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**VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA**

**Wednesday, May 4, 2022 at 6:00 p.m.  
Caledonia Village Hall – 5043 Chester Lane**

**THIS WILL BE AN IN-PERSON MEETING**

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Election of Officers**
- 4. Approval of Minutes**
  - a. Utility District Regular Meeting – April 6, 2022
- 5. Citizen Comments**
- 6. Communications and Announcements**
  - a. Racine Water Utility Minutes
  - b. Racine Wastewater Utility Minutes
  - c. Operator & Operator In Training Update
  - d. Letter from Racine Water for Highway C watermain for Caledonia cost share
- 7. Approval of O&M Bills**
  - a. O&M Bills related to the Sewer Utility District
  - b. O&M Bills related to the Water Utility District
  - c. O&M Bills related to the Storm Water Utility District
- 8. Project Updates**
  - a. Construction Contract Status
  - b. Riverbend Drive Lift Station Safety Site
  - c. Riverbend Lift Station & Forcemain Upgrade
  - d. Annual Televising Program – Sanitary Sewer
  - e. Water Impact Fee / Sewer Connection Fee Update
  - f. Hoods Creek Attenuation Basin Expansion
  - g. Central Lift Station Safety Site & Attenuation Basin
  - h. North Kremer Watermain Project
  - i. Dominican Lift Station Rehab Project
  - j. Erie Street Sanitary Sewer Improvements Project
  - k. Concord Apartments Meter Vault
  - l. Hoods Creek – Aldebaran Brushing Project
  - m. Alcyn Drive
  - n. Douglas Avenue OMG Ditch Project
  - o. Turtle Creek Restoration
  - p. Westview Village Storm Improvements
- 9. Action Items**
  - a. Organization Chart
  - b. Policy Updates
  - c. Jellystone Park 2022 Pool & Bathhouse – Site Grading Plan Conditional Approval
- 10. Adjournment**

**Village of Caledonia Utility District Meeting**  
**April 6, 2022**

**1. Meeting Called to Order** – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, April 6, 2022. The meeting was called to order by President Howard Stacey at 6:00 pm.

**2. Roll Call** – Those present were President Howard Stacey, Commissioners Michael Pirk, Tony Minto, Dave Ruffalo, and Trustee Lee Wishau. Commissioner Nick Sullivan and John Strack were excused. Also, present were Utility Manager Robert Lui, and Public Services Director Anthony Bunkelman.

**DRAFT**

**3. Approval of Minutes**

**a.** Upon a motion by Wishau and seconded by Minto, the Commission approved the minutes from the Utility District’s previous regular meeting held March 9, 2022. A copy of the minutes has been furnished to each Commissioner. **Motion carried.**

**4. Citizen Comments – None**

**5. Communications and Announcements**

**a. Racine Water Utility Agenda & Minutes**

The Commission looked over the agenda and minutes from the March 15<sup>th</sup> meeting of the Racine Water Utility. Director Bunkelman gave a brief summary of the action taken by the Utility.

**b. Racine Wastewater Utility Agenda & Minutes**

The Commission looked over the agenda and minutes from the March 15<sup>th</sup> meeting of the Racine Wastewater Utility. Director Bunkelman gave a brief summary of the action taken by the Utility.

**c. Racine Wastewater Letter – Ruckert & Mielke Final Cost Shares for 6<sup>th</sup> Street Interceptor**

Director Bunkelman gave a brief summary of the letter to the Commission. Caledonia’s cost share is \$150,939.07 spread out over 20 years.

**d. Senior Field Operator, Operator & Operator In Training Update**

Director Bunkelman indicated that the Senior Field Operator position had been filled by Landon Kortendick. For the Operator and Operator in Training positions we have filled 1 position and are still looking to fill 1 more.

**6. Approval of O&M Bills**

**a.** Upon a motion by Minto and seconded by Pirk, the Commission approved payment of O&M Bills, related to the Sewer Utility District totaling \$1,994,725.50. **Motion carried.**

b. Upon a motion by Minto and seconded by Wishau, the Commission approved payment of O&M Bills, related to the Water Utility District totaling \$210,719.42. **Motion carried.**

c. Upon a motion by Minto and seconded by Wishau, the Commission approved payment of O&M Bills related to the Storm Water Utility District totaling \$21,167.68. **Motion carried.**

## 7. Project Updates

**DRAFT**

### a. Construction Contract Status

The current contract statuses were shared with the Commissioners.

### b. Riverbend Lift Station Safety Site

Received information from Foth on options for Facilities Plan on the Station. Currently under review.

### c. Riverbend Lift Station & Forcemain Upgrade

Working on Facilities Plan. Same as above.

### d. Annual Televising Program – Sanitary Sewer

Continuing to perform repairs that staff can perform.

### e. Water Impact Fee / Sewer Connection Fee Update

Reached out to Mount Pleasant staff for per acre fee. Awaiting information.

### f. Hoods Creek Attenuation Basin Expansion

Village Board awarded contract to Miron. Miron is working on contracts.

### g. Central Lift Station Safety Site & Attenuation Basin

Awaiting final approval from DNR on Facilities Plan. Preliminary Design being worked on. Proposed to be bid in April 2023 with Construction May 2023 – July 2024.

### h. North Kremer Watermain Project

Final tie ins for watermain done last week in project area 1. Restoration remains in area 1. PTS looking to start watermain on Mercury Lane as soon as material is delivered. Buckley Road to follow.

### i. Dominican Lift Station Rehab Project

August Winter working on contracts, will be setting up Pre-Construction meeting in the near future.

### j. Erie Street Sanitary Sewer Improvements

Sanitary work started March 21<sup>st</sup>. Progressing North with Sanitary Sewer relay.

**k. Concord Apartments Meter Vault**

Proceeding with friendly condemnation.

**l. Hoods Creek – Aldebaran Brushing Project**

Looking for contractor to have log jams removed.

**DRAFT**

**m. Alcyn Drive – Drainage Complaint**

Waiting for contractor pricing. Then will respond to owners.

**n. Douglas Avenue – OMG Ditch Project**

Owners want to have project start in October due to wanting to have a crop on the farm field. Will also be addressing access and other minor concerns.

**o. Turtle Creek Restoration**

Discussed project with Southern Wisconsin Appraisal. Forwarded relocation order and necessary information to them to begin appraisal process.

**p. Westview Village Storm Improvements**

Reviewing revised plans.

**8. Action Items**

**a. Smoke Testing Plan**

John Nelson of Visu-Sewer was invited to attend the Commission meeting to discuss smoke testing. Mr. Nelson indicated that smoke testing is not an effective way of finding I & I. A letter from Green Bay Pipe & TV indicated this as well. Mr. Nelson indicated that communities are moving to a Point-of-Sale Inspection of Sanitary Sewer Laterals and Sump Pump Inspections. He shared that the City of Mequon has an Ordinance that requires this with the sale of a home. He also indicated that he would provide the Water Federation Website with resources to perform additional research. The Commission felt this was a better approach to combatting I & I. Staff is to research and prepare and Ordinance to have the Commission review.

**b. Award Contract – 2022 Catch Basin Rehab Project**

Upon a motion by Minto and seconded by Pirk, the Commission moved to authorize the Caledonia Utility District to issue the Notice of Award to AW Oakes & Son for the 2022 Catch Basin Rehab Project with Alternative 1 & 2 in the amount of \$134,600.00. **Motion carried.**

Upon a motion by Minto and seconded by Ruffalo, the Commission moved to authorize the Utility District President and Secretary to execute any contract documents as necessary. **Motion carried.**

**c. Change Order #2 – Erie Street Sanitary Sewer Improvements**

Upon a motion by Minto and seconded by Wishau, the Commission moved to approve Change Order #2 to modify the PVC Sanitary Riser Detail. **Motion carried.**

**d. Change Order #3 – Erie Street Sanitary Sewer Improvements**

Upon a motion by Minto and seconded by Ruffalo, the Commission moved to approve Change Order #3 to modify change in forcemain piping from 10” HDPE to 8” C-900 PVC with a contract reduction of \$3,035.00. **Motion carried.**

**DRAFT**

**e. Change Order #4 – Erie Street Sanitary Sewer Improvements**

Upon a motion by Minto and seconded by Ruffalo, the Commission moved to approve Change Order #4 to add the temporary bypass road with a contract increase in cost of \$28,189.14. **Motion carried.**

**f. Change Order #1 – Dominican Lift Station Improvements**

Upon a motion by Minto and seconded by Wishau, the Commission moved to approve Change Order #1 to adjust contract language as stated in the Change Order. **Motion carried.**

**g. Raymond School District 8<sup>th</sup> Grade Class – Ditch Clean Up Project**

Director Bunkelman informed the Commission that the representative from the Raymond Class informed him that Raymond was not able to perform the project this year.

Upon a motion by Minto and seconded by Pirk, the Commission moved to Receive and File the request. **Motion carried.**

**h. MS4 Annual Report**

Director Bunkelman indicated that this was in the packet for information only and that it was submitted to the WDNR on March 29.

**9. Adjournment**

Upon a motion by Wishau and seconded by Minto, the Commission moved to adjourn the regular meeting at 7:09pm. **Motion carried.**

Respectively submitted,  
Anthony A. Bunkelman P.E.  
Public Services Director



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Agenda Waterworks Commission

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Tuesday, April 19, 2022

4:00 PM

Virtual

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### Roll Call

[0186-22](#)

**Subject:** Approval of Minutes for the March 15, 2022 Meeting

**Attachments:**

[water minutes 03.15.22](#)

[0179-22](#)

**Subject:** Developer's Agreement for the Spring Trail Condominium Project (STC Development LLC)

**Attachments:**

[developers agreement spring trail condos](#)

[0207-22](#)

**Subject:** Proposal from R.A. Smith for Construction-Related Services for the Spring Trail Condominium Water Main Project

**Attachments:**

[r.a. smith proposal spring trail condo water main proj](#)

[0245-22](#)

**Subject:** Proposal from CDM Smith for Plant Filtration System Upgrade Study

**Attachments:**

[cdm smith filtration system upgrade scope of work](#)

[0246-22](#)

**Subject:** Permission to submit a WDNR Safe Drinking Water Loan Application for a Plant Filtration System Upgrade Project

[0980-21](#)

**Subject:** Bid Opening Results on Contract W-21-11, 42-inch Water Main Phase 4

**Recommendation on January 18, 2022:** Defer

**Recommendation on March 15, 2022:** Defer

**Attachments:**

[rebid 42-in transmission water main phase 4](#)

**Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the office of the General Manager at 262.636.9181 at least 48 hours prior to this meeting.**

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# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Draft

### Waterworks Commission

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Tuesday, April 19, 2022

4:00 PM

Virtual

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#### Roll Call

**PRESENT:** 5 - Natalia Taft, John Tate II, Matthew Rejc, Paul Vornholt and Trevor Jung

**EXCUSED:** 3 - Shannon Powell, Cory Mason and Stacy Sheppard

#### 0186-22

**Subject:** Approval of Minutes for the March 15, 2022 Meeting

**Recommendation:** Approve

**A motion was made by Vornholt, seconded by Rejc, that this file be Approved**

#### 0179-22

**Subject:** Developer's Agreement for the Spring Trail Condominium Project (STC Development LLC)

**Recommendation:** Approve

*FURTHER RECOMMENDS THAT THIS ITEM BE REFERRED TO THE FINANCE & PERSONNEL COMMITTEE.*

**Fiscal Note:** The estimated \$400,000 cost for the water main construction is to be paid by the developer.

*Water Utility Director presented the Developer's Agreement for the "Spring Trail Condominium Project" consisting of 16 buildings. The Agreement requires that the water main be built to Utility specifications with a 1-year warranty, as-built drawings provided to the Utility, and then the asset being turned over to the Utility for future maintenance.*

**A motion was made by Jung, seconded by Rejc, that this file be Approved**

#### 0207-22

**Subject:** Proposal from R.A. Smith for Construction-Related Services for the Spring Trail Condominium Water Main Project

**Recommendation:** Approve

*Water Utility Director presented a proposal from R.A. Smith for construction-related services for the "Spring Trail Condominium Project" at a cost of \$18,500.00. Costs related to these services would be incurred by the Project Developer.*

**A motion was made by Vornholt, seconded by Rejc, that this file be Approved**



[0245-22](#)

**Subject:** Proposal from CDM Smith for Plant Filtration System Upgrade Study

**Recommendation:** Approve

*Water Utility Superintendent, Joel Brunner, gave a presentation in which he outlined the conditions of the current filtration beds in need of upgrading. The proposal will provide assessment of the complete gravity filtration system at a cost of \$67,904.00.*

**A motion was made by Rejc, seconded by Vornholt, that this file be Approved**

[0246-22](#)

**Subject:** Permission to submit a WDNR Safe Drinking Water Loan Application for a Plant Filtration System Upgrade Project

**Recommendation:** Approve

*Water Utility Director requested permission to file a project "Intent to Apply" (ITA) and "Priority Evaluation Ranking Form" (PERF) for a Plant Filtration System Upgrade Project to the WDNR for a Safe Drinking Water Fund Loan (SDWFL). The ITA would correspond to FY 2024 funding .*

**A motion was made by Vornholt, seconded by Rejc, that this file be Approved**

[0980-21](#)

**Subject:** Bid Opening Results on Contract W-21-11, 42-inch Water Main Phase 4

**Recommendation on January 18, 2022:** Defer

**Recommendation on March 15, 2022:** Defer

**Recommendation on April 19, 2022:** Approve

*Ken Ward of Ruekert-Mielke, in response to Commission comments from the March meeting regarding bids received on Contract W-21-11, 42-inch Water Main Phase 4, advised that all bids received from contractors be formally rejected. Furthermore, a change order will be forthcoming on Contract W-21-2 to add roughly 1000 ft of water main construction on Osborne Blvd., along with 200 ft. of water main on Kinzie Ave./Chicago St. to accommodate city street paving in that area.*

**A motion was made by Jung, seconded by Vornholt, that this file be Approved**

## Adjournment

*There being no further business, meeting was adjourned at 4:41 p.m.*



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Agenda Wastewater Commission

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Tuesday, April 19, 2022

4:30 PM

Virtual

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### Roll Call

[0187-22](#)

**Subject:** Approval of the Minutes for the March 15, 2022 Meeting

**Attachments:**

[ww\\_minutes 03.15.22](#)

[0188-22](#)

**Subject:** Change Order No. 1 on Contract C-21, Lift Station #1, Kaschak Roofing, Inc. (Contractor)

**Attachments:**

[change order #1 lift station #1 roof replace](#)

[0093-22](#)

**Subject:** Request by the Village of Mt. Pleasant for a Louis Sorenson Rd Sanitary Sewer Extension

Recommendation on March 15, 2022: Defer

**Attachments:**

[sewer extension - louis sorensen](#)

[0198-22](#)

**Subject:** Request by the Caledonia Utility District for a Sanitary Sewer Extension - Bluffside Subdivision

**Attachments:**

[caledonia utility dist ss ext bluffside](#)

### Adjournment

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# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Draft

### Wastewater Commission

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Tuesday, April 19, 2022

4:30 PM

Virtual

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#### Roll Call

**PRESENT:** 9 - Natalia Taft, John Hewitt, Robert Lui, Claude Lois, John Tate II, Matthew Rejc, Paul Vornholt, Anthony Bunkelman and Trevor Jung

**EXCUSED:** 5 - Stacy Sheppard, Shannon Powell, Jerrold Klinkosh, Dean Rosenberg and Cory Mason

#### 0187-22

**Subject:** Approval of the Minutes for the March 15, 2022 Meeting

**Recommendation:** Approve

**A motion was made by Lui, seconded by Jung, that this file be Approved**

#### 0188-22

**Subject:** Change Order No. 1 on Contract C-21, Lift Station #1, Kaschak Roofing, Inc. (Contractor)

**Recommendation:** Approve

*Interim General Manager presented change order No. 1 on Contract C-21, Lift Station #1, Roof Replacement for the Contractor Kaschak Roofing, Inc. in the amount of \$1,420.00. This change order would increase the total contract amount by 2.3% bringing it to \$62,020.00, and was recommended for approval.*

**A motion was made by Lui, seconded by Lois, that this file be Approved**

#### 0093-22

**Subject:** Request by the Village of Mt. Pleasant for a Louis Sorenson Rd Sanitary Sewer Extension

**Recommendation on March 15, 2022:** Defer

**Recommendation on April 19, 2022:** Approve

*Interim General Manager presented request by the Village of Mt. Pleasant for a Louis Sorenson Rd. sanitary sewer extension for a warehouse/manufacturing spec building. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR Party sewer extensions based on capacity status. The Mt. Pleasant Sewer Utility has reviewed and approved project plans, and sufficient sewer capacity is available. The extension entails 4,967 LF of 15" PVC sanitary sewer.*

**A motion was made by Lui, seconded by Hewitt, that this file be Approved**

[0198-22](#)

**Subject:** Request by the Caledonia Utility District for a Sanitary Sewer Extension - Bluffside Subdivision

**Recommendation:** Approve

*Interim General Manager presented a request by the Caledonia Utility District for a sanitary sewer extension for a single family lot in the Bluffside subdivision. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sewer extensions based on capacity status. The Caledonia Utility District has reviewed and approved project plans and sufficient sewer capacity is available. The extension entails 66 LF of 8" sanitary sewer.*

**A motion was made by Lois, seconded by Lui, that this file be Approved**

**Adjournment**

*There being no further business, meeting was adjourned at 4:56 p.m.*

**Racine Water and  
Wastewater Utilities**

Keith E. Haas, P.E.  
General Manager



Michael L. Gitter, P.E.  
Chief of Operations  
Kenneth M. Scolaro, C.P.A.  
Administrative Manager  
Chad W. Regalia, P.E.  
Chief Engineer

April 4, 2022

Mr. Steve Kemna  
Public Service Engineer  
Division of Water Utility Regulation and Analysis  
610 North Whitney Way  
P. O. Box 7854  
Madison, WI 53707-7854

Dear Mr. Kemna:

This letter is being sent in accordance with §196.49, Stats. and Ch. PSC 184.03, Wis. Adm. Code regarding the Racine Water Utility (RWU) 2022 Capital Improvement Program (CIP). In addition, Section 6(c) of the *Intergovernmental Wholesale Water Service Agreement between the City of Racine, Racine Water Utility, Village of Caledonia, and Caledonia Water Utility District* (Caledonia Agreement), requires the Utility to annually file a CIP with the PSC on or before December 31<sup>st</sup> each year. This CIP submittal is required to include all projects for which future growth costs may be allocated to wholesale water service customers of the RWU, regardless if the growth projects are exempt from PSC construction authorization under PSC 184.03. This letter serves as an update and revision to the 2022 CIP letter issued to PSC on November 8, 2021.

The original RWU 2022 CIP correspondence did not contain any projects that qualified as regional future growth requiring growth share financing. In reality, a developer (Advenir Oakley Development) has recently submitted plans for a multi-residential development (Leo Living) to be located on CTH C in Mt Pleasant. This development will spur a 775 ft of 20" regional water main to be constructed on CTH C. The Caledonia Agreement in Section 6(c) requires the Village of Caledonia to pay for its share of facilities to serve regional plan new growth.

The Caledonia Agreement previously specified Caledonia's growth share to be 23.71%. Attached to this letter is an April 1, 2022 correspondence from Ruckert-Mielke regarding an update of that growth share in accordance with updated regional capital assets. Through this analysis, Caledonia's new regional growth share is now 34.70%. Caledonia would pay this growth share to the RWU as Direct Payment Capital Charges (DPCC), as outlined in PSC docket #05-WI-102 and pursuant to Section 6(c)(2) of the Agreement. The total estimated regional growth oversizing cost for the CTH C water main is \$80,212.50. Using the updated regional cost share, **Caledonia's DPCC estimate for 2022 would be revised to \$27,833.74.**

If you have any further questions regarding the CIP, please do not hesitate to call me at (262) 636-9430.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gitter".

Michael Gitter, P. E.  
Interim General Manager

MG/jb

c: K. Kasper (Village of Caledonia Administrator)  
K. Scolaro  
E. Maxwell (Ruckert-Mielke)

April 1, 2022

Mr. Mike Gitter, P.E.  
 General Manager  
 Racine Water Utility  
 800 Center St. #227  
 Racine, WI 53403

Re: Caledonia's Direct Payment Capital Charge for the Leo Living Development

Dear Mr. Gitter:

The Village of Caledonia ("Caledonia") is obligated to pay the Racine Water Utility ("Utility") for its share of facilities to serve new growth according to Section 6(c) of the Intergovernmental Wholesale Water Service Agreement ("Agreement"). This section of the Agreement states that prior to "construction of new facilities, an allocation shall be made" of the total costs of projects that serve future growth.

Water-supply facilities will be built to serve the Leo Living development in the Village of Mount Pleasant. These facilities are not to address existing deficiencies; this development constitutes only future growth. Because these facilities are to serve future growth, an allocation of cost for the water-supply facilities needs to be made. The table below shows the most recent allocation of future growth. Caledonia's share of future growth is 34.70 percent.

Table One

FUTURE GROWTH ALLOCATIONS				
	Current Max Day Pumpage (MGD) <sup>(1)</sup>	Design Max Day Pumpage (MGD) <sup>(2),(3)</sup>	Future Growth Max Day Pumpage (MGD)	Percentage of Growth
Retail Area	29.92	44.67	14.75	65.30%
Caledonia <sup>(4)</sup>	2.38	10.22	7.84	34.70%
Total	32.30	54.89	22.59	100.00%

(1) Caledonia Current Max Day Pumpage taken from page 4-19 of the Water System Study - August 2017.  
 (2) Revised 2035 demand from revised water modeling  
 (3) Design Max Day includes 5.8 MGD for the Foxconn Project.  
 (4) Caledonia contracted water demand.

The Agreement explains that total projected growth for the Racine Water System should be based on the most recent adopted land use plans. The current max day pumpage was updated in the Racine Water System Study conducted in August 2017. Caledonia's design max day pumpage is based on the contract water demand. The growth for the rest of the Racine Water System ("Retail Area" in Table One) was forecast with the development of Tax Increment District Number 5. Both forecasts shown in Table One are based on the most recent adopted land use plans.

This forecast is an update from the original forecast in the Agreement. The original forecast set Caledonia's share at 23.71 percent.

Table Two

System Flows	Avg Day Pumpage (MGD)	Current Peak Day Pumpage (MGD)	Ratio of Peak Day to Avg Day	Avg Day Pumpage (MGD)	Design Peak Day Pumpage (MGD)	Ratio of Peak Day to Avg Day	Future Growth Peak Day Pumpage (MGD)
Clayton Racine Park	11,512	17,667	1.53	16,637	21,165	1.27	4,528
At. Resident Park	7,662	12,103	1.58	12,217	19,487	1.59	7,270
Village of Sunnyside	1,621	1,214	0.75	2,436	4,325	1.77	1,889
Former Caledonia Dist. No. 1 Service Area	1,860	3,472	1.87	2,481	5,156	2.08	2,675
Former North Park Park Sanitary District	1,421	1,411	1.00	2,113	4,134	1.96	2,023
Village of Wind Point	1,277	1,020	0.80	1,328	3,421	2.58	2,093
<b>Totals</b>	<b>21,145</b>	<b>33,805</b>	<b>1.60</b>	<b>37,612</b>	<b>64,688</b>	<b>1.72</b>	<b>20,876</b>
<b>Peak Flow Growth Percentages</b>							
Total Growth	30.85%						
Caledonia Growth	7.31%						
Caledonia Share	23.71%						
Retail Share	76.29%						

The main change since the original forecast is that the growth forecast for the retail area has declined significantly. This change has resulted in a larger allocation to Caledonia.

"Future growth costs allocated to Caledonia shall serve as the basis for Direct Payment Capital Charges" (DPCC) according to Section 6(c) of the Agreement. Per that section of the Agreement, front-foot charges are deducted first, and then the allocation is made. Below is an estimate of Caledonia's DPCC.

Table Three

<b>Direct Payment Capital Charges Allocation</b>		
Estimated Water Facilities Construction Cost		\$232,500.00
<b>Total Front Foot Charges</b>		<b>\$152,287.50</b>
Remaining Cost (Oversizing)		\$80,212.50
<b>Caledonia Share of Future Growth Cost</b>	<b>34.70%</b>	<b>\$27,833.74</b>
<b>Retail Share of Remaining Cost</b>	<b>65.30%</b>	<b>\$52,378.76</b>

- Front foot charges were calculated using equivalent cost ratios

After final costs are known, the total front foot charges and DPCC will be recalculated using the same percentage allocations, and Caledonia will be billed according to Section 6(c)(2) of the Agreement.

If you have any questions, you can reach me at 262.953.4162.





Caledonia's Direct Payment Capital Charge for the Leo Living Development  
April 1, 2022  
Page 3

Very truly yours,

RUEKERT & MIELKE, INC.

A handwritten signature in blue ink that reads "Edward F. Maxwell".

Edward F. Maxwell, M.B.A.  
Economic Consultant  
[emaxwell@ruekert-mielke.com](mailto:emaxwell@ruekert-mielke.com)

CC: Ken Scolaro, Racine Water & Wastewater Utilities  
Chad Regalia, P.E., Racine Water & Wastewater Utilities  
Kenneth R. Ward, P.E., Ruekert & Mielke, Inc  
Brennen Fischer, P.E., Ruekert & Mielke, Inc  
Bridgot Gysbers, Ruekert & Mielke, Inc

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - SUPERFLEET</b>								
1730	ACH - SUPERFLEET	02/20/2022	FUEL FOR DISTRICT VEHICLES	02/20/2022	33.98	.00		501-00-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					33.98	.00		
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	03/02/2022	FEB-22; GAS AND ELECTRIC SE	04/12/2022	11,605.78	.00		501-00-64140 Utilities
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRICG	04/01/2022	10,930.03	.00		501-00-64140 Utilities
Total ACH - WE ENERGIES:					22,535.81	.00		
<b>ASCENSION MEDICAL GROUP</b>								
135	ASCENSION MEDICAL GROUP	172339	ANNUAL D & A PGM MGT	03/31/2022	18.00	.00		501-00-62100 Contracted Services
Total ASCENSION MEDICAL GROUP:					18.00	.00		
<b>LIGHTHOUSE COMMUNICATIONS</b>								
1170	LIGHTHOUSE COMMUNICATIO	1050422	Q1-22; BILLING	04/05/2022	2,715.52	.00		501-00-64040 Postage & Shipping
1170	LIGHTHOUSE COMMUNICATIO	1050422	Q1-22; BILLING	04/05/2022	641.86	.00		501-00-64030 Office Supplies
Total LIGHTHOUSE COMMUNICATIONS:					3,357.38	.00		
<b>MENARDS RACINE</b>								
1281	MENARDS RACINE	40316	MISC HARDWARE PARTS	03/31/2022	88.38	.00		501-00-64070 Work Supplies
Total MENARDS RACINE:					88.38	.00		
<b>NETWORK SPECIALIST OF RACINE, INC.</b>								
1390	NETWORK SPECIALIST OF RAC	42262	MAY-22; REMOTE BACKUP	04/04/2022	125.00	.00		501-00-64320 IT Infrastructure
Total NETWORK SPECIALIST OF RACINE, INC.:					125.00	.00		
<b>NORTH AMERICAN SAFETY SYSTEMS</b>								
1409	NORTH AMERICAN SAFETY SY	22-1653	CONFINED SPACE TRAINING; J.	04/05/2022	300.00	.00		501-00-51300 Education/Training/Conferences
Total NORTH AMERICAN SAFETY SYSTEMS:					300.00	.00		
<b>STARNET TECHNOLOGIES</b>								
1855	STARNET TECHNOLOGIES	0092037-IN	L.S. SCADA ALARM CHARGES	04/08/2022	360.00	.00		501-00-64150 Communication Services

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total STARNET TECHNOLOGIES:					360.00	.00		
<b>UTILITY VENDOR REFUND</b>								
8996	UTILITY VENDOR REFUND	04/08/2022	SEWER LATERAL REIMBURSE	04/08/2022	745.00	.00		501-00-64240 Building Repairs & Maintenance
Total UTILITY VENDOR REFUND:					745.00	.00		
<b>VERIZON WIRELESS</b>								
2068	VERIZON WIRELESS	9903109413	SCADA ALARM SYSTEM	04/01/2022	20.02	.00		501-00-64150 Communication Services
Total VERIZON WIRELESS:					20.02	.00		
Grand Totals:					27,583.57	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRICG	04/01/2022	10,930.03	.00		501-00-64140 Utilities
Total ACH - WE ENERGIES:					10,930.03	.00		
<b>SPECTRUM ENTERPRISE</b>								
1832	SPECTRUM ENTERPRISE	015536904142	APR-22: INTERNET UTILITY OF	04/14/2022	86.24	.00		501-00-64150 Communication Services
1832	SPECTRUM ENTERPRISE	123964101040	VOIP PHONE SYSTEM INSTALL	04/07/2022	400.26	.00		501-00-64150 Communication Services
Total SPECTRUM ENTERPRISE:					486.50	.00		
<b>U. S. CELLULAR</b>								
2026	U. S. CELLULAR	0501570868	APR-22; UTILITY DISTRICT CEL	04/06/2022	151.95	.00		501-00-64150 Communication Services
2026	U. S. CELLULAR	0502224344	HOODS CREEK BASIN REPEAT	04/10/2022	7.02	.00		501-00-64150 Communication Services
Total U. S. CELLULAR:					158.97	.00		
<b>WAREHOUSE DIRECT</b>								
2099	WAREHOUSE DIRECT	5200504-1	APR-22; PAPER, COMPRESSED	04/21/2022	142.25	.00		501-00-64030 Office Supplies
Total WAREHOUSE DIRECT:					142.25	.00		
<b>WASTE MANAGEMENT</b>								
2101	WASTE MANAGEMENT	0717910-2811-	DELIVER DUMPSTER FOR SEW	04/18/2022	407.66	.00		501-00-64240 Building Repairs & Maintenance
Total WASTE MANAGEMENT:					407.66	.00		
Grand Totals:					12,125.41	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - SUPERFLEET</b>								
1730	ACH - SUPERFLEET	02/20/2022	FUEL FOR DISTRICT VEHICLES	02/20/2022	33.98	.00		500-00-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					33.98	.00		
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	03/02/2022	FEB-22; GAS AND ELECTRIC SE	04/12/2022	1,605.69	.00		500-00-64140 Utilities
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRIC	04/01/2022	1,236.39	.00		500-00-64140 Utilities
Total ACH - WE ENERGIES:					2,842.08	.00		
<b>AMERICAN LEAK DETECTION</b>								
79	AMERICAN LEAK DETECTION	10564	JONATHON COURT; LEAK DETE	02/09/2022	485.00	.00		500-00-64240 Building Repairs & Maintenance
Total AMERICAN LEAK DETECTION:					485.00	.00		
<b>ASCENSION MEDICAL GROUP</b>								
135	ASCENSION MEDICAL GROUP	172339	ANNUAL D & A PGM MGT	03/31/2022	18.00	.00		500-00-62100 Contracted Services
Total ASCENSION MEDICAL GROUP:					18.00	.00		
<b>CORE &amp; MAIN LP</b>								
405	CORE & MAIN LP	Q602230	MISC. WATERMAIN REPAIR PAR	03/30/2022	4,887.46	.00		500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:					4,887.46	.00		
<b>FERGUSON WATERWORKS #1476</b>								
1810	FERGUSON WATERWORKS #14	0354543	HYDRANT REPAIR PARTS	04/04/2022	2,725.50	.00		500-00-64240 Building Repairs & Maintenance
Total FERGUSON WATERWORKS #1476:					2,725.50	.00		
<b>G &amp; F EXCAVATING</b>								
687	G & F EXCAVATING	35324	WATERMAIN REPAIRS; 33-91, 2	04/04/2022	6,693.75	.00		500-00-64240 Building Repairs & Maintenance
687	G & F EXCAVATING	35328	WATERMAIN REPAIRS; 23-121	04/06/2022	7,382.50	.00		500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:					14,076.25	.00		
<b>KORTENDICK HARDWARE</b>								
1096	KORTENDICK HARDWARE	149292	STAINLESS STEEL VALVUE BOL	04/07/2022	14.19	.00		500-00-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total KORTENDICK HARDWARE:					14.19	.00		
<b>LIGHTHOUSE COMMUNICATIONS</b>								
1170	LIGHTHOUSE COMMUNICATIO	1050422	Q1-22; BILLING	04/05/2022	2,715.52	.00		500-00-64040 Postage & Shipping
1170	LIGHTHOUSE COMMUNICATIO	1050422	Q1-22; BILLING	04/05/2022	641.87	.00		500-00-64030 Office Supplies
Total LIGHTHOUSE COMMUNICATIONS:					3,357.39	.00		
<b>MENARDS RACINE</b>								
1281	MENARDS RACINE	40316	MISC HARDWARE PARTS	03/31/2022	88.39	.00		500-00-64070 Work Supplies
Total MENARDS RACINE:					88.39	.00		
<b>NETWORK SPECIALIST OF RACINE, INC.</b>								
1390	NETWORK SPECIALIST OF RAC	42262	MAY-22; REMOTE BACKUP	04/04/2022	125.00	.00		500-00-64320 IT Infrastructure
Total NETWORK SPECIALIST OF RACINE, INC.:					125.00	.00		
<b>NORTH AMERICAN SAFETY SYSTEMS</b>								
1409	NORTH AMERICAN SAFETY SY	22-1653	CONFINED SPACE TRAINING; J.	04/05/2022	100.00	.00		500-00-51300 Education/Training/Conferences
Total NORTH AMERICAN SAFETY SYSTEMS:					100.00	.00		
<b>OAK CREEK WATER UTILITY</b>								
1423	OAK CREEK WATER UTILITY	5029	APR-22; BAC-T SAMPLES	04/05/2022	365.00	.00		500-00-62560 Water Sampling and Testing
1423	OAK CREEK WATER UTILITY	5031	CRESTVIEW TOWER; WATER T	04/07/2022	73.00	.00		500-00-62560 Water Sampling and Testing
1423	OAK CREEK WATER UTILITY	5032	CRESTVIEW TOWER; WATER T	04/08/2022	73.00	.00		500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:					511.00	.00		
<b>RACINE WATER &amp; WASTEWATER UTILITIES</b>								
1574	RACINE WATER & WASTEWATE	2308529	Q1-22; WATER PURCHASED	04/01/2022	49,250.00	.00		500-00-64180 Public Fire Protection
1574	RACINE WATER & WASTEWATE	2308529	Q1-22; WATER PURCHASED	04/01/2022	456,040.86	.00		500-00-62550 Purchased Water
Total RACINE WATER & WASTEWATER UTILITIES:					505,290.86	.00		
<b>STARNET TECHNOLOGIES</b>								
1855	STARNET TECHNOLOGIES	0092037-IN	L.S. SCADA ALARM CHARGES	04/08/2022	180.00	.00		500-00-64150 Communication Services

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total STARNET TECHNOLOGIES:					180.00	.00		
<b>VERIZON WIRELESS</b>								
2068	VERIZON WIRELESS	9903109413	SCADA ALARM SYSTEM	04/01/2022	20.03	.00		500-00-64150 Communication Services
Total VERIZON WIRELESS:					20.03	.00		
Grand Totals:					534,755.13	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRIC	04/01/2022	1,236.39	.00		500-00-64140 Utilities
Total ACH - WE ENERGIES:					1,236.39	.00		
<b>BOARDMAN &amp; CLARK LLP</b>								
2115	BOARDMAN & CLARK LLP	250959	MAR-22; LEGAL - KARADEMASS	04/20/2022	619.06	.00		500-00-61100 Legal Fees
Total BOARDMAN & CLARK LLP:					619.06	.00		
<b>CORE &amp; MAIN LP</b>								
405	CORE & MAIN LP	Q664648	WATERMAIN & VALVE REPAIR P	04/11/2022	6,301.62	.00		500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:					6,301.62	.00		
<b>G &amp; F EXCAVATING</b>								
687	G & F EXCAVATING	35329	REPAIR WATERMAINS; 23-26, 1	04/07/2022	6,672.50	.00		500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:					6,672.50	.00		
<b>OAK CREEK WATER UTILITY</b>								
1423	OAK CREEK WATER UTILITY	5033	CLIFFSIDE PARK; BACT WATER	04/13/2022	73.00	.00		500-00-62560 Water Sampling and Testing
1423	OAK CREEK WATER UTILITY	5035	CLIFFSIDE PARK; BACT WATER	04/20/2022	73.00	.00		500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:					146.00	.00		
<b>SPECTRUM ENTERPRISE</b>								
1832	SPECTRUM ENTERPRISE	015536904142	APR-22: INTERNET UTILITY OF	04/14/2022	86.24	.00		500-00-64150 Communication Services
1832	SPECTRUM ENTERPRISE	123964101040	VOIP PHONE SYSTEM INSTALL	04/07/2022	400.25	.00		500-00-64150 Communication Services
Total SPECTRUM ENTERPRISE:					486.49	.00		
<b>U. S. CELLULAR</b>								
2026	U. S. CELLULAR	0501570868	APR-22; UTILITY DISTRICT CEL	04/06/2022	151.95	.00		500-00-64150 Communication Services
Total U. S. CELLULAR:					151.95	.00		
<b>WAREHOUSE DIRECT</b>								
2099	WAREHOUSE DIRECT	5200504-1	APR-22; PAPER, COMPRESSED	04/21/2022	142.25	.00		500-00-64030 Office Supplies





Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	03/02/2022	FEB-22; GAS AND ELECTRIC SE	04/12/2022	338.06	.00		502-00-64140 Utilities
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRICAS	04/01/2022	295.31	.00		502-00-64140 Utilities
Total ACH - WE ENERGIES:					633.37	.00		
<b>STARNET TECHNOLOGIES</b>								
1855	STARNET TECHNOLOGIES	0092037-IN	L.S. SCADA ALARM CHARGES	04/08/2022	60.00	.00		502-00-64150 Communication Services
Total STARNET TECHNOLOGIES:					60.00	.00		
Grand Totals:					693.37	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRICAS	04/01/2022	295.31	.00		502-00-64140 Utilities
Total ACH - WE ENERGIES:					295.31	.00		
Grand Totals:					295.31	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	04/01/2022	MAR-22; GAS AND ELECTRIC	04/01/2022	1,236.39	.00		500-00-64140 Utilities
Total ACH - WE ENERGIES:					1,236.39	.00		
<b>BOARDMAN &amp; CLARK LLP</b>								
2115	BOARDMAN & CLARK LLP	250959	MAR-22; LEGAL - KARADEMASS	04/20/2022	619.06	.00		500-00-61100 Legal Fees
Total BOARDMAN & CLARK LLP:					619.06	.00		
<b>CORE &amp; MAIN LP</b>								
405	CORE & MAIN LP	Q664648	WATERMAIN & VALVE REPAIR P	04/11/2022	6,301.62	.00		500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:					6,301.62	.00		
<b>G &amp; F EXCAVATING</b>								
687	G & F EXCAVATING	35329	REPAIR WATERMAINS; 23-26, 1	04/07/2022	6,672.50	.00		500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:					6,672.50	.00		
<b>OAK CREEK WATER UTILITY</b>								
1423	OAK CREEK WATER UTILITY	5033	CLIFFSIDE PARK; BACT WATER	04/13/2022	73.00	.00		500-00-62560 Water Sampling and Testing
1423	OAK CREEK WATER UTILITY	5035	CLIFFSIDE PARK; BACT WATER	04/20/2022	73.00	.00		500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:					146.00	.00		
<b>SPECTRUM ENTERPRISE</b>								
1832	SPECTRUM ENTERPRISE	015536904142	APR-22: INTERNET UTILITY OF	04/14/2022	86.24	.00		500-00-64150 Communication Services
1832	SPECTRUM ENTERPRISE	123964101040	VOIP PHONE SYSTEM INSTALL	04/07/2022	400.25	.00		500-00-64150 Communication Services
Total SPECTRUM ENTERPRISE:					486.49	.00		
<b>U. S. CELLULAR</b>								
2026	U. S. CELLULAR	0501570868	APR-22; UTILITY DISTRICT CEL	04/06/2022	151.95	.00		500-00-64150 Communication Services
Total U. S. CELLULAR:					151.95	.00		
<b>WAREHOUSE DIRECT</b>								
2099	WAREHOUSE DIRECT	5200504-1	APR-22; PAPER, COMPRESSED	04/21/2022	142.25	.00		500-00-64030 Office Supplies



## STH 32 Utility Improvements DOT

Sewer & Water

Contractor

**Payne and Dolan Inc.**

Original Contract	\$	<b>266,043.63</b>	
Change Order	\$	(32,046.02)	-12.0%
Engineering (DOT)	\$	19,325.61	
Current Contract	\$	<b>253,323.22</b>	
Pay Request	\$	3.12	12/11/2018
Pay Request	\$	868.07	6/4/2019
Pay Request	\$	2,645.08	8/1/2019
Ray Request	\$	2,766.76	9/4/2019
Pay Request	\$	7,396.43	10/3/2019
Pay Request	\$	92,497.63	11/1/2019
Pay Request	\$	80,448.04	12/2/2019
Pay Request	\$	64,166.90	1/2/2020
Pay Request	\$	2,645.08	2/3/2020
Pay Request	\$	1,014.86	3/2/2020
Pay Request	\$	1,655.72	4/1/2020
Pay Request	\$	405.27	6/1/2020
Pay Request	\$	1,500.29	9/2/2020
Pay Request	\$	268.21	12/1/2020
Pay Request	\$	288.56	5/3/2021
Remaining on Contract	\$	(5,246.80)	-2.0%
Foth Engineering/Review (7/23/2019 - 6/3/2020)	\$	61,034.29	
Total Project Cost	\$	<b>314,357.51</b>	
Revised 2019 CIP	\$	<b>350,000.00</b>	

## North Kremer Watermain

Water

Contractor	PTS Contractors Inc		
Original Contract	\$	<b>2,681,000.00</b>	
Change Order #1	\$	-	0.00%
Current Contract	\$	<b>2,681,000.00</b>	
Pay Request #1	\$	573,596.56	
Retainage	\$	30,189.29	
Pay Request #2	\$	781,206.79	
Retainage	\$	36,835.71	
Pay Request #3	\$	340,809.90	
Remaining on Contract (Including Retainage)	\$	985,386.75	37%
Design Engineering (2020 - 8/23/2021)	\$	<b>206,069.12</b>	7.69%
Construction Services (7/28/2021 to 11/16/2021)	\$	<b>98,024.74</b>	3.66%
G & F Excavating (Charles Street	\$	<b>2,535.00</b>	
Ray Hintz (Top Soil Charles Stree	\$	<b>24.00</b>	
Racine County (Pavement Repair Charles Street)			
Total Project Cost	\$	<b>2,987,652.86</b>	

## Erie Street Sanitary Sewer Improvements

Sewer

Contractor	Reesman's		
Original Contract	\$	<b>842,759.00</b>	
Change Order #1	\$	-	0.00%
Change Order #2	\$	-	
Change Order #3	\$	(3,035.00)	-0.36%
Change Order #4	\$	28,189.14	3.34%
Current Contract	\$	<b>867,913.14</b>	102.98%
Pay Request #1 Retainage			
Remaining on Contract – (Including Retainage)	\$	867,913.14	
Design Engineering (3/29/2020 - 10/18/2021)	\$	<b>117,471.95</b>	13.94%
Construction Services			0.00%
Total Project Cost	\$	<b>985,385.09</b>	



## Dominican Lift Station Improvements

Sewer

Contractor	<b>August Winter &amp; Sons, Inc</b>		
Original Contract	\$	<b>718,500.00</b>	
Change Order #1	\$	-	0.00%
Current Contract	\$	<b>718,500.00</b>	
Remaining on Contract (Including Retainage)	\$	718,500.00	100%
Design Engineering (3/29/2020 - 10/18/2021)	\$	<b>234,943.90</b>	32.70%
Construction Services			0.00%
Total Project Cost	\$	<b>953,443.90</b>	

## Hoods Creek Attenuation Basin Expansion

Sewer

Contractor	<b>Miron Construction</b>		
Original Contract	\$	<b>10,209,403.20</b>	0.00%
Current Contract	\$	<b>10,209,403.20</b>	
Remaining on Contract (Including Retainage)	\$	10,209,403.20	100%
Design Engineering			0.00%
Construction Services			0.00%
Total Project Cost	\$	<b>10,209,403.20</b>	

**CALEDONIA UTILITY DISTRICT  
SEWER & WATER PROJECTS  
PROJECT SUMMARY WORKSHEET**

**Riverbend Drive Lift Station Safety Site**

- Discussed options with Foth on options for Facilities Plan. Investigating further.

**Riverbend Drive Lift Station & Forcemain Upgrade**

- Working on Facilities Plan. Same as above.

**Annual Televising Program – Sanitary Sewer**

- Continuing to perform repairs that staff can perform.

**Water Impact Fee / Sewer Connection Fee Update**

- Reached out to Mount Pleasant staff for per acre fee. Awaiting information.

**Hoods Creek Attenuation Basin Expansion**

- Preconstruction meeting held April 6. Field meeting held on April 14.  
Excavation/Earthwork started April 18<sup>th</sup>.

**Central Lift Station Safety Site & Attenuation Basin**

- Awaiting final approval from DNR on Facilities Plan. Preliminary Design being worked on. Proposed to be bid in April 2023 with Construction May 2023 – July 2024.

**North Kremer Watermain Project**

- Mercury Lane Watermain in and tested. Currently installing services. Buckley Road watermain in and being tested. Services to follow. Restoration to start soon.

**Dominican Lift Station Rehab Project**

- August Winter working on contracts, will be setting up Pre-Construction meeting in the near future.

**Erie Street Sanitary Sewer Improvements**

- Progressing North with sanitary sewer relay. Near complete on pipe work. Anticipate pipe work to be completed by time of meeting. Started restoration on South end. Will be prepping road week of May 9<sup>th</sup> to pave.

**Concord Apartments Meter Vault**

- Progressing with friendly condemnation.

**CALEDONIA UTILITY DISTRICT  
STORM WATER PROJECTS  
PROJECT SUMMARY WORKSHEET**

**Hoods Creek – Aldebaran Brushing Project**

- Spoke with Contractor on having log jams removed. Awaiting quote for work.

**Alcyn Drive – Drainage Complaint**

- Waiting for contractor pricing. Then will respond to owners.

**Douglas Avenue – OMG Ditch Project**

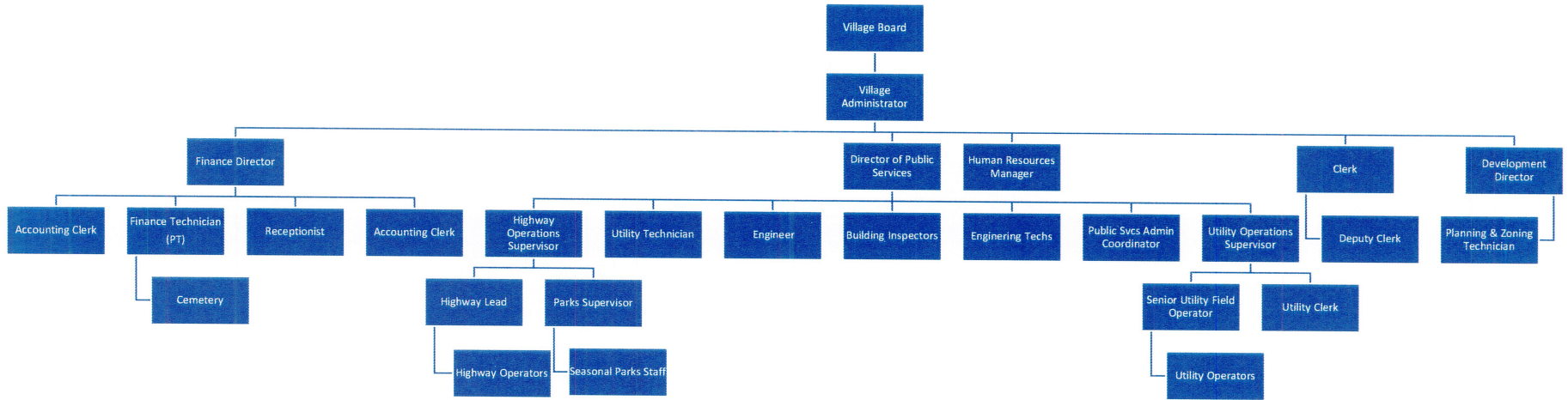
- Due to owners wanting work done in October, set bid date for August 31.

**Turtle Creek Restoration**

- Forwarded relocation order and necessary information to them to begin appraisal process.

**Westview Village Storm Improvements**

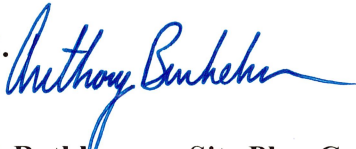
- Reviewing revised plans.



## MEMORANDUM

**DATE:** Tuesday, April 26, 2022

**TO:** Caledonia Utility District

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

**RE:** Jellystone Park 2022 Pool & Bathhouse – Site Plan Conditional Approval

### BACKGROUND INFORMATION

Katherine Halverson P.E. of Ramaker has prepared a Site Grading Plan for Jellystone Park for the addition of a second pool and a bathhouse. Jellystone Park is located on the East side of State Trunk Highway 38, more specifically 8425 State Trunk Highway 38. The proposed pool is located to the West of the existing pools and the bathhouse is located to the Northwest of the existing pools.

The Site Grading Plan indicates how both the proposed pool and bathhouse will be drained. The area around the pool will be graded to pitch away from the pool and a retaining wall will be installed to accommodate the grade change so that slopes are not steeper than 4:1. The area around the bathhouse will also be graded to pitch away from the bathhouse. The bathhouse will be 2 levels to accommodate the grade change within the building and to serve the pool area and the basketball court. The area to the East of the existing pool will also have the concrete patio area expanded to the existing retaining wall. The Engineering Department has performed a review of the site grading plan and has provided comments for items that need to have some adjustment or clarification.

Typically, a storm water management plan would be required for this work. The owner has indicated that he would like to perform an entire park storm water management plan and include all future development that is planned for the balance of the park. The Park has plans to acquire additional land on the West side of State Trunk Highway 38 to install a storm water pond. This proposal makes sense because they would need to construct and then reconstruct the pond after the plan. This will also allow the Park to have the improvements nearly completed by the time the Park opens for the season.

Included in this packet is the Site Grading Plans for the project and the April 8, 2022, review letter.

The plans as presented are ready for conditional approval subject to the following conditions being satisfied prior to the issuance of a Building Permit.

## **RECOMMENDATION**

**Move to conditionally approve the Site Grading Plan for Jellystone Park – 2022 Pool & Bathhouse subject to the following:**

- 1. All comments on the Utility Director's review letter dated April 8, 2022, are addressed, as necessary.**
- 2. The Design Engineer determines that the plans approved by the Caledonia Utility District are technically adequate and are stamped by the Design Engineer.**
- 3. A Storm Water Management Plan for the entire Park is provided prior to any further development of the Park.**

Friday, April 8, 2022

Ramaker & Associates  
c/o Katherine Halverson P.E.  
855 Community Drive  
Sauk City, WI 53583

RE: Jellystone Park – 2022 Pool and Bathhouse – Site Grading Plan Review

Dear Ms. Halverson:

The Village of Caledonia has performed a review of the Site Grading & Drainage Plan dated and submitted April 1, 2022 for the Jellystone Park Pool & Bathhouse.

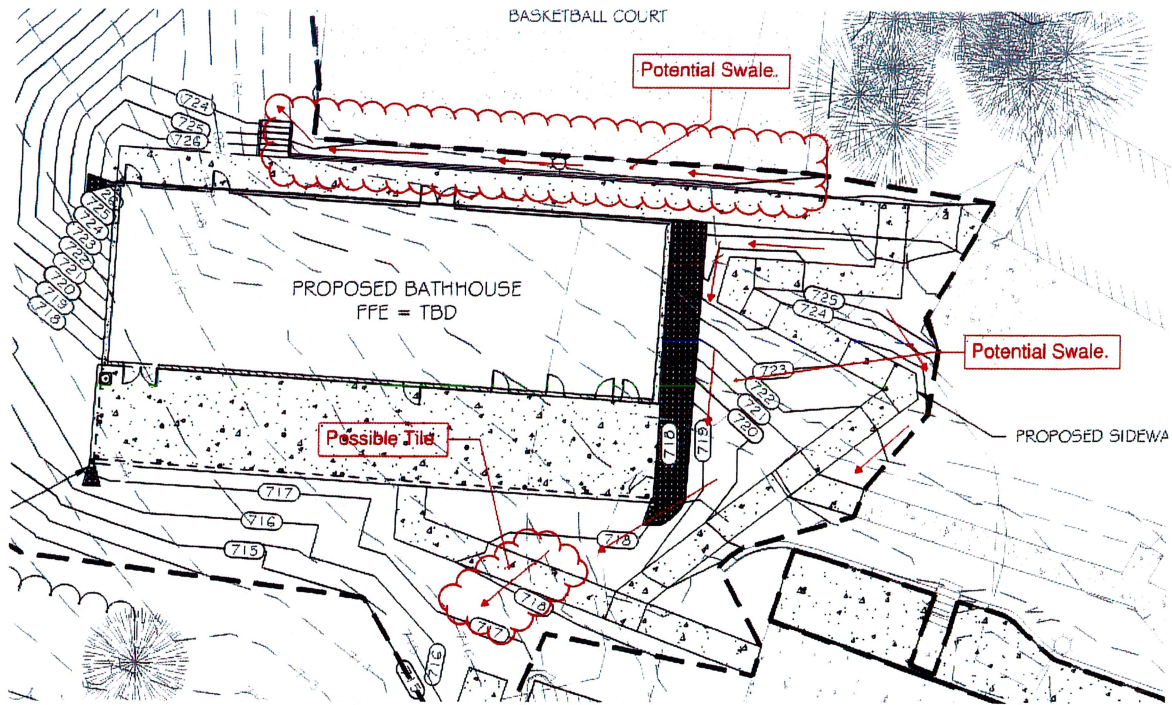
### **General Comments**

- Apply for all applicable permits prior to work; specifically, Land Disturbance.
- Acquire all necessary State Approvals and Permits for the bathhouse and pool. These approvals and permits will need to be submitted to the Village prior to a Village Building Permit being issued.

### **Site Plans/Grading Plans**

- Concrete around proposed pool appears to have a slot drain in it. Provide a detail of the slot drain. Will also need to provide information on the outlet of the drain through the retaining wall (invert, pipe material, size, etc).
- Will need to provide a detail of the retaining wall (Foundation, type of material, tie backs, etc).
- The maximum slopes allowed for grading is 4:1. The proposed side slopes off of the building and downstream from the retaining wall on the pool are steeper than 4:1. Adjust grading and disturbance limits as necessary. This may require additional retaining walls to achieve.
- Provide drainage swale between South edge of basketball court and the North edge of sidewalk. This may require retaining walls to achieve as it is a 2' drop off this edge of sidewalk. Railings may also be required.
- Improve drainage via swale or other means on the East side of proposed building to allow overland flow to move Southwesterly along the site and reduce saturation of sidewalk. Install swales and tiles as needed.
- Provide FYG and FF elevations for the bathhouse and pool
- Make proposed elevations stand out compared to the existing elevations.





**Erosion Control**

- Show access point to the construction site and any laydown or stockpile areas.

**Storm Water Management**

- Based on discussion with the owner the Storm Water Management for the entire park will be addressed at a later date. Discussion revolved around the possibility of obtaining additional land for a Storm Water Management Pond on the West side of Highway 38.

If there are any questions about this review, please contact me to discuss.

Sincerely,

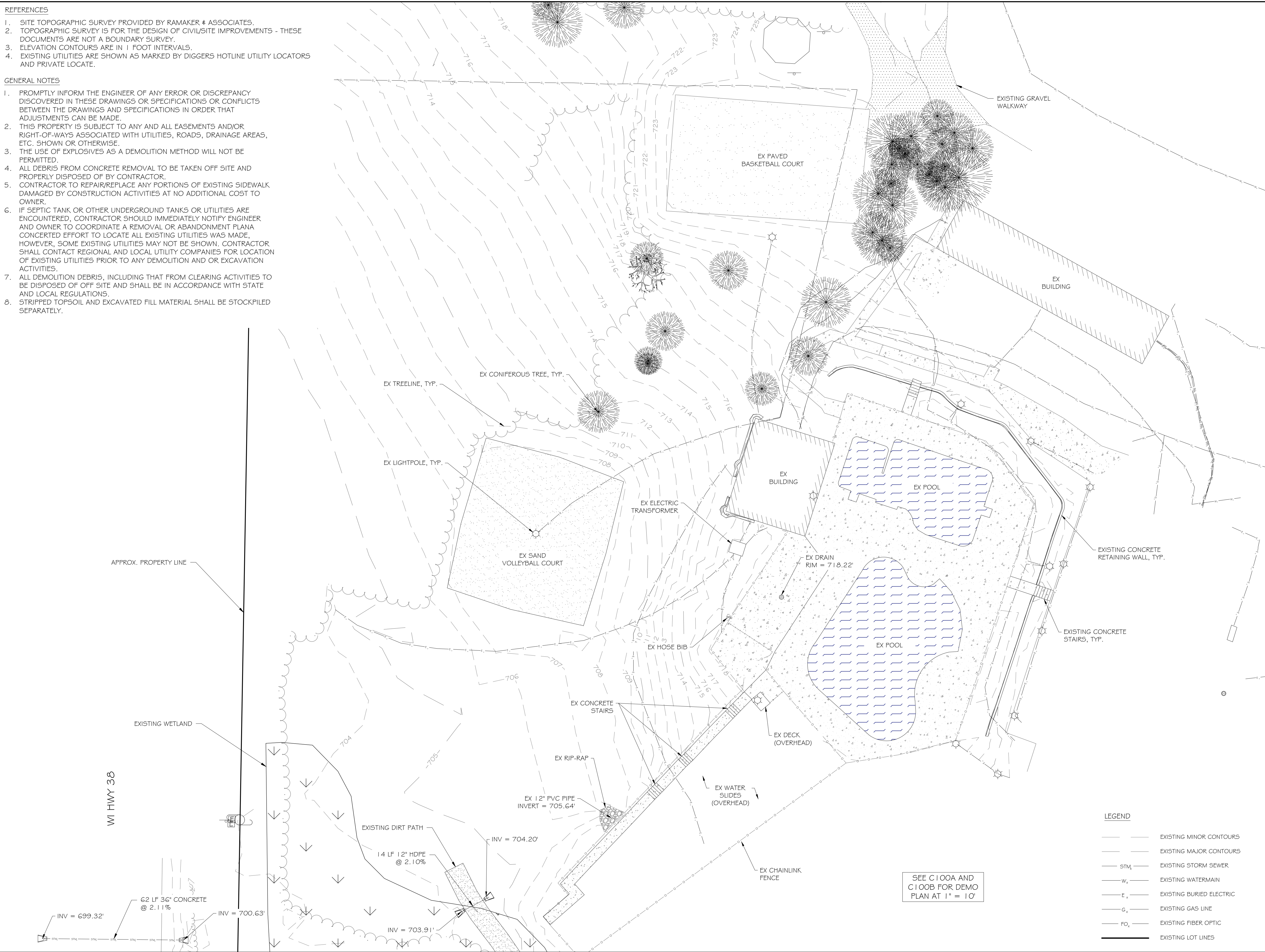
Anthony A. Bunkelman P.E.  
 Public Services Director  
 Village of Caledonia

REFERENCES

1. SITE TOPOGRAPHIC SURVEY PROVIDED BY RAMAKER & ASSOCIATES.
2. TOPOGRAPHIC SURVEY IS FOR THE DESIGN OF CIVIL/SITE IMPROVEMENTS - THESE DOCUMENTS ARE NOT A BOUNDARY SURVEY.
3. ELEVATION CONTOURS ARE IN 1 FOOT INTERVALS.
4. EXISTING UTILITIES ARE SHOWN AS MARKED BY DIGGERS HOTLINE UTILITY LOCATORS AND PRIVATE LOCATE.

GENERAL NOTES

1. PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCY DISCOVERED IN THESE DRAWINGS OR SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT ADJUSTMENTS CAN BE MADE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS ASSOCIATED WITH UTILITIES, ROADS, DRAINAGE AREAS, ETC. SHOWN OR OTHERWISE.
3. THE USE OF EXPLOSIVES AS A DEMOLITION METHOD WILL NOT BE PERMITTED.
4. ALL DEBRIS FROM CONCRETE REMOVAL TO BE TAKEN OFF SITE AND PROPERLY DISPOSED OF BY CONTRACTOR.
5. CONTRACTOR TO REPAIR/REPLACE ANY PORTIONS OF EXISTING SIDEWALK DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
6. IF SEPTIC TANK OR OTHER UNDERGROUND TANKS OR UTILITIES ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY NOTIFY ENGINEER AND OWNER TO COORDINATE A REMOVAL OR ABANDONMENT PLAN. CONCERTED EFFORT TO LOCATE ALL EXISTING UTILITIES WAS MADE, HOWEVER, SOME EXISTING UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL CONTACT REGIONAL AND LOCAL UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION AND OR EXCAVATION ACTIVITIES.
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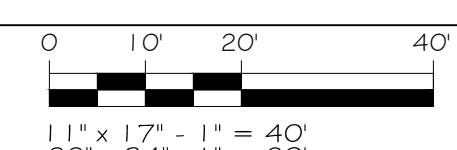
Certification & Seal:

**PRELIMINARY**  
**FOR REVIEW**  
**PURPOSES ONLY**

MARK	DATE	DESCRIPTION
DATE ISSUED:	2022-04-01	
ISSUE PHASE:	PERMITTING	
PROJECT TITLE:	JELLYSTONE CALEDONIA	
PROJECT OWNER:	BEAR COUNTY HOLDINGS, LLC	
PROJECT LOCATION:	8425 5TH 38 CALEDONIA, WI 53108	
SHEET TITLE:	EXISTING CONDITIONS	
PROJECT NUMBER:	52026	
SHEET NUMBER:	C100	

LEGEND

—	EXISTING MINOR CONTOURS
—	EXISTING MAJOR CONTOURS
— STM —	EXISTING STORM SEWER
— W —	EXISTING WATERMAIN
— E —	EXISTING BURIED ELECTRIC
— G —	EXISTING GAS LINE
— FO —	EXISTING FIBER OPTIC
—	EXISTING LOT LINES

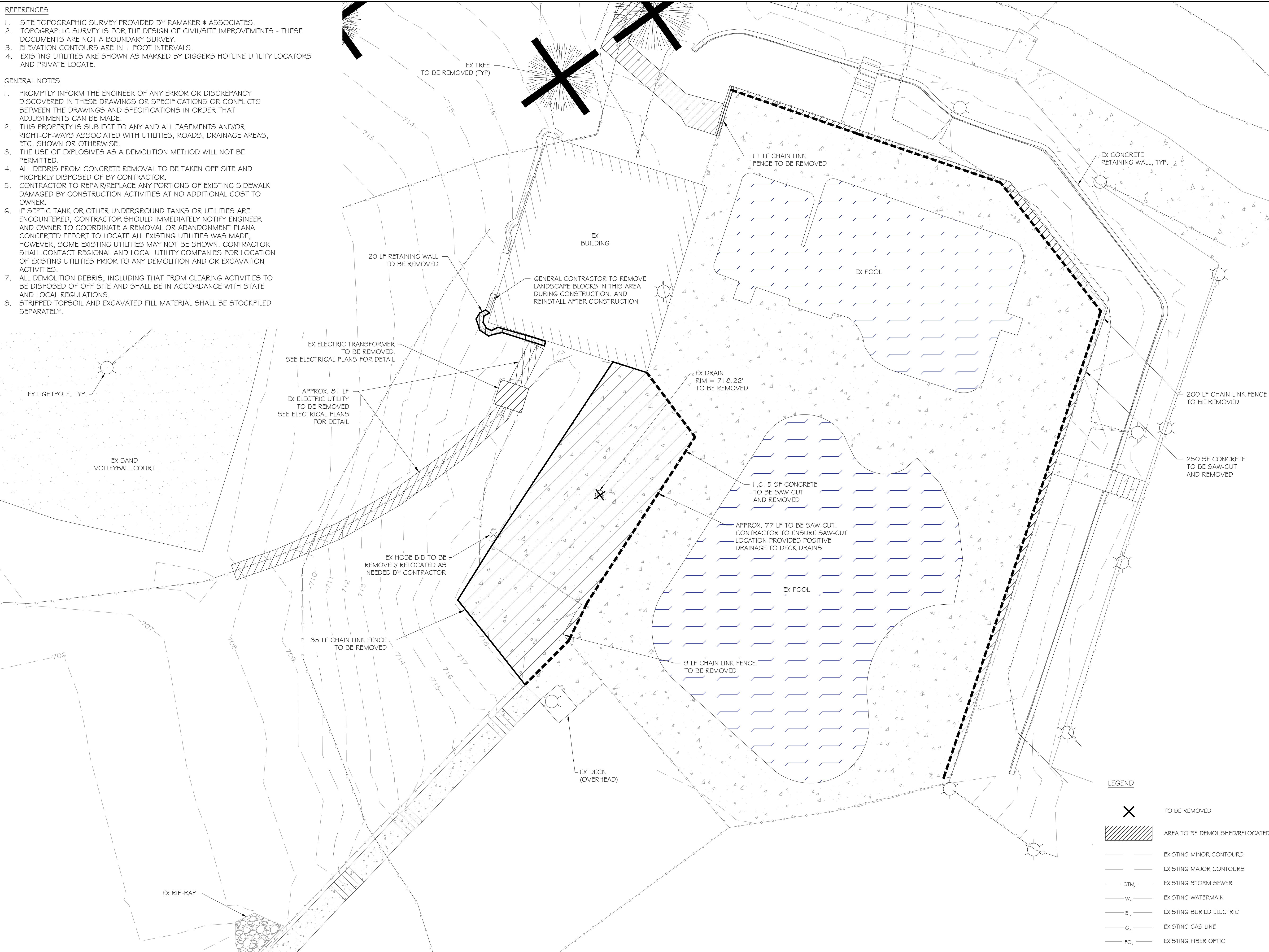


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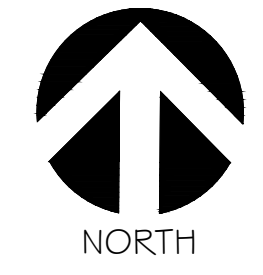
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LEGEND

X	TO BE REMOVED
[Hatched Box]	AREA TO BE DEMOLISHED/RELOCATED
[Dashed Line]	EXISTING MINOR CONTOURS
[Solid Line]	EXISTING MAJOR CONTOURS
[Line with 'S']	EXISTING STORM SEWER
[Line with 'W']	EXISTING WATERMAIN
[Line with 'E']	EXISTING BURIED ELECTRIC
[Line with 'G']	EXISTING GAS LINE
[Line with 'FO']	EXISTING FIBER OPTIC



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ISSUE PHASE:	PERMITTING	

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**JELLYSTONE  
 CALEDONIA**

PROJECT OWNER:  
**BEAR COUNTY  
 HOLDINGS, LLC**

PROJECT LOCATION:  
**8425 5TH 38  
 CALEDONIA, WI 53108**

SHEET TITLE:  
**EXISTING  
 CONDITIONS &  
 DEMOLITION PLAN**

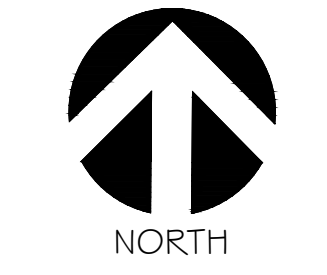
PROJECT NUMBER	52026
SHEET NUMBER	C100A

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ISSUE PHASE:	PERMITTING	
PROJECT TITLE:	JELLYSTONE CALEDONIA	

PROJECT OWNER:  
 BEAR COUNTY HOLDINGS, LLC  
 PROJECT LOCATION:  
 8425 5TH 38 CALEDONIA, WI 53108

PROJECT TITLE:  
 EXISTING CONDITIONS & DEMOLITION PLAN

0 5' 10' 20'

1" = 17' - 1" = 20'  
 22" x 34" - 1" = 10'

PROJECT NUMBER	52026
SHEET NUMBER	C100B

- SITE INFORMATION**
1. PROJECT AREA = ± 1.00 ACRES (43,560 SF)
    - 1.1. EXISTING IMPERVIOUS (WITHIN PROJECT AREA)
      - 1.1.A. = ± 0.39 ACRES (16,855 SF)
      - 1.1.B. = ± 38.7%
    - 1.2. PROPOSED IMPERVIOUS (WITHIN PROJECT AREA)
      - 1.2.A. = ± 0.68 ACRES (29,800 SF)
      - 1.2.B. = ± 68.6%
  - 1.3. NET INCREASE IN IMPERVIOUS AREA = ± 12,945 SF
  - 1.4. TOTAL DISTURBED AREA = ± 0.58 ACRES (25,473 SF)

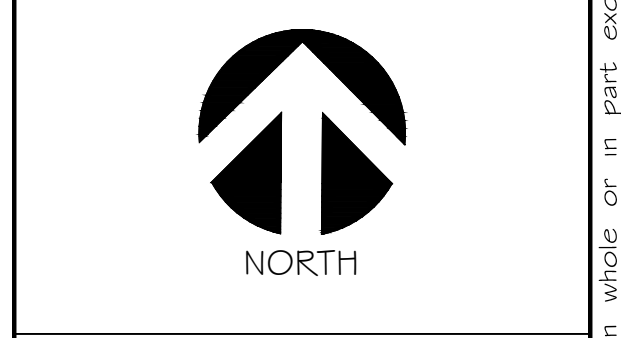


**LEGEND**

PROPOSED CONCRETE

EXISTING LOT LINES

**RAMAKER**  
 employee-owned  
 (608) 643-4100 www.ramaker.com



Certification & Seal:

**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

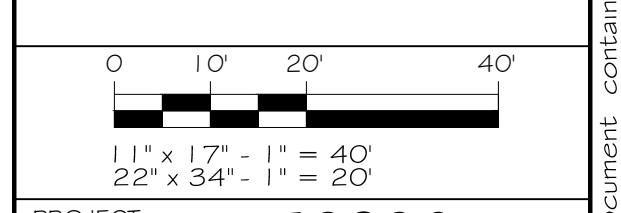
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ISSUE PHASE:	PERMITTING	

PROJECT TITLE:  
**JELLYSTONE  
 CALEDONIA**

PROJECT OWNER:  
**BEAR COUNTY  
 HOLDINGS, LLC**

PROJECT LOCATION:  
**8425 9TH 38  
 CALEDONIA, WI 53108**

SHEET TITLE:  
**PROPOSED SITE PLAN**

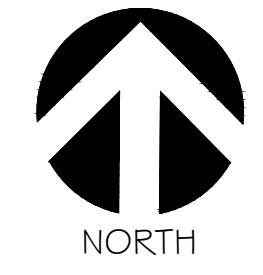
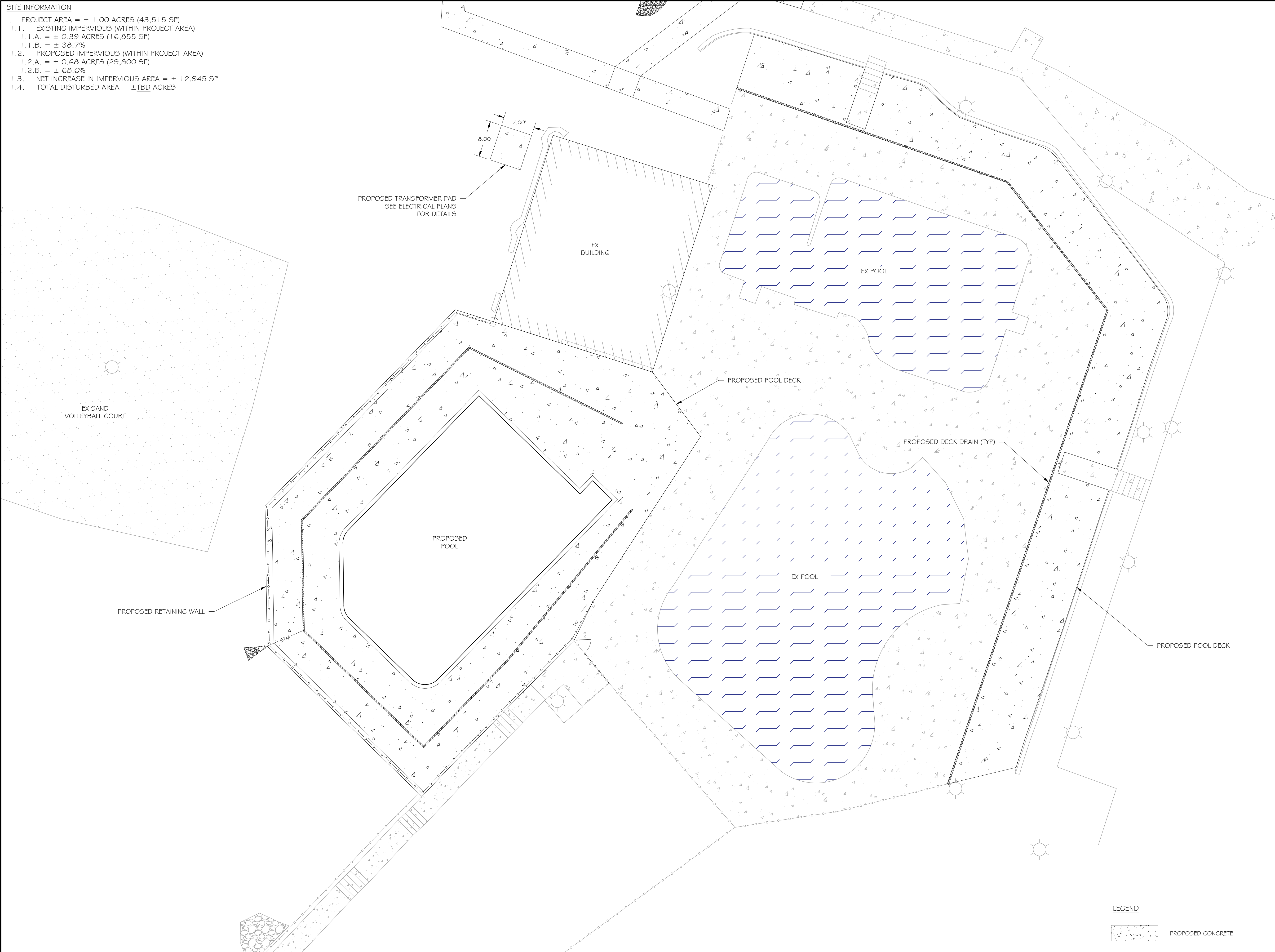


PROJECT NUMBER: **52026**  
 SHEET NUMBER: **C200**

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  - 1.2. PROPOSED IMPERVIOUS (WITHIN PROJECT AREA)
    - 1.2.A. = ± 0.68 ACRES (29,800 SF)
    - 1.2.B. = ± 68.6%
- 1.3. NET INCREASE IN IMPERVIOUS AREA = ± 12,945 SF
- 1.4. TOTAL DISTURBED AREA = ± TBD ACRES



Certification & Seal:

**PRELIMINARY**  
**FOR REVIEW**  
**PURPOSES ONLY**

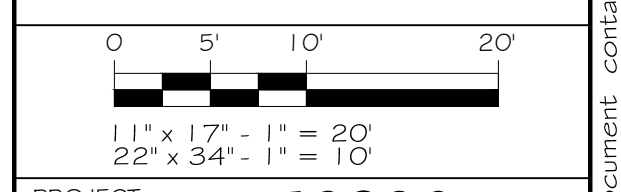
MARK	DATE	DESCRIPTION
DATE ISSUED:	2022-04-01	
ISSUE PHASE:	PERMITTING	

PROJECT TITLE:  
**JELLYSTONE CALEDONIA**

PROJECT OWNER:  
**BEAR COUNTY HOLDINGS, LLC**

PROJECT LOCATION:  
**8425 5TH 38 CALEDONIA, WI 53108**

SHEET TITLE:  
**PROPOSED SITE PLAN**



**LEGEND**

PROPOSED CONCRETE

PROJECT NUMBER: **52026**  
 SHEET NUMBER: **C200A**

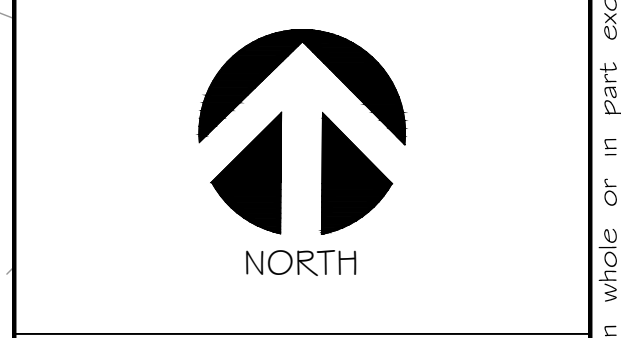
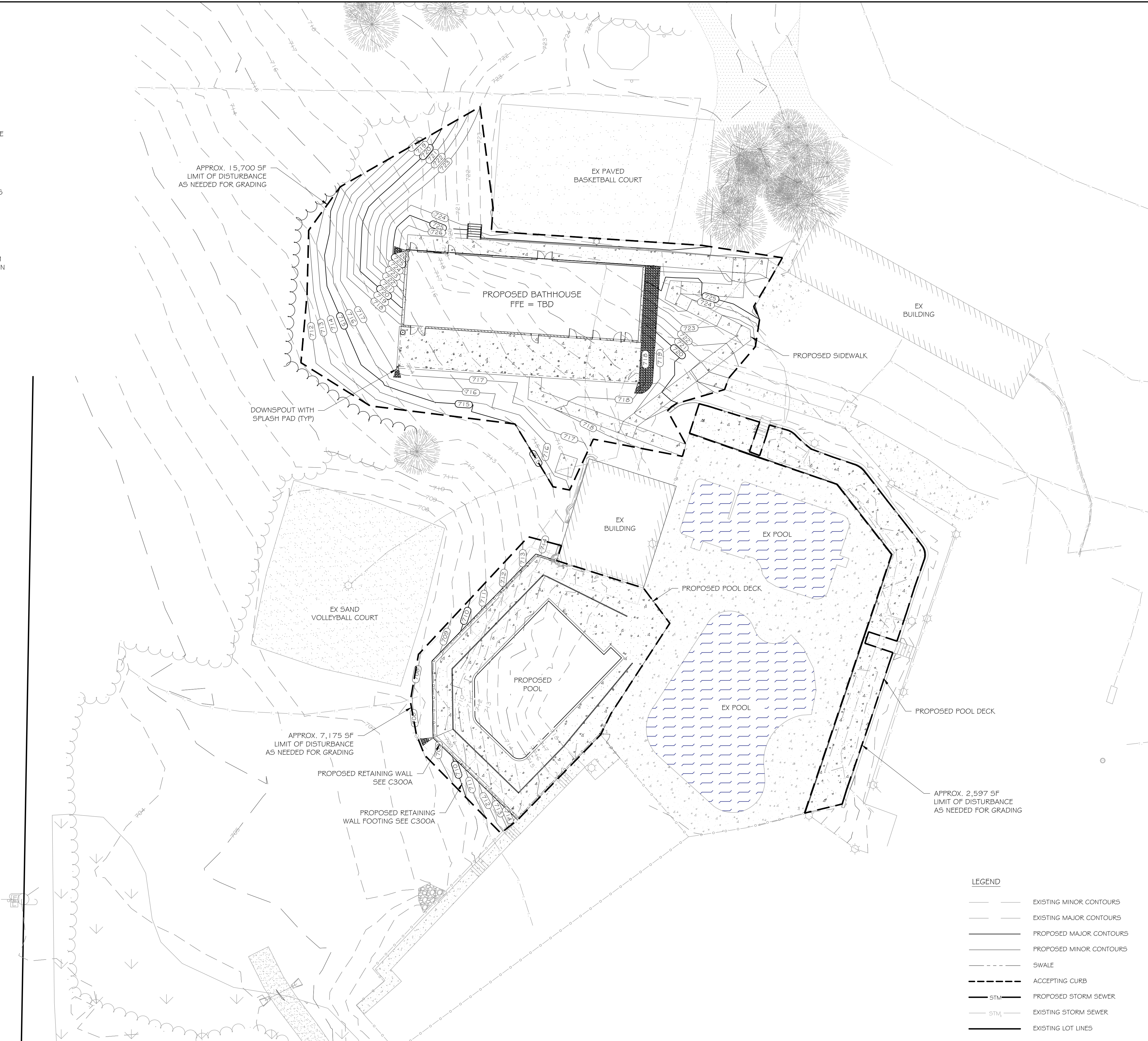


AREAS OF SITE

- TOTAL PROJECT AREA = 1.00 ACRES
- TOTAL AREA DISTURBED = ± 0.58 ACRES

GRADING AND STORM DRAINAGE NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
- REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED.
- CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
- CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS. AS SEDIMENT BUILDS UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
- CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
- CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
- CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
- ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
- ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDED AS SOON AS PRACTICABLE.



Certification & Seal:

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ISSUE PHASE:	PERMITTING	
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**JELLYSTONE CALEDONIA**

PROJECT OWNER:  
**BEAR COUNTY HOLDINGS, LLC**  
 PROJECT LOCATION:  
**8425 9TH 38 CALEDONIA, WI 53108**

SHEET TITLE:  
**STORM DRAINAGE & GRADING PLAN**

0 10' 20' 40'

1" = 40'  
 2" = 20'

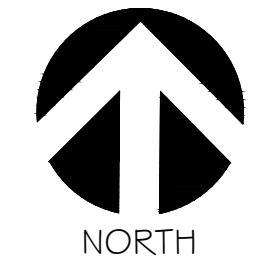
PROJECT NUMBER: **52026**  
 SHEET NUMBER: **C300**

- LEGEND**
- EXISTING MINOR CONTOURS
  - - - EXISTING MAJOR CONTOURS
  - PROPOSED MAJOR CONTOURS
  - - - PROPOSED MINOR CONTOURS
  - - - SWALE
  - - - ACCEPTING CURB
  - STM — PROPOSED STORM SEWER
  - STM — EXISTING STORM SEWER
  - EXISTING LOT LINES



- AREAS OF SITE**
- TOTAL PROJECT AREA = 1.00 ACRES
  - TOTAL AREA DISTURBED = ± 0.58 ACRES

- GRADING AND STORM DRAINAGE NOTES**
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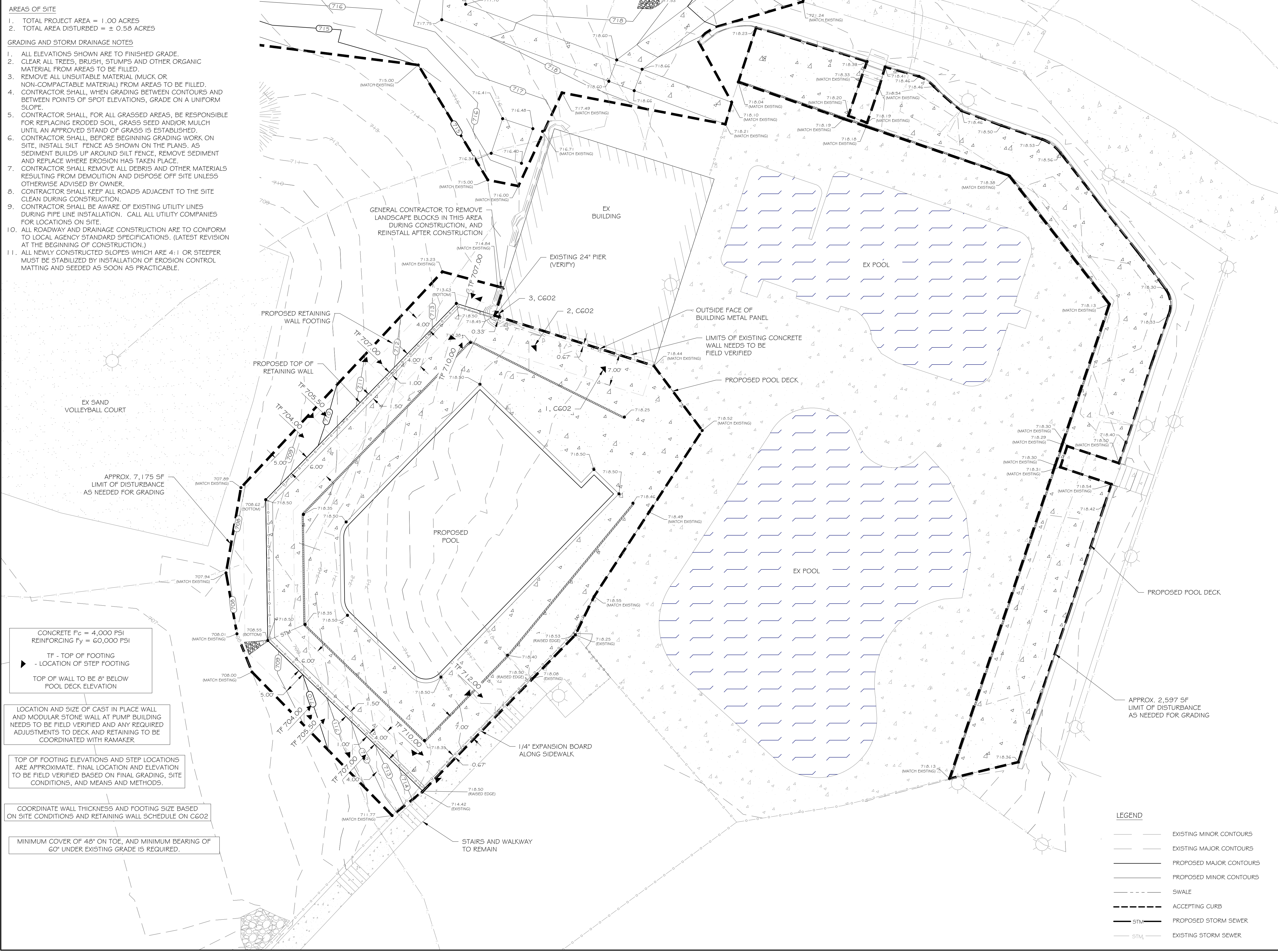
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PROJECT OWNER:  
 BEAR COUNTY HOLDINGS, LLC  
 PROJECT LOCATION:  
 8425 5TH 38 CALEDONIA, WI 53108

SHEET TITLE:  
**STORM DRAINAGE & GRADING PLAN**

PROJECT NUMBER: 52026  
 SHEET NUMBER: C300A



CONCRETE  $F_c = 4,000$  PSI  
 REINFORCING  $F_y = 60,000$  PSI

TF - TOP OF FOOTING  
 - LOCATION OF STEP FOOTING

TOP OF WALL TO BE 8" BELOW  
 POOL DECK ELEVATION

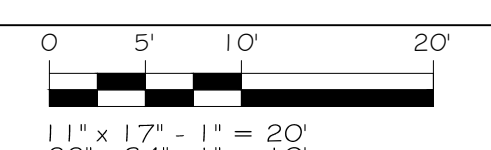
LOCATION AND SIZE OF CAST IN PLACE WALL  
 AND MODULAR STONE WALL AT PUMP BUILDING  
 NEEDS TO BE FIELD VERIFIED AND ANY REQUIRED  
 ADJUSTMENTS TO DECK AND RETAINING TO BE  
 COORDINATED WITH RAMAKER

TOP OF FOOTING ELEVATIONS AND STEP LOCATIONS  
 ARE APPROXIMATE. FINAL LOCATION AND ELEVATION  
 TO BE FIELD VERIFIED BASED ON FINAL GRADING, SITE  
 CONDITIONS, AND MEANS AND METHODS.

COORDINATE WALL THICKNESS AND FOOTING SIZE BASED  
 ON SITE CONDITIONS AND RETAINING WALL SCHEDULE ON C602

MINIMUM COVER OF 48" ON TOE, AND MINIMUM BEARING OF  
 60" UNDER EXISTING GRADE IS REQUIRED.

- LEGEND**
- EXISTING MINOR CONTOURS
  - EXISTING MAJOR CONTOURS
  - PROPOSED MAJOR CONTOURS
  - PROPOSED MINOR CONTOURS
  - SWALE
  - ACCEPTING CURB
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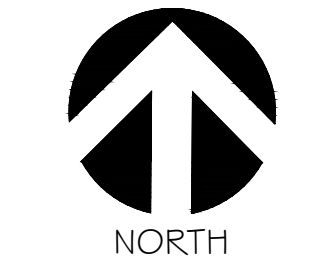
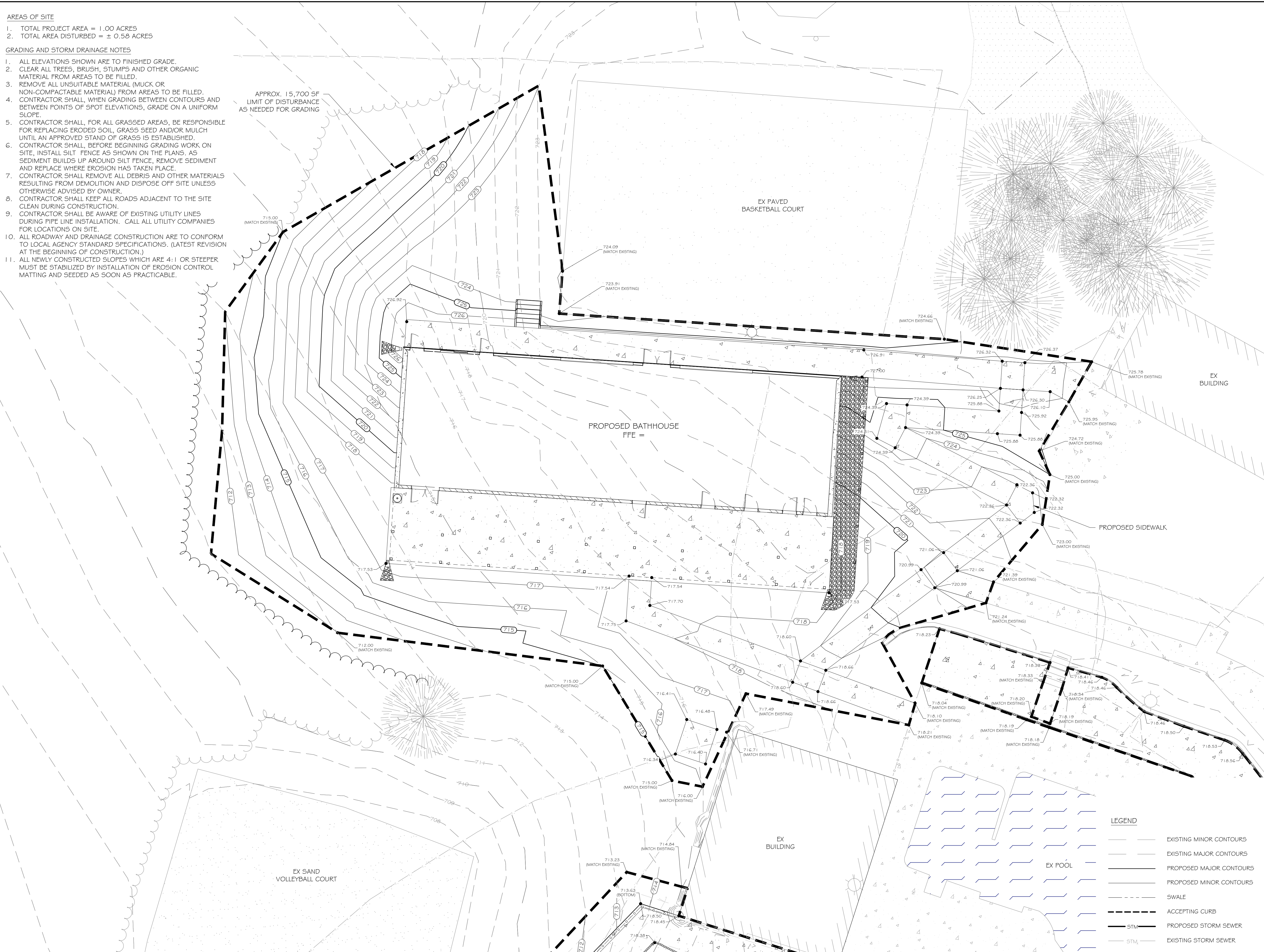
AREAS OF SITE

- TOTAL PROJECT AREA = 1.00 ACRES
- TOTAL AREA DISTURBED = ± 0.58 ACRES

GRADING AND STORM DRAINAGE NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
- REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED.
- CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
- CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS. AS SEDIMENT BUILDS UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
- CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
- CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
- CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
- ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
- ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDS AS SOON AS PRACTICABLE.

APPROX. 15,700 SF  
 LIMIT OF DISTURBANCE  
 AS NEEDED FOR GRADING



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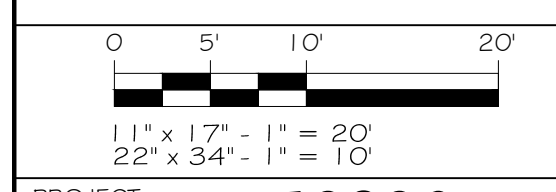
**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
DATE ISSUED:	2022-04-01	
ISSUE PHASE:	PERMITTING	
PROJECT TITLE:	JELLYSTONE CALEDONIA	

PROJECT OWNER:  
 BEAR COUNTY HOLDINGS, LLC  
 PROJECT LOCATION:  
 8425 5TH 38 CALEDONIA, WI 53108

PROJECT OWNER:  
 BEAR COUNTY HOLDINGS, LLC  
 PROJECT LOCATION:  
 8425 5TH 38 CALEDONIA, WI 53108

SHEET TITLE:  
**STORM DRAINAGE & GRADING PLAN**



PROJECT NUMBER: 52026  
 SHEET NUMBER: C300B

LEGEND

	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	SWALE
	ACCEPTING CURB
	PROPOSED STORM SEWER
	EXISTING STORM SEWER

**EROSION CONTROL NOTES**

1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.
2. ALL SILT FENCES SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS OR AS DIRECTED BY THE ENGINEER.
4. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
5. EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF LARGE AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
6. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE.
7. EROSION MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
8. TEMPORARY STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
9. STABILIZE AREAS WITHIN 7 DAYS OF COMPLETING FINAL GRADING.
10. ALL AREAS OF EXPOSED SOIL SHALL BE COVERED WITH A STRAW MULCH. MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE, MINIMUM IMMEDIATELY AFTER SPREADING, THE STRAW MULCH SHALL BE PROTECTED BY COVERING WITH A MAT OR CRIMPING. MULCHING SHALL BE REPLACED AND CRIMPED AS NECESSARY TO MAINTAIN ADEQUATE COVER UNTIL PERMANENT.
11. CONTRACTOR MUST INSTALL PERIMETER CONTROL AROUND ANY CONSTRUCTION STOCKPILES AND STABILIZE STOCKPILE THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
12. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL GRADED AND/OR CLEARED AREAS UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ANY AREAS DAMAGED BY EROSION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION AND PROTECTED FROM FURTHER EROSION AT NO ADDITIONAL COST TO THE OWNER.
13. STONE TRACKING PAD(S) SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL. CONTRACTOR MUST TAKE ALL NECESSARY MEASURES TO MINIMIZE TRACKING MUD ONTO PAVED ROADWAY FROM CONSTRUCTION AREAS. TRACKED SOIL SHALL BE COLLECTED FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE AT THE END OF EACH WORKING DAY OR AS DIRECTED BY THE ENGINEER.

**CONSTRUCTION PHASING**

1. CONSTRUCTION IS ANTICIPATED TO BEGIN IN THE SPRING OF 2022. DEMOLITION AND REMOVAL OF ANY EXISTING MATERIALS WILL OCCUR FIRST
2. PRIOR TO ANY LAND DISTURBING ACTIVITIES, EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND MAINTAINED UNTIL SOIL STABILIZATION HAS TAKEN PLACE
3. AFTER EROSION CONTROL MEASURES ARE IN-PLACE, SITE GRADING AND UTILITY INSTALLATION WORK CAN BEGIN
4. FOLLOWING INITIAL GRADING WORK, THE CONCRETE BUILDING FOUNDATION/SLAB CAN BE CONSTRUCTED
5. CONSTRUCTION ON THE BUILDING CAN THEN BEGIN IN COORDINATION WITH REMAINING SITE IMPROVEMENTS, INCLUDING AGGREGATE BASE COURSE INSTALLATION, ASPHALT PAVING, CONCRETE WORK, ETC.
6. PRIOR TO FINAL SITE SEEDING/STABILIZATION, CONTRACTOR SHALL SCARIFY ALL PERVIOUS (LANDSCAPED & GRASSY) AREAS OF THE SITE TO A MINIMUM DEPTH OF 6-INCHES.

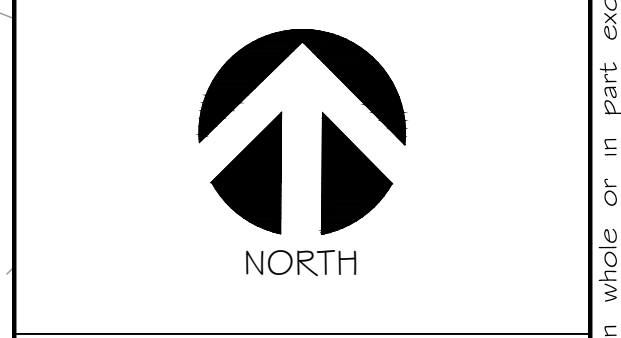
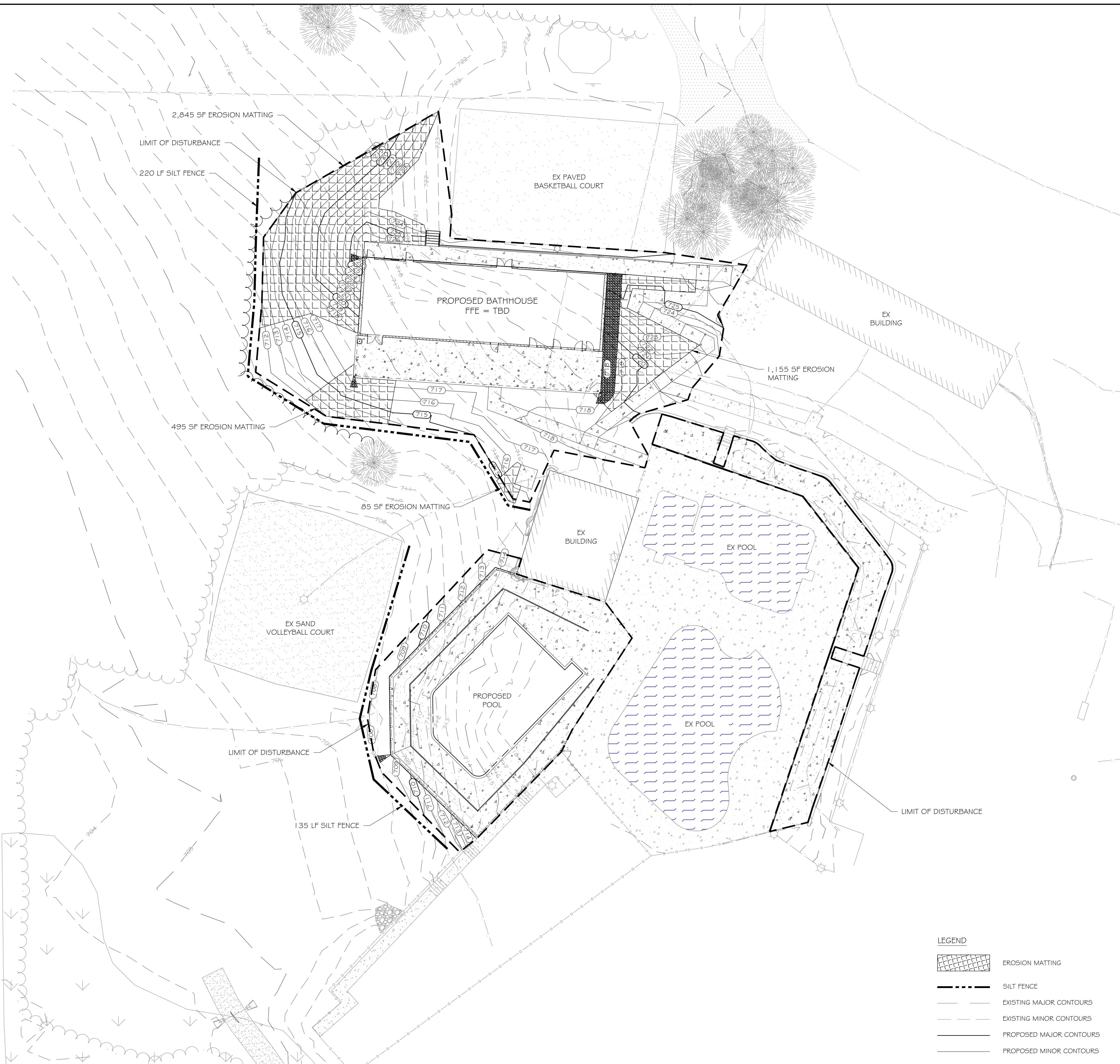
**AREAS OF SITE**

1. PROJECT AREA = 1.00 ACRES
2. TOTAL AREA OF DISTURBANCE = ± 0.58 ACRES

**EROSION CONTROL / SEEDING**

PROVIDE VEGETATIVE COVER TO NEWLY GRADED AREAS BY ACCEPTABLE SEEDING METHODS AND MIXTURES. SEEDING FOR TEMPORARY EROSION CONTROL SHALL BE AS FOLLOWS:

SPECIES	LBS./ACRE	* SPRING AND SUMMER SEEDING	** FALL SEEDING
OATS	131*		
CEREAL RYE	131**		
WINTER WHEAT	131**		
ANNUAL RYEGRASS	80**		



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PROJECT OWNER:  
**BEAR COUNTY HOLDINGS, LLC**

PROJECT LOCATION:  
**8425 9TH 38 CALEDONIA, WI 53108**

SHEET TITLE:  
**EROSION CONTROL PLAN**

PROJECT NUMBER	52026
SHEET NUMBER	C500

