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

THIS WILL BE AN IN-PERSON MEETING

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
5. **Approval of Minutes**
 - Special Board – October 18, 2021
 - Village Board – October 18, 2021
6. **Citizens Reports**
7. **Committee Reports**
 - A. Finance
 1. Approval of A/P checks
8. **Ordinances and Resolutions**
 - A. **Resolution 2021-98** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use Permit And A Site, Building, & Operations Plan To Construct A ±10,792 Square Foot Commercial Building Located At 4949 Erie Street, Village Of Caledonia, Racine County, WI; Peter Oleszczuk, Applicant, Manveer & Chaman Real Estate Inc. Owner
 - B. **Resolution 2021-110** – A Resolution Of The Village Board Of The Village Of Caledonia Regarding The Engagement Of Professional Actuarial Services
 - C. **Resolution 2021-111** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map For The Parcel Located At 3205 West 3 Mile Road And The Rezone Lot 2 Of Proposed Certified Survey Map From A-1, Farmland Preservation District And A-2, General Farming And Residential District II To M-2, General Industrial District For The Future Development Of A Semi-Truck Repair And Storage Business In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.
 - D. **Resolution 2021-112** – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Sign Plan For The Development Located 13712 Northwestern Avenue; Michael Everett, Applicant, Pilot Travel Centers, Owner
9. **New Business**
 - A. Variance Request for Detached Oversized Structure/Garage at 3561 Kimberly Lane
 - B. Extended Dates for Hop Heads Hospitality & Events, LLC 'Class B' Retail License
10. **Report from Village Administrator**
11. **Adjournment**

Board Present: Trustee Wishau, Trustee Weatherston, Trustee Stillman, Trustee Martin, and President Dobbs. Trustee McManus arrived at 5:25 p.m.

Absent Trustee Wanggaard were excused.

Staff/Others: Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Bane Thomey, Director of Public Services Anthony Bunkelman, Development Director Peter Wagner Fire Chief Jeff Henningfeld, Attorney Elaine Ekes and Attorney Alan Marcuvitz (appeared on ZOOM).

1. Call the meeting to order

President Dobbs called the meeting to order at 5:02 p.m., at the Caledonia Village Hall.

2. Review of Request from CCM-Caledonia, LLC and Cardinal Capital Management, Inc. to modify the Loan Agreement for the Water's Edge Development in TID #5

Nick Jung, General Counsel with Cardinal Capital Management has worked on the Waters Edge development in TID #5 for CCM-Caledonia, LLC. Jung explained the request for a modification to the loan agreement to be increased for additional monies; this would cover the remaining site work and predevelopment costs that were not included in the original loan.

There was discussion regarding the reassurance to the Village for the financial capacity of CCM and Cardinal Capital Management, Inc.

3. A. The VILLAGE BOARD will take up a motion to go into CLOSED SESSION, for the following purposes: pursuant to s. 19.85(1)(e), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: specifically: (1) to discuss the request from CCM-Caledonia, LLC and Cardinal Capital Management, Inc. to modify the Loan Agreement for the Water's Edge Development in TID #5 and (2) to discuss the fee agreement between the Village and the Horton Group, Inc. for broker services for health, dental, vision and life insurance plans.

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

Trustee Weatherston – aye Trustee Stillman – aye
Trustee Martin – aye Trustee Wishau – aye
President Dobbs – aye
Motion carried unanimously.

Trustee McManus arrived after the Board was already in CLOSED session.

B. The VILLAGE BOARD reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda and the other meetings agendas as posted.

Motion by Trustee Weatherston to go into open session. Seconded by Trustee Stillman. Motion carried unanimously.

4. Adjournment.

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

Respectfully submitted,

Joslyn Hoeffert
Village Clerk

**Village Board Meeting
October 18, 2021**

1 - Order

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

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: Trustee Wanggaard was excused.

Staff: Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Bane Thomey, Director of Public Services Anthony Bunkelman, Development Director Peter Wagner, Fire Chief Jeff Henningfeld, Police Chief Christopher Botsch and Attorney Elaine Ekes.

4 – Communications and Announcements

5 – Approval of Minutes

Village Board – October 4, 2021

Special Board – September 28, 2021, September 29, 2021 & October 4, 2021

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

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

6 – Citizens Reports

Ron Coutts, 609 Kentwood Dr., is a member of Real Racine and the Caledonia Historical Society and inquired about the room tax in the budget. He requested that the Village Board and the Historical Society work together and request that \$1,200 be set aside for maintenance and upgrades. He suggested naming the TID's opposed to just using numbers and thought it would be helpful to citizens who want to be more informed and involved. He inquired if there is a Mount Pleasant trustee that sits on the Joint Park Commission.

Michael Pikula, 6509 Williamsburg Way, wanted to clarify a citizen comment made at the last meeting, and presented the homes that would be effected by the light show. He further spoke about the temporary parking signs and how neighbors will park. So far, this year's traffic has had a nice flow with no issues of backup.

Ron Coutts, 609 Kentwood Dr., Informed the Board that 120 Lacrosse Teams played in a tournament at the Joint Park that brought over 6,000 people who attended. He thought it would be nice if Caledonia had a hotel.

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

Village – \$347,557.19

US Bank – \$40,038.66

Motion by Trustee Wishau to approve the A/P checks as presented for \$347,557.19 and the US Bank charges as presented for \$40,038.66. Seconded by Trustee Martin. Motion carried unanimously

Motion by Trustee Martin to take the agenda out of order, starting with item 8C and move forward with the remaining items as posted. Seconded by Trustee Stillman. Motion carried unanimously.

8 – Ordinances and Resolutions**8C - Resolution 2021-107 – Resolution Of The Village Board Of The Village Of Caledonia Approving A First Amendment To Loan Agreement Between, Village Of Caledonia, CCM-Caledonia, LLC And Cardinal Capital Management, Inc.**

Motion by Trustee Martin to approve Resolution 2021-107 subject to the guarantors providing financial information that is satisfactory to the Village. Seconded by Trustee Weatherston. Motion carried unanimously.

8A - Resolution 2021-105 –Resolution Authorizing the Issuance and Sale of \$17,095,000 Water System and Sewerage System Revenue Bonds, Series 2021 of the Village of Caledonia, Racine County, Wisconsin, and Providing for the Payment of the Bonds and Other Details With Respect to the Bonds

The bond sale amount has changed from the estimated amount of **\$17,095,000** to the final amount of **\$16,220,000**. This is because the Village is only borrowing what is needed for the project.

Motion by Trustee Weatherston to approve Resolution 2021-105 in the amount of \$16,220,000. Seconded by Trustee Stillman.

Trustee Weatherston – aye

Trustee Stillman – aye

Trustee Martin – aye

Trustee Wishau – aye

Trustee McManus – aye

President Dobbs – aye

Motion carried unanimously.

8B - Resolution 2021-106 – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With The Wisconsin Humane Society For Humane Animal Control Services For 2022

The contract amount has reduced from 2021 to 2022.

Motion by Trustee Stillman to approve Resolution 2021-106. Seconded by Trustee Wishau. Motion carried unanimously.

8D - Resolution 2021-108 – A Resolution Of The Village Board Of The Village Of Caledonia Modifying The Approved Site, Building, & Operations Plan To Construct A ±4,052 Square Foot Training Facility Located At 3710 7 Mile Road, Village Of Caledonia, Racine County, WI; Ryan Rudie, Applicant, Wisconsin Electric Power Company, Owner

The applicant found some discrepancies in our code, and this would allow our Fire Chief to waive the requirement that conflicts with state code. A requirement in our code requires alarms in every building but our ordinances were not grandfathered in and has thus made it unenforceable.

The Ordinance is being sent to the Legislative and Licensing Committee to further review the code.

Motion by Trustee Weatherston to approve Resolution 2021-108. Seconded by Trustee Stillman. Motion carried unanimously.

8E - Resolution 2021-109 – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With Clifton Larson Allen LLP For 2021 Audit Services

Motion by Trustee Wishau to approve Resolution 2021-109. Seconded by Trustee Martin. Motion carried unanimously.

9 – New Business

9A – Appointment to the Community Development Authority

Motion by Trustee Weatherston to layover the appointment to the Community Development Authority. Seconded by Trustee Stillman. Motion carried unanimously.

9B – 5 ½ Mile Road Charles Street Intersection Additional Signage Request

A stop sign was requested and recommended by the Public Works Committee. After further analysis, a stop sign would have to be placed in a barrel and would be a maintenance issue. A plan was suggested to use two red diamonds to help identify the arrow sign to draw attention to the anticipated turn. The T intersection sign would be slightly bigger, more reflective, and customized to imitate the actual turn.

Motion by Trustee Weatherston to approve the sign request as presented. Seconded by Trustee McManus. Motion carried unanimously.

9C – Approve the Draft 2022 Budget for the Purpose of Publication for the November 15th Budget Hearing

Thomey explained the revisions made during the budget sessions.

Motion by Trustee Weatherston to Approve the Draft 2022 Budget for the Purpose of Publication for the November 15th Budget Hearing. Seconded by Trustee McManus. Motion carried unanimously.

10 – Report from Village Administrator

CCM ran into additional asbestos during the demolition. The RFP for the public safety building construction manager is currently being reviewed. The Police Department has a photographer coming in and has offered to include the Trustees and Department Heads for headshots that can be placed on the website.

11 – A. The VILLAGE BOARD will take up a motion to go into CLOSED SESSION, for the following purposes: pursuant to s. 19.85(1)(e), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; specifically: (1) to discuss the fee agreement between the Village and the Horton Group, Inc. for broker services for health, dental, vision and life insurance plans; and (2) to discuss the parameters for the anticipated transfer of the Caledonia-Mt. Pleasant Joint Memorial Park in Franksville to Racine County.

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

Trustee Weatherston – aye

Trustee Stillman – aye

Trustee McManus – aye

Trustee Wishau – aye

President Dobbs – aye

Trustee Martin – aye

Motion carried unanimously.

B. The VILLAGE BOARD reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda.

Motion by Trustee Martin to go into open session. Seconded by Trustee Wishau. Motion carried unanimously.

12 – Adjournment

Motion by Trustee McManus to adjourn. Seconded by Trustee Martin. Motion carried unanimously.

Meeting adjourned at 7:08 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
3 RIVERS BILLING, INC.								
3	3 RIVERS BILLING, INC.	5748	ER EMS BILLING	10/14/2021	5,716.92	.00		100-00-46230 Ambulance/EMS Fees
Total 3 RIVERS BILLING, INC.:					5,716.92	.00		
ACH - JAMES IMAGING								
897	ACH - JAMES IMAGING	30331857	VILLAGE COPIER SYSTEM	10/22/2021	225.87	.00		100-90-62300 Office Equipment Rental & Main
897	ACH - JAMES IMAGING	30331858	VILLAGE COPIER SYSTEM	10/22/2021	1,322.20	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - JAMES IMAGING:					1,548.07	.00		
ACH - PITNEY BOWES								
1016	ACH - PITNEY BOWES	9-14-21 SHIPPI	TNC WATER SAMPLE SHIPPING	09/14/2021	300.00	.00		200-50-64040 Postage & Shipping
Total ACH - PITNEY BOWES:					300.00	.00		
ACH - QUADIENT FINANCE USA INC								
3898	ACH - QUADIENT FINANCE USA	RACINE00000	POSTAGE	10/18/2021	1,500.00	.00		100-13-64040 Postage & Shipping
Total ACH - QUADIENT FINANCE USA INC:					1,500.00	.00		
ACH - SUPERFLEET								
1730	ACH - SUPERFLEET	EJ9941018202	FUEL FOR FLEET AT 12'S	10/22/2021	958.75	.00		100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					958.75	.00		
ACH - TIAA COMMERCIAL FINANCE, INC.								
1851	ACH - TIAA COMMERCIAL FINA	8431276	PRINTER LEASE SEPTEMBER 2	09/15/2021	4,508.07	.00		100-90-62300 Office Equipment Rental & Main
1851	ACH - TIAA COMMERCIAL FINA	8493536	PRINTER LEASE OCTOBER 202	10/13/2021	4,470.37	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - TIAA COMMERCIAL FINANCE, INC.:					8,978.44	.00		
ACH - WE ENERGIES								
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	1,532.29	.00		222-00-64140 Utilities
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	2,529.64	.00		100-43-64140 Utilities
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	986.06	.00		100-90-64290 Street Lighting
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	495.01	.00		221-00-64140 Utilities
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	1,143.55	.00		100-30-64140 Utilities
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	1,364.75	.00		100-35-64140 Utilities
380	ACH - WE ENERGIES	3881092748	BILL PERIOD 9/01/21 TO 10/03/2	10/07/2021	255.09	.00		100-41-64140 Utilities
380	ACH - WE ENERGIES	3889104087	BILLING PERIOD 9/8/21 TO 10/1	10/14/2021	7,783.95	.00		100-90-64290 Street Lighting
380	ACH - WE ENERGIES	3897405161	BILL PERIOD 09/15/21 TO 10/14/	10/20/2021	17.94	.00		221-00-64140 Utilities
380	ACH - WE ENERGIES	3897405161	BILL PERIOD 09/15/21 TO 10/14/	10/20/2021	16.67	.00		100-35-64140 Utilities

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total ACH - WE ENERGIES:					16,124.95	.00		
ARAMARK								
128	ARAMARK	1641447346	RUG DELIVERY - POLICE DEPT	10/20/2021	432.89	.00		100-43-62100 Contracted Services
Total ARAMARK:					432.89	.00		
CLEANCO RACINE, INC								
9021	CLEANCO RACINE, INC	4426	CLEANING SERVICES OCTOBE	10/15/2021	869.00	.00		100-43-62100 Contracted Services
9021	CLEANCO RACINE, INC	4427	CLEANING SERVICES VILLAGE	10/15/2021	1,010.00	.00		100-43-62100 Contracted Services
Total CLEANCO RACINE, INC:					1,879.00	.00		
CLL SERVICES INC								
9085	CLL SERVICES INC	596	WEED COMMISSIONER - MILAG	10/04/2021	454.58	.00		100-90-62900 Private Property Maintenance
9085	CLL SERVICES INC	597	WEED CUTTING (9811 DANA DR	10/04/2021	400.00	.00		100-90-62900 Private Property Maintenance
Total CLL SERVICES INC:					854.58	.00		
COMPLETE OFFICE OF WISCONSIN								
392	COMPLETE OFFICE OF WISCO	185493	PAPER & CREDITS (INV. #18851	10/01/2021	8.16	.00		100-13-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	197700	BATTERIES, PENS & FOLDERS	10/18/2021	57.05	.00		100-13-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	199926	POCKET WALL HOLDER FOR A	10/22/2021	28.00	.00		100-35-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	199926	URINAL SCREEN STATION 12	10/22/2021	21.61	.00		100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	200667	MAGNETIC POCKET HOLDER F	10/22/2021	28.00	.00		100-35-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	201023	HAND SANITIZER	10/22/2021	43.80	.00		100-35-64100 Janitorial Supplies
Total COMPLETE OFFICE OF WISCONSIN:					186.62	.00		
CUMMINS SALES AND SERVICES								
429	CUMMINS SALES AND SERVICE	F6-17164	SERVICE ON GENERATOR AT S	10/22/2021	2,460.74	.00		100-35-64250 Equipment Repairs & Maintenanc
Total CUMMINS SALES AND SERVICES:					2,460.74	.00		
DIVERSIFIED BENEFIT SERVICES								
525	DIVERSIFIED BENEFIT SERVIC	339147	OCTOBER MONTHLY FSA FLEXI	10/19/2021	222.95	.00		100-90-62100 Contracted Services
Total DIVERSIFIED BENEFIT SERVICES:					222.95	.00		
DON'S ELECTRIC								
549	DON'S ELECTRIC	24621	ELECTRICAL WORK STATION 1	10/22/2021	1,230.00	.00		400-35-65020 Building Improvements

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total DON'S ELECTRIC:					1,230.00	.00		
FOTH INFRASTRUCTURE & ENVIRO, LLC								
666	FOTH INFRASTRUCTURE & EN	74418	AUBURN HILLS PHASE III PROF	09/24/2021	32.56	.00		100-23163-015 Auburn Hills Deposit
666	FOTH INFRASTRUCTURE & EN	74421	TID #4 DEBACK SEWER AND W	09/24/2021	1,447.00	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74423	TID5 DOMINICAN LIFT STATION	09/24/2021	13,970.10	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74424	TID 5 CENTRAL LIFT STATION P	09/24/2021	8,841.50	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74425	BRIARWOOD PROSIONAL SRV	09/24/2021	747.50	.00		100-23163-001 Briarwood
666	FOTH INFRASTRUCTURE & EN	74431	TID4 I94 WTR DEMAND STUDY	09/24/2021	2,213.50	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74432	BLUFFSIDE DEVELOPMENT PR	09/24/2021	889.00	.00		100-23163-035 Bluffside
666	FOTH INFRASTRUCTURE & EN	74750	PROFESSIONAL SERVICES TH	10/18/2021	4,225.40	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74755	AUBURN HILLS PHASE III PROF	10/18/2021	601.00	.00		100-23163-015 Auburn Hills Deposit
666	FOTH INFRASTRUCTURE & EN	74756	TID #4 DEBACK SEWER AND W	10/18/2021	1,236.50	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74759	TID #5 DOMINICAN LIFT STATIO	10/18/2021	37,756.40	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74760	TID 5 CENTRAL LIFT STATION P	10/18/2021	10,887.50	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74762	BRIARWOOD PROF. SERVICES	10/18/2021	2,664.02	.00		100-23163-001 Briarwood
666	FOTH INFRASTRUCTURE & EN	74769	TID #4 I94 WATER DEMAND ST	10/19/2021	12,798.20	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	74770	SCANNELL DEV DEBACK INDU	10/19/2021	205.70	.00		100-23163-043 Scannel Properties 499-DeBack
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:					98,515.88	.00		
FRANKSVILLE AUTOMOTIVE LLC								
679	FRANKSVILLE AUTOMOTIVE LL	15626	2 NEW TIRES & ALIGNMENT (LA	09/17/2021	429.63	.00		222-00-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15748	#206 TIRES/OIL CHANGE	10/14/2021	163.77	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15758	#215 OIL CHANGE	10/19/2021	83.43	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15777	#205 OIL CHANGE	10/19/2021	83.43	.00		100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					760.26	.00		
FRANKSVILLE OIL								
680	FRANKSVILLE OIL	370606	DIESEL FUEL FOR CFD VEHICL	10/22/2021	231.38	.00		100-35-63200 Fuel, Oil, Fluids
Total FRANKSVILLE OIL:					231.38	.00		
HASTINGS AIR-ENERGY CONTROL, INC.								
783	HASTINGS AIR-ENERGY CONT	I91075	PLYMOVENT PARTS STATION 1	10/22/2021	310.75	.00		100-35-64250 Equipment Repairs & Maintenanc
Total HASTINGS AIR-ENERGY CONTROL, INC.:					310.75	.00		
HWY 31/60 REAL ESTATE LL								
825	HWY 31/60 REAL ESTATE LL	NOV-21	NOV-21; BUILDING RENT	11/01/2021	3,565.42	.00		200-10-61700 Property Rental
825	HWY 31/60 REAL ESTATE LL	NOV-21	NOV-21; BUILDING RENT	11/01/2021	271.40	.00		200-27-61700 Property Rental
825	HWY 31/60 REAL ESTATE LL	NOV-21	NOV-21; BUILDING RENT	11/01/2021	995.12	.00		200-28-61700 Property Rental

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
825	HWY 31/60 REAL ESTATE LL	NOV-21	NOV-21; BUILDING RENT	11/01/2021	218.18	.00		200-29-61700 Property Rental
825	HWY 31/60 REAL ESTATE LL	NOV-21	NOV-21; BUILDING RENT	11/01/2021	271.40	.00		200-72-61700 Property Rental
Total HWY 31/60 REAL ESTATE LL:					5,321.52	.00		
J & F AUTO GLASS								
9198	J & F AUTO GLASS	145204	#210 TINT	10/19/2021	220.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total J & F AUTO GLASS:					220.00	.00		
KASDORF, LEWIS & SWIETLIK, S.C.								
9039	KASDORF, LEWIS & SWIETLIK,	545717	CLAIM NO. PRO00124661 PROF	10/15/2021	1,525.00	.00		100-90-61000 Professional Services
Total KASDORF, LEWIS & SWIETLIK, S.C.:					1,525.00	.00		
KONICA MINOLTA								
1090	KONICA MINOLTA	275816448	SEP-21; ADMIN COPIER USE	09/30/2021	101.50	.00		200-10-64060 Copying & Printing
1090	KONICA MINOLTA	275816448	SEP-21; ADMIN COPIER USE	09/30/2021	101.50	.00		200-27-64060 Copying & Printing
1090	KONICA MINOLTA	9008090927	SEP-15; HV COPIER USE	09/30/2021	109.90	.00		200-28-64060 Copying & Printing
1090	KONICA MINOLTA	9008090927	SEP-15; HV COPIER USE	09/30/2021	12.21	.00		200-29-64060 Copying & Printing
Total KONICA MINOLTA:					325.11	.00		
KORTENDICK HARDWARE								
1096	KORTENDICK HARDWARE	144907	CLEANING SUPPLIES	09/17/2021	19.70	.00		100-43-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	145029	PAPER TOWEL HOLDER AND F	10/13/2021	10.42	.00		100-35-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	145094	TRASH BAGS W/INSTANT SAVI	09/27/2021	54.96	.00		222-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	145262	MARKERS & TAPE MEASURE -	10/04/2021	22.28	.00		221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	145394	SHOWER CURTAIN & CABLE TI	10/09/2021	20.32	.00		222-00-64240 Building Repairs & Maintenance
1096	KORTENDICK HARDWARE	145407	CHLORINE TABS - JT PKS	10/10/2021	53.99	.00		222-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	145407	LEVER FLUSH - JT PKS	10/10/2021	10.78	.00		222-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	145481	TRASH BAGS, MOPHEAD, KITC	10/14/2021	48.49	.00		222-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	145540	GORILLA ADHESIVE STATION 1	10/22/2021	8.09	.00		100-35-64240 Building Repairs & Maintenance
1096	KORTENDICK HARDWARE	145574	BAR SCABBARD, WEED CUTTE	10/18/2021	46.04	.00		221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	145588	SUPER GLUE AND PLASTIC WE	10/19/2021	9.88	.00		221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	145655	ROPE NYLON, LINK CHAIN QUI	10/21/2021	1.81	.00		222-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	145671	LINK CHAIN QUICK 5/16"- JT. PA	10/22/2021	5.38	.00		222-00-64070 Work Supplies
Total KORTENDICK HARDWARE:					312.14	.00		
LANGUAGE LINE SERVICES								
2330	LANGUAGE LINE SERVICES	10348492	SEP-21; TRANSLATION SERVIC	09/30/2021	25.49	.00		200-20-61000 Professional Services
2330	LANGUAGE LINE SERVICES	10348492	SEP-21; TRANSLATION SERVIC	09/30/2021	178.39	.00		200-27-61000 Professional Services
2330	LANGUAGE LINE SERVICES	10348492	SEP-21; TRANSLATION SERVIC	09/30/2021	8.50	.00		200-72-61000 Professional Services

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total LANGUAGE LINE SERVICES:					212.38	.00		
MEDPRO MIDWEST GROUP								
1268	MEDPRO MIDWEST GROUP	00020081	QUARTERLY COT SERVICE CO	10/14/2021	626.50	.00		100-35-62100 Contracted Services
Total MEDPRO MIDWEST GROUP:					626.50	.00		
MENARDS RACINE								
1281	MENARDS RACINE	25960	CLEANERS, AMMONIA, BRAKEL	10/15/2021	47.86	.00		100-41-64070 Work Supplies
1281	MENARDS RACINE	29928	4' LED FIXTURE-VILLAGE HALL	09/30/2021	69.99	.00		100-43-64240 Building Repairs & Maintenance
1281	MENARDS RACINE	31177	LIGHTBULBS	10/22/2021	179.97	.00		100-35-64110 Small Equipment
Total MENARDS RACINE:					297.82	.00		
MICHELS GARAGE, INC.								
1321	MICHELS GARAGE, INC.	13690	SEP-21; REPLACE VALVE STEM	10/04/2021	28.00	.00		200-10-63300 Vehicle Repairs & Maintenance
Total MICHELS GARAGE, INC.:					28.00	.00		
MILAEGER'S LANDSCAPE MANAGEMENT								
1330	MILAEGER'S LANDSCAPE MAN	253184	SEASONAL PLANTINGS AND P	10/09/2021	2,460.00	.00		100-90-61400 Economic Development Services
Total MILAEGER'S LANDSCAPE MANAGEMENT:					2,460.00	.00		
MOBILE REDUCTION SPECIALISTS								
1345	MOBILE REDUCTION SPECIALI	66928	(6) 30 YARD WASTE CONTAIN	10/08/2021	2,550.00	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	66954	10/12/2021 - 60 CY OF PLAYGR	10/13/2021	2,100.00	.00		221-00-62700 Grounds Services
1345	MOBILE REDUCTION SPECIALI	66988	(7) 30 YARD WASTE CONTAIN	10/19/2021	2,975.00	.00		241-00-62800 Waste Disposal
Total MOBILE REDUCTION SPECIALISTS:					7,625.00	.00		
NASSCO, INC.								
1371	NASSCO, INC.	6058504	BATH TISSUE - JT PARKS	10/04/2021	72.32	.00		222-00-64100 Janitorial Supplies
1371	NASSCO, INC.	6067598	BATH TISSUE & FUEL SURCHA	10/18/2021	39.11	.00		100-43-64100 Janitorial Supplies
Total NASSCO, INC.:					111.43	.00		
PARK REFUND VENDOR								
8999	PARK REFUND VENDOR	WRS-9IYWM	ESCROW REFUND - JT PARK H	10/23/2021	100.00	.00		222-00-46710 Hall Rental
8999	PARK REFUND VENDOR	WRS-LZ1UQ	JOINT PARK HALL ESCROW RE	10/16/2021	100.00	.00		222-00-46710 Hall Rental
Total PARK REFUND VENDOR:					200.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
PATS SERVICES INC.								
1462	PATS SERVICES INC.	A-222417	PORTABLE TOILET RENTAL GO	10/10/2021	90.00	.00		221-00-62100 Contracted Services
1462	PATS SERVICES INC.	A-222417	PORTABLE TOILET RENTAL GO	10/10/2021	140.00	.00		221-00-62100 Contracted Services
1462	PATS SERVICES INC.	A-222418	PORTABLE TOILET - HANDICAP	10/10/2021	140.00	.00		221-00-62100 Contracted Services
1462	PATS SERVICES INC.	A-222707	PORTABLE TOILET - HANDICAP	10/10/2021	140.00	.00		221-00-62100 Contracted Services
Total PATS SERVICES INC.:					510.00	.00		
PAUL CONWAY SHIELDS								
1466	PAUL CONWAY SHIELDS	0475478	SHIELD AND ORNAMENTS	10/22/2021	128.00	.00		100-35-64070 Work Supplies
1466	PAUL CONWAY SHIELDS	0477546	HELMET INSERTS ETC FOR BC	10/22/2021	500.00	.00		100-35-64070 Work Supplies
1466	PAUL CONWAY SHIELDS	0481143	WORK BOOTS FOR BISSONNE	10/22/2021	440.00	.00		100-35-64070 Work Supplies
Total PAUL CONWAY SHIELDS:					1,068.00	.00		
PAYNE & DOLAN, INC.								
1474	PAYNE & DOLAN, INC.	1770206	5.09 TON ASPHALT	10/14/2021	301.58	.00		400-41-65080 Road Improvements
1474	PAYNE & DOLAN, INC.	1771581	8TN HOT MIX ASPHALT	10/21/2021	472.00	.00		400-41-65080 Road Improvements
1474	PAYNE & DOLAN, INC.	1771582	1.60 TN HOT ASPHALT	10/21/2021	97.60	.00		100-41-64090 Road Maintenance Materials
Total PAYNE & DOLAN, INC.:					871.18	.00		
POMPS TIRE SERVICE								
1517	POMPS TIRE SERVICE	160114948	FIX FLAT TIRE #19	10/13/2021	164.30	.00		100-41-63300 Vehicle Repairs & Maintenance
Total POMPS TIRE SERVICE:					164.30	.00		
RACINE COUNTY VISITORS BUREAU								
1573	RACINE COUNTY VISITORS BU	10182021	ROOM TAX FOR OCTOBER 201	10/18/2021	2,290.38	.00		100-00-41210 Room Taxes
1573	RACINE COUNTY VISITORS BU	10182021	ROOM TAX AUGUST 2021	10/18/2021	22,078.87	.00		100-00-41210 Room Taxes
Total RACINE COUNTY VISITORS BUREAU:					24,369.25	.00		
RACINE TIRE & AUTO SERVICE								
1571	RACINE TIRE & AUTO SERVICE	293886	1 TIRE REPAIR - BUILDING INSP	09/17/2021	14.00	.00		100-43-63300 Vehicle Repairs & Maintenance
Total RACINE TIRE & AUTO SERVICE:					14.00	.00		
RDS TRUCK SERVICE INC.								
1603	RDS TRUCK SERVICE INC.	00051060	BRAKE CHAMBERS	10/15/2021	373.70	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00051093	10 OIL AND FUEL FILTERS	10/20/2021	279.40	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00051094	2 IDLER PULLEYS +BELT TENSI	10/21/2021	603.02	.00		100-41-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total RDS TRUCK SERVICE INC.:					1,256.12	.00		
SME SEASONAL SERVICES LLC								
1813	SME SEASONAL SERVICES LL	6074	MOWING - CALEDONIA VILLAG	10/03/2021	210.00	.00		100-43-62100 Contracted Services
1813	SME SEASONAL SERVICES LL	6074	MOWING - CALEDONIA PARKS (10/03/2021	2,660.00	.00		221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6074	MOWING - CALEDONIA CEMET	10/03/2021	600.00	.00		222-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6074	MOWING - JOINT PARKS (9/1, 9/	10/03/2021	2,100.00	.00		222-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6074	MOWING - OTHER - (9/7) 2021	10/03/2021	135.00	.00		100-43-62100 Contracted Services
Total SME SEASONAL SERVICES LLC:					5,705.00	.00		
STRYKER SALES CORPORATION								
8	STRYKER SALES CORPORATIO	3543442M	COT INSPECTION	10/14/2021	197.50	.00		100-35-64250 Equipment Repairs & Maintenanc
Total STRYKER SALES CORPORATION:					197.50	.00		
TERRY & NUNDO, LLC								
1934	TERRY & NUNDO, LLC	16153	LEGAL FEES FOR 8/27/2021	10/14/2021	420.00	.00		100-90-61100 Legal Fees
Total TERRY & NUNDO, LLC:					420.00	.00		
UW - OSHKOSH								
2441	UW - OSHKOSH	20019	Q3-2021 DNR WATER TESTING	10/19/2021	475.50	.00		200-50-64070 Work Supplies
Total UW - OSHKOSH:					475.50	.00		
VILLAGE OF WIND POINT ..								
2086	VILLAGE OF WIND POINT ..	2021-25	SUBSTITUTION	10/14/2021	300.00	.00		100-32-64070 Work Supplies
Total VILLAGE OF WIND POINT ...:					300.00	.00		
VON BRIESEN & ROPER SC								
2091	VON BRIESEN & ROPER SC	371177	SEP-21; COVID-19 HIPAA RECO	10/14/2021	324.50	.00		200-72-61100 Attorney Fees
2091	VON BRIESEN & ROPER SC	371194	SEP-21; PERSONNEL WORK FR	10/14/2021	413.00	.00		200-10-61100 Attorney Fees
2091	VON BRIESEN & ROPER SC	371199	LABOR AND PERSONNEL LEG	10/14/2021	1,284.50	.00		100-90-61100 Legal Fees
Total VON BRIESEN & ROPER SC:					2,022.00	.00		
WEST ALLIS BLUEPRINT								
2127	WEST ALLIS BLUEPRINT	157212	CANON COPIER CONTRACT &	10/18/2021	150.91	.00		100-43-62100 Contracted Services
Total WEST ALLIS BLUEPRINT:					150.91	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
WI DEPT OF JUSTICE-TIME								
2142	WI DEPT OF JUSTICE-TIME	455TIME-0000	CIB-TIME SERVICE FEE	10/10/2021	600.75	.00		100-30-62100 Contracted Services
Total WI DEPT OF JUSTICE-TIME:					600.75	.00		
WI DEPT OF TRANSPORTATION								
2168	WI DEPT OF TRANSPORTATION	10222021	NEW/TRANSFER 5 PLATES NE	10/22/2021	675.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total WI DEPT OF TRANSPORTATION:					675.00	.00		
WISCONSIN HUMANE SOCIETY								
2180	WISCONSIN HUMANE SOCIETY	2120	ANIMAL SHELTER CONTRACT -	10/01/2021	1,092.50	.00		100-90-62500 Animal Control Contract
Total WISCONSIN HUMANE SOCIETY:					1,092.50	.00		
Grand Totals:					201,369.09	.00		

RESOLUTION NO. 2021-98

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE PERMIT AND A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT A ±10,792 SQUARE FOOT COMMERCIAL BUILDING LOCATED AT 4949 ERIE STREET, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; PETER OLESZCZUK, APPLICANT, MANVEER & CHAMAN REAL ESTATE INC. OWNER

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

WHEREAS, Peter Oleszczuk, Applicant, has requested an approval of conditional use permit and a site, building, and operations plan to construct and utilize a ±10,792 square-foot commercial building at 4949 Erie Street, Parcel ID No. 104-04-23-82-001-000, Village of Caledonia, Racine County, WI; and,

WHEREAS, after holding a public hearing on the requested conditional use permit, the Village of Caledonia Plan Commission recommended approval of the conditional use permit and site, building, and operations plan, subject to conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed as a conditional use and through the building, site, and operation plan review process in the B-1 zoning district; and
2. The applicant meets and agrees to meet all of the requirements and conditions specified in the Village ordinance and those imposed by the Village Plan Commission and Board based on the substantial evidence presented at the public hearing and provided as a part of the application and review process.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested conditional use permit and the 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 November, 2021.

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Village Trustee

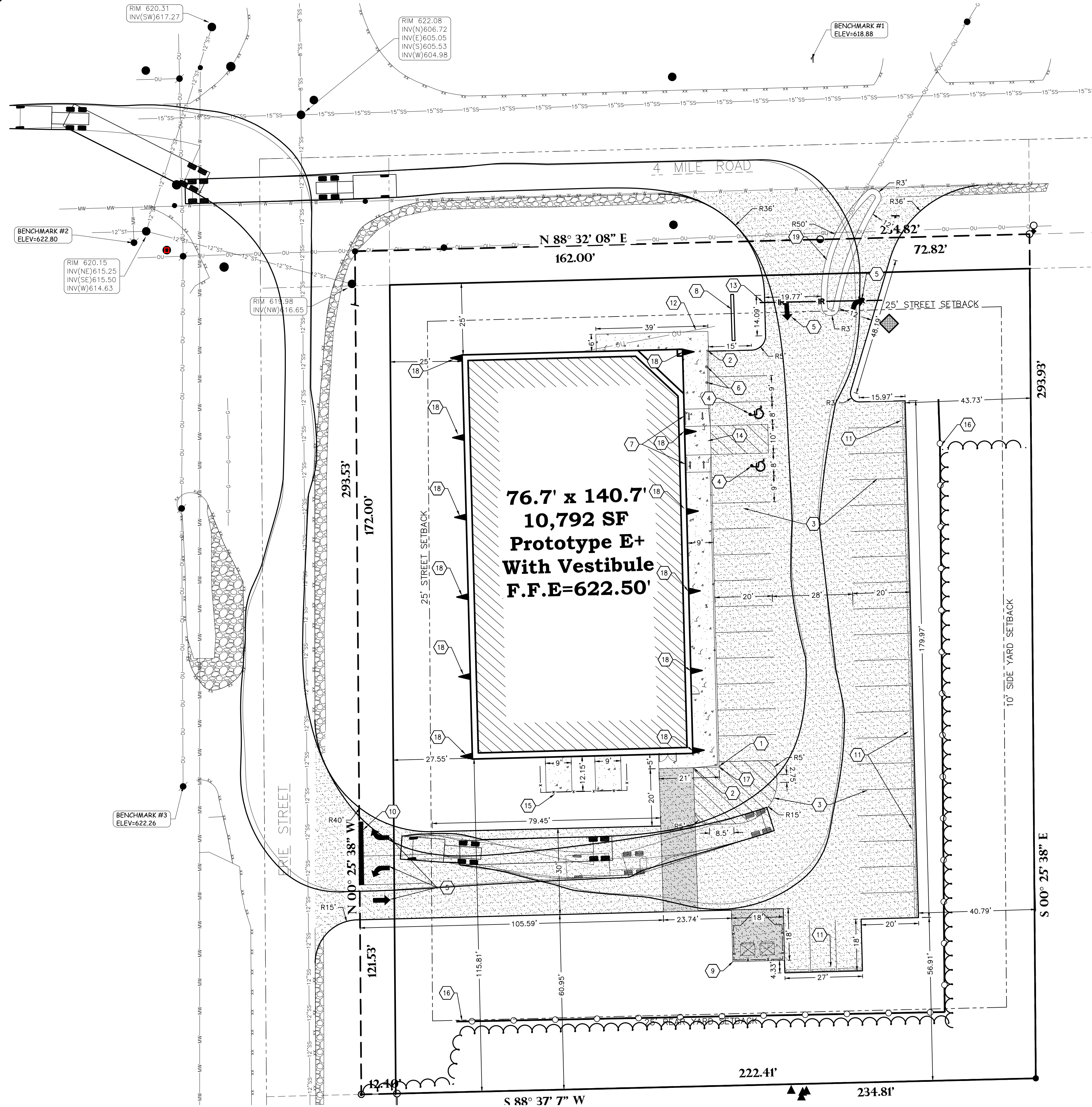
Attest: _____
Joslyn Hoeffert, Village Clerk

EXHIBIT A: Conditions of Approval for Conditional Use Permit; 4949 Erie Street Commercial Building

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of the building permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the revised plans and documents received by the Village Planning Office on October 18, 2021.
4. **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.
5. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
6. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
7. **Parking.** Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. The driveway and all parking areas must be maintained in a hard-surfaced, dust-free condition.
8. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan received on October 18, 2021. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
9. **Lighting.** The lighting plan must be in compliance with the submitted lighting plan October 14, 2021. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.
10. **Signage.** Prior to installation of any signs, a sign permit will be required prior to installation and meet all sign regulations in Title 16. Internally lit cabinet wall signs, banners, balloons, flashing or animated signs are prohibited.
11. **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.

12. **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.
13. **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.
14. **Outdoor Display of Merchandise.** Outdoor storage will be limited to one ice chest box. The display of merchandise outdoors is prohibited. Such items shall include but not limited to propane exchange, firewood, general merchandise, redbox, and other retail goods.
15. **Hours of Operation:** Hours of operation of any business must be between the hours of 8:00 am and 10:00 pm. Any expansion of these hours of operation will require approval by the Plan Commission and Village Board as an amendment to the conditional use.
16. **Semi-tractor Delivery Designated Route:** Semi-tractor deliveries are to enter the site on 4 Mile Road and exit onto Erie Street back to 4 Mile Road. Semi-tractors are prohibited to travel south on Erie Street.
17. **Semi-tractor Delivery Time Restriction:** Semi-tractor deliveries are limited to no sooner than one hour before or after business hours, and never sooner than 7:00 am or later than 11:00 pm.
18. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the development will be required to resubmit their application and go through the conditional use process.
19. **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.
20. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
21. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
22. **Amendments to Building, Site & Operations Plan.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.

23. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Utility District regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Utility District is required.
24. **Site Plan and Title 16 Review.** The final site plan and site design and architectural details required under Title 16 of the Village's Code of Ordinances shall be reviewed and approved for compliance by the Village Development Director.
25. **Agreement.** You are accepting the conditions of approval and the beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Peter Oleszczuk, Midwest WI LLC, Manveer & Chaman Real Estate Inc., and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
26. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
600 NAIL ON SOUTH SIDE OF SIGN
LOCATED ON THE NORTH SIDE OF 4 MILE ROAD NORTH OF
THE SUBJECT PROPERTY.
ELEVATION = 618.88

BENCHMARK #2
ARROW BOLT ON HYDRANT
LOCATED AT THE SOUTHWEST QUADRANT OF THE
INTERSECTION OF 4 MILE ROAD AND ERIE STREET.
ELEVATION = 622.80

BENCHMARK #3
600 NAIL ON NORTHEAST SIDE OF POWER POLE
LOCATED ON THE WEST SIDE OF ERIE STREET WEST OF THE
SUBJECT PROPERTY.
ELEVATION = 622.26

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- THICKENED EDGE WALK
- END OF THICKENED EDGE WALK
- PARKING LOT STRIPING
- ADA PARKING STALL
- DIRECTIONAL ARROW
- CONCRETE BOLLARD
- ADA PARKING SIGN
- LIGHTED PYLON SIGN
W/ UNDERGROUND ELECTRIC
(SEE ELECTRICAL PLANS)
- 18'x18' DUMPSTER PAD
W/ SHADOW BOX FENCING
- 18" STOP BAR
- 8' PARKING STOPS
- APPROXIMATE LOCATION OF 1" SLEEVE
FOR PYLON SIGN POWER CONDUIT
(VERIFY FINAL LOCATION WITH BLDG
ELECTRICAL DESIGNER/CONTRACTOR)
- APPROXIMATE LOCATION OF 2" SLEEVE FOR
IRRIGATION LINE, VERIFY FINAL LOCATION
WITH IRRIGATION DESIGNER/CONTRACTOR
- ADA RAMP
- HVAC AREA W/ SHADOW BOX FENCING
(SEE MECHANICAL PLANS FOR UNIT
INFORMATION AND CONCRETE PAD DESIGN)
- 6' HIGH PRIVACY FENCE W/
SHADOW BOX FENCING
- WARP CONCRETE CURBING TO
LOADING PAD
- 8" ROOF DRAIN
(SEE ARCHITECTURAL DRAWING)
- CONCRETE ISLAND W/ ROLL CURB

PAVEMENT HATCH PATTERNS:

- BASE BID - 6" CONCRETE PAVEMENT
ALTERNATE BID - 4" ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- 6" CONCRETE PAVEMENT

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ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN
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REVISIONS

CHECKED: JUL
DRAWN: JUL
DATE 10/18/2021
PROJECT NO. 21.028

LAYOUT PLAN

MIDWEST WI, LLC
DOLLAR GENERAL
VILLAGE OF CALEDONIA
RACINE CO, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
C2.0

RESOLUTION NO. 2021-110

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
REGARDING THE ENGAGEMENT OF PROFESSIONAL ACTUARIAL SERVICES**

WHEREAS, the Village Board finds that the Village of Caledonia has a need to acquire professional actuarial services for the year ended December 31, 2021 in substantially the form attached hereto subject to review by the Village Attorney;

NOW THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that it hereby approves engagement of Lauterbach & Amen, LLP to perform such actuarial services in accordance with the Proposal for Actuarial Valuation of Other Post-Employment Benefits in substantially the form attached hereto as exhibit A, subject to review by the Village Attorney

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

VILLAGE OF CALEDONIA

By: _____
Lee Wishau, Village Trustee

Attest: _____
Joslyn Hoeffert, Village Clerk



October 28, 2021

Village of Caledonia
5043 Chester Lane
Racine, Wisconsin 53402

We are pleased to confirm our acceptance and understanding of the services we will provide for the Village of Caledonia for the fiscal years ending December 31, 2021 through December 31, 2024. It is our understanding that Lauterbach & Amen, LLP will prepare the GASB 74/75 Actuarial Valuation for the Village.

You agree to assume all management responsibilities for the actuarial services we provide; you will oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; you will evaluate the adequacy and results of the services and will accept responsibility for them.

Lauterbach & Amen, LLP does not assume any management responsibilities for the Village. These services cannot be relied upon to detect errors, irregularities, or illegal acts that may exist. However, we will inform you of any such matters that may come to our attention.

Costs for our services are as follows:

	Fiscal Year Ended 12/31/2021	Fiscal Year Ended 12/31/2022	Fiscal Year Ended 12/31/2023	Fiscal Year Ended 12/31/2024
Annual Actuarial Reports				
• Preparation of GASB 74/75 Actuarial Valuation*	\$6,650	\$0	\$6,800	\$0
• Preparation of Audit Friendly Exhibits	Included	Included	Included	Included
Total Annual Actuarial Reports	\$6,650	\$0	\$6,800	\$0

*All GASB 74/75 reporting will follow a biennial reporting cycle and for all fiscal year ends where a full-valuation is not required, we will prepare financial statement entries based on a limited actuarial report. The limited actuarial report will not require updating of participant or medical information but will be run at the most recently available discount rate required by the GASB 74/75 standards. If, for any reason, the Village or auditors require a full-valuation vs. the limited actuarial report, updating of all participant and medical information will be required and the fee for a full valuation will be charged.

Either party may terminate all or a portion of the services contemplated by this engagement at any time for any reason upon 30 days written notice to the other. Subcontracting is prohibited without the express written approval of the Village's Board of Trustees. This agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin and venue for any dispute between the parties shall be Racine County, Wisconsin.

We appreciate the opportunity to be of service to the Village of Caledonia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please indicate your acceptance by signing below and returning it to us.

Cordially,

Lauterbach & Amen, LLP

Lauterbach & Amen, LLP

RESPONSE:

This letter correctly sets forth the understanding of the Village of Caledonia:

Accepted by: _____

Title: _____

RESOLUTION NO. 2021-111

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CERTIFIED SURVEY MAP FOR THE PARCEL LOCATED AT 3205 WEST 3 MILE ROAD AND THE REZONE LOT 2 OF PROPOSED CERTIFIED SURVEY MAP FROM A-1, FARMLAND PRESERVATION DISTRICT AND A-2, GENERAL FARMING AND RESIDENTIAL DISTRICT II TO M-2, GENERAL INDUSTRIAL DISTRICT FOR THE FUTURE DEVELOPMENT OF A SEMI-TRUCK REPAIR AND STORAGE BUSINESS IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.

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

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

WHEREAS, Briohn Land Development LLC, Agent, requested approval of a Certified Survey Map and the Rezoning of Lot 2 of the Certified Survey Map from A-1, Farmland Preservation District and A-2, General Farming and Residential District II to M-2, General Industrial District for the parcel located at 3205 West 3 Mile Road with Parcel ID No. 168-04-21-25-004-200 in the Village of Raymond, and this tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, the Village of Raymond has approved the requested certified survey map and rezone and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

1. The proposed M-2 District is in accord with the 2035 Land Use Plan for the Village of Raymond.
2. The proposed certified survey map and rezoning is allowed by underlying zoning through the Cooperative Boundary Agreement review process.
3. Due to the parcel's proximity to the Interstate, the requested zoning district should be encouraged in this area.
4. At the time of development, the applicant will be required to come before the Village of Caledonia for site plan review. Any development will need to meet the intent of the Village of Caledonia development standards and be considered a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Raymond and Caledonia.

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

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

VILLAGE OF CALEDONIA

By: _____
Lee Wishau
Village Trustee

Attest: _____
Joslyn Hoeffert
Village Clerk

RESOLUTION NO. 2021-112

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A SIGN PLAN FOR THE DEVELOPMENT LOCATED 13712
NORTHWESTERN AVENUE; MICHAEL EVERETT, APPLICANT, PILOT TRAVEL
CENTERS, OWNER**

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

WHEREAS, Pilot Travel Centers, Owner, Michael Everett, Applicant requested approval of a sign plan presented in **Exhibit A** at 13712 Northwestern Avenue; Parcel I.D. No. 104-04-22-30-022-001; and

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

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

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

Adopted by the Village Board of the Village of Caledonia this ____ day of November 1, 2021.

VILLAGE OF CALEDONIA

By: _____

Lee Wishau

Village Trustee

Attest: _____

Joslyn Hoeffert

Village Clerk

EXHIBIT A

SITE PLAN

PILOT # 324
13712 NORTHWESTERN AVE.
FRANKSVILLE, WI 53126

- A MID-RISE
- B PILOT - WALL SIGN (FRONT)
- C TRAVEL CENTER - (RE-IMAGE)
- D DIRECTIONAL - AUTO ENTRY/EXIT
- E DIRECTIONAL - NO ENTRY
- F DIRECTIONAL - TRUCK ENTRY/EXIT
- G DIRECTIONAL - AUTO ENTRY/EXIT
- H AUTO CANOPY SIGNS
- I DIESEL CANOPY SIGNS



SITE PLAN

NOT TO SCALE

SIGN TYPE A QUANTITY: 1

SCOPE OF WORK: MID RISE
• REMOVE & DISCARD OF ALL EXISTING SIGNS & STEEL SUPPORT STRUCTURE
• PROVIDE AND INSTALL NEW SIGNS & NEW STEEL SUPPORTS

SPECIFICATIONS: ARBY'S
• CABINET FILLER AND 1 1/2" RETAINERS PAINTED, P1
• FACES: FORMED AND EMBOSSED WITH APPLIED V1 VINYL

SPECIFICATIONS: PILOT
• CABINET FILLER AND 1 1/2" RETAINERS PAINTED, P1
• FACES: FORMED AND EMBOSSED WITH APPLIED V2 VINYL

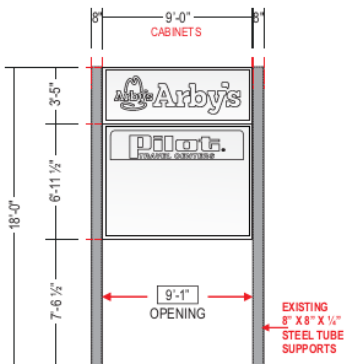
SPECIFICATIONS: LED GAS PRICER
• 2 PRODUCT PRICER WITH 3' DIGITS PROVIDED BY CLIENT AND INSTALLED BY TRS

SPECIFICATIONS: STEEL SUPPORT
• NEW 8" X 8" X 1/2" STEEL TUBES
• DIRECT BURIAL INTO CONCRETE PIERS
• PAINT ENTIRE STEEL STRUCTURE: P1

COLOR LEGEND	
PAIN COLORS	1: BLACK
VINYL COLORS TO MATCH	Arby's 1: TO MATCH LOGO COLORS
VINYL COLORS TO MATCH	Pilot 2: TO MATCH LOGO COLORS
VINYL COLORS TO MATCH	1: 3630-33 RED
VINYL COLORS TO MATCH	2: 3630-53 CARDINAL RED
VINYL COLORS TO MATCH	3: 3630-25 SUNFLOWER YELLOW

Arby's	25.33 #2
Pilot	25.33 #2
Pricer	80.0 #2
Total	130.66 #2

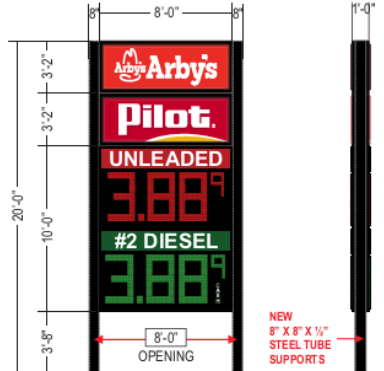
Arby's	30.9 ft
Pilot	62.7 ft
Total	93.6 ft x2



EXISTING CONDITIONS



EXISTING CONDITIONS



UPDATED CONDITIONS

ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION

SCALE: 3/16" = 1'-0"

EXHIBIT A

SIGN TYPE B QUANTITY: 1

SCOPE OF WORK: WALL SIGN
 REMOVE & DISPOSE OF EXISTING
 PILOT WALL SIGN
 PROVIDE AND INSTALL NEW
 PILOT WALL SIGN

SPECIFICATIONS: PILOT SIGN
 • CABINET FILLER AND 2" RETAINERS
 PAINTED, P1
 • FACES: FORMED AND EMBOSSED
 WITH APPLIED V1 VINYL

SPECIFICATIONS: MOUNTING
• MOUNTING: INSTALL SIGN ONTO
EXISTING WALL

COLOR LEGEND


PANT COLORS

1:8L

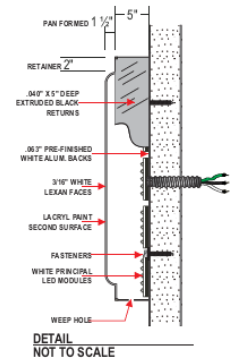
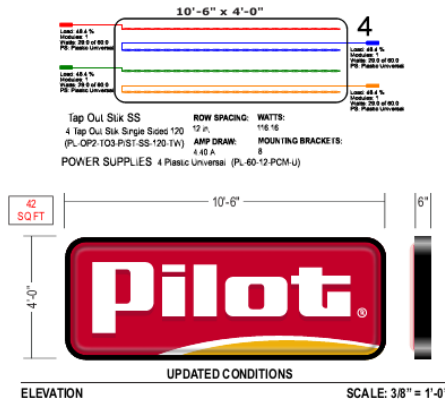
VINYL COLORS TO MATCH

Pilot. V1: TO MATCH LOGO COLORS

 1: 3630-33 RED

 2: 3630-53 CARDINAL RED

 3: 3530-25 SUNFLOWER YELLOW



PATCH AND PAINT TO MATCH
EXISTING WALL COLOR

42.0 SQ FT



SCALE: 1/8" = 1'-0"

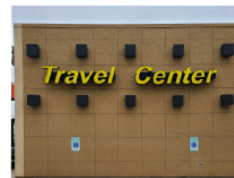
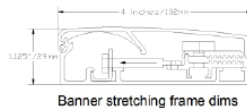
SIGN TYPE C QUANTITY: 1

SCOPE OF WORK

- REMOVE EXISTING "TRAVEL CENTER" SIGN AND "BOX" LIGHT FIXTURES. PROPERLY TERMINATE ELECTRICAL AND INSTALL WEATHERPROOF COVER AT EXISTING JUNCTION BOXES. WHERE EXPOSED, PAINT TO MATCH FIELD OF WALL.

- INSTALL NEW GOOSENECK LIGHT FIXTURES IN PLACE OF "BOX" LIGHT TOP ROW - SUPPLY FROM HJC
- INSTALL NEW SNAPFRAME'S BELOW GOOSENECK LIGHTS - SIZED AND SPACED ACCORDING TO THE ATTACHED MODEL CONDITIONS - IF ODD CONDITION IS ENCOUNTERED, CLIENT TO PROVIDE GUIDANCE - SUPPLY FROM DFAB

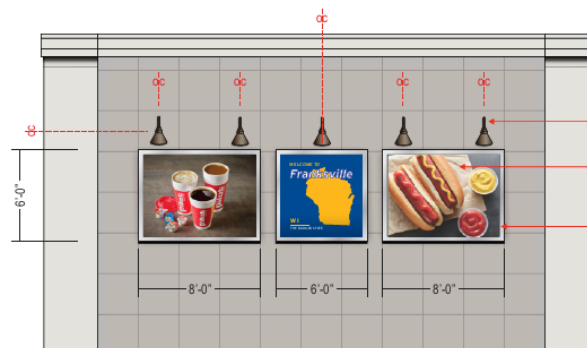
• PAINT TOUCH-UP TO MATCH EXISTING – ALTERNATE: IF BUILDING IS TO BE PAINTED, THE ATTACHED COLOR SCHEMES ARE TO BE USED. ALSO HAVE WILLIAMS, FJ AND SPEEDWAY SCHEMES AVAILABLE.



EXISTING CONDITIONS - (FRONT ENTRANCE)

ELEVATION

NOT TO SCALE



SNAP BANNER FRAMES
(SIZES AS PER GUIDELINES
PROVIDED BY CLIENT)

— GOOSE NECK
LIGHTS

CLIENT PROVIDED
ARTWORK

SNAP BANNER FRAMES

- SMALLER FRAME CENTERED OVER SINGLE LIGHT
- LARGE FRAMES CENTERED OVER TWO LIGHTS

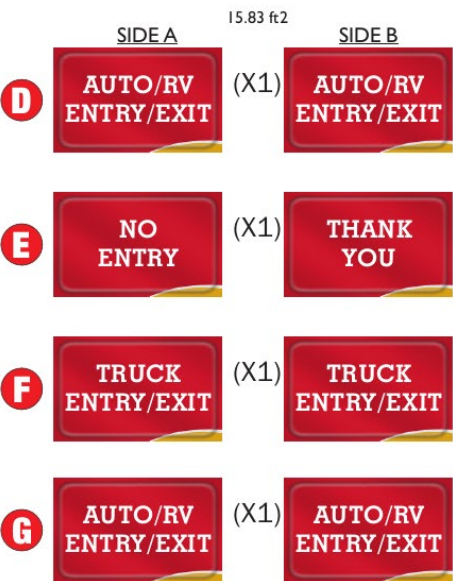
UPDATED CONDITIONS

ELEVATION

SCALE: 3/16" = 1'-0"

EXHIBIT A

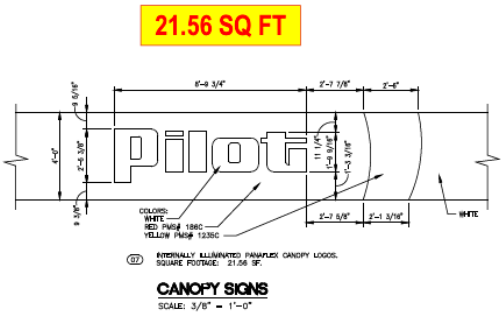
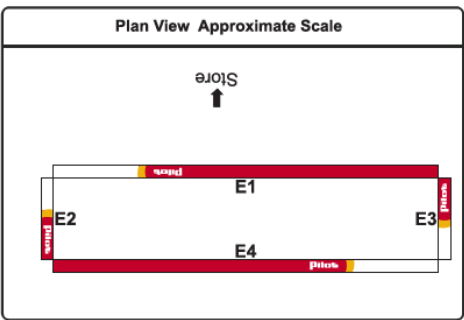
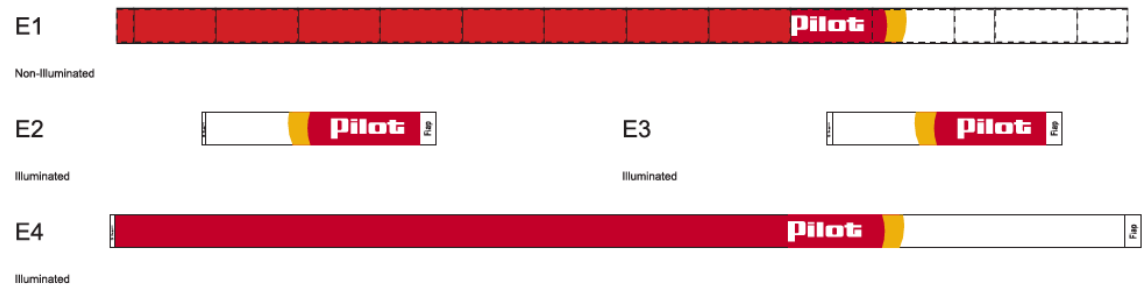
ELECTRICAL DIRECTIONAL SIGNS



Scale: 1"=22.67"




AUTO CANOPY



MEMORANDUM

DATE: Tuesday, October 12, 2021

TO: Village Board

FROM: Utility Director 

CC: Village Administrator

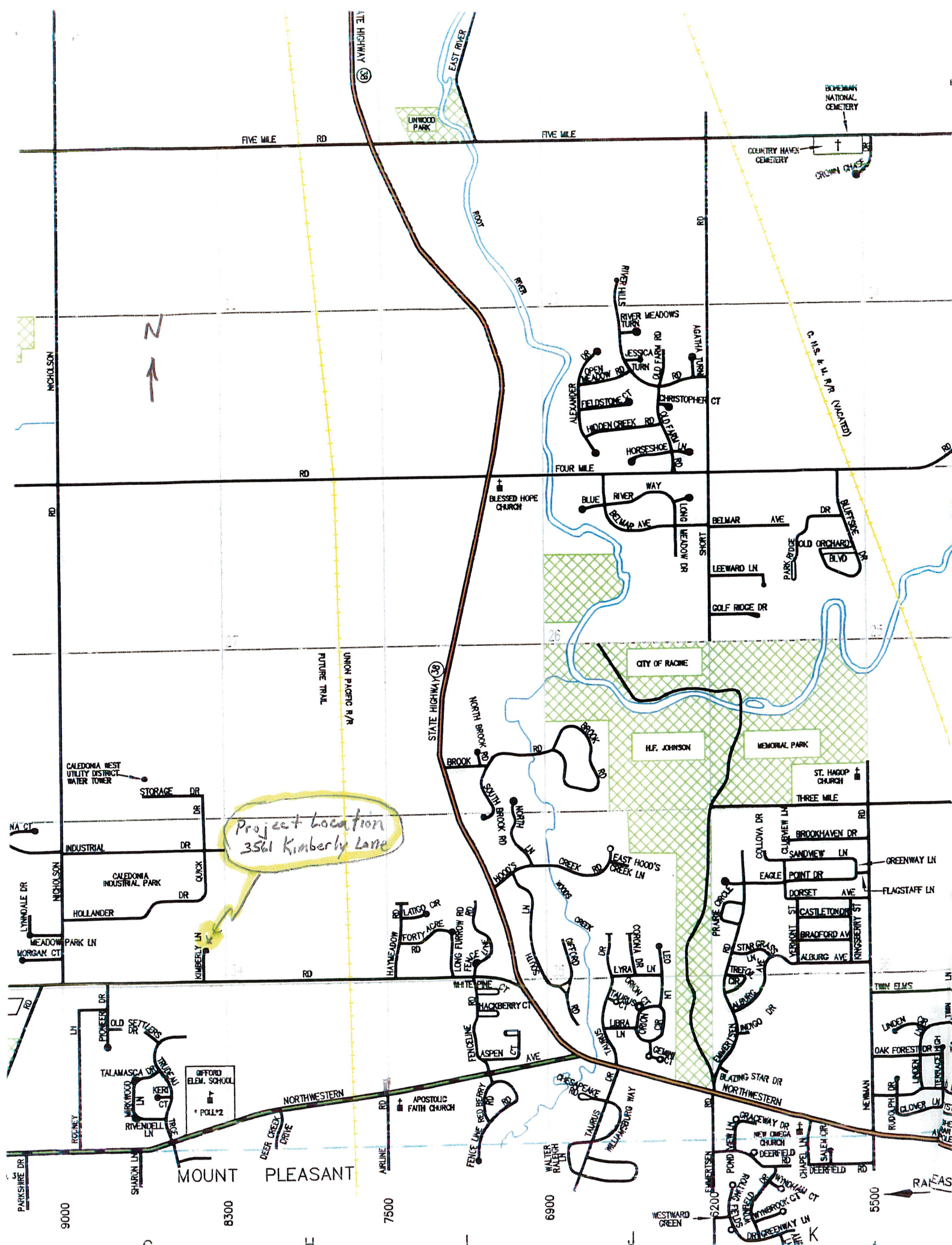
RE: Variance request for Detached Oversized Structure/Garage at 3561 Kimberly Lane

Kyle Lehman has requested a variance to construct a 30' X 50' oversized detached structure/garage with 13'- 4" high side walls that would create a total covered area of approximately 1,500 square feet on his property at 3561 Kimberly Lane. The proposed oversized structure/garage will be used for personal storage of parent's boat, classic cars, camper, tools, and miscellaneous items. The property owner has signed the Village waiver form stating that the oversized structure/garage will be used for personal storage and use only.

I recommend that the Village Board pass the following motion at the November 1, 2021 Village Board Meeting:

Move to approve a variance request for Kyle Lehman to construct a 30' X 50' oversized detached structure/garage with 13'- 4" tall side walls that will create a total covered area of approximately 1,500 square feet on his property at 3561 Kimberly Lane subject to the following conditions:

- 1.) The oversized structure/garage must be constructed pursuant to the plans as presented. Approval of the building plans by the Building Inspector will be required prior to release of the Building Permit.
- 2.) Contractors must use the approved driveway access to access the site. The balance of driveway and the garage apron are to be installed so as to ensure proper drainage away from all buildings is maintained and to ensure that runoff does not create drainage or icing problems. The driveway shall be a minimum of 30' deep opposite any double wide overhead doors, 20' deep opposite any single wide overhead doors, 5' away from the lot lines, have side slopes not steeper than 4:1, and shall not have a centerline slope in excess of 6%.
- 3.) There is a swale that will be affected by the proposed driveway and building installations. An acceptable grading plan will need to be submitted, reviewed, and approved prior to the release of the Building Permit. Grading plans must provide proper drainage of the site, ensure that runoff will not create a problem with other buildings or abutting properties, and conform to all Village standards. Swales will need to be installed and maintained around the home, structure/garage, and driveway and shall drain in such a way so as to ensure runoff does not create drainage or icing problems. Grading and swales shall provide a minimum of 8" of positive pitch away from all building FYG's, have centerline slopes of no less than .8%, and side slopes no steeper than 4:1. Regrading of the site, properly sized culverts, swales, and retaining walls may be necessary to achieve. Contact the Village Engineering Department for a Construction Site Erosion & Sediment Control Permit if disturbing more than 4,000 square feet or importing/exporting more than 150 cubic yards of material. Do not grade or fill any wetland or flood plain areas without proper approvals.
- 4.) Gutters and downspouts will be required to control roof runoff. Roof runoff must be outletted so as to ensure proper drainage away from all buildings and to ensure that runoff does not create any drainage or icing problems. This may require that the downspouts be tiled to drain internally into the lot and grading past lot lines may also be necessary. Work with abutting property owners.





Village of CALEDONIA

ACCESSORY BUILDING PERMIT APPLICATION

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

Permit No. _____

Parcel No. _____

Receipt No. _____

Owner's Name

Kyle Lehman

Owner's Email

Kyle.m.lehman@gmail.com

Owner's Mailing Address, City, State & Zip (if different from Project Address)

3561 N. Kimberly Lane Franksville, WI, 53126

Phone

(262) 307-7416

Contractor Name

Jesse Wilson

Contractor Email

jwilsonconstructionracine@gmail.com

Phone

(262) 901-6365

Contractor Dwelling Certificate # _____ Exp. Date: _____

Contractor Qualifier # _____ Exp. Date: _____

Contractor Address

Project Address: 3561 N. Kimberly Lane Franksville, WI 53126

SETBACKS:

Distance from lot
lines to structure

Front

Rear

Left

Right

Ft.

Ft.

Ft.

10 Ft.

Distance from main building

25 Ft.

ESTIMATED BUILDING COST (Required)

\$ 30,000

Structure Size

Width 30 ft. _____ in.

Depth 50 ft. _____ in.

Total Square Footage 1500

Height:

Exterior Wall 13 ft. 4 in.

To Ridge 19 ft. 10 in.

Overhang 2 ft. _____ in.

250 sq. ft. or greater

☐ No ☐ Yes

If yes, additional construction documents required, including elevation views.

1,050 sq. ft. or greater

☐ No ☒ Yes

If yes, an oversized structure variance is required.

Walls

Studs (2 x 6) (16) O.C.

Sheathing OSB 7/16"

Siding Exterior Vinyl

Masonry None

Construction Type

☒ Frame

☐ Masonry

☐ Other _____

Foundation

☒ Reinforced Slab

☐ Masonry Foundation

☐ Poured Concrete

☐ Pole Building

Roof

☐ Gable ☐ Hip ☒ Truss

☐ Rafters: (_____ x _____)

(_____) O.C.

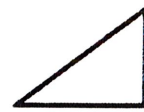
Roofing Material: Shingles

Door Header

Opening Size 16 ft.

Header Material & Size: _____

Roof Pitch



4 Ft

12ft.

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) Kyle Lehman

PHONE: 262-307-7416

SIGNATURE OF APPLICANT [Signature]

Date 10/6/21

NOTE:

Footings, 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

Information checked to be submitted with application:

_____ Building Plans & Specification _____ Plat of Survey _____ Erosion Control

LEHMAN, KYLE

Previous Balance:	.00
CHARGES TO THE PUBLIC - VARIANCE FOR BOARD OF APPEALS 100-00-44400 Zoning Permits	450.00
<hr/>	
Total:	450.00
<hr/>	
CHECKS Check No: 2872	450.00
Payor: LEHMAN, KYLE	
Total Applied:	450.00
<hr/>	
Change Tendered:	.00
<hr/>	

09/23/2021 11:23 AM

450 - 175 = 275.00

*Per Peter owner will be Refunded/credited
\$275⁰⁰.
Difference in cost of Board of Appeals
Review versus Village Board.*

■ Proposal for Garage

- 30' wide x 50' deep x 13' tall (1,500 sq ft)
- 2 X 6 construction
- Vinyl siding (same color as home)
- Shingle roof (same color as home)
- Wainscot on front matching stone look on front of home

Reason for Building Request over 1050 sq ft

- Need more space to store possessions.
 - Parents boat and classics cars
 - Camper
 - Tools/misc.
- Storing vehicles outside not only accelerates wear, but looks bad for the neighborhood
 - Storing outside is not allowed by neighborhood covenant
 - Covenant does not allow multiple buildings if more space is desired (in accordance with detached structure regulations)
- Additional square footage that is being requested would be on back side of building, not visible from the road.



Preservation of Intent

- Garage to look like house: similar materials and look
 - Shingles
 - Siding color
 - Faux stone wainscot to match front of home
 - Design fits the look/feel of neighborhood
- In order to meet current zoning code and achieve 1,500 sq ft
 - Would need multiple buildings, which would negatively affect look and use of property for owner/family and surrounding neighbors

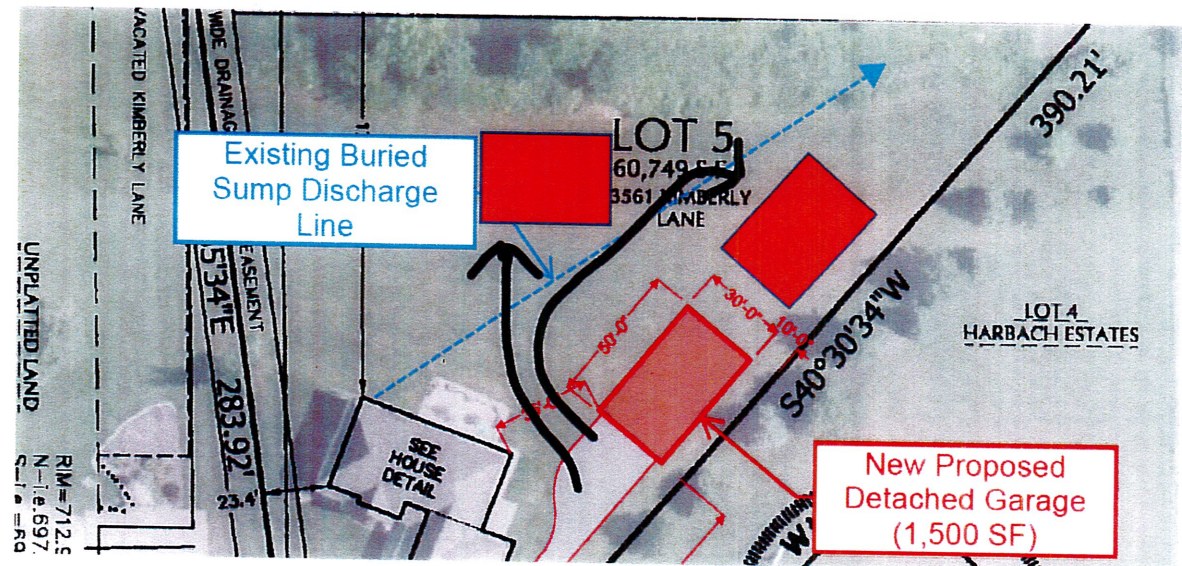


Exceptional Circumstance

- **Restrictive Covenant**
 - Covenant board (Ray Leffler) has already approved my project but approved a larger 2,000 sq ft pole barn. I propose to build a slightly smaller building with conventional construction for better aesthetics. Covenant does not allow for outside storage of boats, cars, etc, leading to me wanting this building
 - Covenant board would not approve of multiple buildings as it negatively affects the look of the property.
 - Covenant will not allow for storage of cars/boats in driveway, further necessitating a larger storage building

Exceptional Circumstance

- Yard drainage
 - High water table, with very active sump line which travels diagonally across backyard to rear (see image on slide 3)
 - Do not want to disturb the sump discharge line as it could cause sump backup
 - Multiple buildings of 1050 sq ft are not an option as I would have to drive over the sump line to access another building behind or beside the proposed location





Preservation of Property Rights

- Storing items indoors out of the elements, conforming with neighborhood covenant
- Allows us to enjoy the property as we planned since we bought it, always planned on building a detached garage for storage



Absence of Detriment

- Written approval provided by all neighbors on Kimberly Lane for larger structure
- Official approval for a larger structure (40 x 50 Pole Barn) provided by Ray Leffler through Restrictive Covenants on Kimberly Lane.



Adobe Acrobat
Document



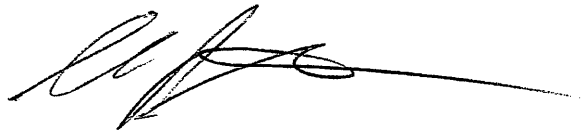
Adobe Acrobat
Document

Approvals-Kimberly Lane Neighbors

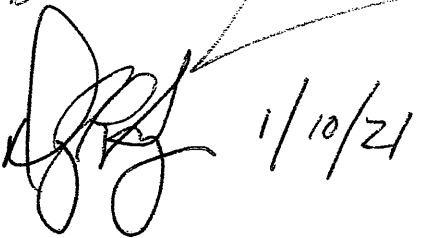
Chad & Sheri Krenzke
3553 N. Kimberly Ln
Franksville, WI 53126

Chad D Krenz 11/9/21
Sheri Krenz 11/9/2021

Erik & Pam Petersen
3545 N. Kimberly Ln
Franksville WI 53126

Pam Petersen


Lorinda Perry
5560 Kimberly
Franksville WI 53126

Lorinda Perry
 1/10/21

Darryl R. SANG
3537 N. Kimberly Ln
Franksville WI 53126

William Stangoht
3529 N. KIMBERLY LN
Franksville WI 53126

William Stangoht 1/10/21


HARBACH ESTATES LLC
Architectural Control Committee
8338 Corporate Drive, Ste. 300
Mt. Pleasant, WI 53406

August 11, 2021

Mr. Kyle Lehman
3561 N Kimberly Lane
Franksville, WI 53126

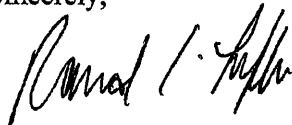
RE: ACC Approval for pole barn

Dear Mr. Lehman:

As discussed earlier this year, and after receipt of your proposed rendering for the 40x50' pole barn, and neighbor approvals, the Architectural Control Committee for Harbach Estates approved your request. This request was granted subject to the pole barn exterior matching the exterior of the residence in color scheme as closely as possible. The request was approved on the further condition that the pole barn is for personal use and will not be used for any commercial use.

If you have any question, please feel free to contact me.

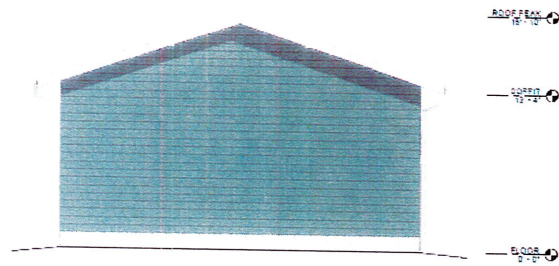
Sincerely,



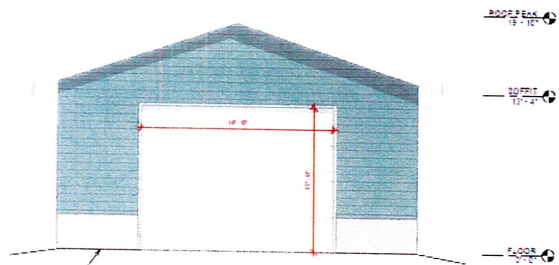
Raymond C. Leffler, Member
ACC, Harbach Estates

RCL/hst

Proposed Structure matches house siding color and Faux stone

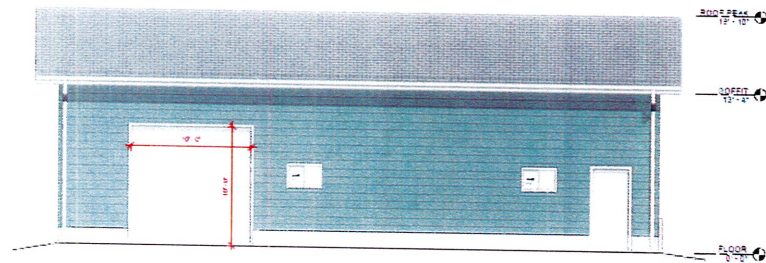


BACK ELEVATION

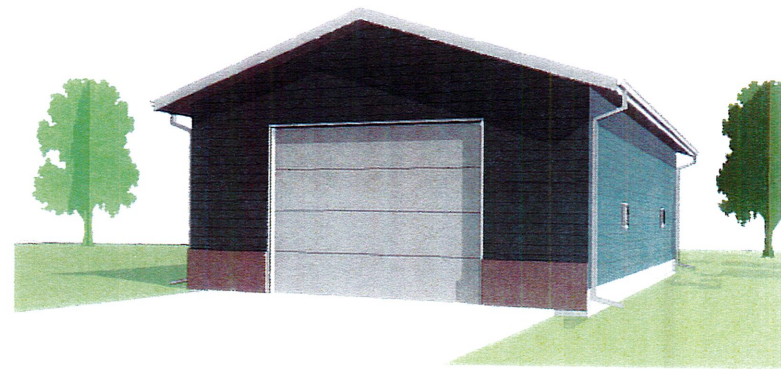


STONE WAINSCOT TO MATCH EXISTING HOUSE

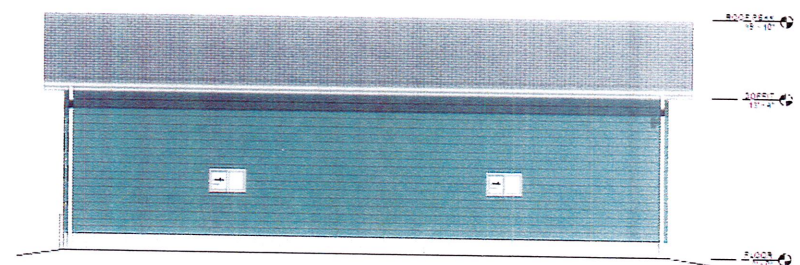
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



RIGHT ELEVATION

Village of Caledonia

Application for Accessory Building

Shingles:
Fiberglass ☒
Asphalt ☐

Roof Sheathing
4 X 8 X 3/4
OSB
PLY
15lb Felt

Trusses
☒ @ 24" OC

For Spans Greater than 6 Feet Use
Mechanical Clip Fasteners at Plate to
Rafter/Truss Connection
*Span Includes Overhang

Wall Sheathing
4 X 8 X 1/2

Siding
Vinyl

Grade Beam Foundation
(entire perimeter)

Anchor Bolts: Max. 18"
from Corners
and 6' Apart

12
Pitch

Rafter Size X
Rafter Spacing OC
Collar Tie Size X
Collar Tie Spacing OC
Joist Size X
Joist Spacing OC
Rafter Species/Grade
Joist Species/Grade
Ridge X

Wall Studs 2 X 6
@ 16 OC

Interior Finish? Vinyl Siding 7/16" OSB
Insulation? Yes
Will Structure Be Heated? Yes
Will Electric be Installed? Yes

Treated Bottom Plate

Min 8"

Min 8"

Floor Plan

Indicate the Following on Floor Plan Above:

- 1) Dimension (L X W)
- 2) Location & Size of Windows & Doors
- 3) Joists, Truss and /or Rafter Direction
- 4) Length & Size of all Headers
 - a) At Service Door
 - b) At Overhead Door
 - c) At Windows

Height of Building
From Grade to Peak 19' 10"

Min. 4" Concrete Reinforced with
6 X 6 X #10 Woven Wire Mesh over
Min 4" Compacted Granular Fill

Accessory Structure Wall Section

