

**VILLAGE BOARD MEETING AGENDA**  
**Monday, December 6, 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**
  - Village Board – November 15, 2021
6. **Citizens Reports**
7. **Committee Reports**
  - A. Finance
    1. Approval of A/P checks
8. **Ordinances and Resolutions**
  - A. **Ordinance 2021-13** – An Ordinance To Amend Section 5-8-9(C)(1) Of The Code Of Ordinances For The Village Of Caledonia Relating To The Fee For Answering Alarms
  - B. **Ordinance 2021-14** – An Ordinance Repealing Section 2-4-24 And Title 17 Of The Code Of Ordinances For The Village Of Caledonia, Relating To The Health Department And Amending Various Sections Of The Code To Correct References To The Health Officer And Health Department So As To Accomplish The Transfer Of Local Health Jurisdiction To Racine County
  - C. **Resolution 2021-123** – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Village To Enter Into An Engagement Agreement With The Law Firm Of Boardman & Clark LLP
  - D. **Resolution 2021-124** – Resolution Of The Village Board Of The Village Of Caledonia Approving The Transfer By The Village Of Parcels Of Land With Parcel Nos. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-038-000, 104-04-22-33-035-010, 104-04-22-33-039-000, & 104-04-22-33-047-000, 9614 Northwestern Avenue Known As The Caledonia- Mt. Pleasant Memorial Park
  - E. **Resolution 2021-125** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan For The At 3303 CTH H, Village Of Caledonia, Racine County, WI; Shannon Curtin, Applicant; Scurtin LLC, Owner
  - F. **Resolution 2021-126** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan For The Construction And Utilization Of A ±9,700 Square Foot, 1-Story Addition To The Existing Church Located At 10402 Northwestern Avenue, Village Of Caledonia, Racine County, WI; Jason Puestow, Applicant; Faithbridge Inc., Owner
  - G. **Resolution 2021-127** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Master Sign Plan For A Multi-Tenant Development For The Parcel Located At 287 27th Street In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.
  - H. **Resolution 2021-128** – Resolution Of The Village Board Of The Village Of Caledonia To Approve Certified Survey Map # \_\_\_\_\_; Parcel ID 104-04-22-24-037-010 – Located In The SW ¼ Of

Section 24, T4N, R22E, 5806 4 Mile Road, Village Of Caledonia, Racine County, WI – Owner Joseph Maranger – Applicant Jeffrey Maranger

I. **Resolution 2021-129** – Resolution Of The Village Board Of The Village Of Caledonia To Approve Certified Survey Map # \_\_\_\_\_; Parcel ID 104-04-22-21-036-000 – Located In The SE ¼ Of Section 21, T4N, R22E, 4 Mile Road, Village Of Caledonia, Racine County, WI – Owner/Applicant Robert A & Therese A Prochaska Trust

J. **Resolution 2021-130** – Resolution Appointing Election Officials for Years 2022-2023

9. **New Business**

A. Discussion on future funding of SAFER Grant

B. Informational presentation regarding the proposed expansion of the Hoods Creek Attenuation Basin as part of the Utility District's Sewer Mitigation Plan located in the proposed Homestead Acres subdivision

10. **Report from Village Administrator**

11. **Adjournment**

**Village Board Meeting  
November 15, 2021**

**1 - Order**

President Dobbs called the Village Board meeting to order at 6:15 p.m. at the Caledonia Village Hall.

**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: Also present were Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Bane Thomey, Director of Public Services Anthony Bunkelman, Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, and Fire Chief Jeff Henningfeld,

**4 – Communications and Announcements**

Kasper welcomed the two new Village Employees. Ryan Schmidt, Engineer and Marc Coss, GIS Specialist.

Chief Henningfeld also took the opportunity to welcome Tiffany Lepak, who just started recruit training.

**5 – Approval of Minutes**

Village Board – November 1, 2021

Special Board – November 1, 2021

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

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

There was discussion regarding citizen comments and possible changes to the minutes. Staff was directed to have parts of the 11/1 Village Board meeting minutes professionally transcribed.

Trustee Weatherston and Trustee Stillman withdrew their motion.

Motion by Trustee Weatherston to defer the Village Board minutes. Seconded by Trustee Martin. Motion carried, unanimously.

**6 – Public Hearings**

**6A- Hearing on Village of Caledonia Proposed 2022 Budget**

Public hearing opened at 6:29 pm

*President Dobbs asked three times if anyone wanted to speak in favor or against of this proposal.*

None.

Closed public hearing 6:30 pm

### **7 – Citizens Reports**

Ron Coutts, 609 Kentwood Dr., spoke of the construction on Erie Street and Kentwood Drive. The company that did the work left a hole and was not filled. A lady fell into this hole and was hurt. Coutts tried to cover the hole himself, but he is still concerned from a safety standpoint. A new lawnmower blade was also ruined when driving over this hole. He thanked Anthony Bunkelman for all his help.

### **8 – Committee Reports**

#### **8A - (Approval of A/P checks) -**

Village – \$754,659.91

US Bank – \$48,106.68

Motion by Trustee Wishau to approve the A/P checks as presented for \$754,659.91 and the US Bank charges presented for \$48,106.68. Seconded by Trustee Martin. Motion carried unanimously

### **9 – Ordinances and Resolutions**

Motion by Trustee Stillman to take the agenda out of order, starting with 10A. Seconded by Trustee Wanggaard. Motion carried unanimously

#### **10A – HOA Presentation For Temporary No Parking Sign Request For Jamestown Holiday Lights, 11/26 Through 1/1**

Mike Pikula, 6509 Williamsburg Way, coordinates the lightshow for Jamestown Holiday Lights. The Halloween holiday lightshow had temporary signs approved, and Pikula was instructed to come back to extend the request for the Christmas show, which is anticipated to bring in more traffic. Pikula formally requested the no parking signs again but also asked to further extend the parking signs to cover the block or indicate the entire block.

There were no known issues from a Public Safety standpoint. If a car is parked there illegally, the offender would be given a warning for the first offense but would result in citations for repeated instances.

Motion by Trustee McManus to approve the HOA Presentation for Temporary No Parking Sign Request For Jamestown Holiday Lights, 11/26 Through 1/1 for the block from Walter Raleigh Ln to Chesapeake Rd and to indicate where the parking extends. Seconded by Trustee Martin. Motion carried unanimously.

#### **9A- Ordinance 2021-10 – An Ordinance To Create 2-4-4(E) Establishing The Compensation For Members Of The Village Board**

After being forwarded to the Legislative and Licensing Committee for further review, it was forwarded back to the Village Board with a recommendation to deny. Historically, this compensation amount has not changed. The Board ultimately came to the conclusion that this position isn't held for monetary purposes.

Motion by Trustee Wanggaard to deny Ordinance 2021-10. Seconded by Trustee Wishau.

Trustee Weatherston – aye

Trustee Martin – aye

Trustee Stillman – aye

Trustee McManus – aye

Trustee Wishau – aye

Trustee Wanggaard – aye

President Dobbs – aye

Motion carried, unanimously.

**9B- Ordinance 2021-11 – An Ordinance To Amend Title 2, Chapter 1 Regarding General Provisions And Elections And To Repeal Title 2, Chapter 2 Of The Code Of Ordinance For The Village Of Caledonia Relating To Village [Previously Town] Meetings**

Motion by Trustee Wanggaard to approve Ordinance 2021-11. Seconded by Trustee Stillman.  
Motion carried unanimously.

**9C- Ordinance 2021-12 – An Ordinance To Amend Section 2-4-19 Entitled Public Services Director And To Create Section 2-4-20 Entitled Village Engineer And To Renumber The Remaining Sections In Title 2 Chapter 4 Of The Village's Code Of Ordinances**

Motion by Trustee Weatherston to approve Ordinance 2021-12. Seconded by Trustee Stillman.  
Motion carried unanimously.

**9D- Resolution 2021-113 – Resolution Imposing A Special Charge On The 2021 Tax Roll Representing The Annual Storm Water Management Fee Against Property In The Village Of Caledonia Utility District And Establishing The Storm Water Management Rate For Each Equivalent Residential Unit In Accordance With Sections 9-2-12(G) And (H) Of The Village Of Caledonia Code Of Ordinances For The Time Period Of 12/1/2021 To 11/30/2022**

Motion by Trustee Wishau to approve Resolution 2021-113. Seconded by Trustee Stillman.  
Motion carried unanimously.

**9E- Resolution 2021-115 – A Resolution Authorizing A Schedule Of Fees, Charges, & Rates For The Village Of Caledonia, Wisconsin**

Motion by Trustee Wanggaard to approve Resolution 2021-115. Seconded by Trustee McManus.  
Motion carried unanimously.

**9F- Resolution 2021-116 – Resolution Authorizing An Agreement With Caledonia Highway Department Local 704 For 2022**

A 2% increase was agreed to.

Motion by Trustee Martin to approve Resolution 2021-116. Seconded by Trustee Stillman.  
Motion carried unanimously.

**9G- Resolution 2021-117 – Resolution Approving And Authorizing The Adoption Of The 2022 Budget For The Village Of Caledonia, Authorizing, Fees, Capital Projects, And Setting Various Tax Levies**

Motion by Trustee Wanggaard to approve Resolution 2021-117. Seconded by Trustee Weatherston.

Trustee Weatherston – aye

Trustee Martin – aye

Trustee Stillman – aye

Trustee McManus – aye

Trustee Wishau – aye

Trustee Wanggaard – aye

President Dobbs – aye

Motion carried, unanimously

**9H- Resolution 2021-118 – Resolution Of The Village Board Of The Village Of Caledonia For The Design Of The Stream Corridor Restoration Along Tributary G Reach 5 (Klema Ditch) Designated In The Wind Point Watershed Restoration Plan In Cooperation With Root-Pike Watershed Initiative Network**

The Village would be partnering with Root-Pike WIN to clean up Klema Ditch. At this point, RPW would be applying for grants and being the fiscal agent for design. There is no commitment from the Village at this time, but it would benefit them in the future for grant purposes. Staff further explained what the pre-treatments that would be involved.

A similar agreement was done for Turtle Creek. There is no risk to the Village.

Motion by Trustee Martin to approve Resolution 2021-118. Seconded by Trustee Wishau. Motion carried unanimously.

**9I- Resolution 2021-119 – Resolution Of The Village Board Of The Village Of Caledonia For The Design Of The Novak Road Ravine Restoration Within Tributary G Reach 5 (Klema Ditch) Designated In The Wind Point Watershed Restoration Plan In Cooperation With Root-Pike Watershed Initiative Network**

Motion by Trustee Martin to approve Resolution 2021-119. Seconded by Trustee Wanggaard. Motion carried unanimously.

**9J- Resolution 2021-120 – Resolution Authorizing The Village Of Caledonia To Award A Contract For The Erie Street Sanitary Sewer Improvements Project**

This project is for improving and providing capacity to the TID 5 project. There were six bids that were received, and the lowest bid was Reesemans' excavating.

Motion by Trustee Wanggaard to approve Resolution 2021-120. Seconded by Trustee Martin. Motion carried unanimously.

**9K- Resolution 2021-121 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Agreement For Fire And Ems Services Between The Village Of Caledonia And The Village Of Wind Point**

Motion by Trustee Weatherston to approve Resolution 2021-121. Seconded by Trustee Wanggaard. Motion carried unanimously.

**9L- Resolution 2021-122 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Agreement For Fire And Ems Services Between The Village Of Caledonia And The Village Of North Bay**

Motion by Trustee Wanggaard to approve Resolution 2021-122. Seconded by Trustee Weatherston. Motion carried unanimously.

**10 – New Business**

**10B – Appointment to the Community Development Authority**

Trustee Wishau recused himself.

Motion by Trustee Martin to appoint Marla Wishau to the Community Development Authority. Seconded by Trustee McManus. Motion carried, 6/0.

**10C – Command Central 2022 Election Hardware Maintenance Agreement**

Motion by Trustee Martin to approve Command Central 2022 Election Hardware Maintenance Agreement. Seconded by Trustee Weatherston. Motion carried unanimously.

**10D – Simplifile**

Motion by Trustee Martin to approve Simplifile. Seconded by Trustee Wishau. Motion carried unanimously.

**11 – Report from Village Administrator**

The land is being surveyed, as well as soil boring in preparation for the Public Safety Building.

There have been inquires on TID 3 and TID 4 for potential development.

**12 – Adjournment**

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

Meeting adjourned at 7:28 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>ACH - DELTA DENTAL</b>								
498	ACH - DELTA DENTAL	000001659969	OCTOBER 2021 COBRA VISION	10/01/2021	40.56	.00		100-21536-000 Vision Deductions
498	ACH - DELTA DENTAL	000001659969	OCTOBER 2021 COBRA DENTA	10/01/2021	294.52	.00		100-21534-000 Dental Deductions
498	ACH - DELTA DENTAL	000001659969	OCTOBER 2021 VISION INSURA	10/01/2021	993.60	.00		100-21536-000 Vision Deductions
498	ACH - DELTA DENTAL	000001659969	OCTOBER 2021 DENTAL INSUR	10/01/2021	9,024.84	.00		100-21534-000 Dental Deductions
498	ACH - DELTA DENTAL	000001673676	NOVEMBER COBRA DENTAL P	11/01/2021	294.52	.00		100-21534-000 Dental Deductions
498	ACH - DELTA DENTAL	000001673676	NOVEMBER DENTAL PREMIUM	11/01/2021	9,171.52	.00		100-21534-000 Dental Deductions
498	ACH - DELTA DENTAL	000001673676	NOVEMBER COBRA VISION PR	11/01/2021	40.56	.00		100-21536-000 Vision Deductions
498	ACH - DELTA DENTAL	000001673676	NOVEMBER VISION PREMIUMS	11/01/2021	1,004.88	.00		100-21536-000 Vision Deductions
Total ACH - DELTA DENTAL:					20,865.00	.00		
<b>ACH - JAMES IMAGING</b>								
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
897	ACH - JAMES IMAGING	30512724	VILLAGE COPIER SYSTEM	11/22/2021	1,322.20	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - JAMES IMAGING:					2,870.27	.00		
<b>ACH - SUPERFLEET</b>								
1730	ACH - SUPERFLEET	EJ9941018202	FUEL FOR FLEET AT 12'S	10/22/2021	958.75	.00		100-35-63200 Fuel, Oil, Fluids
1730	ACH - SUPERFLEET	EJ994111821	FUEL FOR VEHICLES	12/01/2021	851.82	.00		100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					1,810.57	.00		
<b>ACH - TIAA COMMERCIAL FINANCE, INC.</b>								
1851	ACH - TIAA COMMERCIAL FINA	8561655	PRINTER LEASE NOVEMBER 2	11/15/2021	4,470.37	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - TIAA COMMERCIAL FINANCE, INC.:					4,470.37	.00		
<b>ACH - TOSHIBA FINANCIAL SERVICES</b>								
1998	ACH - TOSHIBA FINANCIAL SER	30512723	COPIER FOR COURT SYSTEM	11/22/2021	178.03	.00		100-90-62300 Office Equipment Rental & Main
Total ACH - TOSHIBA FINANCIAL SERVICES:					178.03	.00		
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	693.44	.00	07/07/2021	222-00-64140 Utilities
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	4,293.40	.00	07/07/2021	100-43-64140 Utilities
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	662.74	.00	07/07/2021	221-00-64140 Utilities
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	2,791.87	.00	07/07/2021	100-35-64140 Utilities
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	1,373.67	.00	07/07/2021	100-30-64140 Utilities
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	1,701.93	.00	07/07/2021	100-41-64140 Utilities
380	ACH - WE ENERGIES	33121	MARCH 2021	03/24/2021	12,445.46	.00	07/07/2021	100-90-64290 Street Lighting
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



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
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
Total ACH - WE ENERGIES:					31,781.07	.00		
<b>AETNA INSURANCE - LEXINGTON</b>								
30	AETNA INSURANCE - LEXINGT	000000012953	RESCUE REFUND FOR CAROL	11/13/2021	2,004.73	.00		100-00-46230 Ambulance/EMS Fees
Total AETNA INSURANCE - LEXINGTON:					2,004.73	.00		
<b>ALADTEC, INC.</b>								
45	ALADTEC, INC.	2021-3820	FIRE DEPT. ONLINE EMPLOYEE	11/17/2021	7,487.00	.00		100-16200-000 Prepaid Expenses
Total ALADTEC, INC.:					7,487.00	.00		
<b>APPLIED CONCEPTS, INC.</b>								
9020	APPLIED CONCEPTS, INC.	393884	SUN SHIELDS FOR SQUADS SE	11/19/2021	106.00	.00		400-30-65040 Equipment-Vehicles
Total APPLIED CONCEPTS, INC.:					106.00	.00		
<b>ARAMARK</b>								
128	ARAMARK	1641426276	RUG DELIVERY - POLICE DEPT	09/22/2021	432.89	.00		100-43-62100 Contracted Services
Total ARAMARK:					432.89	.00		
<b>ASCENSION MEDICAL GROUP</b>								
135	ASCENSION MEDICAL GROUP	W103121-23	QTR. PHARMACY SUPPLIES	11/17/2021	1,789.13	.00		100-35-64280 Medical Supplies
Total ASCENSION MEDICAL GROUP:					1,789.13	.00		
<b>BAYCOM</b>								
183	BAYCOM	GO-01587-P4B	VEHICLE SET UP NEW SQUADS	11/19/2021	3,456.00	.00		400-30-65040 Equipment-Vehicles
Total BAYCOM:					3,456.00	.00		
<b>BJELAJAC &amp; KALLENBACH, LLC</b>								
210	BJELAJAC & KALLENBACH, LL	21115-000D9	ERIE STREET SANITARY IMPRO	10/31/2021	126.40	.00		415-00-61000 Professional Services
Total BJELAJAC & KALLENBACH, LLC:					126.40	.00		
<b>BRANDON BOETTCHER</b>								
242	BRANDON BOETTCHER	2021-05	NEW CAR 11 WARNING LIGHTS	12/02/2021	6,330.00	.00		400-35-65040 Equipment-Vehicles

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total BRANDON BOETTCHER:					6,330.00	.00		
<b>CLEANCO RACINE, INC</b>								
9021	CLEANCO RACINE, INC	4602	CLEANING SERVICES VILLAGE	11/15/2021	1,010.00	.00		100-43-62100 Contracted Services
9021	CLEANCO RACINE, INC	4665	CLEANING SERVICES NOVEMB	11/15/2021	829.00	.00		100-43-62100 Contracted Services
Total CLEANCO RACINE, INC:					1,839.00	.00		
<b>COMMAND CENTRAL</b>								
387	COMMAND CENTRAL	29479	IMAGECAST HARDWARE MAIN	11/01/2021	2,870.00	.00		100-12-62300 Equipment Rental & Maintenance
Total COMMAND CENTRAL:					2,870.00	.00		
<b>COMPLETE OFFICE OF WISCONSIN</b>								
392	COMPLETE OFFICE OF WISCO	216372	HIGHLIGHTER & PLANNER	11/10/2021	22.50	.00		100-32-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	217493	STORAGE BOXES & ADHESIVE	11/11/2021	41.38	.00		100-13-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	230995	TOILET PAPER, PAPER TOWEL	12/01/2021	90.98	.00		100-35-64100 Janitorial Supplies
Total COMPLETE OFFICE OF WISCONSIN:					154.86	.00		
<b>CRAIG D. CHILDS, PHD, SC</b>								
414	CRAIG D. CHILDS, PHD, SC	2976	PSYCH EVAL FOR SHERIFI	11/23/2021	510.00	.00		100-30-51100 Testing/Physicals
414	CRAIG D. CHILDS, PHD, SC	2987	PSYCH FOR HANLEY	11/30/2021	510.00	.00		100-30-51100 Testing/Physicals
Total CRAIG D. CHILDS, PHD, SC:					1,020.00	.00		
<b>D &amp; S TECHNOLOGIES LLC</b>								
436	D & S TECHNOLOGIES LLC	26512	TECH ONSITE TO TROUBLESH	11/29/2021	1,300.00	.00		100-30-64250 Equipment Repairs & Maintenanc
Total D & S TECHNOLOGIES LLC:					1,300.00	.00		
<b>DIVERSIFIED BENEFIT SERVICES</b>								
525	DIVERSIFIED BENEFIT SERVIC	341019	NOVEMBER FSA ACCOUNT AD	11/16/2021	218.40	.00		100-90-62100 Contracted Services
Total DIVERSIFIED BENEFIT SERVICES:					218.40	.00		
<b>EMERGENCY LIGHTING AND ELECTRONICS</b>								
9179	EMERGENCY LIGHTING AND EL	210408	UPFITTING OF SQUAD 216	11/12/2021	14,725.03	.00		400-30-65040 Equipment-Vehicles
Total EMERGENCY LIGHTING AND ELECTRONICS:					14,725.03	.00		
<b>FGMARCHITECTS</b>								
652	FGMARCHITECTS	21-3278.01-1	PROFESSSIONAL SERVICES F	11/10/2021	20,634.00	.00		400-75-65020 FGM Building Improvements

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total FGMARCHITECTS:					20,634.00	.00		
<b>FIRE SAFETY USA</b>								
651	FIRE SAFETY USA	153267	AUTO EJECT FOR E-11	11/18/2021	255.00	.00		100-35-63300 Vehicle Repairs & Maintenance
Total FIRE SAFETY USA:					255.00	.00		
<b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b>								
666	FOTH INFRASTRUCTURE & EN	75161	PROJECT #0019C030.05 TID #5	11/16/2021	42,369.14	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	75162	PROJECT #0019C030.06 TID #5	11/16/2021	2,962.00	.00		415-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	75168	PROJECT #0019C030.08 BRIAR	11/16/2021	82.50	.00		100-23163-001 Briarwood
666	FOTH INFRASTRUCTURE & EN	75174	TID #4 1-94 WATER DEMAND ST	11/16/2021	12,335.32	.00		414-00-61000 Professional Services
666	FOTH INFRASTRUCTURE & EN	75175	PROJECT #0021C030.09 WATER	11/16/2021	306.00	.00		100-23163-033 CARDINAL CAPITAL- CCM/D. LYON
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:					58,054.96	.00		
<b>FRANKSVILLE AUTOMOTIVE LLC</b>								
679	FRANKSVILLE AUTOMOTIVE LL	11914	#214 OIL CHANGE	12/01/2021	88.58	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15889	#209 OIL CHANGE	11/12/2021	85.49	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15890	#200 OIL CHANGE/WIPER BLAD	11/12/2021	104.55	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15891	#206 OIL CHANGE	11/12/2021	85.49	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15927	#215 OIL CHANGE	11/19/2021	83.43	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15929	#205 OIL CHANGE	11/19/2021	83.43	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	15932	#205 TIRE REPAIR	11/19/2021	49.44	.00		100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					580.41	.00		
<b>FRANKSVILLE OIL</b>								
680	FRANKSVILLE OIL	367337	HEATING OIL GORNEY	11/16/2021	393.30	.00		100-41-63200 Fuel, Oil, Fluids
Total FRANKSVILLE OIL:					393.30	.00		
<b>HUMANA HEALTH CARE PLUS</b>								
814	HUMANA HEALTH CARE PLUS	820211740243	2219-RESCUE REFUND MILDRE	11/24/2021	459.65	.00		100-00-46230 Ambulance/EMS Fees
Total HUMANA HEALTH CARE PLUS:					459.65	.00		
<b>IBD LLC</b>								
828	IBD LLC	100685915	CREDIT FOR BATTERY CORE	04/13/2021	20.00-	.00		100-35-64250 Equipment Repairs & Maintenanc
Total IBD LLC:					20.00-	.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	2348686	PRINTER CONTRACT CHARGE	11/30/2021	718.67	.00		100-90-62300 Office Equipment Rental & Main
Total IMPACT ACQUISITIONS LLC:					718.67	.00		
<b>INTOXIMETERS</b>								
850	INTOXIMETERS	694007	PBT TEST CANISTER	11/16/2021	434.00	.00		100-30-64070 Work Supplies
Total INTOXIMETERS:					434.00	.00		
<b>JEFFERSON FIRE &amp; SAFETY, INC.</b>								
909	JEFFERSON FIRE & SAFETY, IN	IN135549	BATTERY FOR SCOTT AIR PAC	12/01/2021	236.32	.00		100-35-64250 Equipment Repairs & Maintenanc
Total JEFFERSON FIRE & SAFETY, INC.:					236.32	.00		
<b>JIMS GARAGE DOOR SERVICE, INC.</b>								
943	JIMS GARAGE DOOR SERVICE,	208456	GARAGE DOOR REPAIR STATIO	12/01/2021	234.00	.00		100-35-64240 Building Repairs & Maintenance
Total JIMS GARAGE DOOR SERVICE, INC.:					234.00	.00		
<b>JOHNS DISPOSAL SERVICE, INC.</b>								
967	JOHNS DISPOSAL SERVICE, IN	763301	CONTRACTED BILLING GARBA	11/24/2021	82,690.38	.00		240-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	763301	CONTRACTED BILLING RECYC	11/24/2021	40,642.05	.00		241-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	763301	CREDIT FOR CONTRACTED BIL	11/24/2021	88.60-	.00		240-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	763301	CREDIT FOR CONTRACTED RE	11/24/2021	43.50-	.00		241-00-62100 Contracted Services
Total JOHNS DISPOSAL SERVICE, INC.:					123,200.33	.00		
<b>K &amp; M TIRES DELPHOS</b>								
1022	K & M TIRES DELPHOS	310048915	4 TIRES	12/01/2021	492.00	.00		100-30-63300 Vehicle Repairs & Maintenance
1022	K & M TIRES DELPHOS	310048920	5 TIRES	12/01/2021	695.05	.00		100-30-63300 Vehicle Repairs & Maintenance
Total K & M TIRES DELPHOS:					1,187.05	.00		
<b>KAEREK HOMES INC</b>								
1023	KAEREK HOMES INC	RECEIPT# 320	REFUND CLEAN-UP BOND 6127	11/12/2021	1,000.00	.00		100-23160-000 Clean-Up Bonds
Total KAEREK HOMES INC:					1,000.00	.00		
<b>KASDORF, LEWIS &amp; SWIETLIK, S.C.</b>								
9039	KASDORF, LEWIS & SWIETLIK,	546563	CLAIM NO. PRO00124661 PROF	11/15/2021	5,180.40	.00		100-90-61000 Professional Services
Total KASDORF, LEWIS & SWIETLIK, S.C.:					5,180.40	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>KIESLERS POLICE SUPPLY, INC.</b>								
1077	KIESLERS POLICE SUPPLY, INC	IN177684	SIMINATION ROUNDS	11/30/2021	1,248.92	.00		100-30-64070 Work Supplies
Total KIESLERS POLICE SUPPLY, INC.:					1,248.92	.00		
<b>KORTENDICK HARDWARE</b>								
1096	KORTENDICK HARDWARE	145467	GROUND PLUG AND CONNECT	12/01/2021	10.78	.00		100-35-64110 Small Equipment
1096	KORTENDICK HARDWARE	145679	CRAWFORD-RAKE	11/12/2021	21.59	.00		221-00-64030 Office Supplies
1096	KORTENDICK HARDWARE	146567	PLUGS AND WASHERS MED 32	12/01/2021	3.40	.00		100-35-64110 Small Equipment
1096	KORTENDICK HARDWARE	40034	WINTERIZE IRRIGATION SYSTE	11/10/2021	140.00	.00		220-00-62700 Grounds Services
1096	KORTENDICK HARDWARE	40225	WINTERIZE IRRIGATION SYSTE	11/22/2021	175.00	.00		222-00-62700 Grounds Services
1096	KORTENDICK HARDWARE	DOC#146109	CRAWFORD- TRASH BAGS	11/12/2021	28.78	.00		221-00-64100 Janitorial Supplies
Total KORTENDICK HARDWARE:					379.55	.00		
<b>LANGE ENTERPRISES, INC.</b>								
1135	LANGE ENTERPRISES, INC.	78404	SIGN SHOP MATERIALS	11/22/2021	1,466.99	.00		100-41-64090 Road Maintenance Materials
Total LANGE ENTERPRISES, INC.:					1,466.99	.00		
<b>LANGUAGE LINE SERVICES</b>								
2330	LANGUAGE LINE SERVICES	10377699	OCT-21; TRANSLATION SERVIC	10/31/2021	16.27	.00		200-10-61000 Professional Services
2330	LANGUAGE LINE SERVICES	10377699	OCT-21; TRANSLATION SERVIC	10/31/2021	164.47	.00		200-27-61000 Professional Services
Total LANGUAGE LINE SERVICES:					180.74	.00		
<b>MARTIN FORD, INC.</b>								
1234	MARTIN FORD, INC.	126644	#218 BOLTS AND GASKETS	11/19/2021	134.95	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	127805	#205 FIX BRAKES	11/17/2021	867.50	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	127831	#209 BRAKES	11/19/2021	501.09	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	127850	#210 OIL CHANGE,BRAKES,SP	11/22/2021	1,046.94	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	127851	#215 IGNITION COIL,SPARK PL	11/22/2021	724.99	.00		100-30-63300 Vehicle Repairs & Maintenance
1234	MARTIN FORD, INC.	127926	#205 BRAKE CLAMP	11/30/2021	73.24	.00		100-30-63300 Vehicle Repairs & Maintenance
Total MARTIN FORD, INC.:					3,348.71	.00		
<b>MENARDS RACINE</b>								
1281	MENARDS RACINE	32307	DRILL BIT /DRIVE SET & MISC.	11/02/2021	1,954.30	.00		221-00-64070 Work Supplies
1281	MENARDS RACINE	32699	CONCRETE MIX	11/18/2021	40.50	.00		100-41-64090 Road Maintenance Materials
Total MENARDS RACINE:					1,994.80	.00		
<b>MICHELS GARAGE, INC.</b>								
1321	MICHELS GARAGE, INC.	13693	OCT-21; 2018 DODGE CARAVAN	10/11/2021	20.00	.00		200-10-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
1321	MICHELS GARAGE, INC.	13698	OCT-21; 2017 FORD FOCUS; OI	10/21/2021	56.00	.00		200-10-63300 Vehicle Repairs & Maintenance
1321	MICHELS GARAGE, INC.	13699	OCT-21; 2017 FORD FOCUS; OI	10/21/2021	66.00	.00		200-10-63300 Vehicle Repairs & Maintenance
Total MICHELS GARAGE, INC.:					142.00	.00		
<b>MOBILE REDUCTION SPECIALISTS</b>								
1345	MOBILE REDUCTION SPECIALI	67157	(4) 30 YARD CONTAINERS --11/1	11/15/2021	1,700.00	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	67163	(3) 30 YARD CONTAINERS -- 11/	11/16/2021	1,275.00	.00		241-00-62800 Waste Disposal
Total MOBILE REDUCTION SPECIALISTS:					2,975.00	.00		
<b>NELLY RODRIGUEZ</b>								
9189	NELLY RODRIGUEZ	113021	REFUND DEVELOPER DEPOSIT	11/30/2021	2,000.00	.00		100-23163-053 FCO Trucking, LLC
Total NELLY RODRIGUEZ:					2,000.00	.00		
<b>OLSON TRAILER &amp; BODY</b>								
1464	OLSON TRAILER & BODY	106155C	TRIP SPRINGS	11/16/2021	3,270.00	.00		100-41-63300 Vehicle Repairs & Maintenance
Total OLSON TRAILER & BODY:					3,270.00	.00		
<b>PARK REFUND VENDOR</b>								
8999	PARK REFUND VENDOR	WRSA-8NBR	ESCROW REFUND - JOINT PAR	11/29/2021	100.00	.00		222-00-46710 Hall Rental
8999	PARK REFUND VENDOR	WRSA-HPY80	ESCROW REFUND - JT PARK H	11/20/2021	100.00	.00		222-00-46710 Hall Rental
Total PARK REFUND VENDOR:					200.00	.00		
<b>PATS SERVICES INC.</b>								
1462	PATS SERVICES INC.	A-224575	PORTABLE TOILET AT YARDWA	11/07/2021	90.00	.00		241-00-62100 Contracted Services
Total PATS SERVICES INC.:					90.00	.00		
<b>PAYNE &amp; DOLAN, INC.</b>								
1474	PAYNE & DOLAN, INC.	1777399	10.14 TON HOT-MIX	11/11/2021	600.80	.00		100-41-64090 Road Maintenance Materials
1474	PAYNE & DOLAN, INC.	1778402	1.53 TON HOT-MIX	11/18/2021	93.71	.00		100-41-64090 Road Maintenance Materials
1474	PAYNE & DOLAN, INC.	1778893	40.73 TONS OF TB	11/19/2021	488.76	.00		100-41-64090 Road Maintenance Materials
1474	PAYNE & DOLAN, INC.	253565-04	2918.97 TON HOT MIX	11/16/2021	192,652.02	.00		400-41-65080 Road Improvements
1474	PAYNE & DOLAN, INC.	253565-05	PAVING ON ACORN TR.	11/11/2021	19,914.18	.00		400-41-65080 Road Improvements
Total PAYNE & DOLAN, INC.:					213,749.47	.00		
<b>POMPS TIRE SERVICE</b>								
1517	POMPS TIRE SERVICE	160115836	TIRES FOR U-11 & MED 32	10/26/2021	269.23	.00		100-35-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total POMPS TIRE SERVICE:					269.23	.00		
<b>RDS TRUCK SERVICE INC.</b>								
1603	RDS TRUCK SERVICE INC.	00051186	OIL FILTER KITS #23	11/15/2021	103.45	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00051201	DIRECTIONAL LIGHT	11/15/2021	87.66	.00		100-41-63300 Vehicle Repairs & Maintenance
Total RDS TRUCK SERVICE INC.:					191.11	.00		
<b>ROSE PEST SOLUTIONS</b>								
1701	ROSE PEST SOLUTIONS	2915743	MONTHLY PEST CONTROL JOI	11/23/2021	50.00	.00		222-00-64240 Building Repairs & Maintenance
Total ROSE PEST SOLUTIONS:					50.00	.00		
<b>ROYAL CAR CARE INC.</b>								
1708	ROYAL CAR CARE INC.	240111921	OCTOBER CAR WASHES	11/19/2021	48.00	.00		100-30-62100 Contracted Services
Total ROYAL CAR CARE INC.:					48.00	.00		
<b>SCHLOTZ, JOHN</b>								
9201	SCHLOTZ, JOHN	112421	REFUND FOR CLEAN-UP BOND	11/24/2021	1,000.00	.00		100-23160-000 Clean-Up Bonds
Total SCHLOTZ, JOHN:					1,000.00	.00		
<b>SCHNABEL PRINTING AND INVITATION CENTER</b>								
1033	SCHNABEL PRINTING AND INVI	123813	1,000 --ENVELOPES -- VILLAGE	11/09/2021	118.40	.00		100-13-64060 Copying & Printing
1033	SCHNABEL PRINTING AND INVI	123813	1,500 -- WINDOW ENVELOPES -	11/09/2021	150.75	.00		100-13-64060 Copying & Printing
1033	SCHNABEL PRINTING AND INVI	123860	TIME CARDS	11/22/2021	82.45	.00		100-30-64030 Office Supplies
Total SCHNABEL PRINTING AND INVITATION CENTER:					351.60	.00		
<b>STATE OF WISCONSIN</b>								
1861	STATE OF WISCONSIN	112021	NOVEMBER COURT FINES	11/30/2021	8,178.55	.00		100-00-45110 Muni Court Fines
Total STATE OF WISCONSIN:					8,178.55	.00		
<b>STREICHERS</b>								
1895	STREICHERS	11534787	10CT 50 ROUNDS SAFE BLANK	11/15/2021	270.00	.00		100-30-64070 Work Supplies
Total STREICHERS:					270.00	.00		
<b>SUCCESS PLUMBING, INC.</b>								
1904	SUCCESS PLUMBING, INC.	34273	FRANKSVILLE -- WINTERIZE BA	11/08/2021	262.85	.00		222-00-64240 Building Repairs & Maintenance
1904	SUCCESS PLUMBING, INC.	34287	INSTALL NEW WATER HEATER -	11/18/2021	753.30	.00		222-00-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total SUCCESS PLUMBING, INC.:					1,016.15	.00		
<b>TIM KRATOWICZ</b>								
1971	TIM KRATOWICZ	300008338	TIM KRATOWICZ - IAEI MEMBE	11/12/2021	120.00	.00		100-40-51320 Memberships/Dues
Total TIM KRATOWICZ:					120.00	.00		
<b>TYLER TECHNOLOGIES, INC.</b>								
2024	TYLER TECHNOLOGIES, INC.	060-112866	2021 REVALUATION OCTOBER	11/10/2021	515.09	.00		100-90-62150 Assessment Services
2024	TYLER TECHNOLOGIES, INC.	060-112867	OCTOBER 2021 - PROJECT #13	11/10/2021	5,835.72	.00		100-90-62150 Assessment Services
Total TYLER TECHNOLOGIES, INC.:					6,350.81	.00		
<b>ULINE</b>								
2030	ULINE	141072217	MAGNETIC ENVELOP HOLDER	11/18/2021	52.66	.00		100-35-64060 Copying & Printing
2030	ULINE	141229915	POLYBAGS FOR EVIDENCE/PE	11/11/2021	59.74	.00		100-30-64070 Work Supplies
Total ULINE:					112.40	.00		
<b>UPS</b>								
2047	UPS	1ZF5A5360395	MAILING FEES	11/17/2021	4.12	.00		100-35-64040 Postage & Shipping
Total UPS:					4.12	.00		
<b>VILLAGE OF MT. PLEASANT</b>								
2082	VILLAGE OF MT. PLEASANT	39940	STATION 10 BILLING FOR 3RD	11/01/2021	2,568.06	.00		100-35-64140 Utilities
2082	VILLAGE OF MT. PLEASANT	39940	STATION 10 BILLING FOR 3RD	11/01/2021	649.83	.00		100-35-64100 Janitorial Supplies
2082	VILLAGE OF MT. PLEASANT	39940	STATION 10 BILLING FOR 3RD	11/01/2021	55.43	.00		100-35-64280 Medical Supplies
2082	VILLAGE OF MT. PLEASANT	39940	STATION 10 BILLING FOR 3RD	11/01/2021	89.00	.00		100-35-64240 Building Repairs & Maintenance
Total VILLAGE OF MT. PLEASANT:					3,362.32	.00		
<b>VON BRIESEN &amp; ROPER SC</b>								
2091	VON BRIESEN & ROPER SC	372461	ERIE STREET PROFESSIONAL	11/04/2021	3,400.00	.00		415-00-61000 Professional Services
2091	VON BRIESEN & ROPER SC	374070	LABOR AND PERSONNEL LEG	11/15/2021	408.14	.00		100-90-61100 Legal Fees
Total VON BRIESEN & ROPER SC:					3,808.14	.00		
<b>WAUKESHA COUNTY TECHNICAL COLLEGE</b>								
2106	WAUKESHA COUNTY TECHNICAL COLLEGE	S0757713	DT. SCHUSTER AND ZOLTAK TR	11/23/2021	1,130.00	.00		100-30-51300 Education/Training/Conferences
Total WAUKESHA COUNTY TECHNICAL COLLEGE:					1,130.00	.00		



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>WEST ALLIS BLUEPRINT</b>								
2127	WEST ALLIS BLUEPRINT	157857	CANNON CONTRACT AND INK	11/15/2021	129.12	.00		100-43-62100 Contracted Services
Total WEST ALLIS BLUEPRINT:					129.12	.00		
<b>WI DEPT OF TRANSPORTATION</b>								
2168	WI DEPT OF TRANSPORTATION	12012021	TITLE AND REGISTRATION FOR	12/01/2021	165.50	.00		400-35-65040 Equipment-Vehicles
2168	WI DEPT OF TRANSPORTATION	DA11941	PLATE APPLICATION	11/23/2021	169.50	.00		100-41-64070 Work Supplies
Total WI DEPT OF TRANSPORTATION:					335.00	.00		
<b>WISCONSIN CHIEFS OF POLICE ASSOC.</b>								
2177	WISCONSIN CHIEFS OF POLIC	6598	WCPA MEMBERSHIP DUES	12/01/2021	150.00	.00		100-30-51320 Memberships/Dues
Total WISCONSIN CHIEFS OF POLICE ASSOC.:					150.00	.00		
<b>WISCONSIN PUBLIC HEALTH ASSOC.</b>								
2472	WISCONSIN PUBLIC HEALTH A	300004763	ANNUAL MEMBERSHIP DUES	09/21/2021	400.00	.00		200-10-51320 Memberships/Dues
Total WISCONSIN PUBLIC HEALTH ASSOC.:					400.00	.00		
Grand Totals:					576,705.57	.00		

**ORDINANCE NO. 2021-13**

**AN ORDINANCE TO AMEND SECTION 5-8-9(c)(1) OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CALEDONIA RELATING TO THE FEE FOR ANSWERING ALARMS**

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

1. That Section 5-8-9(C)(1) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"(1) Responded to by Police Department within one (1) calendar year:

- |   |           |
|---|-----------|
| a. First two (2) false alarms for a location<br>(May Send Warning Letter after 2 <sup>nd</sup> Offense) | No Charge |
| b. Third (3rd) false alarm per location   | \$50.00   |
| c. Fourth (4th) false alarm per location  | \$100.00  |
| d. Fifth (5th) and subsequent false alarm per location  | \$150.00" |

2. That 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

**ORDINANCE NO. 2021-14**

**AN ORDINANCE REPEALING SECTION 2-4-24 AND TITLE 17 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CALEDONIA, RELATING TO THE HEALTH DEPARTMENT AND AMENDING VARIOUS SECTIONS OF THE CODE TO CORRECT REFERENCES TO THE HEALTH OFFICER AND HEALTH DEPARTMENT SO AS TO ACCOMPLISH THE TRANSFER OF LOCAL HEALTH JURISDICTION TO RACINE COUNTY**

**WHEREAS**, the Village recently approved a countywide intermunicipal agreement transferring local health department functions to a new Racine County Public Health Division; and,

**WHEREAS**, pursuant to that intermunicipal agreement, the individual municipalities' local health department-related ordinances are to be repealed.

**NOW, THEREFORE**, the Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain that the Municipal Code of the Village of Caledonia be, and hereby is, amended as follows:

1. That Section 2-4-24 of the Municipal Code of the Village of Caledonia relating to the creation, structure and authority of the local health department be, and hereby is, repealed.

2. That Title 17 of the Municipal Code of Caledonia, entitled "Public Health" and relating to the responsibilities and duties of the local Health Department be, and hereby is, repealed.

3. That Section 2-4-25(d)(2)(c) of the Municipal Code of the Village of Caledonia relating to the expenditure policy be, and is hereby, repealed.

4. That Section 1-2-5(b)(4) of the Municipal Code of the Village of Caledonia relating to the Health Officer's authority to issue citations be, and hereby is, repealed.

5. That Section 4-1-7(a) relating to administrative determinations be, and hereby is, amended to read as follows:

"(a) **Who Shall Make Review.** A review under this Section shall be made by the Village Administrator, or designee, or the supervising body of the employee, agent, officer, committee, commission or body who made the Initial Determination, unless the Initial Determination was made by the head of a Department. If the Initial Determination was made by the head of a Department, then the Village Administrator shall make the review. If the Initial Determination was made by the Village Administrator, then the Village Clerk shall make the review. However, the Village Board, in its discretion, may provide for a review of such Initial Determination by another person, committee or agency of the Village or may skip the review of Initial Determination and provide for a hearing under Sec. 4-1-9 before the Village Board. The individual making the review of the Initial

Determination shall not be precluded from making such review by virtue of having been aware of the Initial Determination prior to the request for its review or been consulted on or provided direction on the Initial Determination prior to the request for its review."

6. That Section 7-1-18(a) relating to cruelty to animals be, and hereby is, amended to read as follows:

"(a) **Acts of Cruelty Prohibited.** No person except a police officer, humane officer or county health officer in the pursuit of their duties shall, within the Village, shoot or kill or commit an act of cruelty to any animal or bird or disturb any birds nests or bird's eggs."

7. That Section 7-2-8 (a) relating to investigations into alcohol beverage licenses, and hereby is, amended to read as follows:

"(a) The Village Clerk shall notify the Fire Inspector, Chief of Police, Plumbing Inspector, HVAC Inspector and Building Inspector of each new application, and the Chief of Police only for renewals, and these officials shall inspect or cause to be inspected each application and the premises, together with such other investigation as shall be necessary to determine whether the applicant and the premises sought to be licensed comply with the regulations, ordinances and laws applicable thereto, including those governing sanitation in restaurants, and whether the applicant is a proper recipient of a license. The Police Department shall conduct an investigation of the applicant, including, but not limited to, requesting information from the State, surrounding municipalities, and/or any community where the applicant has previously resided concerning the applicant's arrest and conviction record. These officials shall furnish to the Village Clerk in writing, who shall forward to the Village Board, the information derived from such investigation, accompanied by a recommendation as whether a license should be granted or refused. No license shall be renewed without a reinspection of the premises and report as originally required. The applicant shall provide a copy of all permits from the local health officer necessary to operate said establishment as a part of the investigation or prior to license issuance."

8. That the references to "Village Health Officer" in Section 7-5-3(b) relating to mobile homes be, and hereby is, deleted and replaced with "Building Inspector and local health officer."

9. That the references to "Health Department" in Section 7-17-12(b) relating to adult oriented establishments be, and hereby is, deleted and replaced with "local health officer."

10. That the references to "Village Health Officer" in Section 8-4-6(h) relating to holding tanks be, and hereby is, deleted and replaced with "local health officer."

11. That the references to “Health Office” in Section 11-6-6(a) relating to abatement of public nuisances be, and hereby is, deleted.”

12. That the references to “Health Department” in Section 15-1-12(c) relating to change of occupant or use be, and hereby is, deleted and replaced with “local health officer, to the extent applicable,”.

13. That Section 7-1-2 relating to rabies vaccination required for license be, and hereby is, amended to read as follows:

"All applications for a dog license under this Chapter shall present proof of rabies vaccination or proof of exemption therefrom from the governing local health officer prior to issuance of the applicable license."

14. That the effective date for this ordinance is January 1, 2022.

15. That this ordinance shall be published, as provided by law.

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

**VILLAGE OF CALEDONIA**

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

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

**RESOLUTION NO. 2021-123**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
AUTHORIZING THE VILLAGE TO ENTER INTO AN ENGAGEMENT AGREEMENT  
WITH THE LAW FIRM OF BOARDMAN & CLARK LLP**

**WHEREAS**, the Village is reviewing Sanitary Sewer Billing Charges for the Windpoint Apartment Complex, located at the Northwest corner of 3 Mile Road and North Main Street and it has been recommended by Counsel for the Village's Utility Commission, Attorney John Bjelajac, that Attorney Lawrie Kobza of the Boardman & Clark LLP law firm be retained to represent the Village in this matter.

**NOW THEREFORE BE IT RESOLVED** that the law firm of Boardman & Clark LLP is confirmed as Special Counsel for this matter and that the engagement agreement attached hereto as **Exhibit A** (the "Engagement Agreement") is hereby approved and memorialized effective as of November 16, 2021;

**BE IT FURTHER RESOLVED THAT** the Village President and Village Clerk are authorized to execute the Engagement Agreement and that the Village Administrator and Village Attorney are authorized to assist in the matter as necessary in furtherance of the Board's directives.

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

November 16, 2021

*VIA EMAIL ONLY*

Mr. John Bjelajac [jmbjelajac@gmail.com](mailto:jmbjelajac@gmail.com)  
Attorney, Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402

**RE: Engagement of Legal Service**

Dear John:

We are pleased to confirm our engagement to represent the Village of Caledonia ("Caledonia") regarding the sewer charge dispute with David Karademas and Wind Point Apartments.

We have performed a conflicts of interest check, and we have determined we have no current conflicts of interest that could affect our representation. In the future, if we represent Caledonia in another matter, we may review that issue again.

An important factor in maintaining the trust and confidence of our clients is clearly communicating the scope of our professional engagement and our procedures for billing and payment. This letter attempts to fulfill this objective. Please review the letter carefully. If you have any questions, please do not hesitate to contact me.

Identification of Client

As attorneys, we owe certain professional obligations to our clients. With respect to the matters set forth in this letter, the Village of Caledonia is our client.

Fees, Costs, Billing and Payment

Fees. We believe that we charge fair value at competitive rates for the type and quality of legal services we render. Our fees are based principally on the time expended by our attorneys, paralegal assistants and law clerks who work on your representation. We have established an hourly rate for each attorney, paralegal assistant and law clerk in our firm.

Mr. John Bjelajac  
November 16, 2021  
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Typically, our fee is equal to our hourly rates multiplied by the hours worked. Hourly rates for work on your matter will range from \$85 to \$325. This includes the rates of attorneys, paralegal assistants, and clerks whom I may assign to work on this matter. My billing rate is \$325 an hour. Our firm reviews hourly rates periodically, and our rates may be adjusted from time to time. We typically review and change hourly rates effective January 1 of each year.

Other Fees, Costs and Expenses. Major filing fees and charges for outside services such as local counsel, appraisal fees, title work, and the like, will be forwarded to you for direct payment. Other out-of-pocket costs and expenses, such as travel, long-distance telephone, facsimile, photocopy, minor filing fees, transportation costs (including automobile mileage at the per-mile rate established by the firm), computer research fees, and other miscellaneous expenses identifiable to your matter will be billed monthly, and will be appropriately described on an invoice. Charges for certain of the above-listed expenses may be adjusted annually, on or about January 1.

Billing and Payment. Our standard practice is to bill each month for services we render during the previous month. Payment is due upon receipt of our billing invoice. Any different payment arrangements must be approved by me in advance, in writing.

The firm accepts credit cards for payment of invoices.

Interest. We charge interest to business clients with a balance of \$1,000 or more on receivables of 60 days or more. We do not charge interest on individual accounts, unless the individual has a signed credit agreement or other installment arrangement.

#### Additional Representation Terms

Caledonia will at all times have the right to terminate our services upon prior written notice.

I will have primary responsibility for your representation and will coordinate the use of other attorneys, paralegal assistants, and clerks on your matter. Please direct to me any questions or concerns about bills or the services that we provide.

#### Firm's LLP Status

The Wisconsin Supreme Court has adopted a rule permitting law firms to practice as limited liability organizations. Our firm chose to become a limited liability partnership as of April 1, 1998. Limited liability status generally exempts the partners from personal responsibility for the firm's liabilities. The rule provides, however, that





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"Nothing in this rule ... shall relieve a lawyer from personal liability for any acts, errors or omissions of the lawyer arising out of the performance of professional services." The rule also requires the firm to maintain professional liability insurance coverage with a policy limit of at least \$4,000,000. If you have any questions regarding our status as a limited liability partnership, please call Richard Heinemann at (608) 257-9521.

Conclusion

We appreciate the opportunity to represent Caledonia. We look forward to a long and mutually rewarding relationship. If you have any questions or comments about the objectives and scope of our representation or about our billing and payment policies, please let me know.

Please acknowledge your agreement to these terms and your consent to our representation of Caledonia, as described above, by signing a copy of this letter and returning it to me at your earliest convenience.

Sincerely,

BOARDMAN & CLARK LLP



Lawrie J. Kobza

ACKNOWLEDGMENT AND CONSENT:

\_\_\_\_\_

Date: \_\_\_\_\_

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**RESOLUTION NO. 2021-124**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
APPROVING THE TRANSFER BY THE VILLAGE OF PARCELS OF LAND WITH  
PARCEL NOS. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-038-000, 104-  
04-22-33-035-010, 104-04-22-33-039-000, & 104-04-22-33-047-000, 9614  
NORTHWESTERN AVENUE KNOWN AS THE CALEDONIA- MT. PLEASANT  
MEMORIAL PARK**

**WHEREAS**, the Village of Caledonia shares ownership of the following parcels of land with the Village of Mount Pleasant located at 9614 Northwestern Avenue known as the Caledonia – Mt. Pleasant Memorial Park (Parcel No. 104-04-22-33-036-000, 104-04-22-33-037-000, 104-04-22-33-038-000, 104-04-22-33-035-010, 104-04-22-33-039-000, and 104-04-22-33-047-000 consisting of approximately 52.2 acres) (the "Joint Park");

**WHEREAS**, the Village Board of the Village of Caledonia and the Village Board of the Village of Mount Pleasant both believe that the Joint Park can be more efficiently operated and maintained by Racine County who will continue to provide park and open space access to the Village and its residents;

**WHEREAS**, the Village Plan Commission in accordance with Sec. 2-5-3(f)(5) of the Village’s Code of Ordinances and Wis. Stat. Section 62.23(5) adopted Resolution No. PC 2021-01 on November 29, 2021 finding that the proposed transfer of the parcel is not inconsistent with Village plans, as such transfer as the parcels of land will still be utilized as park and open space lands for passive and active recreation and recommended the transfer to the Village Board;

**WHEREAS**, the Village Parks Advisory Committee and Village staff support the transfer of the parcels comprising the Joint Park to Racine County, as set forth generally in **Exhibit A**, as such transfer is not inconsistent with Village plans as the parcels of land will still be utilized as park and open space lands for passive and active recreation and specifically that the use of the property will be limited to public park and recreation and active sports fields and facilities and any ancillary uses, and banquet hall/shelter rental;

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that Village Administrator is authorized to complete the transfer of the Joint Park for \$1.00 and other good and valuable consideration "as is" and including a deed restriction that runs over the whole of the parcels requiring the Joint Park to be maintained and used as parkland and subject to the following:

- a. That the name of the Joint Park shall remain the Franksville Memorial Park;
- b. The Joint Park continue to be used as park and open space lands for passive and active recreation and specifically that the use of the property will be limited to public park and recreation and active sports fields and facilities and any ancillary uses, and banquet hall/shelter rental;
- c. The property may continue to be utilized as a polling location; and
- a. The Kids Connection Playground shall be preserved and not substantially changed or modified. “Substantially changed” means changes to the structure or location and does not include maintenance and/or repairs to the structure.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the final audited Fund Balance as of December 31, 2021, maintained by the Village of Caledonia as fiscal agent for the property – in the approximate amount of \$118,836 – be transferred to and received by Racine County exclusively for capital improvements to the park, including, but not necessarily limited to, parking lot and other paving improvements; and

**NOW, BE IT FURTHER RESOLVED**, that the Village President, Village Clerk, Village Administrator and other necessary Village officials are authorized to take all actions on behalf of the Village to enter into agreements, execute documents, and undertake, direct and complete required activities in accordance with the terms of this resolution

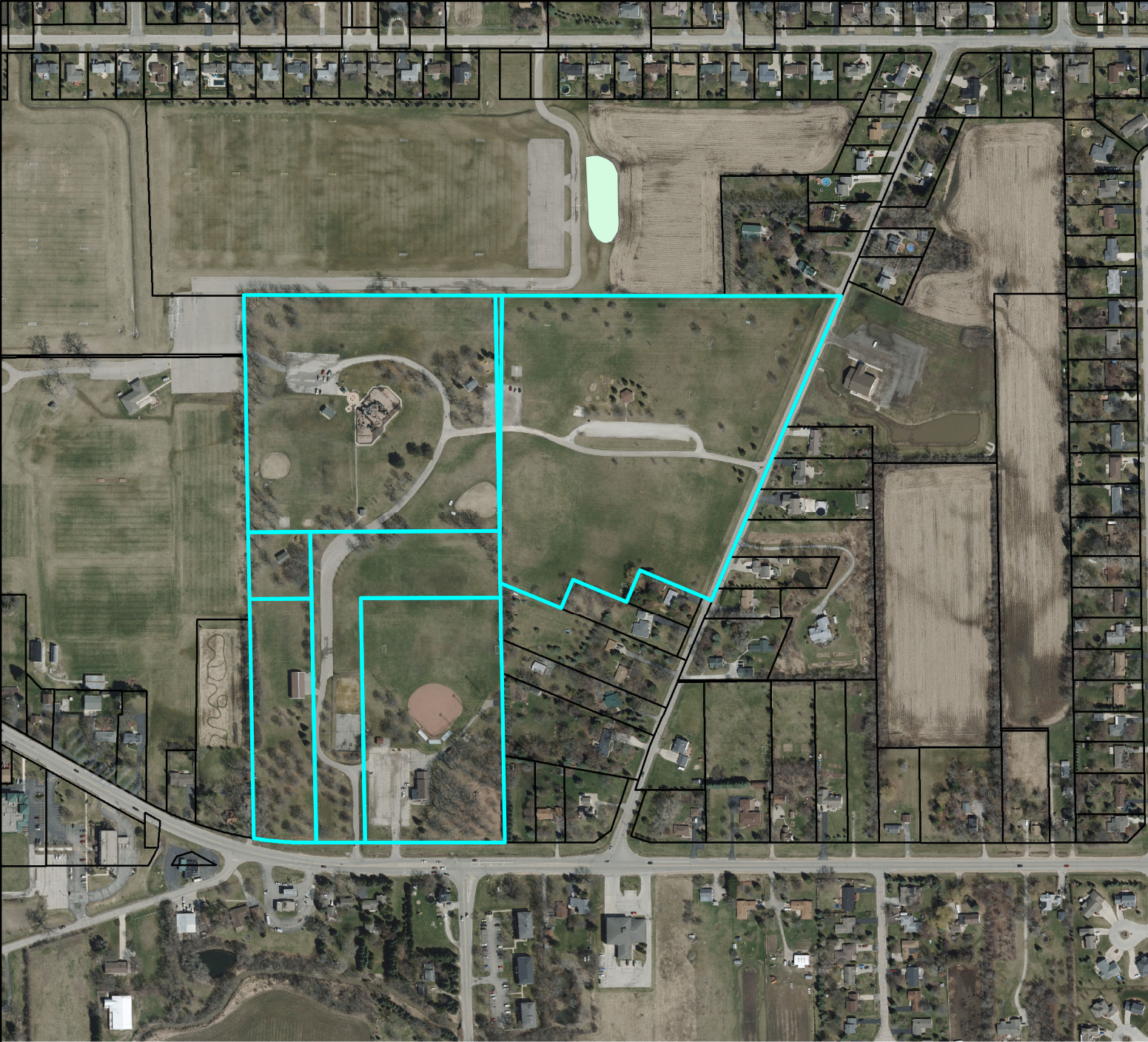
Adopted this \_\_\_\_\_ day of December, 2021.

**VILLAGE OF CALEDONIA**

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

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

# Exhibit A: Caledonia - Mt. Pleasant Memorial Park



**RESOLUTION NO. 2021-82**

**JOINT RESOLUTION BY THE EXECUTIVE COMMITTEE AND THE PUBLIC WORKS, PARKS & FACILITIES COMMITTEE AUTHORIZING THE ACQUISITION OF APPROXIMATELY 55-ACRES OF CERTAIN PROPERTY KNOWN AS THE CALEDONIA-MOUNT PLEASANT MEMORIAL PARK FROM THE VILLAGES OF CALEDONIA AND MOUNT PLEASANT**

To the Honorable Members of the Racine County Board of Supervisors:

**BE IT RESOLVED** by the Racine County Board of Supervisors that the acquisition of approximately 55-acres of certain property known as the Caledonia-Mount Pleasant Memorial Park (Tax Parcel No. 51-004-04-22-33-036-000, No. 51-004-04-22-33-038-000, No. 51-004-04-22-33-037-000, No. 51-004-04-22-33-039-000,, No. 51-004-04-22-35-035-010, and No. 51-004-04-22-33-047-000) located at 9614 County Road K, Franksville, WI 53126, from the Villages of Caledonia and Mount Pleasant is hereby authorized and approved under the following terms and conditions:

1. That the property will be acquired in an “as is” condition;
2. That the use of the property will be limited to public park and recreation and active sports fields and facilities and any ancillary uses, and banquet hall/shelter rental;
3. That the property shall be integrated into and designated as part of the Racine County Park System and named “Franksville Memorial Park”;
4. That all Racine County Park ordinances, as may be amended, shall apply to the property;
5. That the process of acquisition of the property can be completed in compliance with all federal and state rules and regulations;
6. That the final audited Fund Balance as of December 31, 2021, maintained by the Village of Caledonia as fiscal agent for the property – in the approximate amount of \$118,836 – be transferred to and received by Racine County exclusively for capital improvements to the park, including, but not necessarily limited to, parking lot and other paving improvements; and
7. That notwithstanding the exclusive operation authority given to Racine County by virtue of the land transfer:
  - a. The property may continue to be utilized as a polling location; and
  - b. The Kids Connection Playground shall be preserved and not substantially changed or modified. “Substantially changed” means changes to the structure or location and does not include maintenance and/or repairs to the structure.

3

4 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that  
5 the expenditure of funds for the purpose of the parcel for \$1.00 and other administrative  
6 or incidental costs associated with the purchase of property are hereby authorized and  
7 approved; and

8

9 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that  
10 the balance of funds in the LAWCON Land Account – approximately \$57,296.80 – and  
11 LAWCON Administrative Account – approximately \$267,361.00 – may be applied  
12 exclusively toward the acquisition of and/or improvements to the property in compliance  
13 with provisions of the Land Use and Water Conservation Fund Act if such expenditures  
14 are approved and deemed eligible for such use and conversion by the Wisconsin  
15 Department of Natural Resources and/or National Park Service; and

16

17 **BE IT RESOLVED** by the Racine County Board of Supervisors that the fiscal  
18 note as set forth in Exhibit “A,” that is attached hereto, is authorized and approved.

19

20 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that  
21 all agreements shall incorporate such terms and conditions as the Corporation Counsel,  
22 Finance Director, and Director of Public Works & Development Services deem  
23 necessary and appropriate; and

24

25 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that  
26 any two of the County Clerk, the County Executive and/or the County Board Chairman  
27 are authorized to execute any contracts, agreements, amendments, or other documents  
28 necessary to carry out the intent of this resolution.

29

Respectfully submitted,

30

31

32 1st Reading \_\_\_\_\_

**EXECUTIVE COMMITTEE**

33

34 2nd Reading \_\_\_\_\_

\_\_\_\_\_  
Thomas E. Roanhouse, Chairman

35

36 BOARD ACTION

37 Adopted \_\_\_\_\_

38 For \_\_\_\_\_

39 Against \_\_\_\_\_

40 Absent \_\_\_\_\_

\_\_\_\_\_  
Tom Kramer, Vice Chairman

41

\_\_\_\_\_  
Robert N. Miller, Secretary

42 VOTE REQUIRED: 2/3 M.E.

43

44 Prepared by:  
45 Corporation Counsel

\_\_\_\_\_  
Robert D. Grove

46

\_\_\_\_\_  
Scott Maier

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\_\_\_\_\_  
Rusty Russell Clark

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4 \_\_\_\_\_  
5 Q.A. Shakoor, II

6  
7 \_\_\_\_\_  
8 Melissa Kaprelian

9  
10 \_\_\_\_\_  
11 Tom Hincz

12  
13 \_\_\_\_\_  
14 Donald J. Trottier

15 **PUBLIC WORKS, PARKS AND FACILITIES**  
16 **COMMITTEE**

17  
18 \_\_\_\_\_  
19 Robert D. Grove, Chairman

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21 \_\_\_\_\_  
22 Tom Kramer, Vice-Chairman

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24 \_\_\_\_\_  
25 Tom Hincz, Secretary

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27 \_\_\_\_\_  
28 Jody Spencer

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30 \_\_\_\_\_  
31 Eric Hopkins

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33 \_\_\_\_\_  
34 Thomas Pringle

35  
36 \_\_\_\_\_  
37 Brett Nielsen

38  
39 **The foregoing legislation adopted by the County Board of Supervisors of**  
40 **Racine County, Wisconsin, is hereby:**

41 **Approved:** \_\_\_\_\_

42 **Vetoed:** \_\_\_\_\_

43  
44 **Date:** \_\_\_\_\_,

45  
46 \_\_\_\_\_  
47 **Jonathan Delagrave, County Executive**

48  
49 **INFORMATION ONLY**

50  
51 **WHEREAS**, the LAWCON funds were created with proceeds from the sale of  
52 County land near Ives Grove to WISPARK, and is intended for the purchase and  
53 improvement of targeted open space and outdoor recreation public lands.

**RESOLUTION NO. 2021-125**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN FOR THE AT 3303 CTH H, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; SHANNON CURTIN, APPLICANT; SCURTIN LLC, OWNER**

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

**WHEREAS**, Shannon Curtin, Applicant, has requested approval of a site, building, and operations plan to modify the exterior facade for the existing commercial building at 3303 CTH H, Sec. 33, T4N, R22E, Village of Caledonia, Racine County, WI; and,

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the modified building exterior for the site, building, and operations plan for the following reason:

1. The proposed modification façade improvements are compliant with Village design guidelines.

**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 December 2021.

**VILLAGE OF CALEDONIA**

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

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



**RESOLUTION NO. 2021-126**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN FOR THE CONSTRUCTION AND UTILIZATION OF A ±9,700 SQUARE FOOT, 1-STORY ADDITION TO THE EXISTING CHURCH LOCATED AT 10402 NORTHWESTERN AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; JASON PUESTOW, APPLICANT; FAITHBRIDGE INC., OWNER**

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

**WHEREAS**, Jason Puestow, Applicant, has requested approval of a site, building, and operations plan to construct and utilize a ±9,700 square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue, Sec. 33, T4N, R22E, Village of Caledonia, Racine County, WI; and,

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the 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 through the building, site, and operation plan review process.
2. This use will not adversely affect the surrounding uses in the area.

**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 December 2021.

**VILLAGE OF CALEDONIA**

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

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

EXHIBIT A: Conditions of Approval  
10402 Northwestern Avenue, Faithbridge Church

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Joined Parcels.** The applicant must record, via quit claim deed or certified survey map with Racine County Register of Deeds, the joining of parcels located at 3217 Morris Street (Parcel ID No. 104-04-22-33-075-000) and 10402 Northwestern Avenue (Parcel ID No. 104-04-22-33-117-000) and reconfigure the lot line for 3229 Morris Street (Parcel ID No. 104-04-22-33-076-000) prior to submitting building permits.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents dated November 15, 2021.
5. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
6. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
7. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
8. **Parking.** Parking at the site must be in compliance with the submitted plans. All 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.
10. **Landscaping.** The applicant must submit a landscape plan that must be in compliance with the Village landscape requirements as outlined in Title 16 and be approved by the Zoning Administrator prior to submitting building permits. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. 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.
11. **Lighting.** The lighting plan must be in compliance with the submitted lighting plan dated October 25, 2021. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.

12. **Signage.** Signage presented as part of the building, site, and operation review is not part of the review approval process. Prior to installation of any signs, a sign permit will be required prior to installation and meet all sign regulations in Title 16. Banners, balloons, flashing or animated signs are prohibited.
13. **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.
15. **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.
16. **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.
17. **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.
18. **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.
19. **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.
20. **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.
21. **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.
22. **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.

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

**RESOLUTION NO. 2021-127**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A MASTER SIGN PLAN FOR A MULTI-TENANT DEVELOPMENT FOR THE PARCEL LOCATED AT 287 27<sup>TH</sup> STREET IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.**

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

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

**WHEREAS**, Jessica Watson, Agent, requested approval of a master sign plan for the multi-tenant development located at 289 27<sup>th</sup> Street, Parcel ID No. 168-04-21-01-003-000 in the Village of Raymond. 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 proposed wall sign for the westernmost building and the Village of Caledonia Plan Commission has recommended approval of the master sign plan for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall sign will not create sign clutter or confusion along the freeway corridor.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the requested master sign plan 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 December 2021.

**VILLAGE OF CALEDONIA**

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

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

**RESOLUTION NO. 2021-128**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # \_\_\_\_\_; PARCEL ID 104-04-22-24-037-010 – LOCATED IN THE SW ¼ OF SECTION 24, T4N, R22E, 5806 4 MILE ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER JOSEPH MARANGER – APPLICANT JEFFREY MARANGER**

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

**WHEREAS**, the applicant has submitted a Certified Survey Map (CSM) to the Village for consideration. The proposed CSM would create 2 lots from existing parcel 104-04-22-24-037-010.

**WHEREAS**, the Public Services Director’s Memo dated November 18, 2021, attached hereto as **Exhibit A**, recommended conditional approval subject to 12 conditions.

**WHEREAS**, condition 5 of the approval indicated the need for the approval of a Waiver Modification from Ordinance 18-1-4-d-4 to allow an additional driveway access for Lot 1 subject to factors listed in the memo.

**WHEREAS**, condition 6 of the approval indicated the need for approval of a Waiver Modification from Ordinance 18-1-4-d-3-b to allow for an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to factors listed in the memo.

**WHEREAS**, the Village Plan Commission on November 29, 2021 recommended conditional approval of the CSM in accordance with the Public Services Director memo (**Exhibit A**) subject to the conditions outlined therein.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Certified Survey Map and the 2 Waiver Modifications as set forth above, are hereby approved for the reasons and requirements set forth in Exhibit A, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A**, and the payment of the required land division fees and compliance with all applicable Village Ordinances.

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

**VILLAGE OF CALEDONIA**

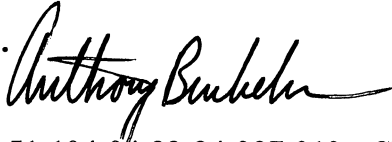
By: \_\_\_\_\_  
James R. Dobbs  
Village President

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

# MEMORANDUM

**Date:** Thursday, November 18, 2021

**To:** Plan Commission  
Village Board

**From:** Anthony A. Bunkelman P.E.  
Public Services Director 

**Re:** Maranger CSM – Parcel ID 51-104-04-22-24-037-010 – SW ¼ of Section 24,  
T4N, R22E, 5806 Four Mile Road Village of Caledonia, Racine County, WI –  
Owner Joseph Maranger

---

The Engineering Department has received a Certified Survey Map (CSM) from Jeffrey Maranger, on behalf of Joseph Maranger, prepared by Mark Madsen of Nielsen Madsen & Barber S.C. The Maranger property is located along the North side of Four Mile Road between Short Road and Bluffside Drive. The existing property is 6.632 acres in size. This property has approximately 1,002 feet of frontage along Four Mile Road.

The existing parcel currently has a single-family home with a barn on it. The balance of the parcel is currently tall grass with some trees.

The CSM proposes to create 2 lots. Lot 1 is proposed to be 4.577 acres in size with the existing barn located on it and Lot 2 is proposed to be 1.01 acres and have the existing single-family home on it. Lot 1 is projected to have the existing barn located on it, but in the future, there is a possibility for a single-family home to be constructed. If the CSM is approved the barn would become a legal non-conforming structure until the single-family home is constructed.

The Zoning of the existing parcel is R-2. R-2 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential (19,000 sq.ft. to 1.49 acres per dwelling unit) for this property. The proposed CSM is consistent with the Village's Comprehensive Land Use Plan.

The CSM is located within the Sanitary Sewer & Water Service Areas. Sanitary sewer is available for the future development of Lot 1. The existing single-family home is already connected to the sanitary sewer. Municipal water is also available for Lot 1. The existing single-family home is already connected to municipal water. As the owner is already aware there is not a water lateral for Lot 1 at this time. In the future with the construction of a single-family home, the owner will need to install a water lateral to the lot.

So the Owner, Commission, and Board are aware, there is a Special Assessment for Watermain on the property. This assessment will be partially due at the time of connection to the watermain. At the time of connection, the Owner will need to request a balance and the portion of the assessment due for the connection (Assessment was based on the Land Use Plan).

Access for the proposed lots will need to be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. Lot 2 has an access out



to Four Mile Road and Lot 1 also has an access out to Four Mile Road. So the Commission and Board are aware, the current access for Lot 1 is for an Ameritech facility. This access unfortunately does not appear to be easily shared. At the same time the accesses on the lots are near the top of the hill. Sight Distance to the West is a potential concern. The Engineering Department does not feel comfortable with an everyday access at the top of the hill for Lot 1 due to the sight distance issue. Due to the Sight Distance Issue, the only safe area to allow an everyday access for Lot 1 is at the intersection of Bluffside Drive and Four Mile Road. To confirm that there would not be any other accesses on Four Mile Road, the owner has proposed a No Access Restriction on the remaining frontage.

By Village Ordinance another access would not be allowed. In looking at the existing accesses and the sight distance it is not recommended to share the existing accesses. It is recommended that the Village approve a Waiver/Modification to allow one new access for Lot 1 at the intersection of Bluffside Drive and Four Mile Road as long as all Sight Distance requirements are met.

Also since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way should be dedicated to the Village. The proposed CSM includes the dedication of the minimum Right of Way.

The drainage of the CSM according to the Master Drainage Plan shows 2 separate watersheds (R-60-6 & R-45-11). Lot 2 has a small portion in the Southwest corner of the lot that drains to the road ditch of Four Mile Road (R-60-6). The remainder of Lot 2 and the entirety of Lot 1 drain to the East to a culvert under the abandoned railroad Right of Way (R-45-11). In reviewing the Master Drainage Plan and that Lot 1 is a significant size, it has been recommended that a Storm Water Management Plan be performed at the time of the future single-family home on Lot 1. A Note will need to be placed on the CSM to indicate this.

In looking at the Wisconsin DNR Surface Water Data Viewer there are no mapped wetlands shown on the site. The Surface Water Data Viewer does potentially indicate hydric soils along the Eastern edge of the property. This is a small area of Lot 1. It is recommended that a Wetland Delineation be done at the time the Storm Water Management Plan is performed.

After reviewing the Maranger CSM, the following motion is recommended.

**Move to conditionally approve the Maranger CSM on parcel 51-104-04-22-24-037-010 subject to the following**

- 1. The Zoning setbacks & Minimum Frontage requirements for the R-2 Zoning District are listed on the CSM and the setback lines are shown on the lots.**
- 2. The CSM creates a legal non-conforming accessory building (barn) on Lot 1.**
- 3. Any future single-family home on Lot 1 will need to be connected to Sanitary Sewer and Water.**
- 4. All necessary Special Assessments are paid for the connection of the home to the Municipal Water System.**
- 5. Lot 1 of the CSM is granted a Waiver/Modification to allow an additional driveway access out to Four Mile Road as long as all Sight Distance Requirements are met.**
- 6. Approval of a Waiver/Modification for allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.**

7. A minimum of 45' of Right of Way on Four Mile Road is dedicated as shown.
8. A No Access Restriction placed on Four Mile Road as shown.
9. Due to the proposed size of Lot 1 and the future plan for a Single-Family Home, a Storm Water Management Plan and Individual Site Grading Plan be required at the time of development of Lot 1. A Note shall be placed on the CSM indicating the following "A Storm Water Management Plan and Individual Site Grading Plan will be required to be submitted at the time of development of Lot 1. The Individual Site Grading Plan shall follow the intent of the Storm Water Management Plan."
10. A wetland delineation is performed at the time of the Storm Water Management Plan. A Note shall be placed on the CSM indicating the following "A Wetland Delineation shall be done on Lot 1 at the time of development of Lot 1 as part of the Storm Water Management Plan."
11. The CSM is subject to the Land Division per Lot fee.
12. The Owner agrees to execute any and all agreements as necessary for the CSM to be approved.

**Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Maranger CSM to allow an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to the following factors:**

- 1.) The property has approximately 1,002 feet of frontage.
- 2.) The Four Mile Road topography along the frontage of the property is not conducive to a road due to sight distance concerns.
- 3.) Lot 1 has an existing driveway on it that is for an Ameritech facility and does not appear to have safe sight distance for an everyday driveway.
- 4.) Lot 1 has a size of 4.577 acres with 752.58 feet of frontage.
- 5.) There would be a maximum of 3 accesses along the 1,002 feet of frontage. This is acceptable for access control.

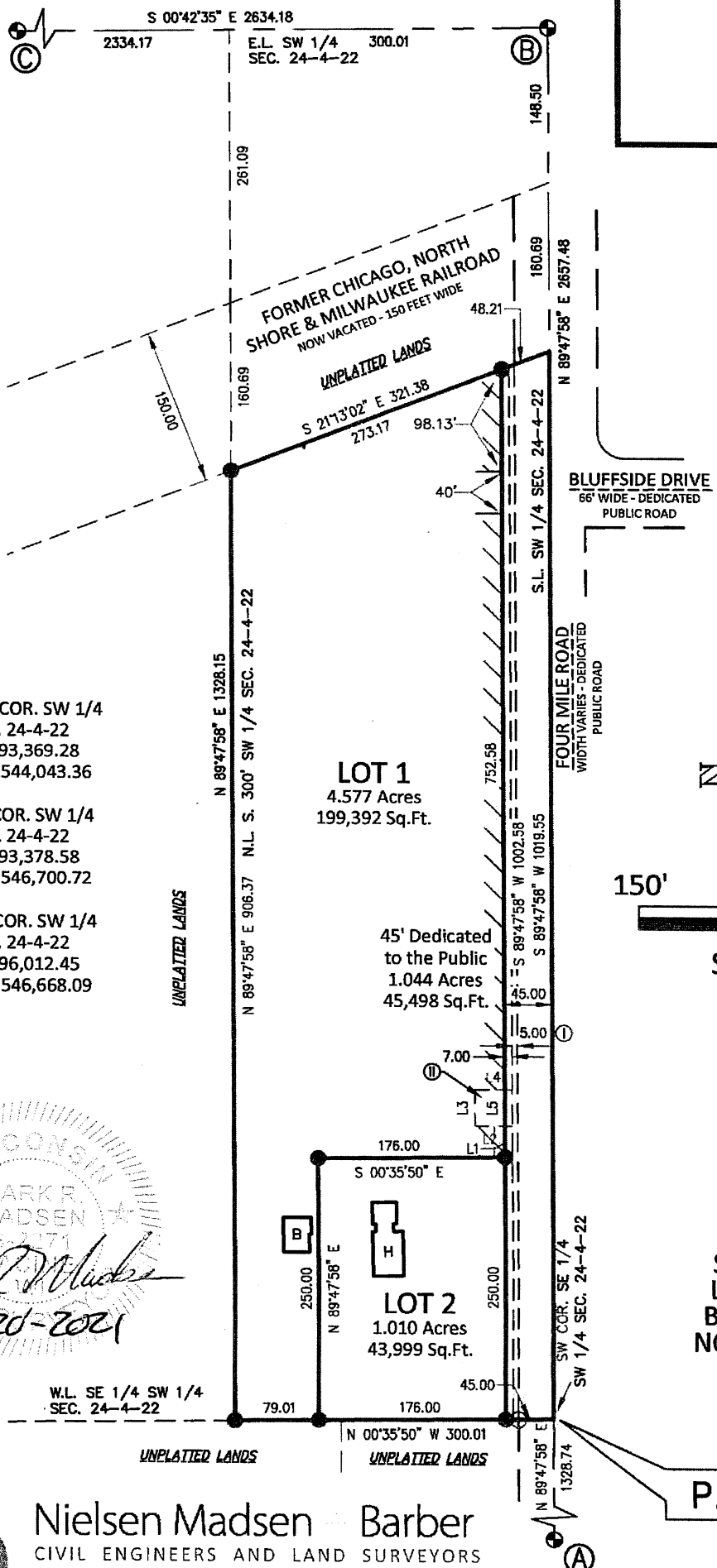
**Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Maranger CSM to allow an additional driveway access for Lot 1 subject to the following factors:**

- 1.) The existing driveway access on Lot 2 is specific to the existing single-family home.
- 2.) Lot 1 has an existing driveway on it that is for an Ameritech facility and does not appear to have safe sight distance for an everyday driveway.
- 3.) The future single-family residence (on Lot 1) should be granted a driveway access based on the fact that there would only be the maximum of 3 accesses that come out to the principal thoroughfare in 1,002 feet. This is more restrictive than the surrounding area.
- 4.) The balance of the frontage on Four Mile Road would have a No Access Restriction along it.

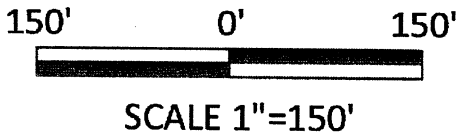
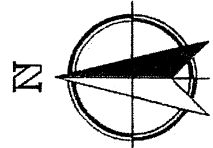
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

RECORDING DATA



- (A) SW COR. SW 1/4 SEC. 24-4-22  
N. 293,369.28  
E. 2,544,043.36
- (B) SE COR. SW 1/4 SEC. 24-4-22  
N. 293,378.58  
E. 2,546,700.72
- (C) NE COR. SW 1/4 SEC. 24-4-22  
N. 296,012.45  
E. 2,546,668.09



WISCONSIN  
MARK R. MADSEN  
10-20-2021

SEE PAGE 2 FOR LOCATION MAP, BUILDING DETAIL NOTES, LINE TABLE AND LEGEND.

P.O.B.



Nielsen Madsen - Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbc.net

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

EXISTING EASEMENT LINE TABLE		
Line #	Length	Direction
L1	30.05	N89° 47' 58"E
L2	28.00	N00° 12' 02"W
L3	35.00	N89° 47' 58"E
L4	28.00	S00° 12' 02"E
L5	35.00	S89° 47' 58"W

**NOTES:**  
ZONING OF PARCELS IS R-2.

**OWNER / LAND SPLITTER:** JOSEPH MARANGER,  
3021 W. SOUTHLAND DRIVE, FRANKLIN, WISCONSIN  
53132.

**BEARINGS BASE:** GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON  
NAD 1983/2011. THE SOUTH LINE OF THE  
SOUTHWEST 1/4 OF SECTION 24-4-22 IS ASSUMED  
TO BEAR N 89°47'58" E.

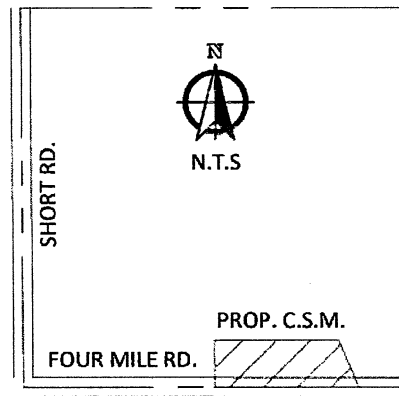
**LEGEND:**  
B EXISTING BARN  
H EXISTING HOUSE

- ⓪ EXISTING 5' UNDERGROUND CABLE EASEMENT
- Ⓢ EXISTING 35'x35' AMERITECH EXCLUSIVE EASEMENT

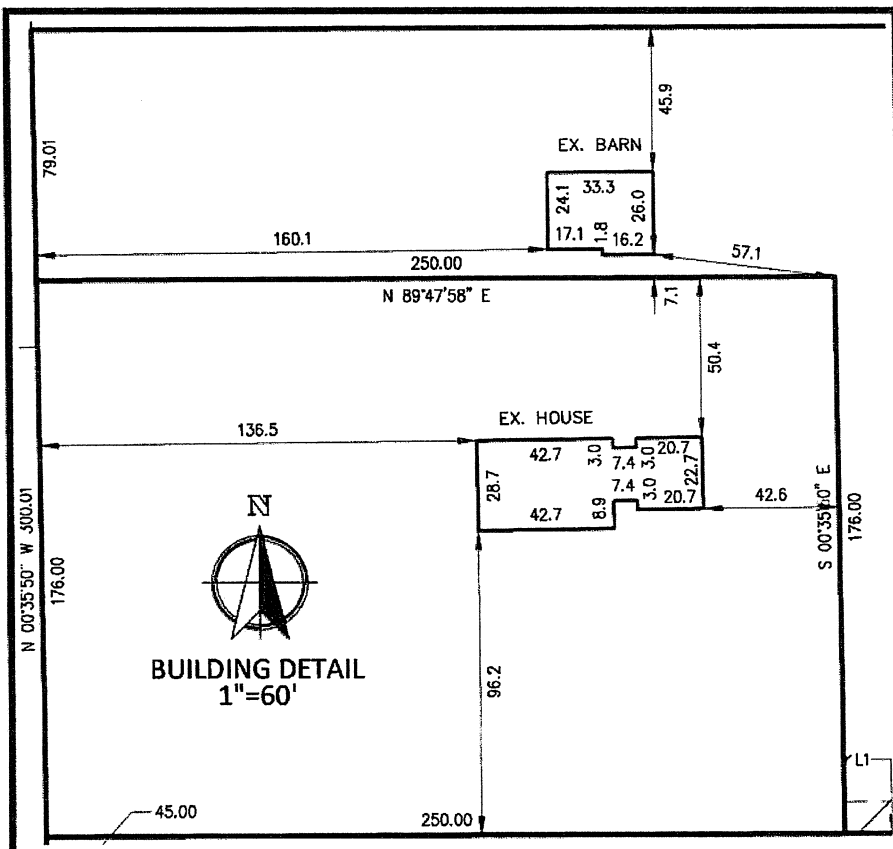
////// NO VEHICULAR ACCESS

- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
- ⊕ CONC. MON. W / BRASS CAP FOUND

### LOCATION MAP



SW 1/4 SEC. 24-4-22



*Mark R. Madsen*  
10-20-2021



**Nielsen Madsen & Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmb-sc.net

2021.0189.01 CSM.DWG  
SHEET 2 OF 4 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**


**PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Joseph Maranger, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 4 North, Range 22 East of the Fourth Principal Meridian bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 24; thence N89°47'58"E, 1328.74 feet along the South line of the Southwest 1/4 of said Section 24 to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24 and the point of beginning of this description; run thence N00°35'50"W, 300.01 feet along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 24 to a point on the North line of the South 300.00 feet of the Southwest 1/4 of said Section 24; thence N89°47'58"E, 906.37 feet parallel with the South line of the Southwest 1/4 of said Section 24 and along the North line of the South 300.00 feet of the Southwest 1/4 of said Section 24 to a point on the Westerly right-of-way line of the vacated Chicago, North Shore & Milwaukee Railroad; thence S21°13'02"E, 321.38 feet along the Westerly right-of-way line of said vacated Chicago, North Shore & Milwaukee Railroad; to a point on the South line of the Southwest 1/4 of said Section 24; thence S89°47'58"W, 1019.55 feet along the South line of the Southwest 1/4 of said Section 24 to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 288,889 square feet or 6.632 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia.

October 20, 2021

  
Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)634-5588



OWNER'S CERTIFICATE

I, Joseph Maranger, Owner, hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Joseph Maranger has caused these presents to be signed as Owner at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Joseph Maranger  
3021 W. Southland Drive  
Franklin, Wisconsin 53132



Nielsen Madsen - Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbosc.net

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Joseph Maranger, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Joslyn M. Hoeffert, Village Clerk  
Village of Caledonia



*Mark R. Madsen*  
10-20-2021



Nielsen Madsen — Barber

CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

**RESOLUTION NO. 2021-129**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE CERTIFIED SURVEY MAP # \_\_\_\_\_; PARCEL ID 104-04-22-21-036-000 – LOCATED IN THE SE ¼ OF SECTION 21, T4N, R22E, 4 MILE ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER/APPLICANT ROBERT A & THERESE A PROCHASKA TRUST**

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

**WHEREAS**, the applicant has submitted a Certified Survey Map (CSM) to the Village for consideration. The proposed CSM would create 3 lots from existing parcel 104-04-22-21-036-000.

**WHEREAS**, the Public Services Director’s Memo dated November 18, 2021, attached hereto as **Exhibit A**, recommended conditional approval subject to 16 conditions.

**WHEREAS**, condition 2 of the approval indicated the need for the approval of a Waiver Modification from Ordinance 18-1-5-g-3-b to allow the lots to exceed the 2.5:1 length to width ratio subject to factors listed in the memo.

**WHEREAS**, condition 4 of the approval indicated the need for the approval of a Waiver Modification from Ordinance 18-1-4-d-4 to allow an additional driveway access (maximum of 2 granted for the entire frontage) subject to factors listed in the memo.

**WHEREAS**, condition 7 of the approval indicated the need for approval of a Waiver Modification from Ordinance 18-1-4-d-3-b to allow for an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to factors listed in the memo.

**WHEREAS**, the Village Plan Commission on November 29, 2021 recommended conditional approval of the CSM in accordance with the Public Services Director memo (**Exhibit A**) subject to the conditions outlined therein.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Certified Survey Map and the 3 Waiver Modifications as set forth above, are hereby approved for the reasons and requirements set forth in Exhibit A, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A**, and the payment of the required land division fees and compliance with all applicable Village Ordinances.

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

**VILLAGE OF CALEDONIA**

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

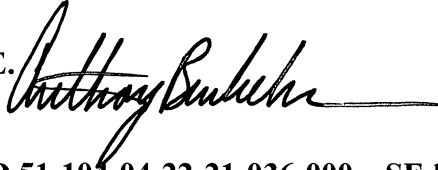
Attest: \_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk

# MEMORANDUM

**Date:** Thursday, November 18, 2021

**To:** Plan Commission  
Village Board

**From:** Anthony A. Bunkelman P.E.  
Public Services Director



**Re:** Prochaska CSM – Parcel ID 51-104-04-22-21-036-000 – SE ¼ of Section 21, T4N, R22E, Four Mile Road, Village of Caledonia, Racine County, WI – Owner Robert A & Therese A Prochaska Revocable Trust dated July 31, 2015

---

The Engineering Department has received a Certified Survey Map (CSM) from the Robert A. & Therese A. Prochaska Revocable Trust, prepared by Mark Madsen of Nielsen Madsen & Barber S.C. The Prochaska property is located along the North side of Four Mile Road between Nicholson Road and County Trunk Highway H. The existing property is 21.012 acres in size and has 958.65 feet of frontage along Four Mile Road.

The existing parcel is vacant and used as farmland.

The CSM proposes to create 3 lots. Lot 1 is proposed to be 8.662 acres in size, Lot 2 is proposed to be 5.68 acres in size, and Lot 3 is also proposed to be 5.68 acres in size. All 3 lots are projected to be sold for future single-family homes.

The Zoning of the existing parcel is A-3. A-3 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Agricultural, Rural Residential, and Open Land for this property. The property is also located outside of the Sanitary Sewer and Water Service Area. This requires that the lot density does not exceed a maximum of 0.2 dwelling units per acre or a 5-acre minimum lot size by Ordinance. The proposed CSM is consistent with the Village's Comprehensive Land Use Plan.

Previously, a concept CSM was submitted, which discussed the need for a Waiver/Modification to allow the lots to have a greater than 2.5 to 1 length to width ratio. Based on minutes from the August 30<sup>th</sup> Plan Commission meeting, the Commission felt comfortable with approving this Waiver/Modification.

Since the CSM is located outside of the Sanitary Sewer & Water Service Area, each lot in the CSM must provide and show a suitable area for a private onsite sewerage treatment system (POWTS). Soil (Perc) tests must be performed on each of the lots to ensure that each lot is buildable. Wells will need to be placed on the sites when the single-family homes are proposed.

Access to the proposed lots will need to be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. It appears that the access to the current farm field is located near the East property line, possibly on the abutting property. This access does not appear to be an official access, but an area that the ditch is



shallow and non-existent. Based on the amount of frontage, size, and configuration of the lots, it is suggested that the number of accesses be limited to 2. 2 of the lots would have a shared access and 1 of the lots would have its own access. Based on the frontage of the proposed lots, it is suggested that Lot 1 have its own access and Lots 2 & 3 share an access. By Village Ordinance, 2 accesses would not be allowed, but it is recommended that the Village approve a Waiver/Modification to allow a new access for Lot 1 and a shared access for Lots 2 & 3.

Also since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way should be dedicated to the Village. The proposed CSM includes the dedication of the minimum Right of Way.

The drainage of the lots in the CSM according to the Master Drainage Plan, show 5 separate watersheds (H-47-2, H-45, H-44, H-56-3 & H-46). A very small portion of Lot 3 will drain South to the road ditch of Four Mile Road then to the East (H-47-2). A small portion of Lot 1 will drain South to the road ditch of Four Mile Road then to the West (H-53-3). The remaining area within the CSM will drain to the North to the Nicholson Road Wildlife Refuge (H-44, H-45 & H-46). Drainage Basin H-45 which is in Lots 2 & 3, according to the Master Drainage Plan, has a drainage way depicted on it. This drainage way will need to be located in the field as necessary and then depicted on the CSM. Depending on the location of the drainage way, the drainage way may be required to be regraded to be located along the proposed property lines. This may require the granting of a 30' Drainage Easement.

A Storm Water Management Plan and a Site Grading Plan is required to be submitted, reviewed, and approved by the Caledonia Utility District for this CSM. This will include the preparation, design, and construction of a Storm Water Pond to control storm water runoff for the entire CSM. Storm Water Drainage Easements will be required to be granted over the Storm Water Management Facility.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the North property line. The Surface Water Data Viewer does indicate hydric soils on the majority of the property. A Wetland Delineation will need to be done on this property and all wetlands will need to be shown on the CSM.

After reviewing the Prochaska CSM, the following motion is recommended.

**Move to conditionally approve the Prochaska CSM on parcel 51-104-04-22-21-036-000 subject to the following**

- 1. The Zoning setbacks & Minimum Frontage requirements for the A-3 Zoning District are listed on the CSM and the setback lines are shown on the lots.**
- 2. A waiver/modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.**
- 3. The CSM shall show locations of passing soil tests for POWTS on all of the lots of the CSM.**
- 4. A waiver/modification is granted to allow an additional driveway access (maximum of 2 access for the CSM) out to Four Mile Road.**
- 5. A Shared Driveway Easement is placed on the common property line between Lots 2 & 3.**
- 6. A No Access Restriction is placed along the frontage of 4 Mile Road on Lots 2 & 3 outside of the shared driveway easement.**

7. Approval of a waiver/modification for allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.
8. A minimum of 45' of Right of Way on Four Mile Road is dedicated as shown.
9. The drainage way, as depicted on the Master Grading Plan, is field located and shown on the CSM as necessary. Depending on the location of the drainage way, a grading plan may be required to be submitted and the drainage way regraded to be located along a property line.
10. The granting of a 30' Drainage Easement over the drainage way as necessary.
11. A Storm Water Management Plan and a Site Grading Plan for the entire CSM is submitted, reviewed, and approved by the Caledonia Utility District. This includes the design and construction of a Storm Water Management facility onsite.
12. The granting of a Storm Water Pond Easement and Maintenance Agreement over the Storm Water Management facility.
13. The submission of a financial guarantee for the construction of the Storm Water Management facility.
14. A wetland delineation is performed, submitted, and all wetlands are shown on the CSM.
15. The CSM is subject to the Land Division per Lot fee.
16. The Owner agrees to execute all agreements and make the necessary deposits for the approval of the CSM.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Prochaska CSM to allow lots to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to the following factors:

- 1.) The property has 958.65 feet of frontage.
- 2.) Lot 1 has a size of 8.662 acres, Lot 2 has a size of 5.68 acres and Lot 3 has a size of 5.68 acres.
- 3.) Lots 2 & 3 would share a driveway access.
- 4.) There would be a maximum of 2 accesses along the 958.65 feet of frontage. This is acceptable for access control.
- 5.) Construction of additional road infrastructure is cost prohibitive.
- 6.) Construction of additional road infrastructure creates additional maintenance responsibility for the Village.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Prochaska CSM to allow an additional driveway access for the CSM subject to the following factors:

- 1.) The property has 958.65 feet of frontage.
- 2.) Lots 2 & 3 would share a driveway access.
- 3.) There would be a maximum of 2 accesses along the 958.65 feet of frontage. This is acceptable for access control.
- 4.) The balance of the frontage on Four Mile Road on Lots 2 & 3 would have a No Access Restriction along it.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-3-b for the Prochaska CSM to allow the lots of the CSM to exceed the 2.5 to 1 length to width ratio subject to the following factors:

- 1.) The property is 21.01 acres with 958.65 feet of frontage.

- 2.) Due to the size and configuration of the parcel, there could only be 2 lots to meet the ratio. This is more restrictive than the 0.2 dwelling units per acre density.**
- 3.) The property is located outside of the Sanitary Sewer and Water Service Area and has a maximum density of 0.2 dwelling units per acre (minimum 5 acre lots).**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

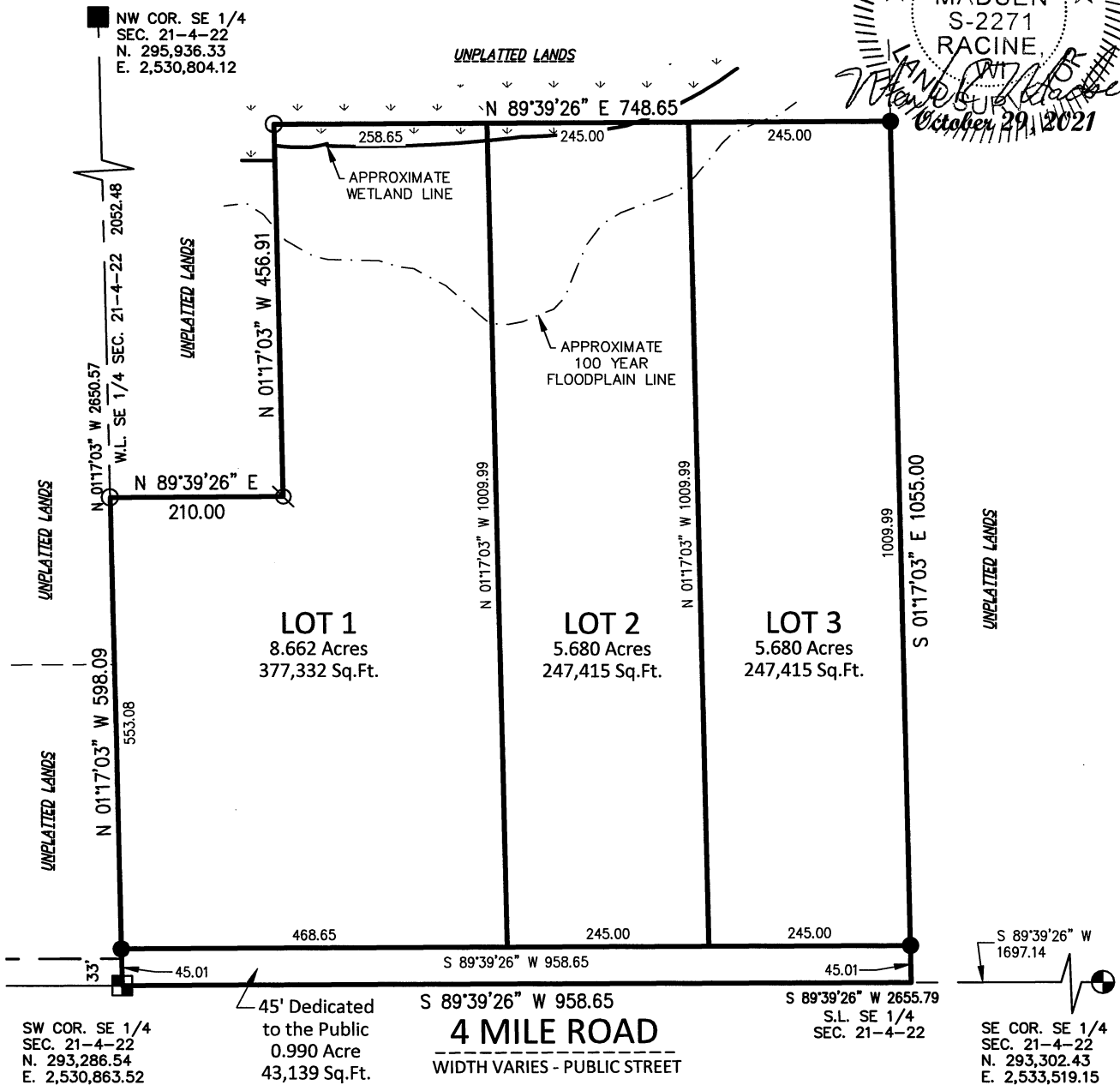


200' 0' 200'



SCALE 1"=200'

RECORDING DATA



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

SEE PAGE 2 FOR  
LEGEND, NOTES  
AND LOCATION MAP

2021.0275.01 CSM.DWG  
SHEET 1 OF 3 SHEETS

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_


PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Southwest corner of the Southeast 1/4 of said Section 21; run thence N01°17'03"W, 598.09 feet along the West line of the Southeast 1/4 of said Section 21; thence N89°39'26"E, 210.00 feet parallel with the South line of the Southeast 1/4 of said Section 21; thence N01°17'03"W, 456.91 feet parallel with the West line of the Southeast 1/4 of said Section 21; thence N89°39'26"E, 748.65 feet parallel with the South line of the Southeast 1/4 of said Section 21; thence S01°17'03"E, 1055.00 feet parallel with the West line of the Southeast 1/4 of said Section 21 to a point on the South line of the Southeast 1/4 of said Section 21, said point being S89°39'26"W, 1697.14 feet of the Southeast corner of the Southeast 1/4 of said Section 21; thence S89°39'26"W, 958.65 feet along the South line of the Southeast 1/4 of said Section 21 to the Southwest corner of the Southeast 1/4 of said Section 21 and the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 915,301 square feet or 21.012 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia. That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

October 29, 2021



Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)634-5588



## NOTES:

ZONING OF PARCEL IS: A-3.

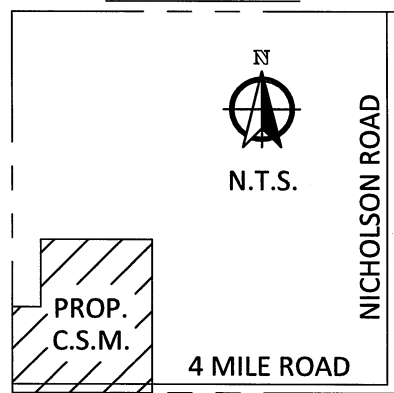
OWNER / LAND SPLITTER: THE ROBERT A. PROCHASKA AND THERESE A. PROCHASKA REVOCABLE TRUST DATED JULY 31, 2015; 11430 - 4 MILE ROAD, FRANKSVILLE, WISCONSIN 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 21-4-22 IS ASSUMED TO BEAR N 01°17'03" W.

## LEGEND:

- 1" O.D. IRON PIPE FOUND
- ⊗ 5/8" REBAR FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
- CONC. MON. W / BRASS SEWRPC CAP FOUND
- ⊕ CAST IRON MON. W / BRASS CAP FOUND
- 3" GALVANIZED STEEL PIPE W / BRASS SEWRPC CAP FOUND

## LOCATION MAP



SE 1/4 SEC. 21-4-22



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbc.net

This Instrument was drafted by Mark R. Madsen October 29, 2021

2021.0275.01 CSM.DWG  
SHEET 2 OF 3 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.**

OWNER'S CERTIFICATE

The Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015 as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015 has caused these presents to be signed as Owner at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Robert A. Prochaska  
Trustee  
11430 - 4 Mile Road  
Franksville, Wisconsin 53126

\_\_\_\_\_  
Therese A. Prochaska  
Trustee

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Robert A. Prochaska and Therese A. Prochaska of the above-named Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015, to me known to be the persons who executed the foregoing instrument, and to me known to be such Trustees of said Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015, and acknowledged that they executed the foregoing as such Trustees as the deed of said Robert A. Prochaska and Therese A. Prochaska Revocable Trust Dated July 31, 2015, by its authority.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Joslyn M. Hoeffert, Village Clerk  
Village of Caledonia

  
October 29, 2021



**Nielsen Madsen + Barber**

CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

**RESOLUTION NO. 2021-130**

**RESOLUTION APPOINTING ELECTION OFFICIALS FOR YEARS 2022-2023**

**WHEREAS**, In 2005, Wisconsin Act 451 set the terms of election inspectors to be two years beginning in January of an even-numbered year thru December of the following odd-numbered year; and

**WHEREAS**, the following names are being submitted, noting that the Republican Party has submitted a list and the Democratic Party has submitted none; and

**NOW THEREFORE BE IT RESOLVED** that the Village Board approves the list of Election Inspectors set forth in Exhibit A, which is attached hereto and incorporated herein to be effective January 1, 2022.

**THEREFORE BE IT FURTHER RESOLVED** that the Village Board hereby authorizes the Village Clerk to select and employ additional election workers, if necessary, for any and all elections to be held in the Village of Caledonia during the years 2022 and 2023.

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

VILLAGE OF CALEDONIA

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

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

**REPUBLICAN**

<b>NAME</b>	<b>ADDRESS</b>	<b>ZIP</b>
Barb A. Scott	5215 Douglas Ave #224	53402
Claudia Coticchia	5215 Douglas Ave #202	53402
Diane Feuerstein	4924 Imperial St	53405
Elizabeth (Beth) Hammann	3750 Hwy H	53126
Gwen Wortock	215 Merribur Lane	53402
Holly Phillips	5830 Autumn Trail	53402
Lisa Bell	11918 4 Mie Road	53126
Lisa Lewis	3474 South Lane	53126
Marcy Sherre Prochaska	7429 State Road 38	53108
Martin Plecki	5913 Regency Hills Dr	53406
Rick Whited	2722 Raymond Ave	53126
Tye Salinas	8605 Old Spring Street	53406
Wayne Palmer-Ball	7553 Hwy V	53108
William Lichter	4910 Douglas Ave	53402



**DEMOCRAT**

<b>NAME</b>	<b>ADDRESS</b>	<b>ZIP</b>
Patricia (Pat) Brindza	12600 Bell Rd	53108
Marlene Miller	11515 1st St Lot138	53177
MaryJo Schimanski	6212 Hwy V	53108

**INDEPENDENT**

<b>NAME</b>	<b>ADDRESS</b>	<b>ZIP</b>
Adrienne A. Rusch	4910 Lora St.	53402
Alma Sucharda	3607 Candle Ct. #2	53402
Amber Yocco	4541 Carter Dr	53402
Angela M. Miceli	6930 Cliffside Dr.	53402
Ann Klein	5351 Short Road	53402
Audrey Hill	2630 Violet Ct.	53402
Barbara A. Gritt	5632 Hwy 31	53406
Barbara Miceli	6930 Cliffside Dr	53402
Beatrice Reyes	6043 Dublin Ct.	53402
Belinda Copus	8338 Douglas Ave.	53402
Bernard Greninger	4930 Tanglewood Ave	53402
Bernice I. Savard	5125 Twin Elms Drive	53406
Bernie Lamere	5545 Charles Street	53402
Betty J. Kulas	3617 Indian Trail	53402
Betty Mahoney	3821 Wyoming Way	53404
Beverly (Bev) Mueller	12924 6 1/2 Mile Rd	53108
Bill Fulcer	9916 Prairie Crossing Dr.	53126
Carol Anderegg	8304 Doe Glen Dr	53406
Carol Cespuglio	3247 Nicholson Rd	53126
Carol Mattes	5001 Kingdom Ct	53402
Carolyn Potter	8838 Maple Dr.	53108
Caryl L. Ciofani	5720 Douglas Ave.	53402
Cathleen Gross	5419 Gallant Fox Lane	53402
Cathy Jacyna	13448 Golf Rd	53108
Cathy Larrabee	3162 Wheelock Dr	53405
Cecilia Jones	2424 Sunrise Road	53402
Charles C. Anderson	6926 Dale Dr. #12	53402
Charles G. Petersen	4845 Scott's Way #101	53402
Cherie Bangust	6733 Brian Drive	53402
Christine Regenfuss	2909 Catherine Dr	53402
Connie Runge	8801 Bay Filly Lane	53402
Constance Walczak	7108 Meadowlark Court	53402
Corrine Herbst	3735 Debby Lane	53126
Cynthia Engwis	2535 Amys Bend	53402
Darcey Kendi	5309 Willowview Road	53402
Darlene C. Fuerstenau	10403 Caddy Lane	53108
Darlene Lahr	6847 Surrey Lane	53402
Dave Fromel	6716 Lone Elm Dr	53402
David Klotz	12009 Hwy G	53108
Denise Bjerregaard	3516 Gifford Rd.	53126
Denise M. Stark	1713 Oaklawn Dr.	53402
Denise Stillman	6601 Blue River Way	53402
Dennis Dembowski	10426 Dunkelow Rd	53126

Diane Smith	4434 N Main	53402
Don Damaschke	6143 Charles St.	53402
Donna Roscizewski	14016 Golf Rd	53126
Dorothy Greninger	4930 Tanglewood Ave	53402
Douglas Andrewski	5209 Clover lane	53406
Edith Larson	4826 Wedgewood Dr.	53402
Edith Weitkum	6951 Douglas Avenue	53402
Ed Ball	3200 Ivy Lane	53402
Elizabeth Kocjan	2627 Sumac Drive	53402
Emily Carril	10117 - 7 Mile Rd.	53108
Florence Michels	3210 Gemini Ct.	53406
Geraldine (Geri) Ulcek	5908 Hwy V	53108
Gerrie Howard	3036 Nicholson Rd	53406
Harold Nelsen	6205 Hwy 31	53402
Helen Buisse	5417 Douglas Avenue	53402
Helen Miller	8720 - 4 Mile Rd	53126
Helen Putirskis	7850 Hagemann Rd	53108
Henrietta Moore	426 - 3 Mile Rd. Apt. 4C	53402
Howard Stacey	5750 5 Mile Road	53402
Irene Litwicki	2701 Sumac Dr.	53402
Jane Macemon	7008 Bobolink Road	53402
Janice & Stanley Fornes	5001 Twin Elms Drive	53406
Jean L. Makovsky	2810 Santa Fe Trail	53404
Jeanne Andrewski	5209 Clover lane	53406
Jessica A. Rooney	5432 Hwy 31	53402
Jill P. Makovsky	2810 Santa Fe Trail	53404
Jim Dresen	6525 Hidden Creek Road	53402
JoAnn Cormack	4403 - 5 Mile Road	53402
JoAnn Pankow	6418 Hwy V	53108
Joanne Tscheschlok	3313 Rodney Lane	53406
John Barnes	3785 Henry Circle	53404
Joyce Anzalone	5130 Linden Lane	53406
Joyce Meyer	4235 Erie St., #413	53402
Joyce Nelsen	6205 Hwy 31	53402
Judith (Judy) Michel	4318 Michel Ct.	53126
Judy Huffman	4609 Bluffside Dr.	53402
Julie Marsch	13413 Bell Road	53108
Karen D. Hammann	3750 Hwy H	53126
Karen J. Wellna	6857 Douglas Avenue	53402
Karen Schmidt	6928 - 5 Mile Road	53402
Kathee Nielsen	1104 Appaloosa Tr	53402
Kathleen Huston	5722 Charles St.	53402
Kathleen Prindle	5500 Citation Lane	53402
Kathy Dieckhoff	6521 Belmar Rd	53402
Ken Beauchamp	5704 Alburg Ave	53406

Lana Dresen	6525 Hidden Creek Road	53402
Lee Elliott	9411 Riverview Lane	53108
Leslie Mason	4531 Tabor Road	53402
Lila Sobczak	9907 Brookside Dr	53108
Linda Balfanz	5535 Nicholson Road	53126
Linda Mielke	7414 Dunkelow Rd	53126
Loretta Lindeman	12920 Hwy G	53108
Lucetta Jasinski	2615 Sumac Dr.	53402
Lynda Lechner	4410 Tabor Road	53402
Lynne A Martinson	4548 N. Main Street	53402
Lynne Besaw	3215 Gemini Ct	53406
Marcella J. Pratt	3420 Roberts St.	53126
Marcella L. (Marcie) Kuiper	8077 Dunkelow Rd.	53126
Margaret Bartkowiak	2804 Indian Trail	53402
Margaret Sippi	3102 Indian Trail	53402
Margie Carranza	6043 Dublin Ct.	53402
Maricela Carranza	6043 Dublin Ct.	53402
Marie Salinas	6607 Primrose Way	53406
Marilyn Rewolinski	7330 Pheasant Trail	53402
Marty Rheume	3545 Taurus Dr	53406
Mary Vaughn	11101 7 1/2 Mile Rd	53108
Mary Bieniek	12319 7 Mile Rd	53108
Mary Bradshaw	3240 Fenceline Rd	53406
Mary Davitz	5426 Barthel Rd	53126
Mary Feffer	13116 6 1/2 Mile Rd	53108
Mary Kay Ehleiter	11801 7 - 1/2 Mile Rd	53108
Mary L. Pietsch	3624 Indian Trail	53402
Mary M. Olson	5601 Richwood Lane	53402
Mary Madden	4400 Kennedy Drive #102	53404
Mary Meddaugh	6165 Prairie Circle	53402
Mary Mills	5205 Oak Forest Dr.	53406
Mary Moerche	3515 South Lane	53126
Mary Urgan	4836 Nicholson Rd	53126
Maryann Gnat	5906 Winstar Lane	53402
Maureen Pestka	6727 Lone Elm Dr.	53402
Michael Miceli	6930 Cliffside Dr	53402
Mike Kozinski	2910 Crestview Park Dr	53402
Monica Bissen	3118 Indian Trail	53402
Monica Gran	3321 Packer Dive	53404
Nancy Behr	6020 Nicholson Road	53126
Nancy Cascairo	5133 Ruby Avenue	53402
Norm Rennert	1621 Wedgewood Dr	53402
Norma Jean Anderson	6926 Dale Dr. #12	53402
Pam Koontz	6615 Fieldstone Ct	53402
Patricia Abram	5640 College Pt Ct	53402

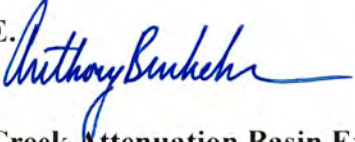
Patricia Hess	7213 Cliffside Dr	53402
Patricia Isaacson	3315 Taurus Dr	53406
Patricia Vetense	201 90th St	53406
Paul Martinson	4548 N. Main Street	53402
Powilaites Sharon	3605 Vermont Street	53406
Rae A. Wood	3447 South Lane	53126
Rajendra Mudlapur	3215 Shortridge Dr.	53402
Randy Jacob	9922 Prairie Crossing Dr	53126
Richard Mielke	7414 Dunkelow Rd	53126
Robb D. Hill	2630 Violet Ct.	53402
Robert Kobal	1811 Autumn Drive	53402
Robert Moerche	3515 South Lane	53126
Robert Phegley	7107 - 6 Mile Road	53402
Robin Barnes	3785 Henry Circle	53404
Ron Wellna	6857 Douglas Avenue	53402
Ronald J. Weitkum	6951 Douglas Avenue	53402
Rose Kaplan	2828 - 5 1/2 Mile Road	53402
Rosemary M. Veselik	806 - 4 Mile Rd.	53402
Roxanne Mierow	5437 Chestnut Drive	53402
Ruth J. Wnuk	10338 Root River Drive	53108
RuthAnn Klotz	12009 Hwy G	53108
Sandra Keeran	4932 Aberdeen Drive	53402
Sandra Rygiewicz	9839 Caddy Lane	53108
Sandra Wanggaard	3710 South Lane	53126
Sandy Dewalt	13212 61/2 Mile Rd.	53108
Sharon Hyde	6514 Horseshoe Ln	53402
Sharon Kister	6931 Surrey Ln.	53402
Sharon L. Bissonnette	12716 Adams Road	53126
Sharon Reichel	9900 Dana Dr	53126
Sherrie Schumaker	3704 Debby Ln	53126
Shona Barron	6600 Hidden Creek Rd	53402
Stephanie Warner	7538 Lakeshore Dr	53402
Sue Kelley	12646 Sunflower Dr	53126
Sue Kozinski	2910 Crestview Park Dr	53402
Susan Lamere	5545 Charles Street	53402
Susie Oksuita	6600 Brook Rd	53126
Teresa Wiegand	3614 Duchess Way	53406
Terri Prochaska	10416 6 Mile Rd	53108
Terry Killberg	4737 Alcyn Drive	53402
Theresa Novak	1622 Oaklawn Dr	53402
Thomas E Pencak	9127 Morgan Ct	53126
Tracy Martinez	6607 Whitewater Dr.	53402
Valerie (Val) DeFilippis	13500 Bell Rd	53108
Vicky Beauchamp	5704 Alburg Ave	53406
Victoria Roberts	3116 Mirkwood Lane	53126

Vikki Zuehlke	A Park Place Ct.	53185
Virginia Koch	6041 Hwy 41	53108
Virginia Wagner	4024 S Brook Rd	53126
Vivian Clark	5432 Hwy 31	53406
Wayne Corpus	8338 Douglas Ave.	53402
William (Bill) Fulcer	9916 Prarie Crossing Dr	53126

# MEMORANDUM

**Date:** Monday, November 22, 2021

**To:** Plan Commission

**From:** Anthony A. Bunkelman P.E.  
Public Services Director 

**Re:** Homestead Acres / Hoods Creek Attenuation Basin Expansion

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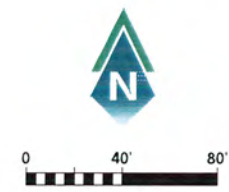
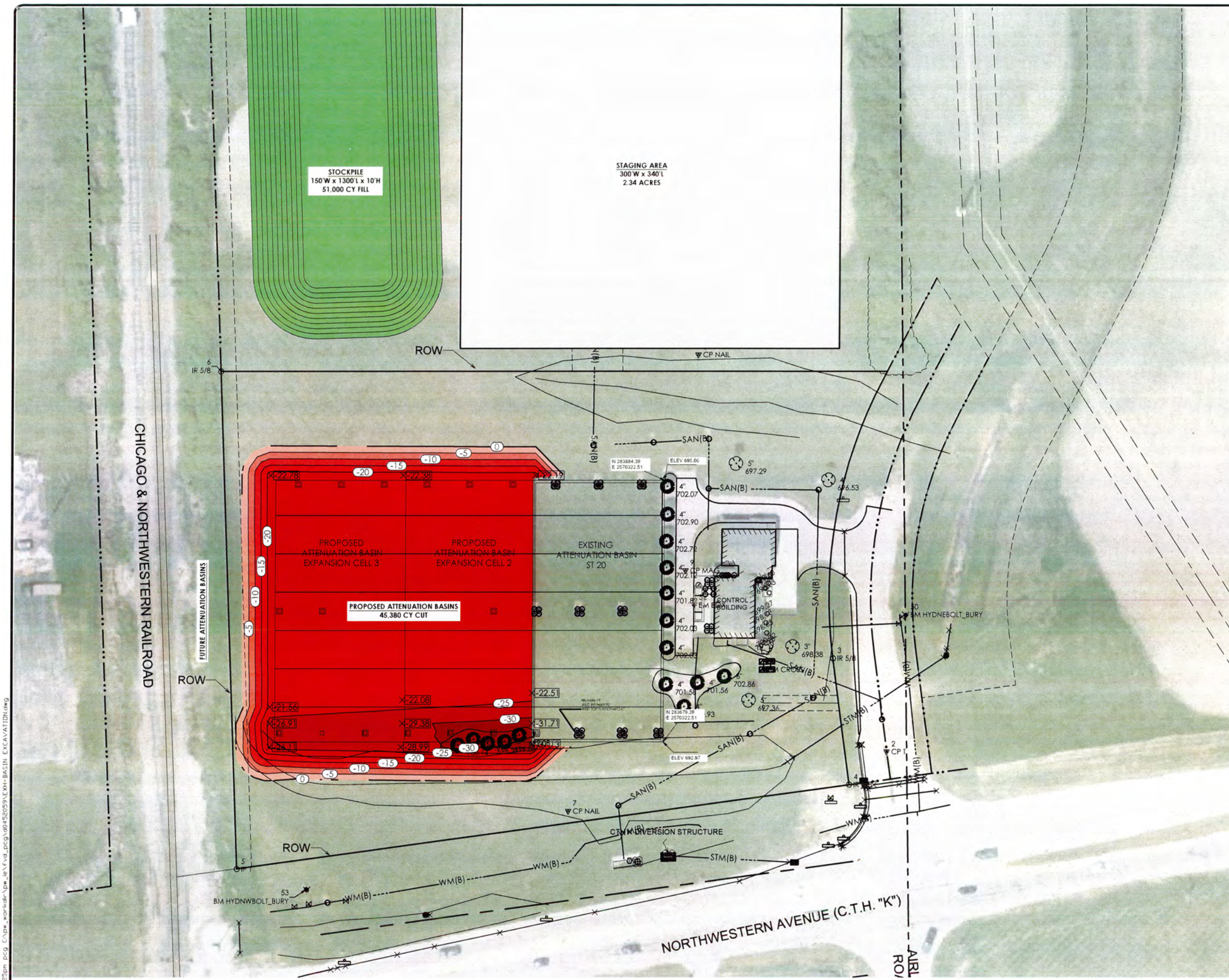
The Caledonia Utility District has been working on the expansion of the Hoods Creek Attenuation Basin as part of the Utility District's Sewer Mitigation Plan. Early on, the District reached out to Ray Leffler on the placement of approximately 45,380 cubic yards of excess excavated material that will be generated with the Hoods Creek Attenuation Basin expansion. Mr. Leffler is more than willing to work with the Utility District on the placing of this excess material.

In our discussions with Mr. Leffler, the excavated material would be placed in the location of the future Hay Meadow Road and in a future phase of the subdivision. The Utility District is not opposed to this because it will significantly save on trucking costs.

As some of you may be aware, the American Transmission Company (ATC) recently replaced the high-tension transmission lines that run through the property and ATC has been more receptive to utilizing their easements along the high-tension transmission lines for roads and/or public infrastructure. With that in mind, Mr. Leffler reached out to ATC to see if they would allow a portion of Hay Meadow Road to be located within the ATC Easement. Recently Mr. Leffler was informed that ATC would allow a portion of the road to be located in their easement. With the road being moved West into the ATC Easement, Mr. Leffler was able to gain 2 lots in a future phase of Homestead Acres.

Attached are a couple of maps that indicate the excavation of the Hoods Creek Attenuation Basin and the extents of the area within Homestead Acres subdivision that would accept the excavated material.

The Utility District wanted to keep the Plan Commission aware of the changes to the Homestead Acres subdivision plat. The changes in the Plat are as follows: The location of Hay Meadow Road is shifted slightly to the West to be partially located in the ATC Easement and there are 2 additional lots along Pebble Creek Court. With the 2 additional lots, the overall development still meets the Original 40 % Open Space requirement.



**ELEVATIONS PLAN NOTES**

IDENTIFICATION	Elevation
B/ BASE SLAB (N)	677.00
T/ BASE SLAB (N)	679.50
T/ BASE SLAB (S)	677.50
T/ CHANNEL (W)	674.50
T/ CHANNEL (E)	668.17
T/ WALL (N)	692.50
T/ WALL (S)	690.47
T/ TOP OF SLAB (N)	695.00
T/ TOP SLAB (S)	692.97
T/ GRADE (N)	698.00
T/ GRADE (S)	695.97

NOTE:  
SUBTRACT FOR 30" BASE SLAB & 12" STONE SUB-BASE

**Cut-Fill Elevations Table**

Number	Minimum Elevation	Maximum Elevation	Color
1	-34.301	-30.000	Red
2	-30.000	-25.000	Red
3	-25.000	-20.000	Red
4	-20.000	-15.000	Red
5	-15.000	-10.000	Red
6	-10.000	-5.000	Red
7	-5.000	0.000	Red
8	0.000	0.417	Green

**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOL EG TO BASIN EXCAV	1.000	1.000	60982.61 Sq. Ft.	45361.52 Cu. Yd.	0.03 Cu. Yd.	45361.49 Cu. Yd.<Cut>
Totals			60982.61 Sq. Ft.	45361.52 Cu. Yd.	0.03 Cu. Yd.	45361.49 Cu. Yd.<Cut>

**Foth**  
 Foth Infrastructure & Environment, LLC  
 2514 S. Lincoln  
 Suite 278, Lincoln Center II  
 West Allis, WI 53227  
 Phone: 414-336-7900 Fax: 414-336-7901

RELIEF OF DUTY  
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFOR IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.  
 ANY REVISIONS TO THIS DOCUMENT SHALL BE INDICATED BY A REVISION TABLE.

**HOODS CREEK ATTENUATION BASIN EXPANSION**

CALEDONIA UTILITY DISTRICT  
 VILLAGE OF CALEDONIA, WISCONSIN  
 RACINE COUNTY

**REVISIONS**

NO.	DATE	DESCRIPTION
1	7/16/20	APPROVED FOR CONSTRUCTION

RECORD DRAWING OF COMPLETED CONSTRUCTION BY \_\_\_\_\_ DATE \_\_\_\_\_  
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNER'S RECORDS BY \_\_\_\_\_ DATE \_\_\_\_\_

Date of Preparation: FEBRUARY 8, 2021

SURVEYED	BY	DATE
JTF	JTF	10/02/2019

DRAWN	DATE
PCG	02/08/2021

DESIGNED	DATE
	02/08/2021

CHECKED	DATE
	02/08/2021

**ATTENUATION BASIN EXCAVATION**

EXHIBIT

PROJECT ID: 20C030 06

**EXH 1**  
 SHEET OF X

Feb 08, 2021 10:42:50am pcg C:\pwworking\foth\external\2021\20C030\20C030\_06\EXH-BASIN\_EXCAVATION.dwg



Elevations Table			
Number	Color	Minimum	Maximum
1	Dark Red	-14.00	-12.00
2	Red	-12.00	-9.00
3	Light Red	-9.00	-6.00
4	Orange	-6.00	-3.00
5	Light Orange	-3.00	0.00
6	Light Green	0.00	3.00
7	Green	3.00	6.00
8	Dark Green	6.00	9.00
9	Very Dark Green	9.00	12.00

**ESTIMATE OF EARTHWORK QUANTITIES FOR HOMESTEAD-DUPLEXES**

DESIGN BY PEG PROJECT NUMBER 953.00 DATE 10/5/2021

TOTAL SITE AREA 12.9 ACRES

RAW CUT/FILL  
 EXISTING CONTOURS VS FINAL CONTOURS:  
 23,964 CY CUT  
 20,086 CY FILL  
 10% SHRINKAGE FACTOR ON FILL  
 22,059 ADJUSTED FILL  
 1,905 CY RAW EXPORT

**SURFACE ADJUSTMENTS**

TOPSOIL STRIPING: 12.81 OVER 12.2 AC = 20,912 CY LESS STRUCTURAL  
 (Topsoil depth is based on actual borings or field data. Topsoil depth is estimated.)

PAVEMENT & SIDEWALK SUBCUT: 15.81 OVER 65,132 SF = 3,265 CY ADDED STRUCTURAL

TOPSOIL SUBCUT: 6.81 OVER 451,804 SF = 9,182 CY ADDED STRUCTURAL

UTILITY TRENCH SPOILS

TRENCH SIZE	WIDTH BY DEPTH	ESTIMATE
SANITARY 1300 LF 3 FT BY 8 FT	3 FT BY 8 FT	1,166 CY ADDED STRUCTURAL
WATER 1300 LF 3 FT BY 7 FT	3 FT BY 7 FT	1,889 CY ADDED STRUCTURAL
STORM 550 LF 2 FT BY 5 FT	2 FT BY 5 FT	481 CY ADDED STRUCTURAL

**BUILDING ADJUSTMENTS**

LOTS TO BE LEFT LOW: 21 NUMBER OF LOTS 12,833 CY ADDED STRUCTURAL  
 (1700 AVERAGE SIZE (SF))  
 (1 AVERAGE DEPTH TO BE LEFT LOW (SP))

ESTIMATE OF NET STRUCTURAL EXPORT: 8,580 CY  
 TOPSOIL REMAINING: 11,630 CY

ADDITIONAL TOPSOIL TO BE USED IN NON STRUCTURAL FILL AREAS: 8,580 CY  
 ESTIMATE OF FINAL STRUCTURAL IMPORT: 8,580 CY  
 FINAL TOPSOIL REMAINING: 11,630 CY

**ESTIMATE OF EARTHWORK QUANTITIES FOR HOMESTEAD-AIRLINE ROAD**

DESIGN BY PEG PROJECT NUMBER 953.00 DATE 10/5/2021

TOTAL SITE AREA 3.2 ACRES

RAW CUT/FILL  
 EXISTING CONTOURS VS FINAL CONTOURS:  
 482 CY CUT  
 19,741 CY FILL  
 10% SHRINKAGE FACTOR ON FILL  
 21,716 ADJUSTED FILL  
 21,253 CY RAW IMPORT

**SURFACE ADJUSTMENTS**

TOPSOIL STRIPING: 12.81 OVER 3.2 AC = 5,143 CY LESS STRUCTURAL  
 (Topsoil depth is based on actual borings or field data. Topsoil depth is estimated.)

PAVEMENT & SIDEWALK SUBCUT: 15.81 OVER 34,320 SF = 1,695 CY ADDED STRUCTURAL

TOPSOIL SUBCUT: 6.81 OVER 195,917 SF = 1,961 CY ADDED STRUCTURAL

UTILITY TRENCH SPOILS

TRENCH SIZE	WIDTH BY DEPTH	ESTIMATE
SANITARY 70 LF 3 FT BY 8 FT	3 FT BY 8 FT	62 CY ADDED STRUCTURAL
WATER 1300 LF 3 FT BY 7 FT	3 FT BY 7 FT	1,811 CY ADDED STRUCTURAL
STORM 550 LF 2 FT BY 5 FT	2 FT BY 5 FT	487 CY ADDED STRUCTURAL

**BUILDING ADJUSTMENTS**

LOTS TO BE LEFT LOW: 21 NUMBER OF LOTS 21,278 CY  
 (1700 AVERAGE SIZE (SF))  
 (1 AVERAGE DEPTH TO BE LEFT LOW (SP))

ESTIMATE OF STRUCTURAL IMPORT: 21,278 CY  
 TOPSOIL REMAINING: 3,201 CY

ADDITIONAL TOPSOIL TO BE USED IN NON STRUCTURAL FILL AREAS: 21,278 CY  
 ESTIMATE OF FINAL STRUCTURAL IMPORT: 21,278 CY  
 FINAL TOPSOIL REMAINING: 3,201 CY

**ESTIMATE OF EARTHWORK QUANTITIES FOR HOMESTEAD**

DESIGN BY PEG PROJECT NUMBER 953.00 DATE 10/2/2019

TOTAL SITE AREA 13.3 ACRES

RAW CUT/FILL  
 EXISTING CONTOURS VS FINAL CONTOURS:  
 26,822 CY CUT  
 35,874 CY FILL  
 10% SHRINKAGE FACTOR ON FILL  
 39,131 ADJUSTED FILL  
 12,305 CY RAW EXPORT

**SURFACE ADJUSTMENTS**

TOPSOIL STRIPING: 12.81 OVER 12.8 AC = 24,619 CY LESS STRUCTURAL  
 (Topsoil depth is based on actual borings or field data. Topsoil depth is estimated.)

PAVEMENT SUBCUT: 15.81 OVER 68,892 SF = 2,854 CY ADDED STRUCTURAL

TOPSOIL & SIDEWALK SUBCUT: 6.81 OVER 677,076 SF = 10,658 CY ADDED STRUCTURAL

UTILITY TRENCH SPOILS

TRENCH SIZE	WIDTH BY DEPTH	ESTIMATE
SANITARY 950 LF 3 FT BY 8 FT	3 FT BY 8 FT	808 CY ADDED STRUCTURAL
WATER 1300 LF 3 FT BY 7 FT	3 FT BY 7 FT	1,889 CY ADDED STRUCTURAL
STORM 550 LF 2 FT BY 5 FT	2 FT BY 5 FT	607 CY ADDED STRUCTURAL

**BUILDING ADJUSTMENTS**

LOTS TO BE LEFT LOW: 21 NUMBER OF LOTS 14,778 CY ADDED STRUCTURAL  
 (1700 AVERAGE SIZE (SF))  
 (1 AVERAGE DEPTH TO BE LEFT LOW (SP))

ESTIMATE OF STRUCTURAL IMPORT: 5,473 CY  
 TOPSOIL REMAINING: 13,343 CY

ADDITIONAL TOPSOIL TO BE USED IN NON STRUCTURAL FILL AREAS: 5,473 CY  
 ESTIMATE OF FINAL STRUCTURAL IMPORT: 5,473 CY  
 FINAL TOPSOIL REMAINING: 13,343 CY

**ESTIMATE OF EARTHWORK QUANTITIES FOR HOMESTEAD-SINGLE FAMILY**

DESIGN BY PEG PROJECT NUMBER 953.00 DATE 10/5/2021

TOTAL SITE AREA 17.3 ACRES

RAW CUT/FILL  
 EXISTING CONTOURS VS FINAL CONTOURS:  
 75,126 CY CUT  
 47,747 CY FILL  
 10% SHRINKAGE FACTOR ON FILL  
 52,116 ADJUSTED FILL  
 49,385 CY RAW IMPORT

**SURFACE ADJUSTMENTS**

TOPSOIL STRIPING: 12.81 OVER 17.3 AC = 28,717 CY LESS STRUCTURAL  
 (Topsoil depth is based on actual borings or field data. Topsoil depth is estimated.)

PAVEMENT & SIDEWALK SUBCUT: 15.81 OVER 79,136 SF = 3,474 CY ADDED STRUCTURAL

TOPSOIL SUBCUT: 6.81 OVER 768,675 SF = 13,981 CY ADDED STRUCTURAL

UTILITY TRENCH SPOILS

TRENCH SIZE	WIDTH BY DEPTH	ESTIMATE
SANITARY 1900 LF 3 FT BY 8 FT	3 FT BY 8 FT	1,861 CY ADDED STRUCTURAL
WATER 1300 LF 3 FT BY 7 FT	3 FT BY 7 FT	1,831 CY ADDED STRUCTURAL
STORM 1300 LF 2 FT BY 5 FT	2 FT BY 5 FT	1,111 CY ADDED STRUCTURAL

**BUILDING ADJUSTMENTS**

LOTS TO BE LEFT LOW: 28,771 CY ADDED STRUCTURAL  
 (1700 AVERAGE SIZE (SF))  
 (1 AVERAGE DEPTH TO BE LEFT LOW (SP))

ESTIMATE OF STRUCTURAL IMPORT: 36,120 CY  
 TOPSOIL REMAINING: 15,011 CY

ADDITIONAL TOPSOIL TO BE USED IN NON STRUCTURAL FILL AREAS: 36,120 CY  
 ESTIMATE OF FINAL STRUCTURAL IMPORT: 36,120 CY  
 FINAL TOPSOIL REMAINING: 15,011 CY

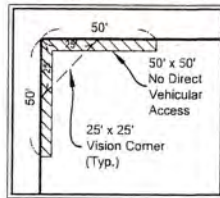
**AIRLINE ROAD HAS BEEN LOWERED 6" FROM APPROVED ELEVATIONS BY ATC**



# HOMESTEAD ACRES

Being a part of Lot 1 of CERTIFIED SURVEY MAP NO. 2673, being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34 and part of the Northeast 1/4, Southeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.

### NO VEHICULAR ACCESS & VISION TRIANGLE DETAIL



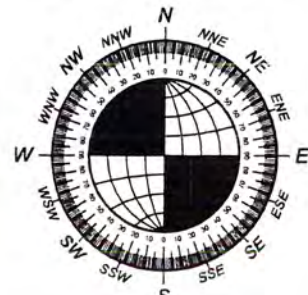
**OWNER / DEVELOPER:**  
THE NEWPORT GROUP, LTD.  
C/O RAY LEFFLER  
6949 MARINER DRIVE  
RACINE, WI 53406  
(262) 898-7777

**SETBACK REQUIREMENTS:**  
FRONT YARD = 25 FEET  
REAR YARD = 25 FEET  
SIDE YARD = 9 FEET ON ONE SIDE  
AND 8 FEET ON THE OTHER SIDE -  
17 FEET TOTAL  
ORDINARY HIGH WATER MARK  
SETBACK = 75 FEET

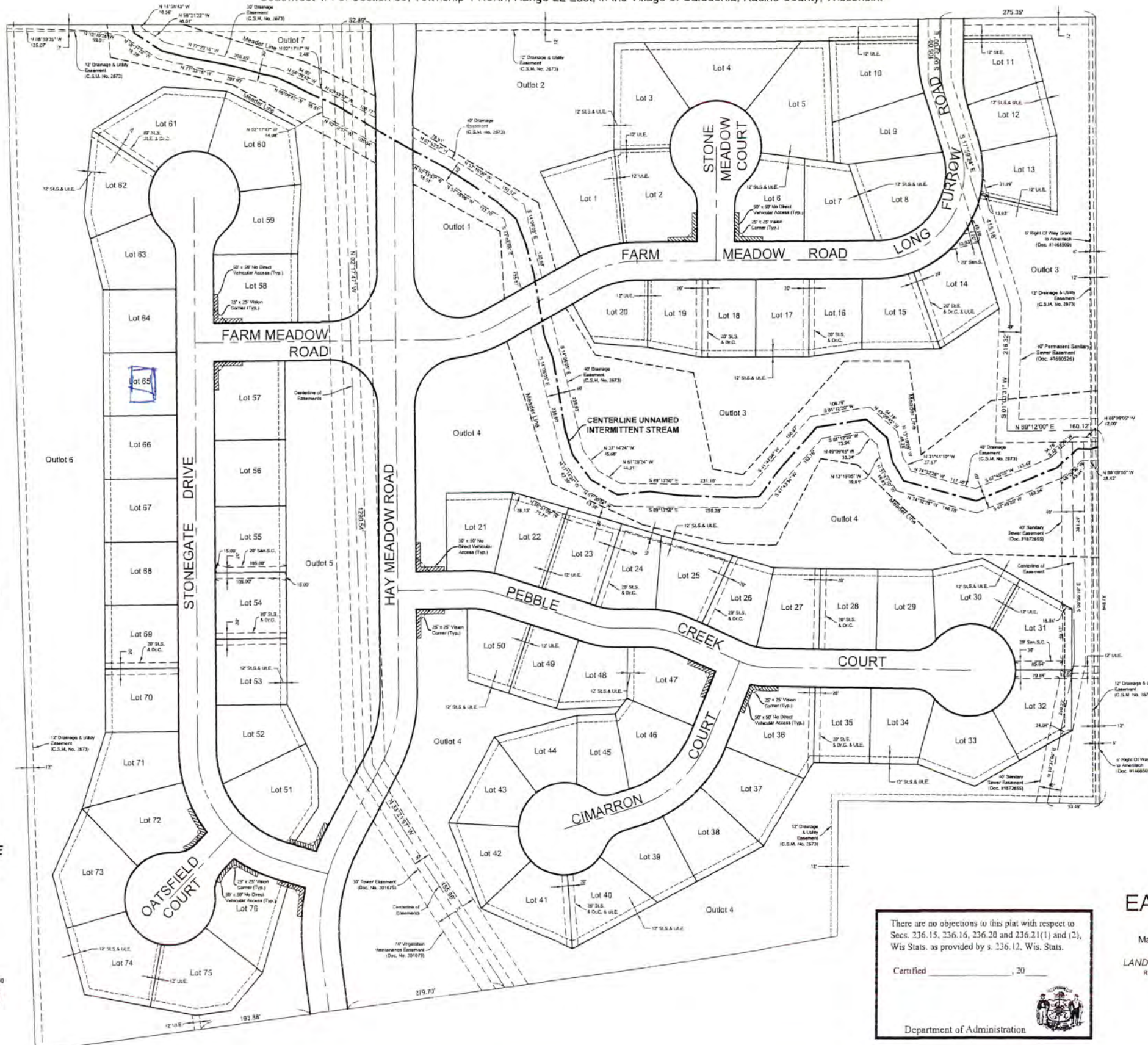
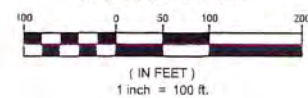
### EASEMENT LEGEND

- XX' S.L.S. & Dr.C. = Storm Sewer & Drainage Easement Centered on lot line(s)
- XX' San. S.C. = Sanitary Sewer Easement Centered on lot line(s)
- XX' S.L.S. & U.L.E. = Storm Sewer & Utility Easement
- XX' U.L.E. = Utility Easement

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27.  
The west line of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East has a reference bearing of N 00°56'15" W.



### GRAPHIC SCALE



December 17, 2007

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 30  
Department of Administration

### EASEMENT SHEET

Map prepared by: William R. Henrichs, RLS  
Project Engineer: Aaron E. Koch, PE  
LANDCRAFT SURVEY AND ENGINEERING, INC.  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
2077 South 116th Street, West Allis, WI 53227  
PH. (414) 604-0674 FAX (414) 604-0677  
INFO@LANDCRAFTSE.COM



SHEET 3 OF 5  
December 17, 2007  
Project No. 040173