

**VILLAGE BOARD MEETING AGENDA**  
**Monday, August 15, 2022 at 6:00 p.m.**  
**Caledonia Village Hall - 5043 Chester Lane**

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
  - A. Rep. Wittke awarded Municipal Champion in the State Capitol for the 2021-2022 Legislative Session – The League of Wisconsin Municipalities
5. **Approval of Minutes**
  - Village Board – August 1, 2022
6. **Citizens Reports (citizen comments are in-person only)**
7. **Committee Reports**
  - A. Finance
    1. Approval of A/P checks
  - B. Legislative & Licensing
    1. St. Rita’s Festival Permit
8. **Ordinances and Resolutions**
  - A. **Charter Ordinance 2022-001** – A Charter Ordinance To Repeal And Recreate Sec. 2-4-8 Of The Village Of Caledonia Municipal Code Of Ordinances Related To The Office Of Village Clerk
  - B. **Ordinance 2022-21** – An Ordinance To Amend Section 9-4-7(C) Of The Code Of Ordinances For The Village Of Caledonia Relating To The Amount Of Sewer Service Charges
  - C. **Resolution 2022-78** – Resolution Of The Village Board Of The Village Of Caledonia To Approve The Guaranteed Maximum Price Amendment To The Construction Manager At Risk Contract Between The Village Of Caledonia, Wisconsin And Riley Construction Company, Inc. And To Authorize The Expenditure Of Funds And Authorizing The Execution Of Documents
  - D. **Resolution 2022-79** – Initial Resolution Authorizing \$24,555,000 General Obligation Bonds for Public Safety Building
  - E. **Resolution 2022-80**- Initial Resolution Authorizing \$510,000 General Obligation Bonds for Street Improvement Projects
  - F. **Resolution 2022-81**- Resolution Providing for the Sale of Approximately \$25,065,000 General Obligation Corporate Purpose Bonds, Series 2022A
  - G. **Resolution 2022-82** – Resolution Of The Village Board Of The Village Of Caledonia To Approve 2 Waiver Modifications And A Proposed Concept Preliminary Plat That Will Create 30 Single-Family Residential Lots For The Parcel Located At 6020 Erie Street And Three Parcels Located West Of 5945 Erie Street (Now Waters Edge) Submitted By John Wahlen, Applicant, Village Of Caledonia, Owner (Parcel Id Nos. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000)
9. **New Business**
  - A. Reschedule September 5<sup>th</sup> Village Board Meeting
10. **Report from Village Administrator**
11. **Adjournment**

**Village Board Meeting  
August 1, 2022**

**1 - Order**

Trustee Wishau called the Village Board meeting to order at 6:03 p.m. at the Caledonia Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: Trustee Stillman, Trustee Folk, Trustee Wishau, Trustee Weatherston, Trustee Martin, and Trustee McManus.

Absent: President Dobbs was excused.

Staff: Also present were HR Manager Michelle Tucker, Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Engineer Ryan Schmidt, Fire Chief Jeff Henningfeld, and Police Chief Christopher Botsch. Attorney Ekes was also present.

**4 – Communications and Announcements**

Trustee Weatherston recommended a recently-read book titled “Municipal Shared Services And Consolidation Handbook”. It is available on Amazon, but he brought a copy to share. He thought the Board should read it because it sheds light on recent conversations.

**5 – Approval of Minutes**

Village Board – July 18, 2022

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

**6 – Citizens Reports**

Chuck Miles, 624 Royal Park Rd., was aware of the new Public Service Building and wondered what would happen to the existing buildings. He was concerned about the finances and the additional expenses the Village would need to pay.

Edward De Meulenaere, 132 Lakefield Court, Windpoint, Spoke of Caledonia is a friendly and growing community. The location is currently a vacant gas station, and he thought that the property should be acquired by the Village. The Village could put in a park and a welcome sign as result of the acquisition. He thinks an ideal welcome sign would be on 3 Mile and Main Street. He felt it was worthy of consideration.

**7 – Committee Report**

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

Village – \$ 980,447.23

Motion by Trustee Martin to approve the A/P checks as presented for \$ 980,447.23. Seconded by Trustee Folk. Motion carried unanimously.

## **8 – Ordinances and Resolutions**

### **8A – Ordinance 2022-16 – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village’s Code Of Ordinances By Creating Section 13-2-2(r) Adding An Amendment To The Village’s Comprehensive Plan And Affecting One Parcel On Roberts Street With Parcel Id No. 104-04-22-33-190-000, Village Of Caledonia; Containing 0.0976 Acres, More Or Less; From Medium Density Residential To Commercial; Shannon Curtin, Applicant, Helen Brossman, Owner.**

Motion by Trustee Stillman to approve Ordinance 2022-16 – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village’s Code Of Ordinances By Creating Section 13-2-2(r) Adding An Amendment To The Village’s Comprehensive Plan And Affecting One Parcel On Roberts Street With Parcel Id No. 104-04-22-33-190-000, Village Of Caledonia; Containing 0.0976 Acres, More Or Less; From Medium Density Residential To Commercial; Shannon Curtin, Applicant, Helen Brossman, Owner. Seconded by Trustee Weatherston. Motion carried unanimously.

### **8B – Ordinance 2022-17 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.0976 Acres From R-5, Urban Residential District II To B-1, Neighborhood Business District For The Vacant Property Located On Roberts Street, Parcel ID No. 104-04-22-33-190-000, Village Of Caledonia, Racine County, Shannon Curtin, Applicant, Helen Brossman, Owner.**

Motion by Trustee Martin to approve Ordinance 2022-17 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.0976 Acres From R-5, Urban Residential District II To B-1, Neighborhood Business District For The Vacant Property Located On Roberts Street, Parcel ID No. 104-04-22-33-190-000, Village Of Caledonia, Racine County, Shannon Curtin, Applicant, Helen Brossman, Owner. Seconded by Trustee Weatherston. Motion carried unanimously.

### **8C – Ordinance 2022-18 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.351 Acres From R-5, Urban Residential District II And B-1, Neighborhood Business District To All B-1, Neighborhood Business District For The Property Located At 3303 CTH H, Parcel ID No. 104-04-22-33-188-000, Village Of Caledonia, Racine County, Shannon Curtin, Applicant, Scurtin LLC, Owner.**

Motion by Trustee Martin to approve Ordinance 2022-18 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.351 Acres From R-5, Urban Residential District II And B-1, Neighborhood Business District To All B-1, Neighborhood Business District For The Property Located At 3303 CTH H, Parcel ID No. 104-

04-22-33-188-000, Village Of Caledonia, Racine County, Shannon Curtin, Applicant, Scurtin LLC, Owner. Seconded by Trustee Stillman. Motion carried unanimously.

**8D – Ordinance 2022-19 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±19.15 Acres From R-3, Suburban Residential District (Sewered) To R-4, Urban District I For The Parcels Located At 6020 Erie Street And Three Parcels On Erie Street, West Of 5945 Erie Street (Now Water’s Edge Drive), Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-000, 104-04-23-21-016-010, & 104-04-23-21-021-000 Village Of Caledonia, Racine County, John Wahlen, Applicant, Village Of Caledonia, Owner.**

Motion by Trustee Martin to approve Ordinance 2022-19 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±19.15 Acres From R-3, Suburban Residential District (Sewered) To R-4, Urban District I For The Parcels Located At 6020 Erie Street And Three Parcels On Erie Street, West Of 5945 Erie Street (Now Water’s Edge Drive), Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-000, 104-04-23-21-016-010, & 104-04-23-21-021-000 Village Of Caledonia, Racine County, John Wahlen, Applicant, Village Of Caledonia, Owner. Seconded by Trustee Stillman. Motion carried unanimously.

**8E – Resolution 2022-76 – Resolution Appointing Village Engineer Ryan Schmidt**

Motion by Trustee Stillman to approve Resolution 2022-76 – Resolution Appointing Village Engineer Ryan Schmidt. Seconded by Trustee Folk. Motion carried unanimously.

**8F – Resolution 2022-77 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct ±100,400 Square Feet Of Recreational Facilities Which Includes A Ropes Course, Laser Tag Arena, Pedal Cart Track, Apple Cannons, And Giant Slide At 8425 STH 38, Village Of Caledonia, Bear Country Holdings LLC, Applicant, And Owner**

The applicant and owner were present. He explained his company’s history and the innovation in making these amenities for Caledonia over the last seventeen years.

Motion by Trustee Weatherston to approve Resolution 2022-77 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct ±100,400 Square Feet Of Recreational Facilities Which Includes A Ropes Course, Laser Tag Arena, Pedal Cart Track, Apple Cannons, And Giant Slide At 8425 STH 38, Village Of Caledonia, Bear Country Holdings LLC, Applicant And Owner. Seconded by Trustee Folk. Motion carried unanimously.

**9 – Closed Session**

**9A – The Village Board will take up a motion to go into CLOSED SESSION for the following purpose(s): to discuss personnel issues as it pertains to specific employees, pursuant to Wis. Stat. Sec. 19.85(1)(c) and (f), Considering employment, promotion, compensation or performance evaluation data of public employees over which the governmental body has jurisdiction or exercises responsibility; and considering financial, medical, social or personal histories or disciplinary data of specific persons which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data; specifically to discuss personnel issues for employees in a Village department.**

Motion by Trustee Weatherston to go into CLOSED SESSION. Seconded by Trustee Folk.

Trustee Weatherston – aye

Trustee Wishau – aye

Trustee McManus – aye

Trustee Martin – aye

Trustee Folk – aye

Trustee Stillman – aye

Motion carried unanimously.

**9B – The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the item(s) discussed during the CLOSED SESSION and to move on to the remaining item(s) on this agenda or other agendas as posted.**

Motion by Trustee Weatherston to go into OPEN SESSION. Seconded by Trustee Martin.

Motion carried unanimously.

**10 – Report from Village Administrator**

None.

**11. Adjournment**

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

Meeting adjourned at 7:02 p.m.

Respectfully submitted,  
Joslyn Hoeffert, Village Clerk

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>3 RIVERS BILLING, INC.</b>						
3	3 RIVERS BILLING, INC.	6015	JULY 22 EMS BILLING	08/08/2022	4,934.12	100-35-61000 Professional Services
Total 3 RIVERS BILLING, INC.:					4,934.12	
<b>ACH - DELL MARKETING LP</b>						
497	ACH - DELL MARKETING LP	10591126912	LAPTOPS FOR MUNI CT, POLIC	06/13/2022	3,906.00	100-90-64320 IT Infrastructure
Total ACH - DELL MARKETING LP:					3,906.00	
<b>ACH - DELTA DENTAL</b>						
498	ACH - DELTA DENTAL	070122	07/01/2022 DENTAL PREMIUMS	07/01/2022	7,962.48	100-21534-000 Dental Deductions
498	ACH - DELTA DENTAL	070122	07/01/2022 COBRA DENTAL PRE	07/01/2022	176.48	100-21534-000 Dental Deductions
498	ACH - DELTA DENTAL	070122	07/01/2022 COBRA VISION PRE	07/01/2022	23.04	100-21536-000 Vision Deductions
498	ACH - DELTA DENTAL	070122	07/01/2022 VISION PREMIUMS	07/01/2022	918.48	100-21536-000 Vision Deductions
Total ACH - DELTA DENTAL:					9,080.48	
<b>ACH - JAMES IMAGING</b>						
897	ACH - JAMES IMAGING	32086015	TOSHIBA COPIERS - VILLAGE H	07/25/2022	1,380.73	100-90-62300 Office Equipment Rental & Main
Total ACH - JAMES IMAGING:					1,380.73	
<b>ACH - QUADIENT FINANCE USA INC</b>						
3898	ACH - QUADIENT FINANCE USA	JULY POSTAG	JUL-22; POSTAGE & SUPPLIES	08/29/2022	1,628.85	100-13-64040 Postage & Shipping
Total ACH - QUADIENT FINANCE USA INC:					1,628.85	
<b>ACH - SUPERFLEET</b>						
1730	ACH - SUPERFLEET	EJ994 718202	JUN-JUL 2022; FUEL FOR FD VE	07/26/2022	1,472.23	100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					1,472.23	
<b>ACH - TOSHIBA FINANCIAL SERVICES</b>						
1998	ACH - TOSHIBA FINANCIAL SER	32086014	COPIER FOR COURT SYSTEM	07/22/2022	199.59	100-90-62300 Office Equipment Rental & Main
Total ACH - TOSHIBA FINANCIAL SERVICES:					199.59	
<b>ACH - WCA GROUP HEALTH TRUST</b>						
9142	ACH - WCA GROUP HEALTH TR	072722	07/27/2022 HEALTH INSURANC	07/27/2022	222,788.00	100-21535-000 Health Insurance Deductions
Total ACH - WCA GROUP HEALTH TRUST:					222,788.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>ACH - WE ENERGIES</b>						
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	516.77	221-00-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	2,535.35	100-43-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	1,065.53	100-90-64290 Street Lighting
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	192.20	100-41-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	1,163.51	100-30-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	2,088.85	100-35-64140 Utilities
380	ACH - WE ENERGIES	4212751642	BILLING PERIOD 6/14/2022 THR	07/13/2022	11,129.09	100-90-64290 Street Lighting
Total ACH - WE ENERGIES:					18,691.30	
<b>AERO COMPRESSED GASES</b>						
29	AERO COMPRESSED GASES	456409	OXYGEN FOR MEDICAL USE	08/03/2022	47.50	100-35-64280 Medical Supplies
29	AERO COMPRESSED GASES	456685	MEDICAL OXYGEN	08/10/2022	131.99	100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:					179.49	
<b>ALCIVIA</b>						
680	ALCIVIA	1629	DIESEL FUEL FOR CFD VEHICL	08/03/2022	91.01	100-35-63200 Fuel, Oil, Fluids
Total ALCIVIA:					91.01	
<b>ARAMARK</b>						
128	ARAMARK	6240045933	RUG DELIVERY - POLICE DEPT	07/27/2022	476.17	100-43-62100 Contracted Services
Total ARAMARK:					476.17	
<b>ASCENSION WI EMP SOLUTIONS</b>						
9226	ASCENSION WI EMP SOLUTION	173432	TESTING/PHYSICALS	07/29/2022	133.00	100-41-51100 Testing/Physicals
9226	ASCENSION WI EMP SOLUTION	173499	TESTING/PHYSICALS 7/2022	07/29/2022	470.00	100-41-51100 Testing/Physicals
Total ASCENSION WI EMP SOLUTIONS:					603.00	
<b>AT &amp; T</b>						
145	AT & T	431742	VEHICLE TRACKING FEE	07/18/2022	125.00	100-30-61000 Professional Services
Total AT & T:					125.00	
<b>BUILDING PERMIT REFUND VENDOR</b>						
271	BUILDING PERMIT REFUND VE	2022-388	08/01/2022 OVERPAYMENT ON	08/01/2022	50.00	100-00-44360 Erosion Control Fees
Total BUILDING PERMIT REFUND VENDOR:					50.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>BUY RIGHT, INC.</b>						
273	BUY RIGHT, INC.	371342	U-12; PART	08/03/2022	4.22	100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	371424	SHOP SUPLIES	08/10/2022	81.60	100-35-63200 Fuel, Oil, Fluids
273	BUY RIGHT, INC.	371856	TERRACAIR DEF	08/10/2022	17.08	100-35-63200 Fuel, Oil, Fluids
273	BUY RIGHT, INC.	371971	M-20; OIL AND FUEL FILTERSLT	08/10/2022	33.94	100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	371997	M-20; RETURN OIL FILTER	08/10/2022	11.89-	100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	372000	M-20; OIL FILTER AND BRAKE P	08/10/2022	48.93	100-35-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:					173.88	
<b>CLIFTON LARSON ALLEN LLP</b>						
378	CLIFTON LARSON ALLEN LLP	3363942	AUDIT SERVICES - PROGRESS	07/28/2022	14,962.50	100-90-61300 Audit Services
Total CLIFTON LARSON ALLEN LLP:					14,962.50	
<b>COMPLETE OFFICE OF WISCONSIN</b>						
392	COMPLETE OFFICE OF WISCO	963699	MISC. OFFICE SUPPLIES (ARR	07/27/2022	262.43	100-13-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	963699	ENVELOPE MOISTNER - ELECT	07/27/2022	21.08	100-12-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	965633	DISH SOAP & KITCHEN TOWEL	07/28/2022	33.29	100-43-64240 Building Repairs & Maintenance
392	COMPLETE OFFICE OF WISCO	966690	DUST MOP	08/03/2022	19.07	100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	966690	LAPTOP CARRYING CASE	08/03/2022	26.54	100-35-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	967341	DRY MOP	08/03/2022	18.22	100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	971069	PAPERTOWEL; KITCHEN AND B	08/10/2022	44.21	100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	971069	ENVELOPE MOISTNER	08/10/2022	2.41	100-12-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:					427.25	
<b>DIVERSIFIED BENEFIT SERVICES</b>						
525	DIVERSIFIED BENEFIT SERVIC	359824	8/1/2022 AUGUST HRA HEALTH	08/01/2022	653.73	278-00-62100 Contracted Services
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.55	280-21930-003 Retiree R Roeder
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.55	280-21930-004 Retiree G Roeder
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.55	280-21930-009 Retiree Rozina
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.54	280-21930-012 Retiree Lewis
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.54	280-21930-013 Retiree Heried
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.54	280-21930-014 Retiree Bosch
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.55	280-21930-015 Retiree Borkowski
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.55	280-21930-016 Retiree D. Roeder
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.54	280-21930-017 Retiree B. Michna
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.54	280-21930-018 Retiree K. Hays
525	DIVERSIFIED BENEFIT SERVIC	359827	08/01/22 AUGUST RETIREE HRA	08/01/2022	9.55	280-21930-019 Retiree D. Farmer
Total DIVERSIFIED BENEFIT SERVICES:					758.73	



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>DP WIGLEY COMPANY</b>						
9233	DP WIGLEY COMPANY	240343	OIL DRY AND SALT FOR WATER	08/10/2022	126.85	100-35-64070 Work Supplies
Total DP WIGLEY COMPANY:					126.85	
<b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b>						
666	FOTH INFRASTRUCTURE & EN	79080	TID #4 PHASE 4 - HINTZ	07/29/2022	40,441.48	414-00-61000 Professional Services
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:					40,441.48	
<b>FRANKSVILLE AUTOMOTIVE LLC</b>						
679	FRANKSVILLE AUTOMOTIVE LL	13396	#200; OIL CHANGE	08/02/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	13406	#205; OIL CHANGE	08/03/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	13457	#213; OIL CHANGE	08/10/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					166.86	
<b>GALLS LLC</b>						
693	GALLS LLC	21324703	NAMEPLATES; HOLIMON, BURN	08/02/2022	40.48	100-30-50280 Clothing Allowance
Total GALLS LLC:					40.48	
<b>GT TRANSMISSIONS, INC.</b>						
765	GT TRANSMISSIONS, INC.	18200	M-22; TRANSMISSION MAINTEN	08/03/2022	295.42	100-35-63300 Vehicle Repairs & Maintenance
Total GT TRANSMISSIONS, INC.:					295.42	
<b>JEFFERSON FIRE &amp; SAFETY, INC.</b>						
909	JEFFERSON FIRE & SAFETY, IN	IN142748	BULBS FOR MED UNITS	08/03/2022	135.18	100-35-64110 Small Equipment
909	JEFFERSON FIRE & SAFETY, IN	IN142971	BULBS FOR MED UNITS	08/10/2022	75.16	100-35-64110 Small Equipment
Total JEFFERSON FIRE & SAFETY, INC.:					210.34	
<b>JOHNS DISPOSAL SERVICE, INC.</b>						
967	JOHNS DISPOSAL SERVICE, IN	905801	JUL-22 CONTRATED BILLING/G	07/26/2022	88,049.80	240-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	905801	JUL-22 CONTRATED BILLING/R	07/26/2022	43,321.74	241-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	905801	JUL-22 CONTRATED BILLING/R	07/26/2022	27.72	241-00-62100 Contracted Services
967	JOHNS DISPOSAL SERVICE, IN	905801	JUL-22 CONTRATED BILLING/G	07/26/2022	56.40	240-00-62100 Contracted Services
Total JOHNS DISPOSAL SERVICE, INC.:					131,455.66	
<b>KORTENDICK HARDWARE</b>						
1096	KORTENDICK HARDWARE	151424	1 COUPLHOSE & 2 HOSE HANG	07/14/2022	76.47	220-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151404	HOSE HANGER	07/13/2022	71.98	220-00-64070 Work Supplies

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
1096	KORTENDICK HARDWARE	151572	CONCRETE	07/21/2022	12.12	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151580	TRASH BAGS	07/21/2022	61.16	221-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	151580	BRICKFACE	07/21/2022	93.46	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151601	SAW BLADE, DRILL BIT, VARIA	07/22/2022	44.96	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151657	MISC. FASTNERS, SPARE KEY	07/26/2022	45.18	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151670	MISC. FASTNERS	07/26/2022	19.52	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151686	DRILL BIT, WASP & HORNET KIL	07/27/2022	37.40	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151692	STEEL SLOTTED STRAPPING &	07/27/2022	24.17	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151712	UTV; NUTS AND BOLTS	08/03/2022	25.40	100-35-64110 Small Equipment
1096	KORTENDICK HARDWARE	151766	ANTIFREEZE AND MOTOR OIL	07/30/2022	17.62	221-00-63200 Fuel, Oil, Fluids
1096	KORTENDICK HARDWARE	151835	FLEX GLUE & MISC. FASTNERS	08/03/2022	26.82	221-00-64070 Work Supplies
1096	KORTENDICK HARDWARE	151916	RETURN; UTV FASTENERS	08/10/2022	5.04	100-35-64110 Small Equipment
Total KORTENDICK HARDWARE:					<u>551.22</u>	
<b>MARTIN FORD, INC.</b>						
1234	MARTIN FORD, INC.	130022	2017 FORD ESCAPE; BREAK R	06/24/2022	986.19	100-43-63300 Vehicle Repairs & Maintenance
Total MARTIN FORD, INC.:					<u>986.19</u>	
<b>MATC</b>						
1245	MATC	63974	TRAINING; CRISIS INTERVENTI	08/10/2022	170.76	100-35-51300 Education/Training/Conferences
Total MATC:					<u>170.76</u>	
<b>MEA-SEW</b>						
1265	MEA-SEW	2022-23	2022-2023 ANNUAL MEMBERSH	08/03/2022	30.00	100-13-51320 Memberships/Dues
Total MEA-SEW:					<u>30.00</u>	
<b>ONTECH SYSTEMS, INC</b>						
1071	ONTECH SYSTEMS, INC	69755	IT SERVICES 7/18/2022 THRU 0	07/31/2022	4,150.00	100-90-64310 IT Contracted Services
Total ONTECH SYSTEMS, INC:					<u>4,150.00</u>	
<b>PARK REFUND VENDOR</b>						
8999	PARK REFUND VENDOR	WRSA-JWM3T	CRAWFORD PARK -- CANCEL &	08/06/2022	111.25	221-00-46753 Park & Rec Rental
Total PARK REFUND VENDOR:					<u>111.25</u>	
<b>PATS SERVICES INC.</b>						
1462	PATS SERVICES INC.	933772	PUMP CATCH BASINS - HWY D	03/10/2022	200.00	100-43-62100 Contracted Services

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total PATS SERVICES INC.:					200.00	
<b>POMPS TIRE SERVICE</b>						
1517	POMPS TIRE SERVICE	160124475	#25 TRACTOR; NEW TIRE	08/04/2022	737.76	100-41-63300 Vehicle Repairs & Maintenance
Total POMPS TIRE SERVICE:					737.76	
<b>PRO HYDRO-TESTING LLC</b>						
9235	PRO HYDRO-TESTING LLC	104271	HYDRO TESTING; SCBA, OXYG	08/03/2022	4,902.00	100-35-64250 Equipment Repairs & Maintenanc
Total PRO HYDRO-TESTING LLC:					4,902.00	
<b>RACINE COUNTY TREASURER</b>						
1561	RACINE COUNTY TREASURER	062022	JUNE 2022 COURT FINES	07/01/2022	3,878.20	100-00-45110 Muni Court Fines
Total RACINE COUNTY TREASURER:					3,878.20	
<b>RACINE STUMP GRINDING</b>						
9231	RACINE STUMP GRINDING	07092022	CEMETERY; STUMP GRINDING	07/28/2022	850.00	220-00-62700 Grounds Services
Total RACINE STUMP GRINDING:					850.00	
<b>RELIANT FIRE APPARATUS, INC.</b>						
1619	RELIANT FIRE APPARATUS, INC	I22-22549	Q-10; CAPITAL REPAIRS FOR A	08/10/2022	60,995.00	400-35-65040 Equipment-Vehicles
Total RELIANT FIRE APPARATUS, INC.:					60,995.00	
<b>RENNERTS FIRE EQUIPMENT</b>						
1624	RENNERTS FIRE EQUIPMENT	45430	E-32; REPAIRS	08/10/2022	550.64	100-35-63300 Vehicle Repairs & Maintenance
Total RENNERTS FIRE EQUIPMENT:					550.64	
<b>ROSS LANDCARE</b>						
1945	ROSS LANDCARE	3320	12YDS BLACK DIRT; STUMPS	08/04/2022	276.00	220-00-64070 Work Supplies
Total ROSS LANDCARE:					276.00	
<b>SCHNABEL PRINTING AND INVITATION CENTER</b>						
1033	SCHNABEL PRINTING AND INVI	124738	PRINT AND LAMINATE PUMP C	08/10/2022	22.75	100-35-64060 Copying & Printing
Total SCHNABEL PRINTING AND INVITATION CENTER:					22.75	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>SHERWIN WILLIAMS CO.</b>						
1796	SHERWIN WILLIAMS CO.	0583-6	BLACK GOLD WHITE PAINT	06/20/2022	1,050.00	400-41-65020 Building Improvements
1796	SHERWIN WILLIAMS CO.	0584-4	HIGHWAY PAINTING PROJECT	06/20/2022	175.00	400-41-65020 Building Improvements
1796	SHERWIN WILLIAMS CO.	0659-4	HIGHWAY PAINTING PROJECT	06/22/2022	875.00	400-41-65020 Building Improvements
1796	SHERWIN WILLIAMS CO.	0698-2	HIGHWAY PAINTING PROJECT	06/23/2022	700.00	400-41-65020 Building Improvements
1796	SHERWIN WILLIAMS CO.	0730-3	HIGHWAY PAINTING PROJECT	06/24/2022	700.00	400-41-65020 Building Improvements
Total SHERWIN WILLIAMS CO.:					3,500.00	
<b>SHRED-IT USA</b>						
1800	SHRED-IT USA	8002021595	1 -- ON SITE SHRED CONTAINE	07/25/2022	21.85	100-43-62100 Contracted Services
Total SHRED-IT USA:					21.85	
<b>SIGN SHOP OF RACINE, INC.</b>						
1805	SIGN SHOP OF RACINE, INC.	9422	LEAGUE AWARDS 2022	07/26/2022	319.00	221-00-64070 Work Supplies
Total SIGN SHOP OF RACINE, INC.:					319.00	
<b>SME SEASONAL SERVICES LLC</b>						
1813	SME SEASONAL SERVICES LL	6398	MOWING VILLAGE HALL (7/11/2	07/29/2022	210.00	100-43-62100 Contracted Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - GORNEY (7/11/2022,	07/29/2022	900.00	221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - CRAWFORD (7/11/20	07/29/2022	525.00	221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - CHAPLA (7/12/2022,	07/29/2022	255.00	221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - MAPLE PARK (7/11/2	07/29/2022	120.00	221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - OTHER (7/5/2022, 7/2	07/29/2022	270.00	100-43-62100 Contracted Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - NICHOLSON WILDLI	07/29/2022	300.00	221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	6398	MOWING - CALEDONIA CEMET	07/29/2022	600.00	220-00-62700 Grounds Services
Total SME SEASONAL SERVICES LLC:					3,180.00	
<b>STREICHERS</b>						
1895	STREICHERS	11582669	DEPT ISSUED ITEMS; HOLIMIN,	08/10/2022	203.93	100-30-64070 Work Supplies
Total STREICHERS:					203.93	
<b>SUSAN TAYLOR</b>						
1922	SUSAN TAYLOR	43049-D	8/8/2022 INVOICE FOR TRANS	08/08/2022	1,532.50	100-90-61100 Legal Fees
Total SUSAN TAYLOR:					1,532.50	
<b>VON BRIESEN &amp; ROPER SC</b>						
2091	VON BRIESEN & ROPER SC	398922	JUN-22; PROFESSIONAL SERVI	07/28/2022	625.41	100-90-61100 Legal Fees

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total VON BRIESEN & ROPER SC:					625.41	
<b>WIS DEPT OF JUSTICE - CIB</b>						
2162	WIS DEPT OF JUSTICE - CIB	L5203T072022	JUL-22; TIME CHARGES	08/10/2022	7.00	100-30-62100 Contracted Services
Total WIS DEPT OF JUSTICE - CIB:					7.00	
<b>WISCONSIN HUMANE SOCIETY</b>						
2180	WISCONSIN HUMANE SOCIETY	2336	JUL-22; ANIMAL SHELTER CON	08/01/2022	695.00	100-90-62500 Animal Control Contract
Total WISCONSIN HUMANE SOCIETY:					695.00	
<b>WOLTER INC</b>						
2198	WOLTER INC	522236946	SCHEDULED MAINTENANCE F	06/03/2022	390.00	100-43-64250 Equipment Repairs & Maintenanc
Total WOLTER INC:					390.00	
Grand Totals:					543,551.88	

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
<b>US BANK CORPORATE CARD</b>						
2434	US BANK CORPORATE CARD	WISCONSIN POLICE LEADERS	071922	REFUND; CHIEF SUMMER CON	100-31-51300 Education/Training/Conferences	225.00-
2434	US BANK CORPORATE CARD	EPIC SPORTS	6322785-CRE	KICKBALLS FOR LEAGUE	221-00-64070 Work Supplies	1.71-
2434	US BANK CORPORATE CARD	DSPTS E SERVICE FEE COM	WISREN04053	PE LICENSE RENEWAL	502-00-51320 Memberships/Dues	1.10
2434	US BANK CORPORATE CARD	DNR EPAY	WP-00036508	CONVIENCE FEE-PSB DNR	400-35-65020 Building Improvements	5.88
2434	US BANK CORPORATE CARD	US POSTAL SERVICE	000000F5A536	PACKAGE MAILING	100-35-64040 Postage & Shipping	7.51
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	111-2987619-3	ETHERNET CABLE	100-60-64030 Office Supplies	12.83
2434	US BANK CORPORATE CARD	DOJ WS2 EVA EPAY SALE FEE	WS2EVA00870	CONVIENCE FEE; FIRE INVESTI	100-35-51300 Education/Training/Conferences	13.00
2434	US BANK CORPORATE CARD	PICK N SAVE	07012022	WATER FOR REHAB	100-35-64070 Work Supplies	14.36
2434	US BANK CORPORATE CARD	KORTENDICK HARDWARE	D96240	2-WAY RADIO CHARGERS	100-41-64090 Road Maintenance Materials	14.39
2434	US BANK CORPORATE CARD	FASTENAL	WRAC196771	BOLTS	100-41-64070 Work Supplies	14.53
2434	US BANK CORPORATE CARD	FEDEX	940341127175	SHIPPING TO MOTOROLA	100-30-64040 Postage & Shipping	19.20
2434	US BANK CORPORATE CARD	AMAZON	114-4839984-8	M-11; PART FOR PORTABLE SU	100-35-64250 Equipment Repairs & Maintenanc	19.99
2434	US BANK CORPORATE CARD	AMAZON	111-9119816-0	POST IT NOTES	100-42-64030 Office Supplies	21.98
2434	US BANK CORPORATE CARD	BOUND TREE MEDICAL LLC	64814036	MEDICAL SUPPLIES	100-35-64280 Medical Supplies	23.49
2434	US BANK CORPORATE CARD	AMAZON	111-9697188-2	EXTERNAL DVD DRIVE; LT. LAE	100-30-64030 Office Supplies	24.68
2434	US BANK CORPORATE CARD	AMAZON	112-4656449-2	ENGINE DIP STICK #25	100-41-63300 Vehicle Repairs & Maintenance	24.95
2434	US BANK CORPORATE CARD	WIIAAI CHAPTER 25	4036	IIAAI ANNUAL MEMBERSHIP; LT.	100-35-51320 Memberships/Dues	25.00
2434	US BANK CORPORATE CARD	AMAZON	111-3068227-2	GRAPH PAPER; BATTERIES	100-30-64030 Office Supplies	29.47
2434	US BANK CORPORATE CARD	ZOOM	INV158971178	JUL-AUG 2022; ZOOM SUBSCRI	100-60-64070 Work Supplies	29.98
2434	US BANK CORPORATE CARD	BOUND TREE MEDICAL LLC	64813902	MEDICAL SUPPLIES	100-35-64280 Medical Supplies	30.99
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	111-2987619-3	SEALED ENVELOPES LAMININA	100-40-64030 Office Supplies	32.82
2434	US BANK CORPORATE CARD	AMAZON	111-8811153-8	SPRAY PAINT HOLDER	100-42-64070 Work Supplies	33.00
2434	US BANK CORPORATE CARD	EPIC SPORTS	6322785	KICKBALLS FOR LEAGUE	221-00-64070 Work Supplies	35.93
2434	US BANK CORPORATE CARD	AMAZON	113-1475742-7	COLORLED PAPER	100-32-64030 Office Supplies	38.97
2434	US BANK CORPORATE CARD	AMAZON	112-2596595-2	2 BOXES EAR PLUGS	100-41-64070 Work Supplies	43.61
2434	US BANK CORPORATE CARD	SMARSH, INC.	INV-26546	CELL PHONE ARCHIVE 061822-	500-00-64320 IT Infrastructure	45.50
2434	US BANK CORPORATE CARD	SMARSH, INC.	INV-26546	CELL PHONE ARCHIVE 061822-	501-00-64320 IT Infrastructure	45.51
2434	US BANK CORPORATE CARD	STATE OF WI-DSPTS	WISREN04053	PE RENEWAL; A.BUNKLEMAN	502-00-51320 Memberships/Dues	55.00
2434	US BANK CORPORATE CARD	JOURNAL TIMES	98417	PUBLIC HEARING NOTIC - LUA	100-23163-074 Scurtin LLC - Shannon Curtin	55.60
2434	US BANK CORPORATE CARD	SMARSH, INC.	INV-20299	CELL PHONE ARCHIVE 060122-	500-00-64320 IT Infrastructure	57.95
2434	US BANK CORPORATE CARD	SMARSH, INC.	INV-20299	CELL PHONE ARCHIVE 060122-	501-00-64320 IT Infrastructure	57.96
2434	US BANK CORPORATE CARD	JOURNAL TIMES	94931	PAVING PROJECT ADVERTISE	100-42-51320 Dues & Publications	60.24
2434	US BANK CORPORATE CARD	LINCOLN CONTRACTORS SUP	I00155	SAW BEARING	100-41-64070 Work Supplies	60.74
2434	US BANK CORPORATE CARD	HAPPY TAILS PET SUPPLIES	XGCG82X9E	DOG FOOD	250-30-64192 Police K9	61.94
2434	US BANK CORPORATE CARD	JOURNAL TIMES	96726	PUBLIC HEARING	100-60-64010 Notifications/Publications	64.18
2434	US BANK CORPORATE CARD	BATTERY WAREHOUSE DIREC	109580	BATTERIES FOR GEAR	100-35-64110 Small Equipment	64.59
2434	US BANK CORPORATE CARD	AMAZON	112-0558777-3	WIRELESS KEYBOARD & MICE;	100-35-64030 Office Supplies	69.78
2434	US BANK CORPORATE CARD	OFFICEMAX	071322	FOAM BOARD FOR COMMUNIT	100-60-64030 Office Supplies	76.96
2434	US BANK CORPORATE CARD	FASTENAL	WRAC196772	NUTS, BOLTS, AND CLEVIS	100-41-63300 Vehicle Repairs & Maintenance	85.58
2434	US BANK CORPORATE CARD	AMAZON	111-5049558-8	FLASH DRIVES; DRONE LANDI	100-30-64030 Office Supplies	88.97

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	JOURNAL TIMES	98499	ORDINANCE 2022-11 PUBLICATI	100-11-64010 Notifications/Publications	98.28
2434	US BANK CORPORATE CARD	PSYCH HUB	1140-8856	PSYCH HUB MENTAL HEALTH T	100-13-51300 Education/Training/Conferences	99.00
2434	US BANK CORPORATE CARD	WIIAAI CHAPTER 25	77407	IAAI MEMBERSHIP; LT. GREEN	100-35-51320 Memberships/Dues	100.00
2434	US BANK CORPORATE CARD	JOURNAL TIMES	97595	PUBLIC SAFETY BUILDING - AF	400-35-65020 Building Improvements	101.17
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	SCO48912	.88 TON COLD PATCH	100-41-64090 Road Maintenance Materials	135.08
2434	US BANK CORPORATE CARD	US BANK CORPORATE CARD	113-8851974-8	RIVERBEND GENERATOR LIFT	501-00-64240 Building Repairs & Maintenance	136.49
2434	US BANK CORPORATE CARD	AMAZON	111-3921270-7	FLASH DRIVES FOR BUREAU	100-30-64030 Office Supplies	143.50
2434	US BANK CORPORATE CARD	IPMA-HR	INV-70491-T9T	IPMA-HR ANNUAL MEMBERSHI	100-13-51320 Memberships/Dues	156.00
2434	US BANK CORPORATE CARD	TRANSUNION RISK AND ALTER	781849-20220	JUN-22; TLO MONTHLY CHARG	100-30-62100 Contracted Services	158.40
2434	US BANK CORPORATE CARD	AMAZON	111-6173926-2	RECORDS; FLASH DRIVES	100-30-64030 Office Supplies	166.77
2434	US BANK CORPORATE CARD	UW LOCAL GOV EDUCATION	355497	2022 GUBERNATORIAL ELECTI	100-11-51300 Education/Training/Conferences	169.00
2434	US BANK CORPORATE CARD	STAPLES	9909316702	COPY PAPER	100-30-64030 Office Supplies	179.95
2434	US BANK CORPORATE CARD	CALEDONIA FEED & SUPPLY	071422 000000	50 # GRASS SEED	100-41-64090 Road Maintenance Materials	196.75
2434	US BANK CORPORATE CARD	AMAZON	111-2987619-3	HAMMERMIL PAPER	100-13-64030 Office Supplies	204.02
2434	US BANK CORPORATE CARD	SHERWIN INDUSTRIES	SC048823	COLD PATCH AND TACK	100-41-64090 Road Maintenance Materials	210.17
2434	US BANK CORPORATE CARD	JOURNAL TIMES	98300	SUMMARY FOR 2022-10 REZON	414-23163-001 Badgerland / Zilber Developmen	224.97
2434	US BANK CORPORATE CARD	DNR EPAY	WP-00036508	DNR - NOI FEE	400-35-65020 Building Improvements	235.00
2434	US BANK CORPORATE CARD	EMERGENCY MEDICAL PRODU	2461000,24597	MEDICAL SUPPLIES	100-35-64280 Medical Supplies	245.36
2434	US BANK CORPORATE CARD	STREET COP TRAINING	97929-1076-1-	STREET COP TRAINING; M.GO	100-30-51300 Education/Training/Conferences	249.00
2434	US BANK CORPORATE CARD	STREET COP TRAINING	98033-1076-1-	STREET COP TRAINING; Z.COR	100-30-51300 Education/Training/Conferences	249.00
2434	US BANK CORPORATE CARD	JOURNAL TIMES	98277	LIQUOR LICENSE PUBLICATION	100-11-64010 Notifications/Publications	249.76
2434	US BANK CORPORATE CARD	RESPOND SYSTEMS	12460199	STATION 11; ANNUAL EXT. MAIN	100-35-64250 Equipment Repairs & Maintenanc	270.45
2434	US BANK CORPORATE CARD	UNIFIRST CORPORATION	096-1246790	JUN-22; RAGS & COVERALLS	100-41-62100 Contracted Services	276.54
2434	US BANK CORPORATE CARD	TDS METROCOM	070122	07/01/2022 TDS COMMUNICATI	500-00-64150 Communication Services	280.89
2434	US BANK CORPORATE CARD	TDS METROCOM	070122	07/01/2022 TDS COMMUNICATI	501-00-64150 Communication Services	280.89
2434	US BANK CORPORATE CARD	RESPOND SYSTEMS	12460158	STATION 12; ANNUAL EXT. MAIN	100-35-64250 Equipment Repairs & Maintenanc	284.45
2434	US BANK CORPORATE CARD	MR ROOTER OF SOUTHEAST	101174210	STATION 12; FLUSH CLOGGED	100-35-64240 Building Repairs & Maintenance	314.99
2434	US BANK CORPORATE CARD	WIIAAI CHAPTER 25	71906	3-DAY INVESTIGATORS COURS	100-35-51300 Education/Training/Conferences	330.00
2434	US BANK CORPORATE CARD	ERICKSON AUTO TRIM	000001063022	MED 22; CAPTAINS CHAIR REP	100-35-63300 Vehicle Repairs & Maintenance	350.00
2434	US BANK CORPORATE CARD	STREET COP TRAINING	100066-1099-1	TRAINING FOR BARRY/RADKE	100-31-51300 Education/Training/Conferences	350.00
2434	US BANK CORPORATE CARD	AT & T	414R05002150	JUNE 13TH -JULY 12 TH COMM	100-43-64150 Communication Services	395.02
2434	US BANK CORPORATE CARD	COURSRA9U9ZAJMFWOYPPR	177218086	COURSRA ANNUAL TRAINING;	100-13-51300 Education/Training/Conferences	418.95
2434	US BANK CORPORATE CARD	MOBILE REDUCTION SPECIALI	68728	JULY 22-(1) 30 YARD CONTAIN	241-00-62800 Waste Disposal	425.00
2434	US BANK CORPORATE CARD	MOBILE REDUCTION SPECIALI	68728	JULY 22-(1) 30 YARD CONTAIN	241-00-62800 Waste Disposal	425.00
2434	US BANK CORPORATE CARD	VARIDESK*	VUS00248360	VARIDESK PRO PLUS 36 STAN	502-00-64030 Office Supplies	446.25
2434	US BANK CORPORATE CARD	BUY RIGHT, INC.	731898577920	JUN-22; MISC PARTS AND TOO	100-41-63300 Vehicle Repairs & Maintenance	471.36
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	071664501070	07/01/2022 INTERNET SERVICE	100-43-64150 Communication Services	621.52
2434	US BANK CORPORATE CARD	DOJ WS2 EVA EPAY SALE FEE	WS2EVA00870	FIRE INVESTIGATION COURSE;	100-35-51300 Education/Training/Conferences	650.00
2434	US BANK CORPORATE CARD	ARAMARK	860112340630	JUNE-22; UNIFORMS	100-35-62100 Contracted Services	732.57
2434	US BANK CORPORATE CARD	HENRY SCHEIN	22336537	MEDICAL SUPPLIES	100-35-64280 Medical Supplies	734.89
2434	US BANK CORPORATE CARD	EMERGENCY MEDICAL PRODU	2463565,24635	MEDICAL SUPPLIES	100-35-64280 Medical Supplies	764.53

Vendor	Vendor Name	Merchant Name	Invoice Number	Description	GL Account and Title	Net Invoice Amount
2434	US BANK CORPORATE CARD	MONTAGE ENTERPRISES, INC	96582	MISC TRACTOR PARTS	100-41-63300 Vehicle Repairs & Maintenance	790.39
2434	US BANK CORPORATE CARD	AT & T	287299115248	6/23/2022 TELEPHONE CHARG	100-43-64150 Communication Services	820.95
2434	US BANK CORPORATE CARD	RITTERTECH	B50430-001	HOSE FOR PAINT STRIPER #57	100-41-64090 Road Maintenance Materials	835.64
2434	US BANK CORPORATE CARD	MOBILE REDUCTION SPECIALI	68728-C	7/13/2022 INVOICE SUBMITTED	241-00-62800 Waste Disposal	850.00
2434	US BANK CORPORATE CARD	GLEASON REDI MIX	312265	10 TDS #1 SLURRY	100-41-64090 Road Maintenance Materials	851.00
2434	US BANK CORPORATE CARD	AT & T	287299115248	6/23/2022 TELEPHONE CHARG	100-35-64150 Telephone	1,106.49
2434	US BANK CORPORATE CARD	DOJ EPAY RECORDS CHECK	WINWOR0196	7/7/2022 WI ONLINE RECORD C	100-11-61000 Professional Services	1,134.00
2434	US BANK CORPORATE CARD	SPECTRUM ENTERPRISE	001441607022	07/19/2022 TELEPHONE AND IN	100-43-64150 Communication Services	1,637.68
2434	US BANK CORPORATE CARD	AT & T	287299115248	6/23/2022 TELEPHONE CHARG	100-30-64150 Communication Services	1,641.90
2434	US BANK CORPORATE CARD	DMI DELL	10599438448	LAPTOP REPLACEMENT, COM	100-90-64320 IT Infrastructure	2,093.00
Total US BANK CORPORATE CARD:						25,533.47
Grand Totals:						25,533.47



**CHARTER ORDINANCE NO. 2022-001**

**A CHARTER ORDINANCE TO REPEAL AND RECREATE SEC. 2-4-8 OF THE VILLAGE OF CALEDONIA MUNICIPAL CODE OF ORDINANCES RELATED TO THE OFFICE OF VILLAGE CLERK**

**THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, DO HEREWITH ORDAIN AS FOLLOWS:**

**SECTION I**

Pursuant to Sections 61.195 and 66.0101 of the Wisconsin Statutes, the Village of Caledonia hereby elects to (1) change the Village Clerk from an elected office to an appointed office and (2) further elects not to be governed by those provisions of Sections 61.19, 61.23, and 61.25, of the Wisconsin Statutes that are in conflict with this ordinance.

**SECTION II**

Section 2-4-8 of the Village of Caledonia Municipal Code of Ordinances pertaining to the Village Clerk is hereby repealed and recreated to read as follows:

**“SEC. 2-4-8 VILLAGE CLERK.**

- (a) **Office Created.** In order to provide the Village of Caledonia with a more efficient, economical, coordinated, responsible, and responsive municipal government under a system of a part-time President and part-time Trustees and at a time when Village government is becoming increasingly complex, the position of an appointed Village Clerk is created.
- (b) **Appointment, Removal.** The Village Clerk shall be appointed by a majority vote of the Village Board. The Village Clerk shall serve at the pleasure of the Village Board or for a fixed term, as determined by the Village Board. The Village Clerk shall be considered an employee of the Village and shall comply with and abide by the Village's Employee Handbook, as revised from time-to-time, and the organizational structure and requirements therein.
- (c) **Duties and Responsibilities.** The Village Clerk shall serve as the Clerk of the Village Board and the other Village bodies pursuant to Sec. 61.25, Wis. Stat., and perform and carry out the duties and have the powers as specified in Sec. 61.25, Wis. Stat., for a Village Clerk and as further specified by Wisconsin Statutes, this Code of Ordinances, the job description and as may be specified by the Village Board from time-to-time including the following:
  - (1) **Meeting Attendance.** attending meetings of the Village Board and such other bodies of the Village as directed, and keep a full record of all such proceedings;

- (2) **Clerk's Office and Oversight.** Be responsible for and oversee and monitor the day-to-day administration and coordination of Village Clerk's office and supervise any appointed Deputy Clerk(s).
- (3) **Communications; Code of Ordinances.** Oversee the Code of Ordinances, and maintain the Code of Ordinances by updating and including all adopted ordinances in the official Code of Ordinance. The Village Clerk shall keep informed concerning current Federal, State and County legislation and administrative rules affecting the responsibilities of Village Clerk and submit appropriate reports and recommendations thereon to the Board.
- (4) **Elections and Appointments.**
  - a. To perform any duties prescribed by law relative to elections and abide by such laws, specifically Chapter 5 to 12, Wis. Stats., to keep subject to inspection all election returns required to be filed in the clerk's office, and to notify persons elected or appointed to village offices.
  - b. Transmit to the County Clerk, within ten (10) days after election or appointment and qualification of any Village Trustee, Treasurer, Assessor or Clerk, a written notice stating the name and post office address of the elected or appointed officer. The Clerk shall promptly notify the County Clerk of any subsequent changes in such offices.
  - c. Transmit to the Clerk of Circuit Court, immediately after the election or appointment of any Municipal Judge in the Village, a written notice stating the name of the Municipal Judge and the term for which elected or appointed. If the Judge was elected or appointed to fill a vacancy, the Clerk shall include in the notice the name of the incumbent who vacated the office.
- (5) **Sale of Real Property.** Execute the conveyance of real property of the Village.
- (6) **Notices.**
  - a. Publish and/or post ordinances and resolutions as required under Wisconsin Statutes and this Code of Ordinances.
  - b. Draft agendas and notices as directed by the Village President and Village Administrator and give notice of regular and special Village Board and other Village committees, boards, commissions, and bodies of meetings as required under applicable ordinance and the Wisconsin Statutes.
  - c. Comply with the open meetings requirements of Chapter 19 of the Wisconsin Statutes.
- (7) **Records.**
  - a. Comply with Subch. II of Chapter 19, Wis. Stats., concerning any record of which the Clerk is legal custodian.
  - b. Demand and obtain the official books and papers of any Municipal Judge if the office becomes vacant and the Judge's successor is not elected or appointed and qualified, or if any Municipal Judge dies. The Village Clerk shall retain and dispose of the books and papers as required by law.

Final 8-11-22

- (8) **Licenses.** Issue any license or permit granted by the Village Board when presented with a receipt from the Village Treasurer indicating that any required fee has been paid as required by ordinance and Wisconsin Statutes.
- (9) **Property Taxes; Notice of Property Tax Revenue.** Comply with all requirements set forth in Chapters 70 to 79, Wis. Stats., assigned to municipal clerks
- (10) **In General.** Perform all other duties required by law, ordinance or lawful direction of the Village Board.
- (11) **Compensation.** The compensation of the Village Clerk shall be fixed by the Village Board.”

SECTION III

Should any section, clause or provision of this charter ordinance be declared invalid by a court of competent jurisdiction, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION IV

All ordinances, or parts thereof, in conflict with any of the provisions of this charter ordinance are hereby repealed.

SECTION V

This Charter Ordinance shall take effect sixty (60) days after its passage and publication unless within such sixty (60) day period a referendum petition as provided by Section 66.0101(5) of the Wisconsin Statutes shall be filed, in which event this ordinance shall not take effect until it shall have been submitted to a referendum vote of the electors and approved by a majority of the electors voting thereon.

This charter ordinance was approved by at least a two-thirds (2/3) vote of the Village Board on this \_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Megan O'Brien, Deputy Village Clerk

CHARTER ORDINANCE NO. 2022-001

A CHARTER ORDINANCE TO REPEAL AND RECREATE SEC. 2-4-8 OF THE VILLAGE OF CALEDONIA MUNICIPAL CODE OF ORDINANCES RELATED TO THE OFFICE OF VILLAGE CLERK

THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, DO HEREWITH ORDAIN AS FOLLOWS:

SECTION I

Pursuant to Sections 61.195 and 66.0101 of the Wisconsin Statutes, the Village of Caledonia hereby elects to (1) change the Village Clerk from an elected office to an appointed office and (2) further elects not to be governed by those provisions of Sections 61.19, 61.23, and 61.25, of the Wisconsin Statutes that are in conflict with this ordinance.

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“SEC. 2-4-8 VILLAGE CLERK.

- (a) **Office Created.** In order to provide the Village of Caledonia with a more efficient, economical, coordinated, responsible, and responsive municipal government under a system of a part-time President and part-time Trustees and at a time when Village government is becoming increasingly complex, the position of an appointed Village Clerk is created.
- (b) **Appointment, Removal.** The Village Clerk shall be appointed by a majority vote of the Village Board. The Village Clerk shall serve at the pleasure of the Village Board or for a fixed term, as determined by the Village Board. The Village Clerk shall be considered an employee of the Village and shall comply with and abide by the Village's Employee Handbook, as revised from time-to-time, and the organizational structure and requirements therein.
- (c) **Duties and Responsibilities.** The Village Clerk shall serve has the Clerk of the Village Board and the other Village bodies pursuant to Sec. 61.25, Wis. Stat., and perform and carry out the duties and have the powers as specified in Sec. 61.25, Wis. Stat., for a Village Clerk and as further specified by Wisconsin Statutes, this Code of Ordinances, the job description and an may be specified by the Village Board from time-to-time including the following:

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- (1) **Meeting Attendance.** attending meetings of the Village Board and such other bodies of the Village as directed, and keep a full record of all such proceedings;

- (2) **Clerk's Office and Oversight.** Be responsible for and oversee and monitor the day-to-day administration and coordination of Village Clerk's office and supervise any appointed Deputy Clerk(s).
- (3) **Communications; Code of Ordinances.** Oversee the Code of Ordinances, and maintain the Code of Ordinances by updating and including all adopted ordinances in the official Code of Ordinance. The Village Clerk shall keep informed concerning current Federal, State and County legislation and administrative rules affecting the responsibilities of Village Clerk and submit appropriate reports and recommendations thereon to the Board.
- (4) **Elections and Appointments.**
  - a. ~~To perform any duties prescribed by law relative to elections and abide by such laws, specifically Chapter 5 to 12, Wis. Stats., to keep subject to inspection all election returns required to be filed in the clerk's office, and to notify persons elected or appointed to village offices.~~
  - a. ~~Perform the duties required by Chapters 5 to 12, Wis. Stats., relating to elections.~~
  - b. Transmit to the County Clerk, within ten (10) days after election or appointment and qualification of any Village Trustee, Treasurer, Assessor or Clerk, a written notice stating the name and post office address of the elected or appointed officer. The Clerk shall promptly notify the County Clerk of any subsequent changes in such offices.
  - c. Transmit to the Clerk of Circuit Court, immediately after the election or appointment of any Municipal Judge in the Village, a written notice stating the name of the Municipal Judge and the term for which elected or appointed. If the Judge was elected or appointed to fill a vacancy, the Clerk shall include in the notice the name of the incumbent who vacated the office.
- (4) **Sale of Real Property.** Execute the conveyance of real property of the Village.
- (5) **Notices.**
  - a. Publish and/or post ordinances and resolutions as required under Wisconsin Statutes and this Code of Ordinances.
  - b. Draft agendas and notices as directed by the Village President and Village Administrator and give notice of regular and special Village Board and other Village committees, boards, commissions, and bodies of meetings as required under applicable ordinance and the Wisconsin Statutes.
  - c. Comply with the open meetings requirements of Chapter 19 of the Wisconsin Statutes.
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  - a. Comply with Subch. II of Chapter 19, Wis. Stats., concerning any record of which the Clerk is legal custodian.
  - b. Demand and obtain the official books and papers of any Municipal Judge if the office becomes vacant and the Judge's successor is not elected or appointed and qualified, or if any Municipal Judge dies. The Village

Clerk shall retain and dispose of the books and papers as required by law.

- (7) **Licenses.** Issue any license or permit granted by the Village Board when presented with a receipt from the Village Treasurer indicating that any required fee has been paid as required by ordinance and Wisconsin Statutes.
- (8) **Property Taxes; Notice of Property Tax Revenue.** Comply with all requirements set forth in Chapters 70 to 79, Wis. Stats., assigned to municipal clerks
- (9) **In General.** Perform all other duties required by law, ordinance or lawful direction of the Village Board.
- (10) **Compensation.** The compensation of the Village Clerk shall be fixed by the Village Board.”

SECTION III

Should any section, clause or provision of this charter ordinance be declared invalid by a court of competent jurisdiction, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION IV

All ordinances, or parts thereof, in conflict with any of the provisions of this charter ordinance are hereby repealed.

SECTION V

This Charter Ordinance shall take effect sixty (60) days after its passage and publication unless within such sixty (60) day period a referendum petition as provided by Section 66.0101(5) of the Wisconsin Statutes shall be filed, in which event this ordinance shall not take effect until it shall have been submitted to a referendum vote of the electors and approved by a majority of the electors voting thereon.

This charter ordinance was approved by at least a two-thirds (2/3) vote of the Village Board on this \_\_\_\_ day of ~~July~~August, 2022.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Megan O'Brien, Deputy Village Clerk

## **ORDINANCE NO. 2022-21**

### **AN ORDINANCE TO AMEND SECTION 9-4-7(c) OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CALEDONIA RELATING TO THE AMOUNT OF SEWER SERVICE CHARGES**

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

1. That Caledonia Utility District has a five-year Sanitary Sewer Capital Improvement Plan (CIP) of approximately \$56.9 million (2021 – 2025). In addition to the CIP, the Mount Pleasant TID #5 Conveyance for the Interstate 94 Corridor in Caledonia (TID #1 and TID #4) has a cost share of \$27.06 million, and the City of Racine wastewater treatment plant equipment upgrade has an estimated cost share of \$3.62 million. This is a total of approximately \$87.58 million of capital that will need to be funded through 2025.

2. That due to high intensity rain events in May, July, and August 2020, and the lack of additional Sanitary Sewer Capacity available, the Utility District will need to construct additional attenuation basins to mitigate and control peak sanitary sewer flows. These projects will hopefully avoid or limit the duration the Village of Caledonia is placed on a Sewer Moratorium at two of its three connection points with the Racine Wastewater Utility.

3. The Caledonia Utility District completed the Erie Street Sanitary Sewer Rehab in 2022 and it also began two major sewer projects, the Hoods Creek Attenuation Basin cells 2 and 3, and the Dominican Lift Station rehabilitation. The balance of the five-year CIP has Riverbend Lift Station safety site and forcemain replacement in 2024, sanitary sewer replacement along 4 ½ Mile Road (TID#5 developer driven) in 2023-2024, the Highway K Sanitary Sewer Extension (TID #1 developer driven), the Central Attenuation Basin in 2023-2025, the TID #4 Phase 4 sanitary sewer extension (TID #4 developer driven), and the Caddy Vista East Sewer Improvements. The total remaining project costs are estimated at \$46.1 million dollars.

4. That the first interest-only payment on the Village's share of the Mount Pleasant Clean Water Fund Loan was paid in November 2021, and the first principal and interest payment was paid in May 2022.

5. That the Village's share of the projected City of Racine wastewater treatment plant equipment Clean Water Fund Loan is expected to have its first principal and interest payment due in May 2024.

6. A Financial Plan was prepared by Brian Della of PMA (the Village's municipal advisor) and reviewed by Village staff. The Village already borrowed \$12.75 million in 2021 and the Financial Plan indicates that the Village will need to issue additional water and sewer revenue bonds of approximately \$12.5 million in 2023, \$11.3 million in 2024 and \$6.9 million in 2025 to finance scheduled sewer projects in years 2021-2025. Bonding amounts are higher than project costs in order to finance deposits to the Debt Service Reserve Account, which is equal to maximum annual revenue bond debt service over a given year, and to pay debt issuance expenses.

7. The Financial Plan also indicates that in order to complete the CIP, Bond for the projects, and pay Caledonia's share of the Mount Pleasant TID #5 Conveyance and Racine WWTP equipment upgrades, the Sewer Service Charge will need to increase. The projected overall increase needed in the Sewer Service Charge for the five-year CIP, and the Mount Pleasant TID #5 Conveyance and Racine WWTP equipment upgrade is 64.4%. The Financial Plan currently projects future increases effective in the fourth quarter as follows: 10.4% (\$154 to \$170) in 2022, 10.0% (\$170 to \$187) in 2023, 10.2% (\$187 to \$206) in 2024, 10.2% (\$206 to \$227) in 2025, and 10.1% (\$227 to \$250) in 2026.

8. That the Caledonia Utility District Commission and staff have discussed the CIP, sewer capacity issues, Caledonia's share of the Mount Pleasant TID #5 Conveyance and Racine WWTP equipment upgrades, the Financial Plan, and the necessity for a Sewer Service Charge increase at various noticed meetings during the year 2022.

9. That based on the above, Section 9-4-7(c) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

**“(c) Amount of Sewer Service Charges.**

- (1) Category A. Customers as defined in s. 9-4-3(a)(3) shall pay a total service charge of **\$170.00/quarter**, effective September 15, 2022.
- (2) Category B. Customers as defined in s. 9-4-3(a)(4) shall pay a user charge, as determined by the District, based upon (without limitation) the costs of collection, treatment and disposal of wastewater, treatment and disposal of prohibited substances, and/or sampling, measurement and analysis performed by, or on behalf of, the District."

10. That this Ordinance shall take effect on September 15, 2022, after recommendation by the Caledonia Utility District Commission on August 3, 2022, approval by the Village Board on August 15, 2022 and publication as required by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

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

James R. Dobbs  
Village President

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

Megan O'Brien  
Deputy Village Clerk





## Village of Caledonia, WI

### Sewer Utility

Capital Improvement Plan (2021-2025) Overview  
& Rate Setting Considerations

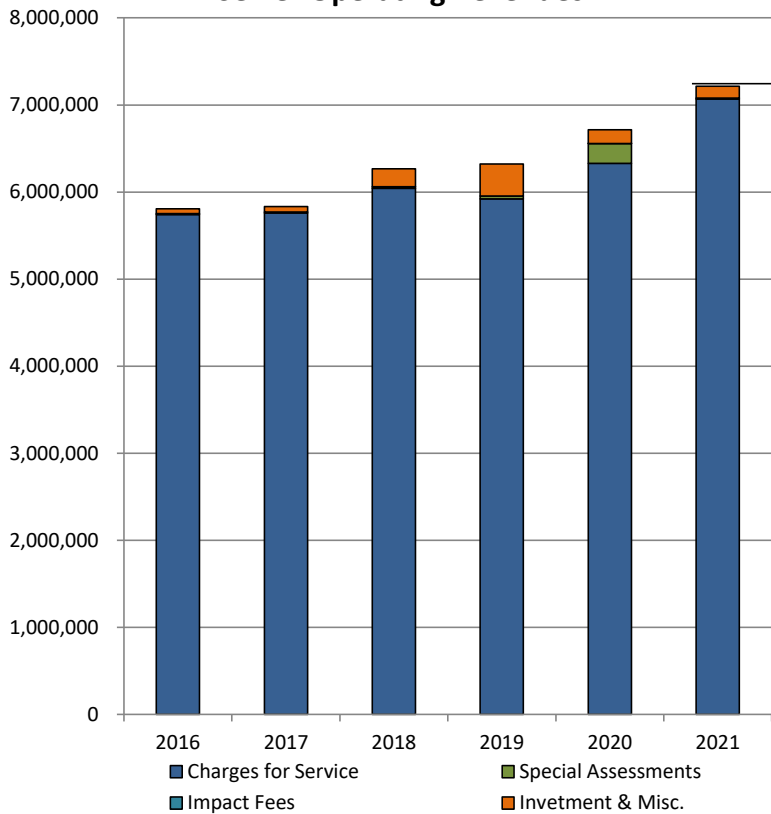
**Brian Della, CFA**  
Director, Public Finance  
PMA Securities, LLC

Utility Commission: August 3, 2022

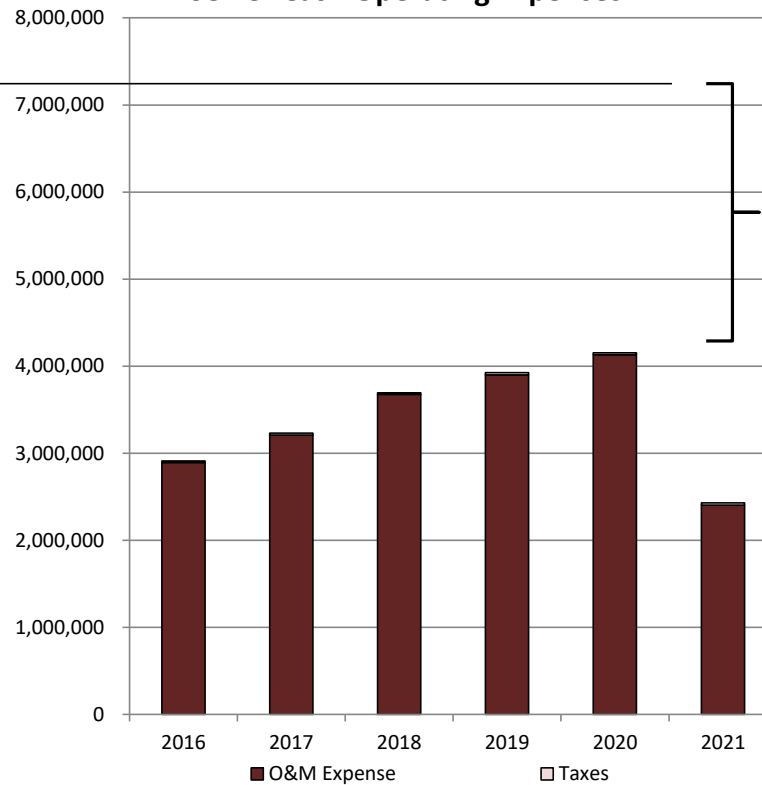


# Sewer Revenues and Cash Operating Expenses

**Sewer Operating Revenues**



**Sewer Cash Operating Expenses**



2021 Results

**Operating Revenues**

\$7.2 million  
(rate increase and Spec. Asmt.)

**Cash Operating Expenses**

\$2.4 million\*  
(True Up Provision)

**Available for Sewer D.S.**

\$4.8 million\* - Net Revenues

	Racine WW Billings to Village		
	2019	2020	2021
Q1	826,649	739,475	533,815
Q2	829,743	758,654	389,283
Q3	529,050	580,035	299,924
Q4	802,329	475,465	300,704
	2,987,770	2,553,629	1,523,727
vs. 2019		(434,141)	(1,464,044)



# Existing Sewer Debt Service

(through 2020 issues)



Year	Paid by Net Sewer Rev.			Paid by Net Sewer Rev.			Approx. 32.4% of Mt. P. CWFL	Total Rev. D.S.	Paid by Property Taxes		
	Principal	Interest	D.S.	Principal	Interest	D.S.			Principal	Interest	D.S.
2018	688,104	383,586	1,071,690	923,401	128,019	1,051,420	--	2,123,110	419,144	137,013	556,157
2019	704,473	360,155	1,064,628	949,664	100,691	1,050,355	--	2,114,983	431,271	126,539	557,810
2020	841,140	429,053	1,270,193	976,673	72,591	1,049,264	--	2,319,457	443,593	115,765	559,358
2021	858,114	411,678	1,269,792	1,004,420	43,697	1,048,117	226,805	2,544,714	451,117	104,738	555,855
2022	875,402	387,129	1,262,531	994,192	14,524	1,008,716	1,200,000	3,471,247	463,192	93,516	556,708
2023	898,013	361,978	1,259,991	--	--	--	1,300,000	2,559,991	470,000	82,808	552,808
2024	925,954	336,092	1,262,046	--	--	--	1,300,000	2,562,046	285,000	74,478	359,478
2025	949,235	309,461	1,258,696	--	--	--	1,300,000	2,558,696	290,000	67,648	357,648
2026	977,865	282,077	1,259,942	--	--	--	1,300,000	2,559,942	295,000	60,334	355,334
2027	1,006,853	253,712	1,260,565	--	--	--	1,300,000	2,560,565	305,000	52,531	357,531
2028	1,036,208	224,331	1,260,539	--	--	--	1,300,000	2,560,539	315,000	44,159	359,159
2029	1,065,940	193,963	1,259,903	--	--	--	1,300,000	2,559,903	325,000	35,196	360,196
2030	1,091,058	164,321	1,255,379	--	--	--	1,300,000	2,555,379	335,000	25,708	360,708
2031	1,126,573	135,358	1,261,931	--	--	--	1,300,000	2,561,931	345,000	15,675	360,675
2032	1,152,496	105,333	1,257,829	--	--	--	1,300,000	2,557,829	350,000	5,250	355,250
2033	550,000	82,631	632,631	--	--	--	1,300,000	1,932,631	--	--	--
2034	565,000	67,406	632,406	--	--	--	1,300,000	1,932,406	--	--	--
2035	590,000	51,188	641,188	--	--	--	1,300,000	1,941,188	--	--	--
2036	605,000	33,953	638,953	--	--	--	1,300,000	1,938,953	--	--	--
2037	500,000	17,775	517,775	--	--	--	1,300,000	1,817,775	--	--	--
2038	200,000	7,881	--	--	--	--	1,300,000	1,300,000	--	--	--
2039	205,000	2,691	--	--	--	--	1,300,000	1,300,000	--	--	--
2040	--	--	--	--	--	--	1,300,000	1,300,000	--	--	--
	17,412,428	4,601,752	21,598,608	4,848,350	359,522	5,207,872	thru 2051	51,633,285	5,523,317	1,041,358	6,564,675

2012 Clean Water Fund Loan	2002A Racine CWFL
2013C W&S Revenue Bonds	2002B Racine CWFL
2016D W&S Revenue Bonds	2002C Racine CWFL
2017B W&S Revenue Bonds	2008 Racine Advance
2019 W&S Revenue Bonds	
2020 W&S Revenue Bonds	

2001 G.O. CWFL
2003 G.O. CWFL
Portions of 2010A & 2012B G.O.
Portions of 2012A & 2016B G.O.

Sewer Revenue Debt Service is paid by Net Sewer Operating Revenues.

G.O. Debt issued to finance Sewer Projects is paid by property taxes.

Temporary spike to \$3.47 million in 2022.

Stabilized at \$2.6 million 2023-2032



# Village Water and Sewer Utility Capital Projects (2021-2025)

- ▶ Below is a list of Water and Sewer projects. Estimated timing for those projects highlighted in **Yellow** are reasonably known.
- ▶ The timing of the other projects will be determined if and when certain TID-related developments occur.

**Complete**

	Village of Caledonia Project Description	Total Cost	Sewer Total	Water Total	TID Allocation % \$	Project Schedule	2021 Borrowing	2022 Borrowing	2023 Borrowing	2024 Borrowing	2025 Borrowing
1	Hoods Creek Attenuation Basin (Cells 2 and 3)	10,600,000	10,600,000	--	--	2022-2023	10,600,000	--	--	--	--
2	Dominican Lift Station Rehab (TID #5)	2,150,000	1,010,500	--	53% 1,139,500	2022	2,150,000	--	--	--	--
3	North Kremer Watermain Relay	3,000,000	--	3,000,000	--	2022	3,000,000	--	--	--	--
4	Riverbend Lift Station Safety Site & Forcemain Relay	5,750,000	5,750,000	--	--	2024	--	--	5,750,000	--	--
5	Washington Meadows Watermain Relay	1,500,000	--	1,800,000	--	2022/2023	--	--	1,800,000	--	--
6	Central Attenuation Basin & Safety Site	22,600,000	21,470,000	--	5% 1,130,000	2023-2025	--	--	5,650,000	11,300,000	5,650,000
7	5 Mile Road East New Sanitary Sewer (TID #5)	500,000	--	--	100% 500,000	Dev. Driven	--	--	500,000	--	--
8	5 Mile Road East New Water Main (TID #5)	350,000	--	--	100% 350,000	Dev. Driven	--	--	350,000	--	--
9	4 ½ Mile Road Sanitary Sewer Rehab (TID #5)	210,000	210,000	--	--	2023-2024	--	--	210,000	--	--
10	4 ½ Mile Road New Water Main (TID #5)	220,000	--	--	100% 220,000	2023-2024	--	--	220,000	--	--
11	TID #1 (Water and Sanitary Sewer extension)	6,000,000	4,500,000	1,500,000	100% 6,000,000	Dev. Driven	--	--	--	--	--
12	TID #1 Phase 1 (West Franksville W&S extension)	10,920,000	7,435,000	3,485,000	100% 10,920,000	Dev. Driven	--	--	--	--	--
13	TID #4 (Golf Road Water Main extension)	750,000	--	750,000	100% 750,000	Dev. Driven	--	--	--	--	--
14	TID #4 Phase 4 (Sanitary Sewer to Hintz & South of Badgerland)	4,370,000	4,370,000	--	100% 4,370,000	Dev. Driven	--	--	--	--	--
15	TID #4 Water Main Extension	???	???	???	???	Dev. Driven	--	--	--	--	--
16	TID #4 Elevated Storage Tank (ARPA Funds?)	3,750,000	--	3,750,000	100% 3,750,000	2025	--	--	--	--	3,750,000
17	Caddy Vista Sewer Improvements East	1,250,000	1,250,000	--	--	2025	--	--	--	--	1,250,000
18	Erie Street Sanitary Sewer Rehab (TID #5)	313,600	313,600	--	0% --	2022	313,600	--	--	--	--
19	Erie Street Watermain Improvements (TID #5)	1,895,700	--	1,895,700	0% --	2025	--	--	--	--	1,895,700
20	North Main Street Utility Rehabilitation	???	--	--	--	2026	--	--	--	--	--
	<u>Direct</u> Borrowing for W&S Projects	76,129,300	56,909,100	16,180,700	29,129,500	Total	15,750,000	--	14,480,000	11,300,000	12,545,700
						Sewer Total	12,750,000	--	12,460,000	11,300,000	6,900,000
						Water Total	3,000,000	--	2,020,000	--	5,645,700



# Village Sewer Utility Projected Debt Service and Rev. Bond Sizing

Year	ACTUAL			Estimated			Estimated			Estimated			Estimated		
	2021 W&S Bonds			2023 W&S Bonds			2024 W&S Bonds			2025 W&S Bonds			2021-2025 CIP Bonds		
	Principal	Interest	D.S.	Principal	Interest	D.S.	Principal	Interest	D.S.	Principal	Interest	D.S.	Principal	Interest	D.S.
2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2019	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2020	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2021	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2022	--	360,887	360,887	--	--	--	--	--	--	--	--	--	--	360,887	360,887
2023	--	368,044	368,044	--	479,500	479,500	--	--	--	--	--	--	--	847,544	847,544
2024	430,000	359,444	789,444	--	479,500	479,500	--	434,875	434,875	--	--	--	430,000	1,273,819	1,703,819
2025	445,000	341,944	786,944	560,000	479,500	1,039,500	--	434,875	434,875	--	265,650	265,650	1,005,000	1,521,969	2,526,969
2026	465,000	323,744	788,744	580,000	459,900	1,039,900	505,000	434,875	939,875	--	265,650	265,650	1,550,000	1,484,169	3,034,169
2027	485,000	304,744	789,744	600,000	439,600	1,039,600	525,000	417,200	942,200	310,000	265,650	575,650	1,920,000	1,427,194	3,347,194
2028	505,000	284,944	789,944	620,000	418,600	1,038,600	545,000	398,825	943,825	320,000	254,800	574,800	1,990,000	1,357,169	3,347,169
2029	525,000	264,344	789,344	640,000	396,900	1,036,900	560,000	379,750	939,750	330,000	243,600	573,600	2,055,000	1,284,594	3,339,594
2030	545,000	242,944	787,944	665,000	374,500	1,039,500	580,000	360,150	940,150	345,000	232,050	577,050	2,135,000	1,209,644	3,344,644
2031	565,000	220,744	785,744	685,000	351,225	1,036,225	600,000	339,850	939,850	355,000	219,975	574,975	2,205,000	1,131,794	3,336,794
2032	585,000	200,669	785,669	710,000	327,250	1,037,250	625,000	318,850	943,850	370,000	207,550	577,550	2,290,000	1,054,319	3,344,319
2033	605,000	182,819	787,819	735,000	302,400	1,037,400	645,000	296,975	941,975	380,000	194,600	574,600	2,365,000	976,794	3,341,794
2034	815,000	165,594	980,594	760,000	276,675	1,036,675	670,000	274,400	944,400	395,000	181,300	576,300	2,640,000	897,969	3,537,969
2035	830,000	149,144	979,144	790,000	250,075	1,040,075	690,000	250,950	940,950	410,000	167,475	577,475	2,720,000	817,644	3,537,644
2036	850,000	132,344	982,344	815,000	222,425	1,037,425	715,000	226,800	941,800	420,000	153,125	573,125	2,800,000	734,694	3,534,694
2037	865,000	114,653	979,653	845,000	193,900	1,038,900	740,000	201,775	941,775	435,000	138,425	573,425	2,885,000	648,753	3,533,753
2038	885,000	96,059	981,059	875,000	164,325	1,039,325	765,000	175,875	940,875	450,000	123,200	573,200	2,975,000	559,459	3,534,459
2039	905,000	76,475	981,475	905,000	133,700	1,038,700	795,000	149,100	944,100	470,000	107,450	577,450	3,075,000	466,725	3,541,725
2040	925,000	55,888	980,888	935,000	102,025	1,037,025	820,000	121,275	941,275	485,000	91,000	576,000	3,165,000	370,188	3,535,188
2041	945,000	34,259	979,259	970,000	69,300	1,039,300	850,000	92,575	942,575	500,000	74,025	574,025	3,265,000	270,159	3,535,159
2042	970,000	11,519	981,519	1,010,000	35,350	1,045,350	880,000	62,825	942,825	520,000	56,525	576,525	3,380,000	166,219	3,546,219
2043	--	--	--	--	--	--	915,000	32,025	947,025	535,000	38,325	573,325	1,450,000	70,350	1,520,350
2044	--	--	--	--	--	--	--	--	--	560,000	19,600	579,600	560,000	19,600	579,600
2045	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	<b>13,145,000</b>	4,291,203	17,436,203	<b>13,700,000</b>	5,956,650	19,656,650	<b>12,425,000</b>	5,403,825	17,828,825	<b>7,590,000</b>	3,299,975	10,889,975	<b>46,860,000</b>	18,951,653	65,811,653
				<b>12,460,000</b>			<b>11,300,000</b>			<b>6,900,000</b>					
				DSRF	963,657			874,109			533,724				
				COI	276,343			250,891			156,276				
				Par	<b>13,700,000</b>		<b>12,425,000</b>		<b>7,590,000</b>						



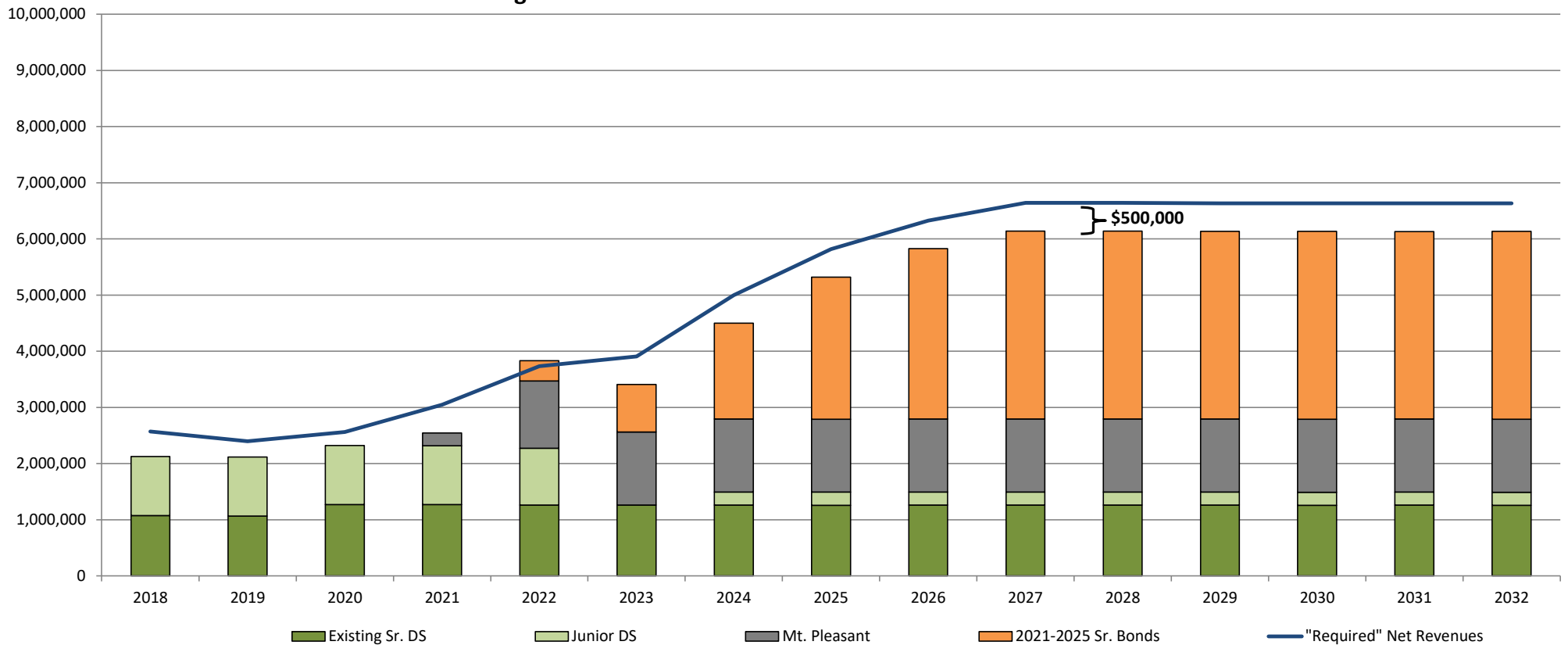
# Estimated Sewer Debt Service and Example Rate Increases

Year	Paid by Net W&S Revenues			Paid by Net W&S Revenues			Est. Mount Pleasant	Estimated			TOTAL D.S.	\$500,000	\$6,330,328	Base Charges for Service			
	Senior W&S Rev.			Junior W&S Rev. (Racine)				2021-2025 CIP Bonds				Required Revenues	\$	Required Increase		Annual %	Agg. %
	Principal	Interest	D.S.	Principal	Interest	D.S.		Principal	Interest	D.S.							
2018	688,104	383,586	1,071,690	923,401	128,019	1,051,420					2,123,110	2,569,760*	--	--	--		
2019	704,473	360,155	1,064,628	949,664	100,691	1,050,355					2,114,983	2,397,026*	--	--	--		
2020	841,140	429,053	1,270,193	976,673	72,591	1,049,264					2,319,457	2,562,701	--	--	--		
2021	858,114	411,678	1,269,792	1,004,420	43,697	1,048,117	226,805				2,544,714	3,045,000	482,299	7.6%	7.6%		
2022	875,402	387,129	1,262,531	994,192	14,524	1,008,716	1,200,000	--	360,887	360,887	3,832,134	3,732,000	687,000	10.9%	18.5%		
2023	898,013	361,978	1,259,991	--	--	--	1,300,000	--	847,544	847,544	3,407,535	3,908,000	176,000	2.8%	21.3%		
2024	925,954	336,092	1,262,046	141,713	90,500	232,213	1,300,000	430,000	1,273,819	1,703,819	4,498,077	4,998,000	1,090,000	17.2%	38.5%		
2025	949,235	309,461	1,258,696	145,255	86,957	232,213	1,300,000	1,005,000	1,521,969	2,526,969	5,317,877	5,818,000	820,000	13.0%	51.4%		
2026	977,865	282,077	1,259,942	148,887	83,326	232,213	1,300,000	1,550,000	1,484,169	3,034,169	5,826,323	6,326,000	508,000	8.0%	59.4%		
2027	1,006,853	253,712	1,260,565	152,609	79,604	232,213	1,300,000	1,920,000	1,427,194	3,347,194	6,139,971	6,640,000	314,000	5.0%	64.4%		
2028	1,036,208	224,331	1,260,539	156,424	75,788	232,213	1,300,000	1,990,000	1,357,169	3,347,169	6,139,920	6,640,000	--	--	64.4%		
2029	1,065,940	193,963	1,259,903	160,335	71,878	232,213	1,300,000	2,055,000	1,284,594	3,339,594	6,131,709	6,632,000	--	--	64.4%		
2030	1,091,058	164,321	1,255,379	164,343	67,869	232,213	1,300,000	2,135,000	1,209,644	3,344,644	6,132,235	6,632,000	--	--	64.4%		
2031	1,126,573	135,358	1,261,931	168,452	63,761	232,213	1,300,000	2,205,000	1,131,794	3,336,794	6,130,937	6,631,000	--	--	64.4%		
2032	1,152,496	105,333	1,257,829	172,663	59,550	232,213	1,300,000	2,290,000	1,054,319	3,344,319	6,134,360	6,634,000	--	--	64.4%		
2033	550,000	82,631	632,631	176,980	55,233	232,213	1,300,000	2,365,000	976,794	3,341,794	5,506,637	6,007,000	--	--	64.4%		
2034	565,000	67,406	632,406	181,404	50,808	232,213	1,300,000	2,640,000	897,969	3,537,969	5,702,587	6,203,000	--	--	64.4%		
2035	590,000	51,188	641,188	185,939	46,273	232,213	1,300,000	2,720,000	817,644	3,537,644	5,711,044	6,211,000	--	--	64.4%		
2036	605,000	33,953	638,953	190,588	41,625	232,213	1,300,000	2,800,000	734,694	3,534,694	5,705,859	6,206,000	--	--	64.4%		
2037	500,000	17,775	517,775	195,352	36,860	232,213	1,300,000	2,885,000	648,753	3,533,753	5,583,741	6,084,000	--	--	64.4%		
2038	200,000	7,881	--	200,236	31,976	232,213	1,300,000	2,975,000	559,459	3,534,459	5,066,672	5,567,000	--	--	64.4%		
2039	205,000	2,691	--	205,242	26,970	232,213	1,300,000	3,075,000	466,725	3,541,725	5,073,938	5,574,000	--	--	64.4%		
2040	--	--	--	210,373	21,839	232,213	1,300,000	3,165,000	370,188	3,535,188	5,067,400	5,567,000	--	--	64.4%		
2041	--	--	--	215,632	16,580	232,213	1,300,000	3,265,000	270,159	3,535,159	5,067,372	5,567,000	--	--	64.4%		
2042	--	--	--	221,023	11,189	232,213	1,300,000	3,380,000	166,219	3,546,219	5,078,431	5,578,000	--	--	64.4%		
2043	--	--	--	226,549	5,664	232,213	1,300,000	1,450,000	70,350	1,520,350	3,052,563	3,553,000	--	--	64.4%		
2044	--	--	--	--	--	--	1,300,000	560,000	19,600	579,600	1,879,600	2,380,000	--	--	64.4%		
2045	--	--	--	--	--	--	1,300,000	--	--	--	1,300,000	1,800,000	--	--	64.4%		
2046	--	--	--	--	--	--	1,300,000	--	--	--	1,300,000	1,800,000	--	--	64.4%		
	17,412,428	4,601,752	21,598,608	8,468,350	1,383,774	9,852,124	thru 2051	46,860,000	18,951,653	65,811,653			4,077,299				
				3,620,000	WWTP Equipment								(600,000)	fund balance applied to cover spike			



# Estimated Sewer Debt Service and Example Rate Increases

Existing Conditions + Mount Pleasant + Future Sr. Revenue Issues





## Minimum Suggested Sewer Rate Schedule

	Year	Quarter	Sewer Service Charge	Quarter-over-Quarter Rate Increase	Calendar Year Rate Increase
Historical	2019	Q1	123	--	0.6%
	2019	Q2	123	--	
	2019	Q3	123	--	
	2019	Q4	126	2.4%	
	2020	Q1	126	2.4%	4.6%
	2020	Q2	126	2.4%	
	2020	Q3	126	2.4%	
	2020	Q4	140	11.1%	
	2021	Q1	140	11.1%	10.8%
	2021	Q2	140	11.1%	
	2021	Q3	140	11.1%	
	2021	Q4	154	10.0%	
2022	Q1	154	10.0%	10.1%	
2022	Q2	154	10.0%		
2022	Q3	154	10.0%		
Suggested Minimum	2022	Q4	170	10.4%	10.3%
	2023	Q1	170	10.4%	
	2023	Q2	170	10.4%	
	2023	Q3	170	10.4%	
	2023	Q4	187	10.0%	10.0%
	2024	Q1	187	10.0%	
	2024	Q2	187	10.0%	
	2024	Q3	187	10.0%	
	2024	Q4	206	10.2%	10.2%
	2025	Q1	206	10.2%	
	2025	Q2	206	10.2%	
	2025	Q3	206	10.2%	
	2025	Q4	227	10.2%	10.2%
2026	Q1	227	10.2%		
2026	Q2	227	10.2%		
2026	Q3	227	10.2%		
	2026	Q4	250	10.1%	

- ▶ In August of 2020, PMA estimated that 10% annual sewer service charge rate increases would be the minimum needed to finance the estimated required capital projects.
- ▶ The adjacent table shows projected minimum 10% rate increases annually beginning in Quarter 4, 2021 (September 15, 2021), through Quarter 4, 2026.
- ▶ This is the same rate schedule as what was provided by PMA in the Fall of 2021 and was referenced in the sewer rate ordinance (No. 2021-07).
- ▶ The proposed rate increase to take effect on September 15, 2022 is 10.4% (from \$154 to \$170 per quarter)
- ▶ It's important to have consistent timing of the needed rate increases for revenue and credit rating (Moody's) reasons.





## Disclosure

The information contained herein is solely intended to suggest/discuss potentially applicable financing applications and is not intended to be a specific buy/sell recommendation, nor is it an official confirmation of terms. Any terms discussed herein are preliminary until confirmed in a definitive written agreement.

The analysis or information presented herein is based upon hypothetical projections and/or past performance that have certain limitations. No representation is made that it is accurate or complete or that any results indicated will be achieved. In no way is past performance indicative of future results. Changes to any prices, levels, or assumptions contained herein may have a material impact on results. Any estimates or assumptions contained herein represent our best judgment as of the date indicated and are subject to change without notice. Examples are merely representative and are not meant to be all-inclusive. The information set forth herein was gathered from sources which we believe, but do not guarantee, to be accurate. Neither the information, nor any options expressed, constitute a solicitation by us for purposes of sale or purchase of any securities or commodities. Investment/financing decisions by market participants should not be based on this information.

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v01.08.21

**RESOLUTION NO. 2022-78**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE THE GUARANTEED MAXIMUM PRICE AMENDMENT TO THE  
CONSTRUCTION MANAGER AT RISK CONTRACT BETWEEN THE VILLAGE OF  
CALEDONIA, WISCONSIN AND RILEY CONSTRUCTION COMPANY, INC. AND TO  
AUTHORIZE THE EXPENDITURE OF FUNDS AND AUTHORIZING THE  
EXECUTION OF DOCUMENTS**

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

**WHEREAS**, the Village Board adopted Resolution No. 2021-94 authorizing the service contract for architectural design for the new Public Safety Building (the “Project”), to authorize expenditure of funds, and the execution of documents.

**WHEREAS**, the Village Board adopted Resolution No. 2021-114 authorizing a service contract for Construction Manager at Risk with Riley Construction Company, Inc for the Project, to bid the subcontracts in accordance with public bidding requirements, to authorize expenditure of funds, and the execution of documents.

**WHEREAS**, after receiving bids for the construction of the Project, the contract with Riley Construction Company, Inc. requires an amendment to include the Guaranteed Maximum Price in the amount of \$21,111,344.00 as set forth in **Exhibit A** (AIA Document A133-2019 Exhibit A Guaranteed Maximum Price Amendment), attached hereto and incorporated herein.

**WHEREAS**, Village staff have identified additional costs such as equipment, commissioning of the equipment, furniture, IT and contingency that are necessary for the Project that are incorporated into the overall Project budget as set forth on the attached **Exhibit B** bringing the combined estimated total for all Project costs to \$24,235,949.00 which shall be the approved Project budget.

**NOW, THEREFORE, BE IT RESOLVED**, that the GMP Amendment attached hereto as **Exhibit A** setting the Guaranteed Maximum Price for the new Public Safety Building is hereby approved and the budget for the Project of \$24,235,949.00 as set forth in **Exhibit B** is also hereby approved.

**NOW, BE IT FURTHER RESOLVED** that the Village President and the Village Clerk are authorized to execute the GMP Amendment and any other documents necessary to carry out the intent of this resolution and the Village's Public Services Director and Village Administrator are authorized to administer these contracts, take such actions and make such decisions necessary to carry out the intent of this resolution and its approvals.

**BE IT FURTHER RESOLVED** that the Village Administrator, in consultation with the Village Public Services Director, is authorized to make additional expenditures consistent with the approvals of the contracts for the Project and this Resolution, in furtherance of the Project, but such expenditures shall not exceed an additional contingency of \$250,000.00.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this  
\_\_\_\_ day of \_\_\_\_\_, 2022.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Megan O'Brien  
Deputy Village Clerk

# DRAFT AIA® Document A133™ - 2019

## Exhibit A

### Guaranteed Maximum Price Amendment

This Amendment dated the \_\_\_ day of August in the year 2022, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 10th day of August in the year 2022 (the "Agreement")  
(In words, indicate day, month, and year.)

for the following **PROJECT**:  
(Name and address or location)

Village of Caledonia New Public Safety Building  
5043 Chester Ln.  
Racine, WI 53402

Description: The project consists of a new Public Safety Building for Police and Fire of approximately 52,000 square feet.

**THE OWNER:**  
(Name, legal status, and address)

VILLAGE OF CALEDONIA  
5043 Chester Lane  
Racine, WI 53402

**THE CONSTRUCTION MANAGER:**  
(Name, legal status, and address)

RILEY CONSTRUCTION COMPANY, INC.  
5301 99<sup>TH</sup> Avenue  
Kenosha, WI 53144

#### TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

#### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

##### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

**ADDITIONS AND DELETIONS:**  
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed **Twenty-One Million, One Hundred and Eleven Thousand, Three Hundred and Forty-Four Dollars and 00/100** (\$ 21,111,344.00), subject to additions and deductions by Change Order as provided in the Contract Documents subject to approval by Owner.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

*(Provide itemized statement below or reference an attachment.)*

**See Attached Exhibit 1**

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance

§ A.1.1.6 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)

## ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

The date of execution of this Amendment.

Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

« September 6, 2022 anticipated award of contracts »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

**§ A.2.3 Substantial Completion**

**§ A.2.3.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:  
(Check one of the following boxes and complete the necessary information.)

[  ] Not later than  (  ) calendar days from the date of commencement of the Work.

[  ] By the following date:

**§ A.2.3.2** Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
<input type="text"/>	<input type="text"/>

**§ A.2.3.3** If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

**ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

**§ A.3.1** The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

**§ A.3.1.1** The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**§ A.3.1.2** The following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**§ A.3.1.3** The following Drawings:  
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

**§ A.3.1.4** The Sustainability Plan, if any:  
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
<input type="text"/>	<input type="text"/>	<input type="text"/>

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:  
(Identify each allowance.)

Item	Price
Winter Conditions	\$125,000
Material Escalation	\$369,988
Construction Contingency	\$924,970
Design Contingency	\$462,485
Insurance, Bonds, Overhead	\$729,507

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
(Identify each assumption and clarification.)

**See Attached Exhibit 2 – Clarification Summary Dated August 10, 2022**

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

<< >>

**ARTICLE A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

AIA

<< >>

This Amendment to the Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
**OWNER (Signature)**

James Dobbs, Village President

(Printed name and title)

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

Megan O’Brien, Deputy Village Clerk

Approved:

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

Wayne Krueger, Village Finance Director

\_\_\_\_\_  
**CONSTRUCTION MANAGER (Signature)**

<< >>

(Printed name and title)

## EXHIBIT 1



**Village of Caledonia  
Public Safety Building**  
Chester Lane, Racine, WI 53402

**Construction Documents Phase**  
August 10, 2022

**Cost Summary**

DESCRIPTION	BID AMOUNTS
General Conditions	1,142,369
#3.01 Concrete Foundations	419,309
#3.02 Concrete Flatwork	414,732
#3.03 Precast Concrete Wall Panels	0
#4.01 Masonry	1,458,954
#5.01 Structural Steel & Misc. Metals	1,538,600
#5.02 Cold-Formed Framing, DEFS, Spray Foam Insulation, and Studs & Gypsum Board	1,366,213
#6.01 Millwork	396,401
#6.02 Rough and Finish Carpentry, VDB, Toilet Partitions and Accessories, Fire Extinguishers & Cabinets, and Window Treatments	467,697
#7.01 Roofing and Sheet Metal	547,491
#7.02 Aluminum Composite Panels & Aluminum Siding	315,800
#7.03 Air & Vapor Barrier and Caulking	170,048
#8.01 Doors, Frames, and Hardware	239,253
#8.02 Overhead Doors	253,850
#8.03 Glass and Glazing	420,700
#9.01 Ceramic Tile	189,795
#9.02 Acoustical Ceilings and Acoustical Wall Panels	335,600
#9.03 Carpet and Resilient Flooring	306,562
#9.04 Special Coatings	111,494
#9.05 Painting and Wall Coverings	245,803
#10.01 Signage	43,325
#11.01 Detention Equipment	253,500
#21.01 Fire Protection	383,350
#22.01 Plumbing	989,800
#23.01 HVAC	1,735,850
#26.01 Electrical & Low Voltage	2,463,310
#31.01 Earthwork	914,050





DESCRIPTION	BID AMOUNTS
#32.01 Site Concrete, Bike Rack, Fence, and Flagpole	364,931
#32.02 Landscaping	215,026
#32.03 Asphalt and Curb & Gutter	400,581
#33.01 Site Utilities	395,000
Subtotal	18,499,394
Winter Conditions Allowance	125,000
Construction Contingency (5%)	924,970
Design Contingency (2.5%)	462,485
Material Escalation Allowance (2%)	369,988
Building Permit Allowance	Waived by Village
Subtotal	20,381,837
Builders Risk Insurance	34,000
Additional Insurance Fee	Waived by Village
General Liability Insurance (0.85%)	173,246
Subtotal	20,589,083
Overhead & Profit (1.95%)	401,487
Preconstruction Fee	0
A/E Fee	By Owner
Subtotal	20,990,570
Performance Bond	120,774
TOTAL	\$ 21,111,344



EXHIBIT 2

Village of Caledonia  
Public Safety Building  
Chester Lane, Racine, WI 53402

Construction Documents Phase

August 10, 2022

Clarification Summary

#	DESCRIPTION
1	This proposal is based on the project manual and drawings prepared by FGM Architects, dated 6/20/22, and Addenda 1-4.
2	Due to the unpredictable nature of current market conditions and supply chain issues, material costs and delivery schedules are subject to change. Price and schedule protection cannot be guaranteed until materials are ordered and shipment to the site has been confirmed. A 2% Material Escalation Allowance is included.
3	This proposal is based on construction commencing in September 2022. A \$125,000 Winter Conditions Allowance is included.
4	Builders Risk Insurance is included.
5	Architectural and engineering fees, including plan review fees and reimbursables, are by Owner.
6	Village of Caledonia impact fees and permit fees for the building, plumbing, HVAC, and electrical permits have been waived.
7	Sales tax is excluded.
8	This proposal is based on the project being completed in one phase.
9	This proposal is based on the work being performed during normal working hours. Premium time is not included.
10	Utility charges for permanent electric, gas, phone, and cable services are by Owner.
11	Unforeseen conditions (unsuitable soils, buried items, unmarked utilities, etc.) are not included. A \$50,000 allowance for unsuitable soils is included.
12	Soil stabilization is not included.
13	Furniture, fixtures, and equipment (office furniture, bunk furniture, day room furniture, computer equipment, appliances, artwork, floor mats, fume hood, fuming chamber, drying cabinets, gear extractor, etc.) are by Owner.
14	Traffic signal work or power line relocation at 4-Mile Road is not included.
15	This proposal includes (58) bollards.
16	This proposal is based on substitutions being accepted for the overhead doors and the floor coatings.
17	This proposal includes the cost for the overhead doors, but the contract will need to be carried by the Village of Caledonia due to the contractor's non-union status (Riley Construction is signatory to the carpenter's union and is unable to hire non-union contractors for overhead doors).
18	Joint filler at sealed concrete areas is not included.
19	This proposal includes an alternate rooftop unit that meets the recent changes to the federal energy efficiency requirements.
20	This proposal does not include grounding of the chain link fence. If grounding is required, the design would need to be changed to a non-vinyl coated fence.

## EXHIBIT B

Construction Costs	\$	21,111,344.00
A/E Fee	\$	1,375,600.00
Commissioning	\$	45,000.00
Furniture Design and Procurement	\$	32,000.00
Builders Risk Insurance		In Construction Costs
Furniture	\$	650,000.00
Lockers	\$	180,000.00
Owner Equipment	\$	360,000.00
Phone, Paging System, Base Radio Sytem	\$	90,000.00
IT Costs	\$	30,000.00
Geotechnical Report & Soil Borings	\$	5,005.00
Traffic Impact Analysis	\$	17,000.00
Traffic Signal Allowance	\$	150,000.00
Impact Fees		Waived
WE Energies Costs for Permanent Gas & Electric to Building	\$	25,000.00
Telephone Utility Costs to Building	\$	10,000.00
Fire Department Furniture (Beds, Recliners, etc.)		In Furniture Allowance Above
Appliances & TV Monitors		Included in Owner Equipment
Office equipment - copiers, printers, shredders, etc.		Included in Owner Equipment
Interview Equipment, Devices, Cabling	\$	50,000.00
Storage Systems - shelving, laundry lockers, gear lockers, locker padlocks, etc.		Included in Line 8 - Owner Equipment
Police Equipment - drying cabinets, fume hood, narcsafe workstation, intoximeter, live scan unit	\$	20,000.00
Fire Equipment - hose rack, SCBA compressor, SCBA fill station and cart, gear extractor		Included in Owner Equipment
Tools		Moving Existing
Exercise Equipment		Future Expense (Grant/Contingency)
Artwork (e.g. Wall of Chiefs)		Future Expense
Legal Fees		Absorb through regular budget
Financing Costs		Included
Moving Expenses	\$	10,000.00
Owner Contingency	\$	75,000.00
<b>TOTAL:</b>	<b>\$</b>	<b>24,235,949.00</b>

**Resolution No. 2022-79**

**INITIAL RESOLUTION AUTHORIZING \$24,555,000  
GENERAL OBLIGATION BONDS FOR PUBLIC SAFETY  
BUILDING**

**BE IT RESOLVED** by the Village Board of the Village of Caledonia, Racine County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$24,555,000 for the public purpose of paying the cost of constructing a combined fire and police safety building.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 15<sup>th</sup> day of August, 2022.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Megan O'Brien  
Deputy Village Clerk

**Resolution No. 2022-80**

**INITIAL RESOLUTION AUTHORIZING \$510,000  
GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENT  
PROJECTS**

**BE IT RESOLVED** by the Village Board of the Village of Caledonia, Racine County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$510,000 for the public purpose of paying the cost of street improvement projects.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 15<sup>th</sup> day of August, 2022.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Megan O'Brien  
Deputy Village Clerk

**Resolution No. 2022-81**

**RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$25,065,000  
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2022A**

**WHEREAS**, the Village of Caledonia, Racine County, Wisconsin (the "Village") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following amounts:

- (a) \$510,000 for street improvement projects; and
- (b) \$24,555,000 for constructing a combined fire and police safety building; and

**WHEREAS**, the Village Board hereby finds and determines that the projects described in the Initial Resolutions are within the Village's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village that:

Section 1. Combination of Issues. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds, Series 2022A" (the "Bonds") in an amount not to exceed \$25,065,000 for the purposes above specified.

Section 2. Sale of the Bonds. The Village Board hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

Section 4. Official Statement. The Village Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 15 day of August, 2022.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Megan O'Brien  
Deputy Village Clerk

August 15, 2022

PRE-SALE REPORT FOR

## Village of Caledonia, Wisconsin

**\$25,065,000 General Obligation Corporate  
Purpose Bonds, Series 2022A**



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**Prepared by:**

Ehlers  
N21W23350 Ridgeview Parkway West,  
Suite 100  
Waukesha, WI 53188

**Advisors:**

Jon Cameron, Senior Municipal Advisor  
Harry Allen, Financial Specialist

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

# EXECUTIVE SUMMARY OF PROPOSED DEBT

## Proposed Issue:

\$25,065,000 General Obligation Corporate Purpose Bonds, Series 2022A

## Purposes:

The proposed issue includes financing for (i) all or any portion of the costs of construction and equipping of a new public safety building of the Village, including site development, and related improvements and expenses, and (ii) road improvements within the Village. The debt service for both purposes will be paid from ad valorem property taxes.

## Authority:

The Bonds are being issued pursuant to Wisconsin Statute 67.04. The Bonds will be general obligations of the Village for which its full faith, credit and taxing powers are pledged.

The Bonds count against the Village's General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation. Following issuance of the Bonds, the Village's total General Obligation debt principal outstanding will be approximately \$80,897,157, which is 52% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$74,250,543.

## Term/Call Feature:

The Bonds are being issued for a term of 20 years. Principal on the Bonds will be due on April 1 in the years 2023 through 2042. Interest is payable every six months beginning April 1, 2023.

The Bonds will be subject to prepayment at the discretion of the Village on April 1, 2031 or any date thereafter.

## Bank Qualification:

Because the Village is issuing, or expects to issue, more than \$10,000,000 in tax-exempt obligations during the calendar year, the Village will be not able to designate the Bonds as "bank qualified" obligations.

## Rating:

The Village's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa2". The Village will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.



## **Basis for Recommendation:**

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

## **Method of Sale/Placement:**

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. We will solicit competitive bids for the purchase of the Bonds from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

## **Premium Pricing:**

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the Village. For this issue of Bonds, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Bonds. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the Village’s objectives for this financing.

## **Other Considerations:**

The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

## **Review of Existing Debt:**

We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the Village's outstanding debt and will alert you to any future refunding opportunities.

## **Continuing Disclosure:**

Because the Village has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds. The Village may contract with Ehlers to prepare these reports in the future.

## **Arbitrage Monitoring:**

The Village must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The Village's specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate and Agreement (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

We recommend that the Village review its specific responsibilities related to the Bonds with an arbitrage expert in order to utilize one or more of the exceptions listed above.

## **Investment of Bond Proceeds:**

Ehlers can assist the Village in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

## Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

**Bond Counsel:** Quarles & Brady LLP.

**Paying Agent:** Bond Trust Services if term bonds, Village if no term bonds.

**Rating Agency:** Moody's Investors Service, Inc.

## PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	August 15, 2022
Due Diligence Call to review Official Statement:	Week of September 6, 2022
Conference with Rating Agency:	Week of September 6, 2022
Distribute Official Statement:	Week of September 12, 2022
Village Board Meeting to Award Sale of the Bonds:	September 19, 2022
Estimated Closing Date:	October 6, 2022

### Attachments

- Existing G.O. Debt Base Case
- Estimated Capital Improvements Financing Plan
- Allocation of Debt Service - 2022 G.O. Bonds
- Financing Plan Tax Impact
- Financing Plan Tax Impact - 2022 Bonds (Public Safety Building Only)
- General Obligation Debt Capacity Analysis
- Bond Buyer Index

## EHLERS' CONTACTS

Jon Cameron, Senior Municipal Advisor	(262) 796-6179
Harry Allen, Financial Specialist	(262) 796-6182
Na Lee Lee, Public Finance Analyst	(262) 796-6170
Kathy Myers, Senior Financial Analyst	(262) 796-6177

# Table 1 Existing G.O. Debt Base Case

Village of Caledonia, WI

Year Ending	Existing Debt													Year Ending
	Total G.O. Debt Payments	Less: Capitalized Interest	Less: WE Energies	Less: TID #1	Less: TID #3	Less: TID #4	Less: TID #5	Less: Sewer	Plus: Expected Levy for TID Shortfall	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$250,000 Home	
2022	4,133,718	(3,806)	(542,738)	(17,288)	(225,748)	(1,329,787)	(55,703)	(556,708)	1,003,807	2,405,748	2,658,988,700	\$0.90	\$226.19	2022
2023	4,487,531		(498,225)	(16,988)	(301,048)	(1,668,237)	(40,835)	(552,808)	1,107,129	2,516,520	3,025,113,700	\$0.83	\$207.97	2023
2024	4,761,563		(548,825)	(16,688)	(294,448)	(1,984,837)	(199,235)	(359,478)	1,423,196	2,781,250	3,106,169,661	\$0.90	\$223.85	2024
2025	5,240,870		(553,675)	(16,338)	(323,024)	(2,309,404)	(304,935)	(357,648)	606,477	1,982,324	3,189,397,464	\$0.62	\$155.38	2025
2026	5,436,837		(553,275)	(15,938)	(326,588)	(2,404,985)	(380,485)	(355,334)	720,851	2,121,084	3,274,855,302	\$0.65	\$161.92	2026
2027	5,435,279		(550,375)	(15,538)	(343,975)	(3,012,400)	(455,435)	(357,531)	1,183,258	1,883,283	3,362,602,927	\$0.56	\$140.02	2027
2028	5,561,419		(550,050)	(15,188)	(345,175)	(3,101,465)	(498,220)	(359,159)	1,130,974	1,823,136	3,452,701,693	\$0.53	\$132.01	2028
2029	5,659,954		(549,000)	(14,881)	(341,100)	(3,204,994)	(495,193)	(360,196)	869,166	1,563,757	3,545,214,597	\$0.44	\$110.27	2029
2030	5,371,594		(377,813)	(14,563)	(346,325)	(3,198,409)	(383,040)	(360,708)	808,193	1,498,931	3,640,206,324	\$0.41	\$102.94	2030
2031	4,497,575		0	(14,200)	(340,844)	(3,299,756)	0	(360,675)	909,541	1,391,641	3,737,743,294	\$0.37	\$93.08	2031
2032	4,609,011			(13,800)	(330,281)	(3,425,780)		(355,250)	1,035,565	1,519,465	3,837,893,703	\$0.40	\$98.98	2032
2033	3,879,439			(18,300)	0	(3,616,339)		0	839,886	1,084,686	3,940,727,577	\$0.28	\$68.81	2033
2034	3,721,333			(17,700)		(3,703,633)			927,180	927,180	4,046,316,818	\$0.23	\$57.29	2034
2035	3,191,225			(17,100)		(3,174,125)			166,603	166,603	4,154,735,255	\$0.04	\$10.02	2035
2036	2,419,948			(16,500)		(2,403,448)			0	0	4,266,058,693	\$0.00	\$0.00	2036
2037	1,946,775			(15,900)		(1,930,875)			0	0	4,380,364,971	\$0.00	\$0.00	2037
2038	1,353,300			(15,300)		(1,338,000)			0	0	4,497,734,011	\$0.00	\$0.00	2038
2039	412,000			0		(412,000)			0	0	4,618,247,879	\$0.00	\$0.00	2039
2040	404,000					(404,000)			0	0	4,741,990,838	\$0.00	\$0.00	2040
2041	0					0			0	0	4,869,049,409	\$0.00	\$0.00	2041
<b>Total</b>	<b>72,523,370</b>	<b>(3,806)</b>	<b>(4,723,975)</b>	<b>(272,206)</b>	<b>(3,518,554)</b>	<b>(45,922,473)</b>	<b>(2,813,080)</b>	<b>(4,335,493)</b>	<b>12,731,825</b>	<b>23,665,607</b>				<b>Total</b>

Notes:

Legend:

Represents +/- 25% Change over previous year

## Table 2 Capital Improvements Financing Plan

*Village of Caledonia, WI*

	2022		
	G.O. Bonds	Public Safety Building Portion	Roads Portion
<b>CIP Projects<sup>1</sup></b>			
Public Safety Building	24,235,949	24,235,949	
Road Improvements	500,000		500,000
<b>Subtotal Project Costs</b>	<b>24,735,949</b>	<b>24,235,949</b>	<b>500,000</b>
<b>CIP Projects<sup>1</sup></b>	<b>24,735,949</b>	<b>24,235,949</b>	<b>500,000</b>
<b>Estimated Issuance Expenses</b>			
Municipal Advisor (Ehlers)	48,700	47,709	991
Bond Counsel (verified)	35,000	34,288	712
Disclosure Counsel	19,000	18,613	387
Rating Fee	33,000	32,329	671
Maximum Underwriter's Discount	12.50 313,313	306,938	6,375
Paying Agent	850	833	17
<b>Subtotal Issuance Expenses</b>	<b>449,863</b>	<b>440,709</b>	<b>9,153</b>
<b>TOTAL TO BE FINANCED</b>	<b>25,185,812</b>	<b>24,676,658</b>	<b>509,153</b>
Estimated Interest Earnings <sup>2</sup>	0.98% (121,206)	(118,740)	(2,466)
Assumed spend down (months)	6		
Rounding	395	(2,918)	3,313
<b>NET BOND SIZE</b>	<b>25,065,000</b>	<b>24,555,000</b>	<b>510,000</b>

**Notes:**

- 1) Project Total Estimates as provided by Village officials on August 11, 2022.
- 2) Based on the June 2022 Wisconsin LGIP earnings rate.

### Table 3 Allocation of Debt Service - 2022 G.O. Bonds

*Village of Caledonia, WI*

Year Ending	Public Safety Building Portion				Roads Portion				Year Ending	Totals		
	Principal (4/1)	Est. Rate <sup>1</sup>	Interest	Total	Principal (4/1)	Est. Rate <sup>1</sup>	Interest	Total		Principal (4/1)	Interest	Total
2022									2022			
2023	750,000	2.42%	825,817	1,575,817	45,000	2.42%	14,756	59,756	2023	795,000	840,574	1,635,574
2024	490,000	2.69%	821,911	1,311,911	45,000	2.69%	13,822	58,822	2024	535,000	835,733	1,370,733
2025	930,000	2.83%	802,161	1,732,161	50,000	2.83%	12,510	62,510	2025	980,000	814,671	1,794,671
2026	820,000	2.89%	777,153	1,597,153	50,000	2.89%	11,080	61,080	2026	870,000	788,232	1,658,232
2027	1,030,000	2.97%	750,008	1,780,008	50,000	2.97%	9,615	59,615	2027	1,080,000	759,623	1,839,623
2028	1,065,000	3.07%	718,365	1,783,365	50,000	3.07%	8,105	58,105	2028	1,115,000	726,469	1,841,469
2029	1,095,000	3.22%	684,388	1,779,388	50,000	3.22%	6,532	56,532	2029	1,145,000	690,920	1,835,920
2030	1,135,000	3.30%	648,031	1,783,031	55,000	3.30%	4,820	59,820	2030	1,190,000	652,850	1,842,850
2031	1,170,000	3.36%	609,647	1,779,647	55,000	3.36%	2,988	57,988	2031	1,225,000	612,635	1,837,635
2032	1,210,000	3.44%	569,179	1,779,179	60,000	3.44%	1,032	61,032	2032	1,270,000	570,211	1,840,211
2033	1,255,000	3.50%	526,405	1,781,405					2033	1,255,000	526,405	1,781,405
2034	1,300,000	3.55%	481,367	1,781,367					2034	1,300,000	481,367	1,781,367
2035	1,345,000	3.60%	434,082	1,779,082					2035	1,345,000	434,082	1,779,082
2036	1,395,000	3.65%	384,413	1,779,413					2036	1,395,000	384,413	1,779,413
2037	1,450,000	3.68%	332,275	1,782,275					2037	1,450,000	332,275	1,782,275
2038	1,505,000	3.71%	277,677	1,782,677					2038	1,505,000	277,677	1,782,677
2039	1,560,000	3.75%	220,509	1,780,509					2039	1,560,000	220,509	1,780,509
2040	1,620,000	3.76%	160,803	1,780,803					2040	1,620,000	160,803	1,780,803
2041	1,680,000	3.79%	98,511	1,778,511					2041	1,680,000	98,511	1,778,511
2042	1,750,000	3.81%	33,338	1,783,338					2042	1,750,000	33,338	1,783,338
<b>Total</b>	<b>24,555,000</b>		<b>10,156,037</b>	<b>34,711,037</b>	<b>510,000</b>		<b>85,258</b>	<b>595,258</b>	<b>Total</b>	<b>25,065,000</b>	<b>10,241,295</b>	<b>35,306,295</b>

**Notes:**

1) Estimated rates are July 22, 2022 BVAL plus 1.00%.

**Table 4**  
**Financing Plan Tax Impact**

Village of Caledonia, WI

Year Ending	Existing Debt														Proposed Debt					Year Ending		
	Total Debt Payments	Less: Capitalized Interest		Less: WE Energies	Less: TID #1	Less: TID #3	Less: TID #4	Less: TID #5	Less: Sewer	Less: Expected for TID Shortfall	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT) <sup>1</sup>	Tax Rate Per \$1,000	Annual Taxes \$250,000 Home	2022 G.O. Bonds 25,065,000 Dated: 10/6/2022 Total Principal and Interest	Debt Service Levy		Taxes			
		Levy	from Prior Year														Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	Annual Taxes Difference From Existing			
2022	4,133,718	(3,806)	(542,738)	(17,288)	(225,748)	(1,329,787)	(55,703)	(556,708)	1,003,807	2,405,748		2,658,988,700	\$0.90	\$226	0	2,405,748		\$0.90	\$226	\$0	2022	
2023	4,487,531	0	(498,225)	(16,988)	(301,048)	(1,668,237)	(40,835)	(552,808)	1,107,129	2,516,520	110,772	3,025,113,700	\$0.83	\$208	1,635,574	4,152,094	1,746,346	\$1.37	\$343	\$135	2023	
2024	4,761,563	0	(548,825)	(16,688)	(294,448)	(1,984,837)	(199,235)	(359,478)	1,423,196	2,781,250	264,730	3,106,169,661	\$0.90	\$224	1,370,733	4,151,983	(111)	\$1.34	\$334	\$110	2024	
2025	5,240,870	0	(553,675)	(16,338)	(323,024)	(2,309,404)	(304,935)	(357,648)	606,477	1,982,324	(798,925)	3,189,397,464	\$0.62	\$155	1,794,671	3,776,995	(374,988)	\$1.18	\$296	\$141	2025	
2026	5,436,837	0	(553,275)	(15,938)	(326,588)	(2,404,985)	(380,485)	(355,334)	720,851	2,121,084	138,759	3,274,855,302	\$0.65	\$162	1,658,232	3,779,316	2,321	\$1.15	\$289	\$127	2026	
2027	5,435,279	0	(550,375)	(15,538)	(343,975)	(3,012,400)	(455,435)	(357,531)	1,183,258	1,883,283	(237,801)	3,362,602,927	\$0.56	\$140	1,839,623	3,722,906	(56,410)	\$1.11	\$277	\$137	2027	
2028	5,561,419	0	(550,050)	(15,188)	(345,175)	(3,101,465)	(498,220)	(359,159)	1,130,974	1,823,136	(60,147)	3,452,701,693	\$0.53	\$132	1,841,469	3,664,606	(58,300)	\$1.06	\$265	\$133	2028	
2029	5,659,954	0	(549,000)	(14,881)	(341,100)	(3,204,994)	(495,193)	(360,196)	869,166	1,563,757	(259,379)	3,545,214,597	\$0.44	\$110	1,835,920	3,399,676	(264,929)	\$0.96	\$240	\$129	2029	
2030	5,371,594	0	(377,813)	(14,563)	(346,325)	(3,198,409)	(383,040)	(360,708)	808,193	1,498,931	(64,826)	3,640,206,324	\$0.41	\$103	1,842,850	3,341,781	(57,896)	\$0.92	\$230	\$127	2030	
2031	4,497,575	0	0	(14,200)	(340,844)	(3,299,756)	0	(360,675)	909,541	1,391,641	(107,290)	3,737,743,294	\$0.37	\$93	1,837,635	3,229,276	(112,505)	\$0.86	\$216	\$123	2031	
2032	4,609,011	0	0	(13,800)	(330,281)	(3,425,780)	0	(355,250)	1,035,565	1,519,465	127,824	3,837,893,703	\$0.40	\$99	1,840,211	3,359,676	130,400	\$0.88	\$219	\$120	2032	
2033	3,879,439	0	0	(18,300)	0	(3,616,339)	0	0	839,886	1,084,686	(434,778)	3,940,727,577	\$0.28	\$69	1,781,405	2,866,091	(493,585)	\$0.73	\$182	\$113	2033	
2034	3,721,333	0	0	(17,700)	0	(3,703,633)	0	0	927,180	927,180	(157,506)	4,046,316,818	\$0.23	\$57	1,781,367	2,708,547	(157,544)	\$0.67	\$167	\$110	2034	
2035	3,191,225	0	0	(17,100)	0	(3,174,125)	0	0	166,603	166,603	(760,577)	4,154,735,255	\$0.04	\$10	1,779,082	1,945,685	(762,862)	\$0.47	\$117	\$107	2035	
2036	2,419,948	0	0	(16,500)	0	(2,403,448)	0	0	0	0	(166,603)	4,266,058,693	\$0.00	\$0	1,779,413	1,779,413	(166,271)	\$0.42	\$104	\$104	2036	
2037	1,946,775	0	0	(15,900)	0	(1,930,875)	0	0	0	0	0	4,380,364,971	\$0.00	\$0	1,782,275	1,782,275	2,861	\$0.41	\$102	\$102	2037	
2038	1,353,300	0	0	(15,300)	0	(1,338,000)	0	0	0	0	0	4,497,734,011	\$0.00	\$0	1,782,677	1,782,677	402	\$0.40	\$99	\$99	2038	
2039	412,000	0	0	0	0	(412,000)	0	0	0	0	0	4,618,247,879	\$0.00	\$0	1,780,509	1,780,509	(2,168)	\$0.39	\$96	\$96	2039	
2040	404,000	0	0	0	0	(404,000)	0	0	0	0	0	4,741,990,838	\$0.00	\$0	1,780,803	1,780,803	294	\$0.38	\$94	\$94	2040	
2041	0	0	0	0	0	0	0	0	0	0	0	4,869,049,409	\$0.00	\$0	1,778,511	1,778,511	(2,292)	\$0.37	\$91	\$91	2041	
2042	0	0	0	0	0	0	0	0	0	0	0	4,999,512,432	\$0.00	\$0	1,783,338	1,783,338	4,827	\$0.36	\$89	\$89	2042	
2043	0	0	0	0	0	0	0	0	0	0	0	5,133,471,127	\$0.00	\$0	0	0	(1,783,338)	\$0.00	\$0	\$0	2043	
Total	72,523,370	(3,806)	(4,723,975)	(272,206)	(3,518,554)	(45,922,473)	(2,813,080)	(4,335,493)	12,731,825	23,665,607					35,306,295				\$2,288	Total		

**Notes:**

1) Projected TID OUT EV based on 5-year average at 2.68% annual inflation.



## Table 5 Financing Plan Tax Impact - 2022 Bonds (Public Safety Building Only)

*Village of Caledonia, WI*

Year Ending	Equalized Value (TID OUT)	Proposed Debt			Year Ending
		2022 G.O. Bonds 24,555,000 Dated: 10/6/2022 Total Principal and Interest	Taxes		
			Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	
2022	2,658,988,700	0	\$0.00	\$0	2022
2023	3,025,113,700	1,575,817	\$0.52	\$130	2023
2024	3,106,169,661	1,311,911	\$0.42	\$106	2024
2025	3,189,397,464	1,732,161	\$0.54	\$136	2025
2026	3,274,855,302	1,597,153	\$0.49	\$122	2026
2027	3,362,602,927	1,780,008	\$0.53	\$132	2027
2028	3,452,701,693	1,783,365	\$0.52	\$129	2028
2029	3,545,214,597	1,779,388	\$0.50	\$125	2029
2030	3,640,206,324	1,783,031	\$0.49	\$122	2030
2031	3,737,743,294	1,779,647	\$0.48	\$119	2031
2032	3,837,893,703	1,779,179	\$0.46	\$116	2032
2033	3,940,727,577	1,781,405	\$0.45	\$113	2033
2034	4,046,316,818	1,781,367	\$0.44	\$110	2034
2035	4,154,735,255	1,779,082	\$0.43	\$107	2035
2036	4,266,058,693	1,779,413	\$0.42	\$104	2036
2037	4,380,364,971	1,782,275	\$0.41	\$102	2037
2038	4,497,734,011	1,782,677	\$0.40	\$99	2038
2039	4,618,247,879	1,780,509	\$0.39	\$96	2039
2040	4,741,990,838	1,780,803	\$0.38	\$94	2040
2041	4,869,049,409	1,778,511	\$0.37	\$91	2041
2042	4,999,512,432	1,783,338	\$0.36	\$89	2042
2043	5,133,471,127	0	\$0.00	\$0	2043
Total		34,711,037		\$2,244	Total

**Notes:**

1) Projected TID OUT EV based on 5-year average at 2.68% annual inflation.

**Table 6**

**General Obligation Debt Capacity Analysis - Impact of Financing Plan**

*Village of Caledonia, WI*

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) <sup>1</sup>	Debt Limit	Existing Principal Outstanding	% of Limit
2021	2,703,689,000	135,184,450	58,263,055	43%
2022	3,102,954,000	155,147,700	55,832,157	36%
2023	3,188,268,938	159,413,447	52,923,875	33%
2024	3,275,929,589	163,796,479	49,665,000	30%
2025	3,366,000,447	168,300,022	45,835,000	27%
2026	3,458,547,781	172,927,389	41,705,000	24%
2027	3,553,639,681	177,681,984	37,465,000	21%
2028	3,651,346,108	182,567,305	32,985,000	18%
2029	3,751,738,949	187,586,947	28,290,000	15%
2030	3,854,892,066	192,744,603	23,760,000	12%
2031	3,960,881,351	198,044,068	19,980,000	10%
2032	4,069,784,786	203,489,239	15,960,000	8%
2033	4,181,682,493	209,084,125	12,545,000	6%
2034	4,296,656,799	214,832,840	9,175,000	4%
2035	4,414,792,295	220,739,615	6,230,000	3%
2036	4,536,175,896	226,808,795	3,970,000	2%
2037	4,660,896,909	233,044,845	2,115,000	1%
2038	4,789,047,095	239,452,355	800,000	0%
2039	4,920,720,737	246,036,037	400,000	0%
2040	5,056,014,714	252,800,736	0	0%
2041	5,195,028,564	259,751,428		0%
2042	5,337,864,565	266,893,228		0%

Proposed Debt				
2022 G.O. Bonds	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
	\$58,263,055	43%	\$76,921,395	2021
25,065,000	\$80,897,157	52%	\$74,250,543	2022
24,270,000	\$77,193,875	48%	\$82,219,572	2023
23,735,000	\$73,400,000	45%	\$90,396,479	2024
22,755,000	\$68,590,000	41%	\$99,710,022	2025
21,885,000	\$63,590,000	37%	\$109,337,389	2026
20,805,000	\$58,270,000	33%	\$119,411,984	2027
19,690,000	\$52,675,000	29%	\$129,892,305	2028
18,545,000	\$46,835,000	25%	\$140,751,947	2029
17,355,000	\$41,115,000	21%	\$151,629,603	2030
16,130,000	\$36,110,000	18%	\$161,934,068	2031
14,860,000	\$30,820,000	15%	\$172,669,239	2032
13,605,000	\$26,150,000	13%	\$182,934,125	2033
12,305,000	\$21,480,000	10%	\$193,352,840	2034
10,960,000	\$17,190,000	8%	\$203,549,615	2035
9,565,000	\$13,535,000	6%	\$213,273,795	2036
8,115,000	\$10,230,000	4%	\$222,814,845	2037
6,610,000	\$7,410,000	3%	\$232,042,355	2038
5,050,000	\$5,450,000	2%	\$240,586,037	2039
3,430,000	\$3,430,000	1%	\$249,370,736	2040
1,750,000	\$1,750,000	1%	\$258,001,428	2041
0	\$0	0%	\$266,893,228	2042

**Notes:**

1) Projected TID IN EV based on 5-year average at 2.75% annual inflation.

**RESOLUTION NO. 2022-82**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE 2 WAIVER MODIFICATIONS AND A PROPOSED CONCEPT PRELIMINARY PLAT THAT WILL CREATE 30 SINGLE-FAMILY RESIDENTIAL LOTS FOR THE PARCEL LOCATED AT 6020 ERIE STREET AND THREE PARCELS LOCATED WEST OF 5945 ERIE STREET (NOW WATERS EDGE) SUBMITTED BY JOHN WAHLEN, APPLICANT, VILLAGE OF CALEDONIA, OWNER (PARCEL ID NOS. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000)**

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

**WHEREAS**, the applicant has submitted a Concept Preliminary Plat for The Glen At Waters Edge to the Village for consideration. The proposed Concept Preliminary Plat would create 30 lots from the existing parcels.

**WHEREAS**, after review of the Concept Preliminary Plat of The Glen At Waters Edge, the Public Services Director created a Memo for the Village Plan Commission. The Public Services Director's Memo dated July 21, 2022, attached hereto as **Exhibit A**, recommended approval of 2 Modification Waivers and conditional approval of the Concept Preliminary Plat.

**WHEREAS**, a condition of approval indicated the need for the approval of a Waiver Modification from Ordinance 14-3-4(c)(4)(b)(ii) to allow a subdivision to develop with less than 40% open space within the Sanitary Sewer & Water Service Area.

**WHEREAS**, a condition of approval indicated the need for approval of a Waiver Modification from Ordinance 14-3-5(b) to allow a subdivision to develop without Conservation Easements within the Sanitary Sewer & Water Service Area.

**WHEREAS**, the Village Plan Commission on July 25, 2022 recommended approval of the 2 Waiver Modifications and conditional approval of the Concept Preliminary Plat for The Glen At Waters Edge in accordance with the Public Services Director's Memo (**Exhibit A**).

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the 2 Waiver Modifications and the Concept Preliminary Plat for The Glen At Waters Edge 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 in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of August 2022.

**VILLAGE OF CALEDONIA**

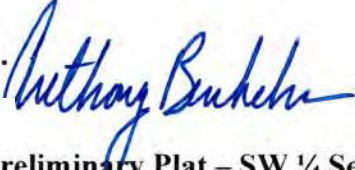
By: \_\_\_\_\_  
James R. Dobbs  
Village President

Attest: \_\_\_\_\_  
Megan O'Brien  
Deputy Village Clerk

# MEMORANDUM

**Date:** Thursday, July 21, 2022

**To:** Plan Commission

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

**Re:** The Glen At Waters Edge Preliminary Plat – SW ¼ Section 16 & NW ¼ Section 21 Range 23 East Town 4 North Parcel ID's 51-104-04-23-16-021-000, 51-104-04-23-21-016-000, 51-104-04-23-21-016-010, & 51-104-04-23-21-021-000

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The Planning & Zoning Department and the Engineering Department have received a Preliminary Plat for The Glen At Waters Edge prepared by Grady L. Gosser R.L.S. of Trio Engineering, LLC, on behalf of Cornerstone Development of S.E. WI, LLC.

As background for the Plan Commission, the Village Board and Village Staff have been in discussion/negotiations with Cornerstone Development for the development of the Village owned parcels within TID #5. The Village Board entered into a Development Agreement with Cornerstone Development through Resolution 2022-73 which was approved on July 11, 2022.

The Glen At Waters Edge is located on the West side of Waters Edge at the future intersection of 5 Mile Road. This subdivision is located within the sanitary sewer & water service area and is for the creation of 30 single family lots, 3 Outlots, and the construction of 5 Mile Road from Waters Edge to the existing termini of 5 Mile Road, East of North Pointe Drive, and 3 cul de sacs yet to be named.

The Caledonia Land Use Plan indicates the parcels to be Medium Density Residential (6,200 square feet to 18,999 square feet). The Preliminary Plat for the subdivision has a range of lot sizes from 11,178 square feet to 22,506 square feet. The Preliminary Plat is consistent with the Village's Comprehensive Land Use Plan (2035 Land Use Plan). The 2035 Land Use Plan also indicates that there is Primary Environmental Corridor on the parcels. The Primary Environmental Corridor is shown, but will need to be confirmed as to the exact location by SEWRPC.

The Village Zoning Map indicates the parcels are Zoned R-3. The proposed Zoning for the Preliminary Plat is R-4. The Plan Commission and Village Board will be reviewing the Rezoning Application at the July Plan Commission Meeting. The Rezoning should be considered and approved prior to approval of the Preliminary Plat. The Preliminary Plat appears to be consistent with R-4 Zoning.

The Preliminary Plat is located in the Sanitary Sewer & Water Service Areas. Sanitary Sewer and Water Extension Plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary set of construction plans has been submitted for review. These preliminary plans will be reviewed and comments provided to the Developer when completed.

With the Preliminary Plat being located within the Sanitary Sewer and Water Service Areas the current Ordinance requires a minimum of 40% open space within the development. When performing calculations on the Preliminary Plat, it appears that the open space is approximately 26.66%. This will require a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii). The Legislative and Licensing Committee had been working on a change in the Subdivision Ordinance that does not require open space for subdivisions within the Sewer Service Area that are served with both Sanitary Sewer and Water. They were also working on changing the Subdivision Ordinance so that Conservation Easements are not required within these subdivisions. This will also require a Modification Waiver from Ordinance 14-3-5(b). The Village Engineering Department supports the granting of the Modification Waivers as necessary.

5 Mile Road is considered a principal throughfare. Typically, a principal throughfare would require a 90' Right of Way. With an Urban Arterial Road Cross Section from the Ordinance, a 70' Right of Way would be sufficient. The 70' Right of Way would also match the Right of Way width on 5 Mile Road in Lake Charles Estates (subdivision immediately to the West). A 70' Right of Way for 5 Mile Road should be granted.

The 3 proposed cul de sacs are considered local roads. 66' of Right of Way would be appropriate for the straight sections of the cul de sacs. The proposed cul de sacs have 75' Radii for the Right of Way. The Radii of the cul de sacs shall be 80'.

The Preliminary Plat will need to be revised to update the Right of Way as indicated above.

Cornerstone Development has also requested that a portion of the existing Right of Way of 5 Mile Road be vacated at Daily Double Lane. This request will be reviewed at a later date.

Access for the parcels shall be limited to 1 access per single family lot. There shall be 50' No Access restrictions placed at the intersection of all corner lots (Lots 8, 9, 14, 24, 25, & 30). There shall be No Access Restrictions placed along 5 Mile Road on the lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.). There also shall be No Access Restrictions placed along Waters Edge (Lots 13 & 14).

In addition to No Access Restrictions there also will need to be 25' x 25' Vision Triangle Easements placed at the intersections of all corner lots (Lots 8, 9, 14, 24, 25, & 30). The detail provided will need to be adjusted as necessary and the easements will need to be shown on the lots.

The drainage of the lots within the Preliminary Plat according to the Master Drainage Plan, show 2 separate watersheds (M-14-2 & M-14-3). The Northern drainage basin predominately drains East to the Drainage Way located in Outlot 3, then to the road culvert under Waters Edge (M-14-2). The Southern drainage basin predominately drains East to Waters Edge then North to the same road culvert (M-14-3). A Storm Water Management Plan will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary Storm Water Management Plan has been submitted for review. This preliminary plan will be reviewed and comments provided to the Developer when completed. The Preliminary Plat has indicated that a Storm Water Management Pond will be installed in Outlot 2.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the drainage way in Outlot 3. The Surface Water Data Viewer also indicates hydric soils on the majority of the property. A Wetland Delineation has been done on this property by OTIE and confirmed by the DNR in June 2022. Wetlands are shown on the Preliminary Plat.

Prior to considering the Preliminary Plat, there are 2 Modification Waivers that will need to be considered by the Plan Commission. Those modification waivers are as follows:

Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) to allow a subdivision to be developed with less than 40% open space within the Sanitary Sewer & Water Service Area.

Modification Waiver from Ordinance 14-3-5(b) to allow a subdivision to be developed without Conservation Easements.

The 2 Modification Waivers were reviewed, and the following recommendations are proposed.

**Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop with less than 40% open space within the Sanitary Sewer & Water Service Area subject to the following:**

- 1.) The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.**
- 2.) The 40% open space requirement has been restrictive and prohibitive for the development of land within the Sanitary Sewer & Water Service Area.**

**Move to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-5(b) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop without Conservation Easements within the Sanitary Sewer & Water Service Area subject to the following:**

- 1.) The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.**

The Engineering Department has reviewed the Preliminary Plat and recommend approval of the Preliminary Plat of The Glen At Waters Edge subject to the following conditions:

**Move to approve the Preliminary Plat of The Glen At Waters Edge subject to the following:**

- The execution of a Pre-Development Agreement and Deposit of \$3,000.00.**
- Approval of Modification Waivers from Ordinance 14-3-4(c)(4)(b)(ii) and Ordinance 14-3-5(b).**
- Approval of the Rezoning Request from R-3 to R-4.**
- Correct the Road name from Erie Street to Waters Edge.**

- **Add Names for Cul De Sacs.**
- **Addition of the Owner of the Parcels. Include name, address, and telephone number.**
- **Addition of all platted Right of Ways within 300' of the Plat (Silent Sunday Court, North Pointe Drive & Waters Edge).**
- **Addition of all public and private easements within 300' of the Plat.**
- **Provide ownership information for lots within 100' of the Plat.**
- **Designate areas of slopes greater than 12%.**
- **Note if there are any Burial, Historical, or Cultural Resources on the property.**
- **A legal description of the parcels.**
- **Provide Density calculations for the Plat.**
- **Primary Environmental Corridor will need to be confirmed by SEWRPC.**
- **Wetland Buffers/Setbacks and uses are shown as necessary. Add Notes describing the maintenance (e.g., No Mow) of the Wetland Buffer. Also add Notes as necessary for what uses can be done in wetland buffers.**
- **Adjust Lot 17 to remove Primary Environmental Corridor from the Lot.**
- **The Right of Way width of 5 Mile Road shall be 70'.**
- **The Right of Way for the local streets shall be 66'. Radii for the cul de sacs shall be 80'.**
- **Adjust the road widths for 5 Mile Road and the 3 cul de sacs to the required widths by the Ordinance. (Urban Arterial Road & Urban Cul de sac)**
- **Addition of a Note for all parcels being limited to 1 access.**
- **50' No Access Restrictions placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30).**
- **No Access Restrictions placed along 5 Mile Road on lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.).**
- **No Access Restrictions placed on Waters Edge (Lots 13 & 14).**
- **25' x 25' Vision Triangle Easements placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30). Adjustment of the detail for Vision Corner Easement for distance and that there shall be nothing grown, stored, or erected to a height more than 6" above the ground surface.**
- **Addition of a note for Outlot 2 being used for Storm Water purposes and being a Storm Water Easement. In addition, this will require a separate Storm Water Easement to be recorded to cover liability, maintenance, and a maintenance schedule.**
- **The granting of a 12' Drainage & Utility Easement along the exterior boundary of the subdivision. This will not be required along Outlot 1 or Outlot 3.**
- **Will need to add Utility Easements to the Plat when Utility layouts have been completed.**
- **Add Note on the Plat for restricting trees, plantings, buildings, berms, fences, etc. in easement areas and Right of Ways.**
- **Review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.**
- **Review and approval of the Site Grading & Drainage Plans by the Engineering Department, Caledonia Utility District and Village Board.**



- **Add Note on the Plat that Driveways shall not have a centerline slope steeper than 6%.**
- **Add Note on the Plat that “Lots have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.”**
- **Review and approval of Road Construction Plans by the Engineering Department and the Village Board.**
- **The execution of a Development Agreement with appropriate securities for the infrastructure required for the site at time of the Final Plat.**
- **Prior to construction of any infrastructure or earthmoving activities the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Permits as required from the State and County (i.e. DNR NOI).**
- **All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.**
- **Final Asbuilts for all infrastructure shall be prepared, submitted, reviewed and approved prior to the release of any Building Permits.**
- **All comments from Village Department Heads, Committees and Commissions addressed as necessary.**
- **The Glen At Waters Edge subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

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

### Preliminary Plat Application

**Applicability:** Chapter 3 of Title 14 governs land divisions of a parcel of 3 acres or more where the land division creates 5 or more new parcels, building sites, or condominium units by successive division within a 5 year period. This Checklist is a guide for the development of Conservation Subdivisions within the Village and does not waive any requirements of the Ordinance itself. The subdivision regulations can be obtained from the Village Clerk, in hard copy at the Village Hall or electronically via email at [kpope@caledonia-wi.gov](mailto:kpope@caledonia-wi.gov) or at the Village's website at [www.caledonia-wi.gov](http://www.caledonia-wi.gov). The Village Clerk can be reached by phone at 262-835-6415. This application shall be submitted with the Preliminary Plat and reviewed by the Engineering Department at the time of submittal. A Preliminary Plat shall not be submitted and/or reviewed unless the Subdivider has completed the Concept Subdivision Application and Conference Process (see Concept Subdivision Application). All information shall be submitted in hard copy and on disk.

#### Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE

Property Location/Address: WATERS EDGE / FIVE MILE ROAD / ERIE STREE

Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188

Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089

Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Surveyor: TRIO ENGINEERING Phone: (262) 790-1480

Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480

#### PROPERTY SPECIFICS:

Current Zoning of Property: R3 SUBURBAN RESIDENTIAL

Proposed Zoning of Property: R4 URBAN RESIDENTIAL

Density Factor According to Village's Land Use Plan: \_\_\_\_\_

Circle One: Sewered Unsewered Reserved Sewer/Water Area

Base Development Yield Per Plan Commission Initial Application/Concept Plan Review: \_\_\_\_\_

Tax Parcel ID Number: 104042316021000 / 104042321016000 / 104042321021000

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*(The following to be completed by Village Engineering Department)*

Initial Application/Concept Plan:            Yes    No

Has the Subdivider had an Initial Application/Concept Plan reviewed and discussed by the Engineering Department and Plan Commission?

Date of Plan Commission Initial Review Meeting: \_\_\_\_\_

#### Notice to Property Owners:

Yes    No    Has Subdivider provided a list of property owners within 300 feet of proposed land division on disk, hard copy and mailing labels?

MAILING LABELS INCLUDED

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

***The following checklist to be completed by the Subdivider and verified by Village Engineer.  
Village Engineer will provide response to Subdivider.***

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer's review where necessary.

**Preliminary Plat:** Has the Subdivider:

- Submitted a preliminary plat that was prepared by a licensed land surveyor or engineer at a convenient scale not less than one (1) inch equals one hundred (100) feet?
- Prepared the preliminary plat in accordance with applicable state statutes, the Racine County Code of Ordinances and the Village's Ordinance? More than one (1) sheet may be used to present the information required in this section:

**A. Requirements.** Does the preliminary plat meet the following requirements:

1. **Name of Proposed Subdivision:** THE GLEN AT WATERS EDGE

- The proposed name of the subdivision shall not duplicate or be alike in pronunciation of the name of any plat previously recorded in the County.

Notes: TRIO ENGINEERING IS THE PROJECT ENGINEER AND SURVEYOR,

2. **Project Ownership and Development Information.** Does the preliminary plat contain:

- a. The name, address, and telephone number of the legal owner of the Parent Parcel and, if applicable, agent of the property. \_\_\_\_\_
- b. The name, address, and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, and for surveys.

c. Date of preparation. \_\_\_\_\_

Notes:

3. **Existing Site Conditions.** Has the Subdivider filed a property survey map with the Plat that contains the following information?

- a. Boundary line of the proposed site and all property to be subdivided. Include all contiguous land owned or controlled by the Subdivider.
- b. Location, width, and names of all existing platted streets and rights-of-way to a distance of 300 feet beyond the site.
- c. Show the type, width and condition of street improvements; railroad or major utility rights-of-way, parks and other public open spaces, location and widths of existing snowmobile or other recreation trails; and permanent buildings and structures to a distance of 300 feet beyond the site, if any.
- d. Location, widths, and names of all existing public and private easements to a distance of 300 feet beyond the site.

- e. Identify by name and ownership boundary lines of all adjoining lands within 100 feet of the proposed plat.
- f. Topographic data including contours at vertical intervals of not more than 2 feet. Elevation values shall be based on the National Geodetic Vertical Datum of 1929 (NGVD 29) or the North American Datum of 1988 (NAVD 88) or future adjustments to NAVD 88 as defined by the National Geodetic Survey, if applicable for that parcel, and should also be so noted on the plat.
- g. Significant natural resource features on the site, including: jurisdictional wetlands, floodplains, watercourses, existing wooded areas, slopes of 12% or greater, drainage ways, rare, threatened and endangered species, all environmental corridors as mapped by the Southeastern Wisconsin Regional Planning Commission, and other natural resource features, views and other prominent visual features. If the property contains slopes of any kind, the Subdivider should verify the percentage of the slopes on the property by having an actual survey of the property completed and a copy of such survey should be provided to the Village Engineer.
- h. Burial sites categorized under Wis. Stats. Section 157.70, Indian mounds, national and state register listed properties, and locally designated historic properties.
- i. Existing soil classifications including identification of poor, hydric soils.
- j. Legal description of the property.
- k. Existing zoning classifications for land in and abutting the subdivision.
- l. Total acreage of the proposed site.
- m. Provide graphic scale, north arrow, and date.
- n. Conservation Easements.
- o. Restoration zones, including association land included in native landscaping, buffers, and drainage easements.

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Notes: REZONING EXHIBIT IS INCLUDED.

**4. Subdivision Design Features.** The preliminary plat must provide the following information:

- a. Layout of proposed streets, showing right-of-way widths, pedestrian walkways, types of improvements, street surface widths, and proposed street names.
- b. Locations and type of proposed public easements (i.e. drainage, utility, pedestrian, public access to waterways, etc.); and all Conservation Easements.
- c. Layout of proposed blocks and lots within the plat.
- d. Basic data regarding proposed and existing (if applicable) lots and blocks, including numbers, dimensions, area.
- e. Minimum front, side and rear yard building setback lines for all lots.
- f. Indication of the use of any lot.

- g. Location and size of all proposed and existing sanitary sewer lines and water mains, proposed community sewer and water system, or individual on-site septic systems and potable water sources.
- h. Location and size of all proposed and existing storms sewers (lines, drain inlets, manholes), culverts, retention ponds, swales, infiltration practices and areas, and other stormwater facilities within the plat and to a distance of 100 feet beyond the site.
- i. Open space areas, other than pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres. Provide information on the conditions, if any, of the dedication or reservation.
- j. Proposed preservation, if any, of historical buildings and structures.
- k. Development Envelopes showing areas for grading, lawns, pavement and buildings.
- l. Stewardship Plan and management plan for restoration and long-term management of the open space areas. *IT IS OUR UNDERSTANDING THAT THIS IS NOT REQUIRED.*

**Notes:**

**5. Preliminary Construction Plans.** Has the Subdivider provided the following information on one or more sheets?

- a. A Plan and Profile with proposed street centerline profile grades, showing the existing and proposed profile grade lines. *DON'T HAVE PLAN AND PROFILE SHEETS YET, BUT THE OVERALL PRELIMINARY SYSTEM PLAN IS INCLUDED.*
- b. A Grading and Erosion Control Plan showing the existing and proposed grades, drainage patterns, and stormwater facilities. The plan shall show the location and extent of grading activities in and adjacent to the plat, overall area of the site in acres, total impervious surface area of project, total pervious area, stockpile locations, erosion and sediment control facilities, and a schedule for erosion and sediment control practices, including site specific requirements to prevent erosion at the source. Major trees to be preserved, with a diameter of four (4) inches or more measured twelve (12) inches above ground level, shall be shown on the preliminary grading and erosion control plan. Adequate measures for protecting major trees shall be shown on the plan.
- c. Provisions for sewage disposal, water supply, stormwater management, and flood control.

**Notes:** *PRELIMINARY STORM WATER MANAGEMENT REPORT ALSO INCLUDED.*

**6. Easements.** Has the Subdivider provided for the following easements?

- a. An easement across the rear twelve (12) feet of each lot abutting upon a lot in the same plat subjected to a similar easement, making in all an easement of twenty-four (24) feet. The easement shall be established for the installation of all public utilities. In the event such lot does not abut upon a lot subjected to a similar easement, such non-abutting lot shall be subject to an easement of at least twelve (12) feet in width for the same purposes as hereinbefore set forth. In the event compliance with this requirement is not practicable in the opinion of the Village Board, the Village Board may waive the requirements herein provided.

- b. The Subdivider shall dedicate such other lands or grant such other easements as the Village Board determines to be reasonably required in accord with the Wisconsin Statutes, to provide for public utilities and public uses and needs with respect to such subdivision development.

Notes: OUTLOT 3 FOR PUBLIC PARK

(The following to be completed by Village Engineer.)

**Review of Preliminary Plat:** The following is a guide of what you can expect from the review process for the Preliminary Plat. Questions should be directed to the Engineering Department.<sup>1</sup>

- 1. Review for Completeness.** The Engineering Department shall determine whether the Preliminary Plat is complete using the Ordinance and completing the checklist. If the Plat or supporting information is not complete, the Engineering Department will contact you and request in writing the additional required information. The Department will not take action on an incomplete application.

Review Completed by (Village Engineer Initials): \_\_\_\_\_ Date: \_\_\_\_\_  
Other Action Taken: \_\_\_\_\_

- 2. Referral.** Administrative staff and utility commission reviews. The Engineering Department shall provide copies of the preliminary plat to Village department heads, to the appropriate objecting agencies under Wis. Stats. section 236.12, and to the appropriate utilities for their review and comment. The Village staff and utility comments will be forwarded to the Village Plan Commission and Village Board for consideration during the review process.

**Referred To:**

Police Date: \_\_\_\_\_  
Fire Date: \_\_\_\_\_  
Highway Date: \_\_\_\_\_  
Parks Date: \_\_\_\_\_  
Utility Date: \_\_\_\_\_  
Planning Date: \_\_\_\_\_

**Comments Received From:**

Police Date: \_\_\_\_\_  
Fire Date: \_\_\_\_\_  
Highway Date: \_\_\_\_\_  
Parks Date: \_\_\_\_\_  
Utility Date: \_\_\_\_\_  
Planning Date: \_\_\_\_\_

- 3. Village Plan Commission Review and Informational Meeting.** The Village Clerk shall give notice of the Plan Commission's review of the preliminary plat by listing it as an agenda item in the Plan Commission's meeting notice. The notice shall include the name of the applicant, the address of the property in question, and the requested action. Property owners within 300 feet of the proposed land division shall receive written notice of the Plan Commission's review. The Subdivider shall mail this notice, including date, location, time and agenda and provide an Affidavit of Mailing to the Village Engineer prior to the meeting. The cost for such written notice shall be borne by the Subdivider. The Village Clerk may schedule an informational meeting on the preliminary plat. If the Village does schedule an informational meeting, notice shall be provided under the same parameters as notice for the Plan Commission's review. The cost for such written notice shall be borne by the Subdivider.

Village Plan Commission Review Date: \_\_\_\_\_

Notice to Property Owners of Plan Commission Review Date Mailed: \_\_\_\_\_ Initials: \_\_\_\_\_

Was there an Informational Meeting Held? Yes No

If Yes, Date Notice to Property Owners Mailed: \_\_\_\_\_ Initials: \_\_\_\_\_

- 4. Plan Commission Recommendation.** After review of the preliminary plat and discussion with the Subdivider as to changes and the kind and extent of public improvements that will be required, the Plan Commission shall recommend to the Village Board disapproval, approval, or conditional approval of the preliminary plat within 60 days of the filing date.

Plan Commission Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

- 5. **Board Action.** After receipt of the Village Plan Commission's recommendation, the Village Board shall, within 90 days of the date the preliminary plat was filed with the Engineering Department, approve conditionally, or reject such preliminary plat and shall state, in writing, conditions of approval or reasons for rejection. Unless the time is extended by agreement with the Subdivider, failure of the Village Board to act within 90 days or extension thereof shall constitute an approval of the preliminary plat, unless other authorized agencies object to the plat. The Plan Commission shall communicate to the Subdivider the action of the Village Board. If the preliminary plat is approved, the Engineering Department shall endorse it for the Village Board.
- 6. **Effect of Approval.** Approval of a preliminary plat shall be valid for twenty-four months from the date of approval or conditional approval. Subject to section 236.11(1)(b), Wis. Stats., approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the Plan Commission and Village Board at the time of its submission.
- 7. **Amendment.** If the Subdivider desires to amend the preliminary plat as approved, the Subdivider may resubmit the amended plat, unless the amendment is, in the opinion of the Village Board, of such scope as to constitute a new plat, in which case it shall be refiled. The Village reserves the right to require an additional fee where, in the opinion of the Village Board, such amendment requires significant additional Village resources.

Date of Village Board Action: \_\_\_\_\_

Village Board Action (Circle One): Disapproval Approval Conditional Approval

Conditions Attached? Yes No

Date Village Board Action Communicated to Subdivider: \_\_\_\_\_

Completed By and Date: \_\_\_\_\_

<sup>1</sup> Once the Preliminary Plat review process is complete and the Subdivider has met the requirements of the Ordinance based on the review, the Final Plat may be submitted pursuant to 14-3-3(h) and (i). Obtain a copy of Final Plat Application to guide you through the Final Plat submittal and approval process.



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

### Checklist #5: Modification and Waiver Application, Review and Approval Process

**Applicability:** Section 14-3-1(k) of Title 14 governs the granting, by the Village Board, of modifications of and/or waivers from the requirements of the provisions of the subdivision ordinance if an exceptional circumstance exists or undue hardship would result. Application for any such modifications or waivers shall be made in writing by the Subdivider at the time when the Initial Application, along with Checklist #1: Information Required for Initial Conference, Initial Application, Concept Plan, as required under section 14-3-3 is filed for consideration, stating fully all facts relied upon by the Subdivider. This Checklist is a guide only and does not waive any requirements of the ordinance itself. A copy of the Village's subdivision ordinance can be obtained from the Clerk in hard copy at the Village Hall or electronically via email at [wchristensen@Villageofcaledoniawi.com](mailto:wchristensen@Villageofcaledoniawi.com) or at the Village's website at [www.caledoniawi.com](http://www.caledoniawi.com). The Village Clerk can be reached by phone at 262-835-6415. This Checklist shall be submitted with the Initial Application and reviewed by the Engineering Department at the time of submittal. All information shall be submitted in hard copy and on disk in a format acceptable by the Village.

#### Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE

Property Location/Address: WATERS EDGE / FIVE MILE ROAD / ERIE STREET

Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188

Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089

Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Surveyor: TRIO ENGINEERING Phone: (262) 790-1480

Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480

PROPERTY SPECIFICS: Current Zoning of Property: R3 SUBURBAN RESIDENTIAL

Proposed Zoning Change: R4 URBAN RESIDENTIAL

Circle One:  Sewered  Unsewered  Reserved Sewer/Water Area

Current Density Factor According to Village's Land Use Plan: \_\_\_\_\_

Village CALEDONIA Range 23 Section 21 Parcel ID# 104042316021000  
104042321016000  
104042321021000

(The following to be completed by Village Engineering Department)

Initial Application:      Yes      No

Has the Subdivider submitted its Initial Application and Checklist #1? If no, then notify the Subdivider that this must occur before an Application for Modification and/or Waiver can be submitted.

Date Initial Application and Checklist#1 Submitted to Village Engineer for Review and Response: \_\_\_\_\_

Date Checklist #5 Submitted to Village Engineer for Review and Response: \_\_\_\_\_

**The following information is to be completed by the Subdivider and verified by Village Engineer. Village Engineer will provide response to Subdivider.**

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer’s review where necessary. Attach any additional information/data that you would like the Village Engineer’s input.

Application: Has the Subdivider provided:

- Detailed facts relied upon for requesting modification and/or waiver. → 40% OPEN SPACE
- Maps → CONCEPT
- Plans → PLAT
- Other Data that will assist in the analysis (Describe): WE REQUEST A WAIVER TO THE VILLAGE'S 40% OPEN SPACE REQUIREMENTS

**Analysis of Factors:**

- a. Why would the Modification or Waiver be consistent with the general intent of the Ordinance? WE ARE DEDICATING A 3.37 AC PARK TO THE VILLAGE THAT WILL REMAIN AS OPEN SPACE FOR PUBLIC BENEFIT.
- b. Why will the Modification or Waiver not adversely affect property owners in the surrounding area? PROPOSED LOT SIZES FOR THE GLEN AT WATERS EDGE ARE OF SIMILAR SIZE AS COMPARED TO THE EXISTING LOTS SURROUNDING THIS NEIGHBORHOOD.
- c. Why would the Modification or Waiver benefit the Village and be consistent with the Village’s interests? VILLAGE WILL RECEIVE A 3.37 AC PARK THAT WILL REMAIN AS OPEN SPACE.
- d. Is the Subdivider in full compliance with applicable ordinances and agreements with the Village? Yes or No  
If the answer to this question is no, provide an explanation of and description of the non-compliance and how such non-compliance is intended to be corrected. IT IS OUR UNDERSTANDING THAT WE ARE IN FULL COMPLIANCE.
- e. Instead of granting your request for modification and/or waiver, should the Village’s ordinance be changed to accommodate the kind of situation you are presenting on this application? Yes or No  
If the answer to this question is yes, please provide your explanation here: \_\_\_\_\_

Engineer Notes: \_\_\_\_\_

*(The Following to be completed by Village Engineer.)*

**Review of Application:** The following is a guide of what you can expect from the review process for the Application. Questions should be directed to the Engineering Department.





4100 N. Calhoun Road, Suite 300  
Brookfield, Wisconsin  
T: 262.790-1486  
j.pudaliko@trioeng.com

DEVELOPMENT SUMMARY TABLE	
- Total Project Area =	18.54 ac
- (includes 0.34 ac of existing right-of-way)	
- Wetland Area =	1.22 ac
- Parkland =	3.52 ac
- Proposed Zoning =	R-4
- Proposed Density =	1.62 u/s/ac
- Public Street Length =	2,185 lf

ZONING DISTRICT SUMMARY	
R-4 Urban Residential District 1	
<b>LOT CHARACTERISTICS</b>	
- Lot Area =	10,000 sf
- Lot Width =	75'
- Building Height =	35'
<b>SETBACKS</b>	
- Street =	25'
- Side =	10'
- Rear =	25'
<b>ROADS</b>	
- 38' Pavement	
- 30' Concrete Curb & Gutter	
- 66' Right-of-Way	



**PROPOSED SITE PLAN**  
**THE GLEN AT WATERS EDGE**  
Village of Caledonia, WI (18.5 Acres)



**Scale: 1" = 60'** (22"x34")  
**Scale: 1" = 120'** (11"x17")

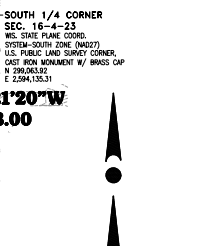
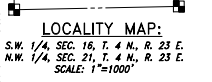
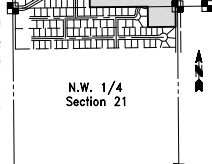
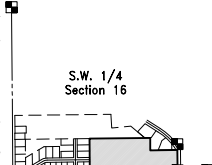
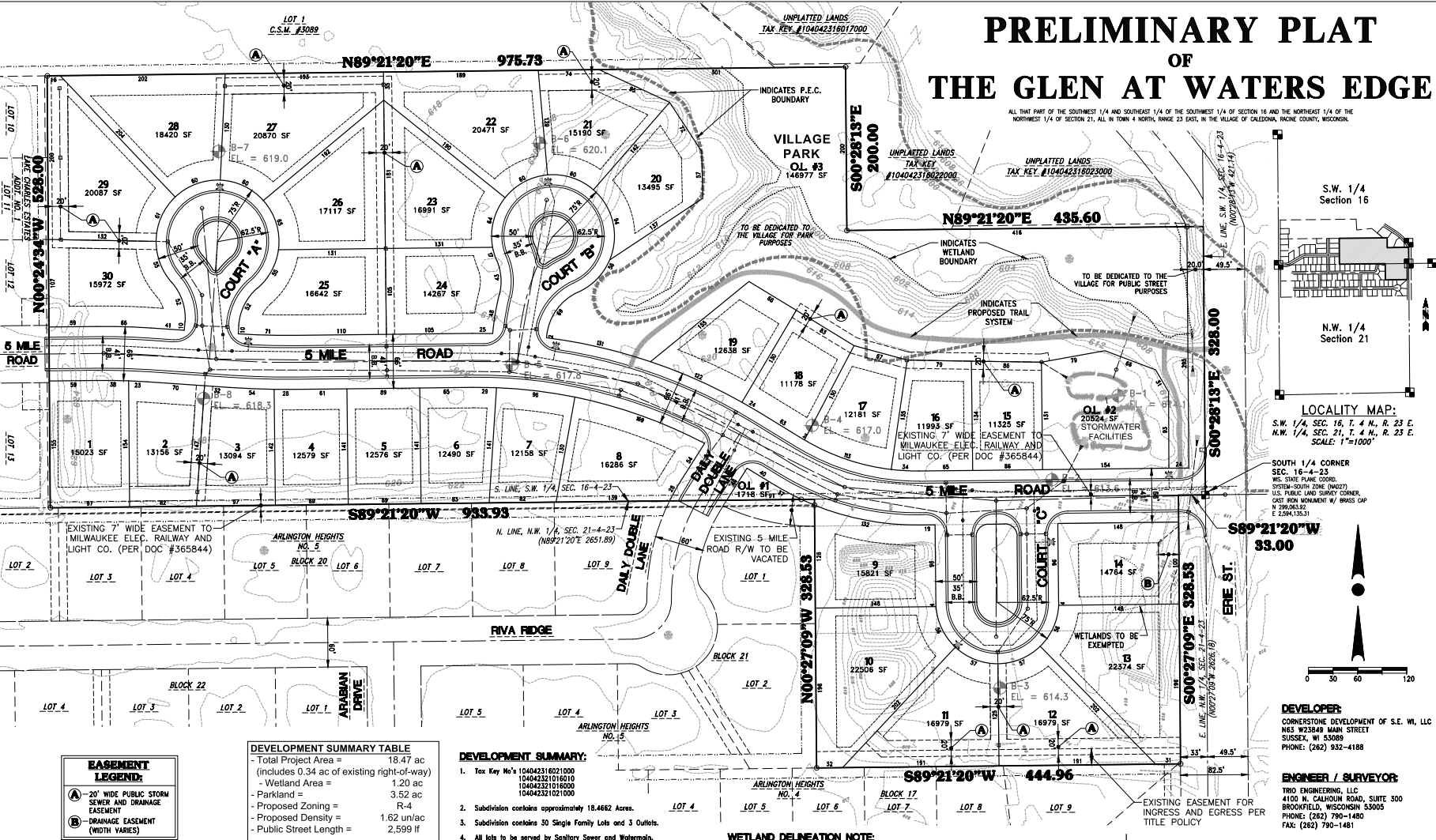
DATE: 06-15-2022

06/15/2022 7:29:03 AM C:\Users\j.pudaliko\OneDrive\Documents\Projects\The Glen at Waters Edge\Site Plan\The Glen at Waters Edge - 06-15-2022.dwg

24.10.2022 12:40:796 THE GLEN AT WATERS EDGE CALEDONIA (DRAWINGS SURVEY PLATS) (SOPRO) - GLEN AT WATERS\_EDGE\_220407.DWG

# PRELIMINARY PLAT OF THE GLEN AT WATERS EDGE

ALL THAT PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



**EASEMENT LEGEND:**

- (A) 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (B) DRAINAGE EASEMENT (WIDTH VARIES)

**DEVELOPMENT SUMMARY TABLE**

- Total Project Area = 18.47 ac
- (includes 0.34 ac of existing right-of-way)
- Wetland Area = 1.20 ac
- Parkland = 3.52 ac
- Proposed Zoning = R-4
- Proposed Density = 1.62 un/ac
- Public Street Length = 2,599 ft

- DEVELOPMENT SUMMARY:**
1. Tax Key No's (104042316021001, 104042321016010, 104042321016000, 104042321021000)
  2. Subdivision contains approximately 18,468.2 Acres.
  3. Subdivision contains 30 Single Family Lots and 3 Outlots.
  4. All lots to be served by Sanitary Sewer and Watermain.
  5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
  6. All lots to have Underground Telephone, Electric, and Gas Service.
  7. Zoning = Single Family (R-4)
  8. Outlot 1 contains open space
  9. Outlot 3 shall be dedicated to the Village of Caledonia for Public Park use.
  10. Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
  11. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Racine County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.

**WETLAND DELINEATION NOTE:**  
Wetland boundaries shown herein were delineated by Oneida Total Integrated Enterprises (OTIE) in June 2022.

**HORIZONTAL DATUM PLANE:**  
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, Bears North 89°21'20" EAST.

**VERTICAL DATUM PLANE:**  
All elevations are referenced to the National Geodetic Vertical Datum of 1929.

**AGENCIES HAVING THE AUTHORITY TO OBJECT:**  
- State of Wisconsin, Department of Administration  
- Racine County Planning and Development

**APPROVING AUTHORITY:**  
- Village of Caledonia

**SURVEYORS CERTIFICATE**  
I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and plating code of the Village of Caledonia.  
Date: 07/11/22



Grady L. Gossler, P.L.S.  
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**PROJECT:**  
THE GLEN AT WATERS EDGE  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
VILLAGE OF CALEDONIA, WISCONSIN  
BY: CORNERSTONE DEVELOPMENT

**REVISION HISTORY**

DATE	DESCRIPTION

**DATE:**  
JULY 11, 2022

**JOB NUMBER:**  
22-040-796

**DESCRIPTION:**  
PRELIMINARY PLAT

**SHEET**