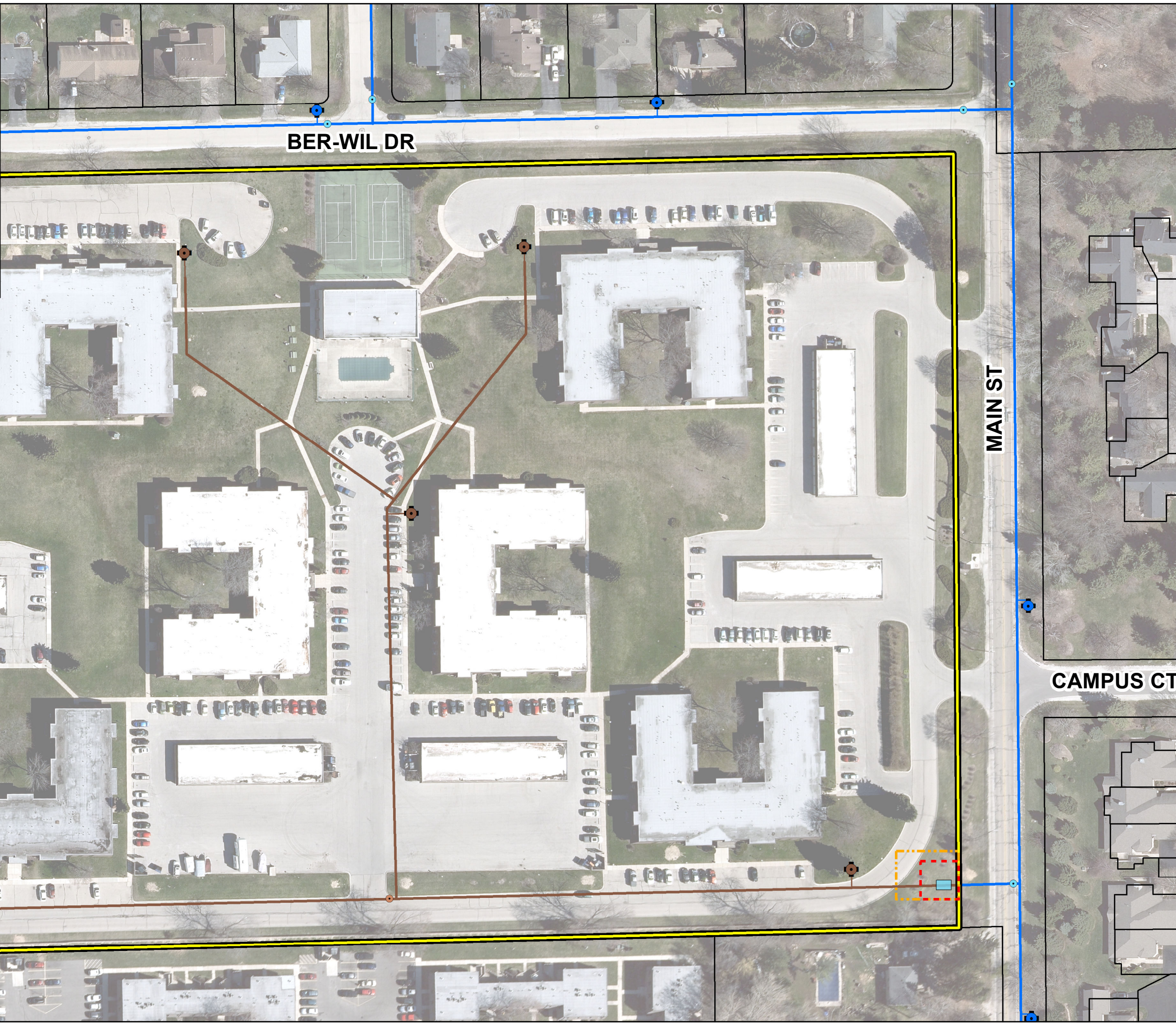
# CONCORD APARTMENT EASEMENTS

CALEDONIA UTILITY DISTRICT

-  Proposed Permanent Easement
-  Concord Apartment Property Line
-  Proposed Temporary Easement
-  Private Water Main
-  Public Water Main
-  Proposed Meter Vault

Q:\Caledonia Utility District\20C030.10 -North Kremer Water Main\GIS\mxd\Concorde Apts Exhibit.mxd

May 2021



NE CORNER SE 1/4  
SEC 28-4-23

UNPLATTED LANDS  
OWNER: CALEDONIA PARTNERS LLC  
TAX ID # 104-04-23-28-085-000

NORTH MAIN STREET  
90' PUBLIC R.O.W.

W. LINE OF SE 1/4 SEC 28-4-23

TEMPORARY EASEMENT  
1,650 S.F.  
0.04 Ac.

PERMANENT EASEMENT  
1,600 S.F.  
0.04 Ac.

N88°44'49"E 1280.36

UNPLATTED LANDS  
TAX ID # 104-04-23-28-085-000

993.18

N00°27'11"W

P.O.C.  
SW CORNER SE 1/4  
SEC 28-4-23



CLIENT

MAIN STREET METERING VAULT  
EASEMENT EXHIBIT

SCALE  
0 30 60

PROJECT ID: 20C030.10

DATE:  
PREPARED BY: AJM  
CHECKED BY: AMS



SHEET  
1

4/7/2021 10:22 AM A:\M1 C:\pw\_workdir\pw\_jel\vd\_ajm\104042328085\MAIN STREET EASEMENT EXHIBIT.dwg

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

### **Permanent Vault Easement**

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

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

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

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

### **Temporary Construction Easement**

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

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

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

Date: 4/7/2021

Andrew Miazga (S-2826)

**RESOLUTION NO. 2021-67**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE PHASE 1 OF A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT THREE, 73-UNIT, 5-STORY CONDOMINIUM BUILDINGS LOCATED AT WATERS EDGE DRIVE (FORMERLY 5915, 5919, & 5945 ERIE STREET) VILLAGE OF CALEDONIA, RACINE COUNTY, WI; CCM-CALEDONIA LLC, APPLICANT AND OWNER**

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

**WHEREAS**, CC-Caledonia LLC, Applicant, has requested approval of Phase 1 of a site, building, and operations plan to construct three, 73-Unit, 5-Story condominium buildings at Water’s Edge Drive (formerly 5915, 5919, and 5945 Erie Street), Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000, 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 and Planned Unit Development through the building, site, and operation 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 June, 2021.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk



**EXHIBIT A - CONDITIONS**  
**Phase 1 Water's Edge Condominiums**

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 three, 73-unit, 5-story buildings shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on May 17, 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 and comply with the plans and documents received by the Village Planning Department on April 12, 2021.
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. 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 eighteen (18) 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. By 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, CCM-Caledonia 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. 2021-68**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT A 600 SQUARE FOOT ACCESSORY BUILDING AT 8520 HOLLANDER DRIVE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; TODD STILES, APPLICANT, EP HOLDINGS LLC, OWNER**

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

**WHEREAS**, Todd Stiles, Applicant, has requested a approval of a site, building, and operations plan to construct and utilize a 600 square-foot accessory building at 8520 Hollander Drive, Parcel ID No. 104-04-22-34-020-090, 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 operation plan review process.
2. The proposed 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 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 June, 2021.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk

**EXHIBIT A - CONDITIONS**  
**EP Holdings LLC Storage 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 600 square-foot storage building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on May 10, 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. Lighting. All lighting, if installed at the site, must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. Agreement. By you 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, Todd Stiles, EP Holdings LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
14. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

**RESOLUTION NO. 2021-69**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT A 2,400 SQUARE FOOT BUILDING ADDITION AT 3815 QUICK DRIVE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; THOMAS GREENWOOD, APPLICANT, GREENWOOD FAMILY LIMITED PARTNERSHIP, OWNER**

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

**WHEREAS**, Thomas Greenwood, Applicant, has requested a approval of a site, building, and operations plan to construct and utilize a 2,400 square-foot building addition at 3815 Quick Drive, Parcel ID No. 104-04-22-34-012-040, 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 operation plan review process.
2. The proposed 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 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 June, 2021.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk

**EXHIBIT A - CONDITIONS**  
**Greenwood Family Limited Partnership Addition**

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 2,400 square-foot building addition shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on May 10, 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. Lighting. All lighting, if installed at the site, must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. Agreement. By you 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, Thomas Greenwood, Greenwood Family Limited Partnership, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
14. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



**RESOLUTION NO. 2021-70**

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO REPAIR/  
REFURBISH THE FIRE DEPARTMENT'S 2007 PIERCE DASH AERIAL BY PIERCE  
MANUFACTURING, INC.**

**WHEREAS**, Fire Department policy and practice requires an aerial ladder truck to reach elevated positions and provide a safe working platform as part of standardized response to fire alarms, structure fires, and technical rescue incidents within the Village.

**WHEREAS**, the aerial ladder truck currently in use by the Fire Department failed annual re-certification and requires extensive frame repair that necessitates the aerial ladder truck return to the manufacturer for repair/refurbishment.

**WHEREAS**, failure to repair the frame will significantly shorten the useable life of the apparatus. A significant refurbishment should extend the life of the apparatus an additional 15-25 years.

**WHEREAS**, The Fire Department recommends contractual agreement for repair/refurbishment for the sum of \$627,633 to Pierce Manufacturing, Inc.

**WHEREAS**, this repair will utilize a portion of funds in the 2021 budget for a Fire Department engine replacement and is available in the capital account 400-35-65040.

**WHEREAS**, the Village Finance Committee has reviewed this request and recommends that the Village Board authorize the repair/refurbishment of the 2007 Pierce Dash Aerial to fund said costs as described above.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the repair/refurbishment of the 2007 Pierce Dash Aerial as described above at a cost of \$627,633 by Pierce Manufacturing, Inc. is authorized and approved and that the required funds shall be paid from the 2021 Capital Project Fund.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin,  
this \_\_\_\_\_ day of June 2021.

VILLAGE OF CALEDONIA

By: \_\_\_\_\_  
Jim Dobbs, Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk

**RESOLUTION NO. 2021-71**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR BRIARWOOD CONDOMINIUM PLAT ON PARCEL ID 51-104-04-23-21-061-000; BRIARWOOD OF CALEDONIA, LLC, OWNER / NANCY WASHBURN, AGENT**

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

**WHEREAS**, the Parties entered into a development agreement for the development of 30 Condominium Units located on their real property platted as the “Briarwood Condominium”; and

**WHEREAS**, the Developer and the Village have determined that it is necessary to amend the development agreement to modify the timing of building permit issuance for one two family unit to be used as a demonstration model.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the First Amendment to Development Agreement between the Village of Caledonia, Village of Caledonia Sewer Utility District, Village of Caledonia Water Utility District, Tri City National Bank, Reesman’s Excavating and Grading, Inc. and Briarwood of Caledonia, LLC as set forth in **Exhibit A** attached hereto and incorporated herein (the “Development Agreement”), is hereby authorized and approved, and the Village President and Village Clerk are authorized to execute said agreement and Village staff are authorized to take all such actions necessary in furtherance of the Development Agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2021.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs  
Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk

770272.068 (5-25-21)

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT  
BRIARWOOD CONDOMINIUM**

**THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT, (the “First Amendment”)**, effective as of the date last executed by any Party hereto, is made and entered into by and between **BRIARWOOD OF CALEDONIA, LLC**, a Wisconsin Limited Liability Company, (the “Developer”), its successors and assigns, **TRI CITY NATIONAL BANK**, a Wisconsin financial institution, its successors and assigns, (the “Mortgagee”), the **VILLAGE OF CALEDONIA**, a municipal corporation located in Racine County, Wisconsin, its successors and assigns (the “Village”), the **VILLAGE OF CALEDONIA SEWER UTILITY DISTRICT** and the **VILLAGE OF CALEDONIA WATER UTILITY DISTRICT**, being two separate utility districts established by the Village of Caledonia under the laws of the State of Wisconsin (herein jointly and severally referred to as the “Utility District” and/or “District” although more than one), and **REESMAN’S EXCAVATING & GRADING, INC.**, being a Wisconsin Corporation (the “Contractor”) (Developer, Mortgagee, Village, Utility District and Contractor are collectively referred to as “the Parties”);

**INTRODUCTION**

A. The Parties entered into a development agreement for the development of 30 Condominium Units located on their real property platted as the “Briarwood Condominium” (hereinafter referred to as the "Property") located in the Village of Caledonia, Racine County, Wisconsin, and a copy of such development agreement is attached hereto **Exhibit A** (the "Development Agreement").

B. The Developer and the Village have determined that it is necessary to amend the development agreement to modify the timing of building permit issuance.

NOW THEREFORE, in consideration of the modifying the timing of the building permit issuance and the covenants herein contained, and other good and valuable consideration, the adequacy and sufficiency which is acknowledged by all parties, it is mutually agreed as follows:

1. **Introduction is Correct.** The Parties agree that the foregoing “Introduction” is true and correct and is hereby incorporated into this First Amendment by reference.

2. Section 19 of the Development Agreement is modified to read as follows:

**"19. Building and Occupancy Permits and Unit Construction.** Until the Public Improvements provided herein to be installed to service the Condominium have been installed to the reasonable satisfaction of the Village’s Utility Director and Director of Public Works, no building permits shall issue as to units in the Condominium; provided, however, that (1) the building permit for one two-unit building (Unit No. 11/12) may be issued for use as a demonstration model prior to the base road construction for the private

road; and (2) building permits may issue as to Units fronting on streets within the Condominium if the Water, Sanitary and Storm Sewer System have been installed and accepted by the Village and at a minimum the base road construction for the private road for that phase has been constructed and accepted by the Village. Finished yard grades and grading plans must be approved by the Village's Director of Public Works before construction may commence and the unit owner shall be responsible for the costs of any review at the time of building permit review. No occupancy permits shall be issued by the Village until the private road is paved for such phase and inspected for compliance with this Agreement."

3. **Counterparts.** This First Amendment may be executed in several counterparts, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same agreement. Facsimile signatures shall be deemed original signatures for all purposes of this First Amendment.

4. **Severability.** Any provision of this First Amendment that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this First Amendment in such jurisdiction or affecting the validity or enforceability of any provision in any other jurisdiction.

5. **Time.** Time is of the essence of each and every obligation or agreement contained in this First Amendment.

6. **Headings.** The headings in this First Amendment are for reference only and are not intended to modify any of the terms and conditions of this First Amendment.

7. **Compliance.** Nothing herein is intended to or has the effect of releasing the Developer from compliance with all applicable laws, rules, regulations and ordinances in addition to compliance with all terms, conditions and covenants contained in this First Amendment, and the Development Agreement, and all other documents executed in connection therewith.

8. **Scope.** Except as set forth in this First Amendment, the Development Agreement, as amended, shall remain in full force and effect. Capitalized terms used but not defined in this first Amendment shall have the meanings given to such terms in the Development Agreement. The parties hereby reaffirm their obligations in accordance with the terms and provisions of the Development Agreement, as amended, and this First Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the day and year set forth below.

**BRIARWOOD OF CALEDONIA, LLC**

By: \_\_\_\_\_  
Raymond C. Leffler  
Member

STATE OF WISCONSIN )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Raymond C. Leffler, Member of Briarwood of Caledonia LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same as the act and deed of said limited liability company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission Expires: \_\_\_\_\_

**TRI CITY NATIONAL BANK**

By: \_\_\_\_\_  
\_\_\_\_\_  
[print name]  
\_\_\_\_\_  
[title]

STATE OF WISCONSIN )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above-named \_\_\_\_\_, \_\_\_\_\_ of Tri City National Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same as an officer of Tri City National Bank.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission Expires: \_\_\_\_\_

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs  
Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk

STATE OF WISCONSIN )  
  ) SS:  
COUNTY OF RACINE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above-named James R. Dobbs and Joslyn Hoeffert, President and Clerk of the Village of Caledonia, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission Expires: \_\_\_\_\_

**VILLAGE OF CALEDONIA SEWER UTILITY DISTRICT and the VILLAGE OF CALEDONIA WATER UTILITY DISTRICT**

By: \_\_\_\_\_  
Howard Stacey  
President

Attest: \_\_\_\_\_  
Michael Pirk  
Secretary

STATE OF WISCONSIN )  
                              ) SS:  
COUNTY OF RACINE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above-named Howard Stacey and Michael Pirk, President and Secretary of the Village of Caledonia Sewer Utility District and The Village of Caledonia Water Utility District to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission Expires: \_\_\_\_\_

**REESMAN'S EXCAVATING & GRADING, INC.**

By: \_\_\_\_\_

\_\_\_\_\_  
[name]  
President

Attest: \_\_\_\_\_

\_\_\_\_\_  
[name]  
Secretary

STATE OF WISCONSIN )  
                                  ) SS:  
COUNTY OF RACINE   )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above-named \_\_\_\_\_ and \_\_\_\_\_, President and Secretary of Reesman's Excavating & Grading, Inc., to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of said corporation.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission Expires: \_\_\_\_\_

Exhibit A:      Development Agreement



**RESOLUTION NO. 2021-72**

**RESOLUTION APPROVING THE RETIREE HEALTHCARE BENEFIT POLICY**

**WHEREAS**, the Village of Caledonia determined that the methods previously used to manage retiree healthcare premium banks was not compliant with existing regulation; and

**WHEREAS**, the Village of Caledonia determined that the previous policy unfairly penalized certain Police and Fire employees who were or may be promoted from represented to sworn non-represented status; and

**WHEREAS**, the Village of Caledonia has created a Retiree Health Reimbursement Arrangement to be utilized by eligible retirees; and

**WHEREAS**, The Finance Committee has reviewed the attached policy and recommends approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the Retiree Healthcare Benefit Policy as set forth in Exhibit A which is attached hereto and incorporated herein, is authorized and approved.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2021.

VILLAGE OF CALEDONIA

By: \_\_\_\_\_  
James R. Dobbs, Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Deputy Village Clerk

## MEMORANDUM

DATE: June 1, 2021  
TO: Village Board  
FROM: Public Works Director *Tom Lazcano*  
RE: Variance request For Oversized Structure/Garage at 3733 N Green Bay Road

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Cole E. Vassh has requested a variance to construct a 30' by 56' oversized structure/garage (1,680 square feet) on his property at 3733 N. Green Bay Road. The proposed oversized structure/garage will be used to store personal items.

The proposed location of the structure/garage meets the minimum required setbacks of the Zoning Code, and is not in any easement nor in any FEMA Floodplain or DNR Wetlands.

I recommend that the Village Board pass the following motion at the June 7th Village Board Meeting:

Move to approve a variance request for Cole E. Vassh to construct an oversized structure/garage of 1,680 square feet at 3733 N. Green Bay Road subject to the following conditions:

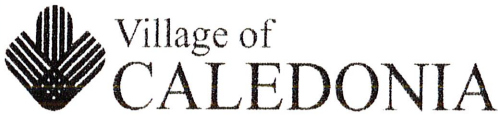
- 1.) The oversized structure/garage must be constructed pursuant to the plans as presented and as approved by the Building Department.
- 2.) Site grading, FYG's and finished slab elevations to be determined by the Caledonia Engineering Department as part of the building permit conditions.
- 3.) An acceptable grading plan may be required to be submitted, reviewed and approved by the Public Works Director. Grading plans must provide proper drainage of the site, ensure that runoff will not create a problem with abutting properties and conform to all Village standards.
- 4.) Swales must be installed and the area around the building graded so as to ensure proper drainage away from all buildings is maintained, to ensure that natural drainage is not restricted, and to ensure that runoff does not create a problem with abutting properties. Swales to be a minimum of 8" below the FYG's and have a centerline slope of no less than .8%. Side slopes on swales and around building are not to exceed 4:1.
- 5.) Gutters must be installed on the building and be outletted to ensure that runoff does not create any drainage problems. This may require that they be tiled to drain internally on the lot or to the road ditch.
- 6.) The owners must sign a utility waiver form and the agreement stating building will be used for personal use only prior to the release of the Building Permit.
- 7.) Owners/contractors must use the existing driveway access to access the site.

# Pole barn

My pole barn will be intended to house my classic vehicles. I have several classic's, one of which is my prized 1975 Corvette. I need a dry, lighted area that protects my collection from the elements. I would like to store my yard equipment which is used to maintain my 2.5 acre property.

Lastly, my home has very little to no storage space. For these reasons I will require a large storage structure, so this building would help me tremendously in that regard.

Cole Vassh  
3733 N Greenbay rd  
262-497-1060



# ACCESSORY BUILDING PERMIT APPLICATION

5043 CHESTER LANE • RACINE, WI 53402  
PHONE (262) 835-6420

Permit No.
Parcel No.
Receipt No:

Owner's Name <i>Cole E Vassh</i>	Owner's Email <i>Cole_Vassh@yahoo.com</i>
-------------------------------------	--

Owner's Mailing Address, City, State & Zip (if different from Project Address)	Phone <i>(262) 497-1060</i>
--	--------------------------------

Business Name	Business Email	Phone ( )
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Contractor's Certificate No.	Exp. Date:	Contractor's Qualifier No.	Exp. Date
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**Project Address:** *3733 N Green bay rd*

### Explanation of Project:

SETBACKS:	Front	Rear	Left Rear	Right	Distance from main building	ESTIMATED BUILDING COST (Required)
Distance from lot lines to structure	<i>✓</i> Ft.	<i>L</i> Ft.	<i>L</i> Ft.	Ft.	<i>&gt; 10'</i> Ft.	<i>\$ 40,000</i>

Structure Size	250 sq. ft. or greater	Walls	Construction Type
Width <i>56</i> ft. _____ in.	<input type="checkbox"/> No <input type="checkbox"/> Yes If yes, additional construction documents required, including elevation views.	Studs (____ x ____)( ____ ) O.C.	<input type="checkbox"/> Frame
Depth <i>30</i> ft. _____ in.	<b>1,050 sq. ft. or greater</b>	Sheathing _____	<input type="checkbox"/> Masonry
Height: <i>1680</i> #	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, an oversized structure variance is required.	Siding _____	<input type="checkbox"/> Other _____
Exterior Wall <i>12</i> ft. _____ in.		Masonry _____	<i>R-6</i>
<i>✓</i> To Ridge $\frac{21}{33} = 2 = 16'5"$			
Overhang _____ ft. _____ in.			

Foundation	Roof	Door Header	Roof Pitch
<input type="checkbox"/> Reinforced Slab	<input type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Truss	Opening Size <i>11</i> ft.	
<input type="checkbox"/> Masonry Foundation	<input type="checkbox"/> Rafters: (____ x ____)	Header Material & Size:	
<input type="checkbox"/> Poured Concrete	(____) O.C.		
<input checked="" type="checkbox"/> Pole Building	Roofing Material: _____		

The applicant agrees to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understands that issuance of the permit creates no legal liability, express or implied, on the Department or Municipality; and certifies that all of the above information is accurate. **NO WORK MAY START PRIOR TO THE ISSUANCE OF THE PERMIT.**

**CONTACT PERSON (Print)** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**SIGNATURE OF APPLICANT** \_\_\_\_\_ **Date** \_\_\_\_\_

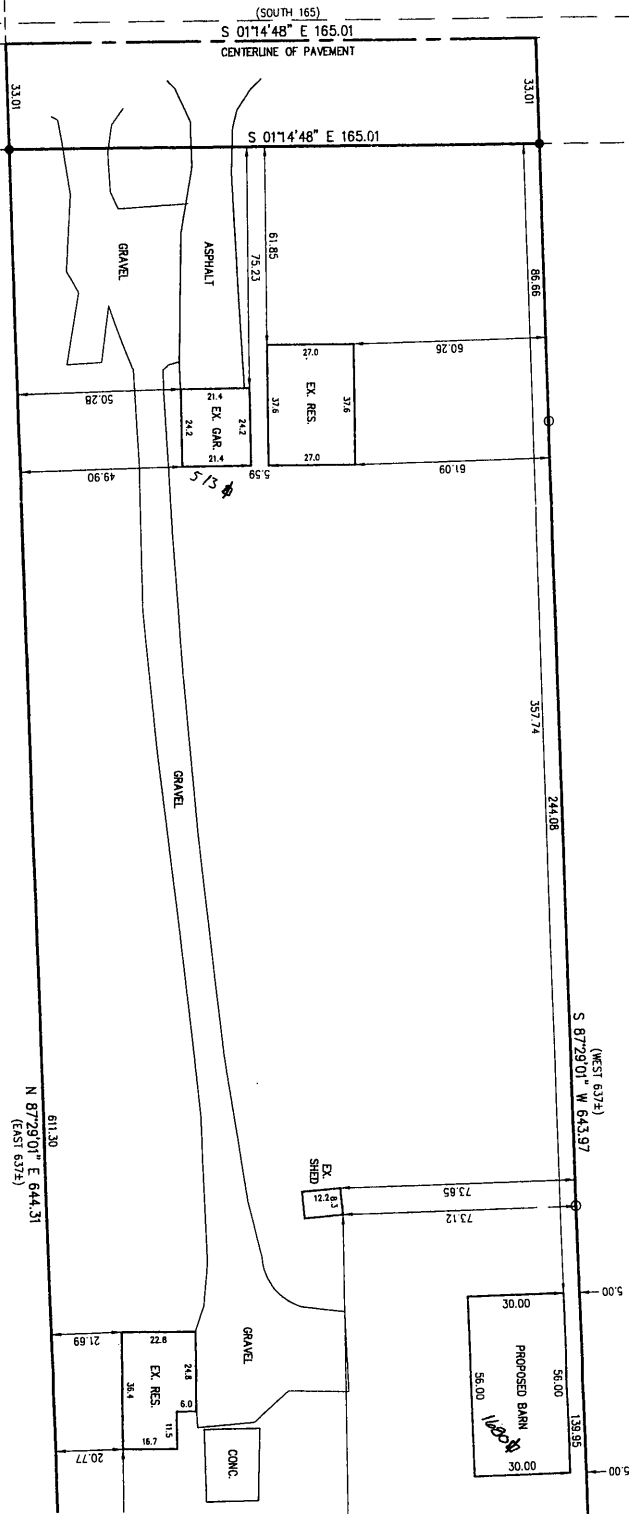
**NOTE:**  
Footing, rough framing and final inspections required. 24-HOUR NOTICE FOR ALL INSPECTIONS.  
Any electrical, plumbing and/or HVAC work requires separate permits

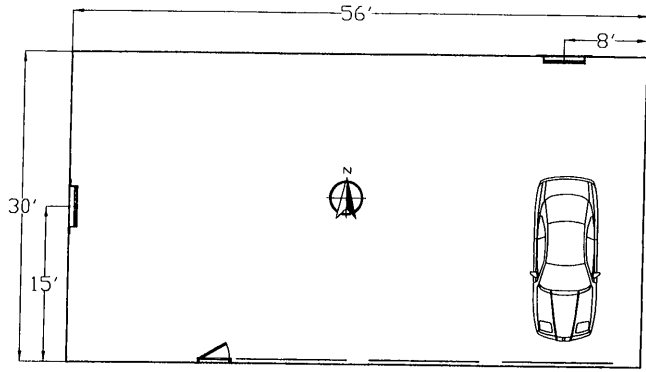
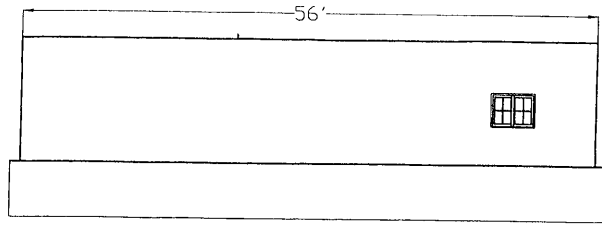
**OFFICE USE ONLY** *2.5a x 43560-123900*

Information checked to be submitted with application:
_____ Building Plans & Specification _____ Plat of Survey _____ Erosion Control

*no FP, no WL, no easements, setbacks OK  
165' x 525' = 86625 x .20 = 17,325 OK*

# NORTH GREEN BAY ROAD





*Cole Vassh  
3733 NGB Road*

