



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, August 2, 2023 – 6:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

THIS WILL BE AN IN-PERSON MEETING

1. **Meeting Called to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Utility District Regular Meeting – July 5, 2023
4. **Citizen Comments**
5. **Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Wastewater Utility Agenda & Minutes
 - c. Utility Operator Staffing Update
6. **Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
7. **Project Updates**
 - a. Construction Contract Status
 - b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - c. Annual Televising Program – Sanitary Sewer
 - d. Water Impact Fee / Sewer Connection Fee Update
 - e. Hoods Creek Attenuation Basin Expansion
 - f. Central Lift Station Safety Site & Attenuation Basin
 - g. Dominican Lift Station Rehab Project
 - h. Washington Meadows Watermain Project
 - i. TID #4 Elevated Storage Tank & Adams Road Watermain
 - j. Hoods Creek – Aldebaran Brushing Project
 - k. Douglas Avenue OMG Ditch Project
 - l. Turtle Creek Restoration
 - m. Westview Village Storm Improvements
8. **Action Items**
 - a. Request for Administrative Review of Storm Water Fee – former North Park School
 - b. Authorization of Signatures – Storm Water Drainage Easement – 10126 Caddy Lane – Scott & Cheryl Brooks
 - c. Subdivision System Acceptance – Bluffside – Bluffside Estates LLC
9. **Adjournment**

**Village of Caledonia Utility District Meeting
July 5, 2023**

- 1. Meeting Called to Order** – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, July 5, 2023. The meeting was called to order by President Howard Stacey at 6:00 pm.
- 2. Roll Call** – Those present were President Howard Stacey, Commissioners Robert Kaplan, John Strack and Trustee Lee Wishau. Commissioner Dave Ruffalo was absent. Also, present was Public Services Director Anthony Bunkelman.
- 3. Approval of Minutes**
 - a. Upon a motion by Trustee Wishau and seconded by Commissioner Strack, the Commission approved the minutes from the Utility District's previous regular meeting held June 7, 2023 and previous special meeting held June 19, 2023. A copy of the minutes for each meeting has been furnished to each Commissioner. **Motion carried.**
- 4. Citizens Comments**
- 5. Communications and Announcements**
 - a. **Racine Water Utility Agenda**

The Commission looked over the agenda and minutes from the May 16th meeting of the Racine Water Utility. Director Bunkelman gave a brief summary of the meeting.
 - b. **Racine Wastewater Utility Agenda & Minutes**

The Commission looked over the agenda and minutes from the May 16th meeting of the Racine Wastewater Utility. Director Bunkelman gave a brief summary of the meeting.
 - c. **2022 Consumer Confidence Report**

Director Bunkelman informed the Commission that the 2022 Consumer Confidence Report has been completed and submitted to the Wisconsin DNR. As required the Utility District had a link to the CCR on the 2nd Quarter bills and also distributed hard copies to the business and rental properties within the District.
 - d. **Utility Operator Staffing Update**

Director Bunkelman informed the Commission that the candidate that the offer was made to did not accept the offer. Looking to repost the position.
- 6. Approval of O&M Bills**
 - a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$513,541.33 from the June 30th invoice list. Seconded by Commissioner Kaplan. **Motion carried.**
 - b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$562,410.76 from the June 30th invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

- c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$65,154.00 from the June 30th invoice list. Seconded by Commissioner Kaplan.
Motion carried.

7. Project Updates

a. Construction Contract Status

The current contract statuses were shared with the Commissioners.

b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade

Looking to wrap up the Facility Plan to have it reviewed by staff. Once reviewed will submit to the DNR and look to schedule a Public Hearing.

c. Annual Televising Program – Sanitary Sewer

Will continue to perform repairs that staff can perform.

d. Water Impact Fee / Sewer Connection Fee Update

Reviewing information received.

e. Hoods Creek Attenuation Basin Expansion

Working toward substantial completion.

f. Central Lift Station Safety Site & Attenuation Basin

Design continues.

g. Dominican Lift Station Rehab Project

Working toward substantial completion. Working through issue with fence gate.

h. Washington Meadows Watermain

Second walkthrough held on June 20th. Most items have been corrected. Substantial completion given. Restoration with grass has proven difficult on some lots. Working on watering and reseeding as necessary.

i. TID #4 Elevated Storage Tank & Adams Road Watermain

Study to be completed soon. Elevated Tank Plans are near complete.

j. Hoods Creek – Aldebaran Brushing Project

Contractor looking to perform project this year when weather conditions are acceptable. Will be sending letters to owners to inform them of work.

k. Douglas Avenue – OMG Ditch Project

Awaiting final restoration and Final Pay Request (with lien waivers).

l. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easement acquisition. Plans for the project have been completed. Root Pike WIN is scheduling 2 Public

Meetings for information. July 27th and August 2nd at Village Hall. 6pm to 7pm both nights.

m. Westview Village Storm Improvements

Awaiting final restoration. Will need to process a Change Order for time when received.

8. Action Items

a. Change Order #11 – Hoods Creek Attenuation Basin Expansion

Trustee Wishau moved to approve Change Order #11 for the Hoods Creek Attenuation Basin Expansion Project with a contract increase of \$2,667.00. Seconded by Commissioner Kaplan. **Motion carried.**

b. Change Order #12 – Hoods Creek Attenuation Basin Expansion

Trustee Wishau moved to approve Change Order #12 for the Hoods Creek Attenuation Basin Expansion Project with a contract increase of \$2,952.60. Seconded by Commissioner Kaplan. **Motion carried.**

c. Change Order #1 – Washington Meadows Water Main Improvements

Trustee Wishau moved to approve Change Order #1 for the Washington Meadows Water Main Project with a contract increase of \$30,073.55. Seconded by Commissioner Strack. **Motion carried.**

d. Change Order #5 – North Kremer Water Main Improvements

Trustee Wishau moved to approve Change Order #5 for the North Kremer Water Main Project with a contract increase of \$1,260.00. Seconded by Commissioner Kaplan. **Motion carried.**

e. Final Acceptance – North Kremer Water Main Improvements

Trustee Wishau moved to recommend Final Acceptance of the North Kremer Water Main Improvement Project. Seconded by Commissioner Kaplan. **Motion carried.**

f. Engineering Improvement Plan Approval – Prairie Pathways Phase V

Trustee Wishau moved to conditionally approve the Engineering Improvements Plan for Prairie Pathways – Perennial Parkway (Phase V) subject to the conditions in the memo from the Public Services Director dated June 27, 2023. Seconded by Commissioner Kaplan. **Motion carried.**

g. Authorization of Signatures – Deposit Agreement – 7431 5 Mile Road

Trustee Wishau moved to authorize the President and Secretary of the Caledonia Utility District to execute the Deposit Agreement with Robin L. & Raulph J. Vallin for the construction of a Storm Water Pond located at 7431 5 Mile Road as part of the Building Permit. Seconded by Commissioner Kaplan. **Motion carried.**

h. Lot 16 Karen Jean North Subdivision – Grading into wetland setback area

Trustee Wishau moved to allow a single-family home to be constructed on Lot 16 of Karen Jean North Subdivision subject to the conditions in the memo from the Public Services Director dated June 29, 2023. Seconded by Commissioner Kaplan. **Motion carried.**

i. Request for Variance – 5920 Sunshine Lane

Trustee Wishau moved to deny the variance request at 5920 Sunshine Lane and remove the stone pad and retaining wall from the 12' Storm Sewer Easement on the lot due to the following.

- The Caledonia Utility District has a facility located within the easement that the encroachment is requested.

Seconded by Commissioner Kaplan. **Motion carried.**

j. Request for Variance – 5040 Candlelight Drive

Trustee Wishau moved to budget a Capital Project to replace the 36" Clay Tile from Erie Street to 4 Mile Road for 2024. Seconded by Commissioner Kaplan. **Motion carried.**

Trustee Wishau moved to deny the variance request at 5040 Candlelight Drive for a concrete patio encroachment within the 12' Utility Easement & (17.93' to 12' x 126.89') Storm Sewer Maintenance Easement due to the following.

- The Caledonia Utility District has a facility located within the easement that the encroachment is requested.

Seconded by Commissioner Kaplan. **Motion carried.**

9. Adjournment

Upon a motion by Trustee Wishau and seconded by Commissioner Kaplan, the Commission moved to adjourn the regular meeting at 7:13pm. **Motion carried.**

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



City of Racine

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

Meeting Agenda Waterworks Commission

Tuesday, July 18, 2023

4:00 PM

City Hall, Room 207 A/B

ROLL CALL

[0702-23](#)

Subject: Approval of Minutes for the May 16, 2023, Meeting

Fiscal Note: N/A

Attachments:

[water minutes 05.16.23](#)

[0703-23](#)

Subject: Budget Expenditures through May 31, 2023, totaling \$8,986,683

Fiscal Note: N/A

Attachments:

[wa budget expenditures 05.31.23](#)

[0704-23](#)

Subject: Change Order No. 1 on Contract W-22-4, Water Main Replacement - Phase 3, Five Star Energy Services (Contractor)

Fiscal Note: Contract change results in a net cost of \$15,775.98.

Attachments:

[w-22-4 co#1](#)

[0707-23](#)

Subject: Change Order No. 1 on Contract W-23-3, Lead Service Replacements, Reesman's Excavating & Grading (Contractor)

Fiscal Note: Contract change results in a net cost of \$11,286.13.

Attachments:

[w-23-3 co#1](#)

[0727-23](#)

Subject: Approval of Stipulation and Agreement to Final Payment on Contract W-22-1, 2022 Water Main Replacement - Phase 1, Five Star Energy Services, LLC (Contractor)

Fiscal Note: Monetary penalty of \$12,232.10 forfeited by Contractor from project retainage, and the Utility to refund the contractor \$3,241.35.

Attachments:

[w-22-1 stip & agreemt five star](#)

[0708-23](#)

Subject: Discussion Regarding the 90th St. Water Main Extension Development Project (V. Mount Pleasant, developer)

Fiscal Note: N/A

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Water Utility's Administration Office at 262.636.9181, at least 48 hours prior to this meeting.



City of Racine

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

Meeting Minutes - Draft

Waterworks Commission

Tuesday, July 18, 2023

4:00 PM

City Hall, Room 207 A/B

ROLL CALL

PRESENT: 7 - Natalia Taft, John Tate II, Stacy Sheppard, Jason Meekma, Mollie Jones, Cory Mason and Paul Vornholt

EXCUSED: 1 - Terry McCarthy

[0702-23](#)

Subject: Approval of Minutes for the May 16, 2023, Meeting

Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Sheppard, seconded by Meekma, that this file be Approved

[0703-23](#)

Subject: Budget Expenditures through May 31, 2023, totaling \$8,986,683

Recommendation: To Receive & File

Fiscal Note: N/A

Highlights of the financial report given by Administrative Manager, Ken Scolaro.

A motion was made by Vice President Taft, seconded by Alder Jones, that this file be Received and Filed

[0704-23](#)

Subject: Change Order No. 1 on Contract W-22-4, Water Main Replacement - Phase 3, Five Star Energy Services (Contractor)

Recommendation: To Approve

Fiscal Note: Change Order is in the amount of \$15,775.98, bringing the total contract amount to \$811,653.98.

A motion was made by Vice President Taft, seconded by Sheppard, that this file be Approved

[0707-23](#)

Subject: Change Order No. 1 on Contract W-23-3, Lead Service Replacements, Reesman's Excavating & Grading (Contractor)

Recommendation: To Approve

Fiscal Note: Change Order is in the amount of \$11,286.13, bringing the total contract amount to \$290,011.13.

A motion was made by Vice President Taft, seconded by Sheppard, that this file be Approved

[0727-23](#)

Subject: Approval of Stipulation and Agreement to Final Payment on Contract W-22-1, 2022 Water Main Replacement - Phase 1, Five Star Energy Services, LLC (Contractor)

Recommendation: To Approve

Fiscal Note: Monetary penalty of \$12,232.10 forfeited by Contractor from project retainage, and the Utility to refund the contractor \$3,241.35.

The Waterworks Commission approved final payment to Contract W-22-1 on September 20, 2022, with a withholding of \$15,473.45 as a potential penalty for Contractor non-compliance with the City of Racine Works Program. The City Attorney's Office has finalized the Stipulation and Agreement with the Contractor with terms of a total monetary penalty of \$12,232.10, and the Utility to refund the remaining \$3,241.35 back to the Contractor. The City Attorney's Office requests approval of the Stipulation and Agreement.

A motion was made by Sheppard, seconded by Meekma, that this file be Approved

[0708-23](#)

Subject: Discussion Regarding the 90th St. Water Main Extension Development Project (V. Mount Pleasant, developer)

Recommendation: No Action/Vote Required

Fiscal Note: N/A

Wastewater Commissioner and Mount Pleasant representative, Mr. Claude Lois, provided an overview of this proposed water main extension.

Adjournment

There being no further business, the meeting was adjourned at 4:23 p.m.



City of Racine

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

Meeting Agenda Wastewater Commission

Tuesday, June 20, 2023

4:00 PM

City Hall, Room 207 A/B

[0577-23](#)

Subject: Approval of Minutes for the May 16, 2023, Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 05.16.23](#)

[0578-23](#)

Subject: Amendment to Technical Services Contract with Strand Associates for Chicory Road Area Improvements

Fiscal Note: N/A

Attachments:

[chicory rd amendment strand assoc](#)

[0579-23](#)

Subject: Communication from Wastewater Utility Director acknowledging Safety Award

Fiscal Note: N/A

Attachments:

[burke safety award recipient 2023](#)

[0580-23](#)

Subject: Review of Compliance Maintenance Annual Report (CMAR) for 2022

Fiscal Note: N/A

Attachments:

[cmar report 2022](#)

[cmar 2022 resolution](#)

CLOSED SESSION

It is intended that the Wastewater Commission will convene in closed session pursuant to Wisconsin Statutes Section 19.85(1)(e), to address matters that, for competitive or bargaining reasons, require a closed session, and which, if publicly noticed, would compromise such negotiation, and bargaining strategy.

[0583-23](#)

Subject: Communication sponsored by Alder McCarthy requesting the Wastewater Commission meet regarding bargaining and development opportunities, which, for competitive and bargaining reasons, require a closed session.

Fiscal Note: N/A

OPEN SESSION

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Wastewater Utility Administration Office at 262.636.9181 at least 48 hours prior to this meeting.



City of Racine

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

Meeting Minutes - Draft Wastewater Commission

Tuesday, June 20, 2023

4:00 PM

City Hall, Room 207 A/B

ROLL CALL

PRESENT: 7 - Natalia Taft, Claude Lois, John Tate II, Paul Vornholt, Anthony Beyer, Terry McCarthy and Anthony Bunkelman

EXCUSED: 6 - John Hewitt, Stacy Sheppard, Dean Rosenberg, Cory Mason, Jason Meekma and Mollie Jones

[0577-23](#)

Subject: Approval of Minutes for the May 16, 2023, Meeting

Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Lois, seconded by Alternate Beyer, that this file be Approved

[0578-23](#)

Subject: Amendment to Technical Services Contract with Strand Associates for Chicory Road Area Improvements

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented an amendment to an existing Technical Services Contract with Strand Associates from 2019 that would increase the timeline necessary to complete the design work on the Chicory Road Area Improvements Project. There is no change in cost involved with the amendment, and no other items in the task order will be changed.

A motion was made by Lois, seconded by Alder McCarthy, that this file be Approved

[0579-23](#)

Subject: Communication from Wastewater Utility Director acknowledging Safety Award

Recommendation: To Receive & File

Fiscal Note: N/A

The Wastewater Utility Superintendent, Mary-Frances Klimek, reported on the Utility being awarded the George W. Burke Safety Award by the Water Environment Federation (WEF), for modeling an active and effective safety program within the states of Wisconsin, Illinois, and Minnesota.

A motion was made by Vice President Tate II, seconded by Alder McCarthy, that this file be Received and Filed

[0580-23](#)

Subject: Review of Compliance Maintenance Annual Report (CMAR) for 2022

Fiscal Note: N/A

The Wastewater Superintendent, Mary-Frances Klimek, submitted for review the 2022 Racine Wastewater Utility Compliance Maintenance Annual Report (CMAR), in which the Utility received a Grade "A" in all categories. The Wastewater Commission authorized a Resolution that the CMAR was reviewed and approved.

A motion was made by Alder McCarthy, seconded by Lois, that this file be Approved

CLOSED SESSION

A motion was made by Alder McCarthy, seconded by Tate II to enter into Closed Session.

AYES:

Taft

Tate II

Lois

McCarthy

Bunkelman

Beyer

[0583-23](#)

Subject: Communication sponsored by Alder McCarthy requesting the Wastewater Commission meet regarding bargaining and development opportunities, which, for competitive and bargaining reasons, require a closed session.

Fiscal Note: N/A

Closed Session Discussion. City Administrator & Alternate Commissioner, Paul Vornholt, was allowed to enter the meeting during this time upon his arrival.

OPEN SESSION

A motion was made to enter into Open Session by Tate II, seconded by Alder McCarthy

AYES:

Tate II

Taft

McCarthy
Bunkelman
Lois
Beyer
Vornholt

Recommendation: To Receive & File

A motion was made by McCarthy, seconded by Tate II that this file be Received & Filed.

Adjournment

There being no further business, the meeting was adjourned at 5:08 p.m.



City of Racine

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

Meeting Agenda Wastewater Commission

Tuesday, July 18, 2023

4:30 PM

City Hall, Room 207 A/B

ROLL CALL

[0693-23](#)

Subject: Approval of Minutes for the June 20, 2023, Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 06.20.23](#)

[0694-23](#)

Subject: Budget Expenditures through May 31, 2023, totaling \$5,456,795

Fiscal Note: N/A

Attachments:

[ww budget expenditures 05.31.23](#)

[0728-23](#)

Subject: Discussion Regarding Revenue Sharing Report from Ruekert-Mielke

Fiscal Note: N/A

Attachments:

[racine revenue sharing 2024 r-m](#)

[0695-23](#)

Subject: Request by the Village of Caledonia for the Approval of a Sanitary Sewer Extension for Prairie Pathways Phase V - Perennial Parkway

Fiscal Note: N/A

Attachments:

[sse request prairie pathways caled](#)

[0696-23](#)

Subject: Treatment Plant and Conveyance System Project Updates

Fiscal Note: N/A

[0711-23](#)

Subject: Amendment to the General Engineering Services Contract with Brown & Caldwell

Fiscal Note: \$50,000 on time and material basis

Attachments: [gen engin svcs contract amendmt bc](#)

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Wastewater Utility's Administration Office at 262.636.9181, at least 48 hours prior to this meeting.



City of Racine

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

Meeting Minutes - Draft Wastewater Commission

Tuesday, July 18, 2023

4:30 PM

City Hall, Room 207 A/B

ROLL CALL

PRESENT: 10 - Natalia Taft, Stacy Sheppard, Claude Lois, John Tate II, Paul Vornholt, Cory Mason, Jason Meekma, Anthony Beyer, Mollie Jones and Anthony Bunkelman

EXCUSED: 3 - John Hewitt, Dean Rosenberg and Terry McCarthy

[0693-23](#)

Subject: Approval of Minutes for the June 20, 2023, Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0694-23](#)

Subject: Budget Expenditures through May 31, 2023, totaling \$5,456,795

Fiscal Note: N/A

Highlights of the financial report given by Administrative Manager, Ken Scolaro.

A motion was made by Sheppard, seconded by Meekma, that this file be Received and Filed

[0728-23](#)

Subject: Discussion Regarding Revenue Sharing Report from Ruekert-Mielke

Recommendation: No Action/Vote Required

Fiscal Note: N/A

Ed Maxwell, Economic Consultant with Ruekert-Mielke, led a discussion regarding Intergovernmental Sewer Agreement Revenue Sharing calculation methodology, where invoices are sent annually to SSR Communities based on that methodology. Also discussed was Sewer Agreement methodology for payments to the City for cultural amenities, the Zoo, Museum, and Library; which is paid annually from Utility reserve funds.

[0695-23](#)

Subject: Request by the Village of Caledonia for the Approval of a

Sanitary Sewer Extension for Prairie Pathways Phase V - Perennial Parkway

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented the sewer extension request for Prairie Pathways Phase V - Perennial Parkway within the Village of Caledonia. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The Caledonia Utility District has reviewed and approved these project plans. The extension entails approximately 1,894 L.F. of 8" diameter sanitary sewer that will serve Phase V of this subdivision.

A motion was made by Lois, seconded by Alternate Beyer, that this file be Approved

[0696-23](#)

Subject: Treatment Plant and Conveyance System Project Updates

Fiscal Note: N/A

Wastewater Utility Superintendent, Mary-Frances Klimek, reported progress updates on Facility Plan projects at the treatment plant. Field Services Director, Amanda Kaminski, provided updates on the current and upcoming collections and conveyance projects with the Utility.

A motion was made by Vice President Tate II, seconded by Meekma, that this file be Approved

[0711-23](#)

Subject: Amendment to the General Engineering Services Contract with Brown & Caldwell

Fiscal Note: \$50,000 on time and material basis

The Wastewater Utility Director presented an amendment to an existing General Services Engineering Contract with Brown & Caldwell from April 12, 2022. The amendment covers an increase in funds to cover engineering services for the Michigan Blvd. & Dodge St. sanitary relay, required ahead of planned road paving in 2024. This section of pipe was removed from the lining contract because of obstructions in the pipe and a relay was recommended.

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

Adjournment

There being no further business, the meeting was adjourned at 5:52 p.m.

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	1561603	1,000 WASHERS FOR METERS	02/27/2023	519.29	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1570404	STRAINER FOR WIND POINT M	04/06/2023	3,879.14	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1579352	BADGER METERS	05/15/2023	222.75	500-18701-107 CIP - Meters
Total BADGER METER INC.:						4,621.18	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-406844	07/28/2023 DIESEL EXHAUST FL	07/28/2023	31.78	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-406844	07/28/2023 DIESEL EXHAUST FL	07/28/2023	31.78	501-00-63200 Fuel, Oil, Fluids
Total BUY RIGHT, INC.:						63.56	
DIGGERS HOTLINE							
Water Utility Fund	519	DIGGERS HOTLINE	230 7 68901 P	07/12/2023 DIGGERS HOTLINE	07/12/2023	1,288.84	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	519	DIGGERS HOTLINE	230 7 68901 P	07/12/2023 DIGGERS HOTLINE	07/12/2023	1,288.83	501-00-64240 Building Repairs & Maintenance
Storm Water Utility Fund	519	DIGGERS HOTLINE	230 7 68901 P	07/12/2023 DIGGERS HOTLINE	07/12/2023	1,288.83	502-00-64240 Building Repairs & Maintenance
Total DIGGERS HOTLINE:						3,866.50	
DORNER COMPANY							
Water Utility Fund	551	DORNER COMPANY	506781	POWERRAC WATER CYLINDER	07/21/2023	13,721.00	500-00-64240 Building Repairs & Maintenance
Total DORNER COMPANY:						13,721.00	
FRANK BOUCHER							
Water Utility Fund	673	FRANK BOUCHER	681065	SERVICE ON GMC SIERRA	06/02/2023	327.55	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	673	FRANK BOUCHER	681065	SERVICE ON GMC SIERRA	06/02/2023	327.54	501-00-63300 Vehicle Repairs & Maintenance
Total FRANK BOUCHER:						655.09	
G & F EXCAVATING							
Sewer Utility Fund	687	G & F EXCAVATING	35839	626 JOHNSON AVENUE - RE-LA	06/29/2023	11,072.75	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35844	REPAIR WATER MAIN BREAK @	07/05/2023	3,457.50	500-00-64240 Building Repairs & Maintenance
Storm Water Utility Fund	687	G & F EXCAVATING	35861	CUT BRUSH @ 6921 DOUGLAS	07/19/2023	7,300.00	502-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35865	REPAIR WATER MAIN BREAK @	07/24/2023	4,385.00	500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:						26,215.25	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
LIGHTHOUSE COMMUNICATIONS							
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1180723	2ND QTR 2023 PRINTING OF BI	07/18/2023	1,273.56	500-00-64030 Office Supplies
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1180723	2ND QTR 2023 PRINTING OF BI	07/18/2023	1,273.57	501-00-64030 Office Supplies
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1180723	2ND QTR 2023 MAILING OF BIL	07/18/2023	3,754.64	500-00-64040 Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1180723	2ND QTR 2023 MAILING OF BIL	07/18/2023	3,754.63	501-00-64040 Postage & Shipping
Total LIGHTHOUSE COMMUNICATIONS:						10,056.40	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	44520	AUGUST 2023 - OFFICE ANYWH	07/10/2023	250.00	500-00-64320 IT Infrastructure
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	44520	AUGUST 2023 - OFFICE ANYWH	07/10/2023	250.00	501-00-64320 IT Infrastructure
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	44555	AUGUST 2023; REMOTE BACK-	07/10/2023	125.00	501-00-64320 IT Infrastructure
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	44555	AUGUST 2023; REMOTE BACK-	07/10/2023	125.00	500-00-64320 IT Infrastructure
Total NETWORK SPECIALIST OF RACINE, INC.:						750.00	
RACINE WATER & WASTEWATER UTILITIES							
Water Utility Fund	1574	RACINE WATER & WASTEWATE	WAINV-16851	07/13/2023 BAC-T-SAMPLES AP	07/13/2023	1,350.00	500-00-62560 Water Sampling and Testing
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09296	07/21/2023 QUARTERLY SEWER	07/21/2023	540,462.11	501-00-62550 Sewer Treatment Charges
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09296	07/21/2023 QUARTERLY SEWER	07/21/2023	4,965.65	501-00-62550 Sewer Treatment Charges
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09296	07/21/2023 QUARTERLY SEWER	07/21/2023	216.82	501-00-62550 Sewer Treatment Charges
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09296	07/21/2023 QUARTERLY SEWER	07/21/2023	7,666.00	501-00-62550 Sewer Treatment Charges
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09296	07/21/2023 QUARTERLY SEWER	07/21/2023	478.24	501-00-62550 Sewer Treatment Charges
Total RACINE WATER & WASTEWATER UTILITIES:						555,138.82	
REVERE ELECTRIC							
Sewer Utility Fund	1629	REVERE ELECTRIC	S4906990.004	07/26/2023 AB 2085-IF8 MICRO8	07/26/2023	1,132.34	501-00-64240 Building Repairs & Maintenance
Total REVERE ELECTRIC:						1,132.34	
SME SEASONAL SERVICES LLC							
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6752	MOWING -5 1/2 MILE AND CHA	07/04/2023	255.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6765	SINGLE CUTTING OF ALL BASI	07/04/2023	2,300.00	502-00-64260 Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						2,555.00	
STARNET TECHNOLOGIES							
Water Utility Fund	1855	STARNET TECHNOLOGIES	0092417-IN	Q3 - 2023 NCC DATA MONITORI	07/18/2023	120.00	500-00-64150 Communication Services
Sewer Utility Fund	1855	STARNET TECHNOLOGIES	0092417-IN	Q3 - 2023 NCC DATA MONITORI	07/18/2023	360.00	501-00-64150 Communication Services

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Storm Water Utility Fund	1855	STARNET TECHNOLOGIES	0092417-IN	Q3 - 2023 NCC DATA MONITORI	07/18/2023	60.00	502-00-64150 Communication Services
Total STARNET TECHNOLOGIES:						540.00	
STRAND ASSOCIATES INC.							
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0199190	6/1/23-6/30/23 ILLICIT DISCHAR	07/12/2023	4,047.26	502-00-62101 MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						4,047.26	
UNITED MECHANICAL, INC.							
Storm Water Utility Fund	2042	UNITED MECHANICAL, INC.	26132	06/30/2023 CHECK VALVE REPL	06/30/2023	3,695.00	502-00-64240 Building Repairs & Maintenance
Total UNITED MECHANICAL, INC.:						3,695.00	
WESTERN CULVERT & SUPPLY INC.							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	068755	07/27/2023 CULVERT PIECES &	07/27/2023	10,273.60	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						10,273.60	
Grand Totals:						637,331.00	

PAYMENT TOTALS BY FUND

Sewer Utility Fund	\$573,405.26
Storm Water Utility Fund	\$ 29,219.69
Water Utility Fund	\$ 34,706.05
TOTALS	\$637,331.00

Dominican Lift Station Improvements

Sewer

Contractor	August Winter & Sons, Inc		
Original Contract	\$	718,500.00	
Change Order #1	\$	-	0.00%
Change Order #2	\$	4,560.00	0.63%
Change Order #3	\$	-	
Change Order #4	\$	1,382.00	0.19%
Change Order #5	\$	46,200.00	6.43%
Current Contract	\$	770,642.00	7.26%
Pay Request #1	\$	66,667.77	
Retainage	\$	3,508.83	
Pay Request #2	\$	121,096.88	
Retainage	\$	6,373.52	
Pay Request #3	\$	228,397.30	
Retainage	\$	8,228.70	
Pay Request #4	\$	155,779.00	
Pay Request #5	\$	17,190.00	
Remaining on Contract (Including Retainage)	\$	181,511.05	24%
Design Engineering (3/29/2020 - 10/18/2021)	\$	234,943.90	32.70%
Construction Services			0.00%
Starnet (Building & Controls)	\$	186,992.00	
We Energies	\$	8,926.04	
Total Project Cost	\$	1,201,503.94	

Hoods Creek Attenuation Basin Expansion

Sewer

Contractor	Miron Construction		
Original Contract	\$	10,209,403.20	
Change Order #1	\$	-	0.00%
Change Order #2	\$	-	0.00%
Change Order #3	\$	60,787.06	0.60%
Change Order #4	\$	8,210.32	0.08%
Change Order #5	\$	1,321.33	0.01%
Change Order #6	\$	18,359.25	0.18%
Change Order #7	\$	29,072.40	0.28%
Change Order #8	\$	11,025.00	0.11%
Change Order #9	\$	8,530.20	0.08%
Change Order #10	\$	1,292.55	0.01%
Change Order #11	\$	2,667.00	0.03%
Change Order #12	\$	2,952.60	0.03%
Total	\$	144,217.71	1.41%
Current Contract	\$	10,353,620.91	
Pay Request #1	\$	503,595.85	
Retainage	\$	26,505.04	
Pay Request #2	\$	668,836.92	
Retainage	\$	35,201.95	
Pay Request #3	\$	2,856,043.90	
Retainage	\$	153,318.10	
Pay Request #4	\$	2,875,931.51	
Retainage	\$	41,729.67	
Pay Request #5	\$	1,505,021.00	
Pay Request #6	\$	471,546.00	
Pay Request #7	\$	351,367.90	
Pay Request #8	\$	342,041.82	
Pay Request #9	\$	225,885.15	
Pay Request #10	\$	95,765.79	
Remaining on Contract (Including Retainage)	\$	457,585.07	4%
Design Engineering (9/28/2020-5/26/2022)	\$	432,547.23	4.24%
Construction Services (5/26/2022-6/1/2023)	\$	358,676.29	3.51%
SJE (Pumps Impellers 1)	\$	76,338.90	
SJE (Pumps Impellers 2)	\$	8,483.10	
Gabriel Novac #1	\$	82,590.00	
Gabriel Novac #2	\$	165,180.00	
Gabriel Novac #3			
Bonafide Security	\$	20.40	
Heater Parts & Locks	\$	179.22	
Total	\$	332,791.62	
Total Project Cost	\$	11,477,636.05	

Washington Meadows Watermain

Water

Contractor	Reesman's		
Original Contract	\$	1,681,981.35	
Change Order #1	\$	30,073.55	1.79%
Current Contract	\$	1,712,054.90	1.79%
Pay Request #1	\$	361,930.00	
Retainage	\$	19,048.95	
Pay Request #2	\$	462,412.42	
Retainage	\$	23,000.58	
Pay Request #3	\$	374,496.70	
Pay Request #4	\$	90,487.15	
Pay Request #5	\$	286,418.80	
Remaining on Contract (Including Retainage)	\$	136,309.83	8.0%
Design Engineering 1/23/2022 to 6/23/2022	\$	97,246.35	5.78%
Construction Services 7/29/2022 to 6/1/2023	\$	160,656.57	9.55%
Scrap - Recycle	\$	(1,451.60)	
Total Project Cost	\$	1,968,506.22	

Westview Village Stormwater Improvements

Storm Water

Contractor	The Wanasek Corp		
Original Contract	\$	154,465.00	
Current Contract	\$	154,465.00	0.00%
Pay Request #1	\$	123,394.69	
Retainage	\$	6,494.46	
Pay Request #2	\$	22,689.14	
Retainage	\$	1,194.16	
Pay Request #3	\$	2,688.12	
Remaining on Contract (Including Retainage)	\$	5,693.05	3.7%
Design Engineering 2/26/2021 to 7/29/2022	\$	61,423.56	39.77%
Construction Services 8/29/2022 to 6/1/2023	\$	18,871.52	12.22%
Total Project Cost	\$	234,760.08	

STH 32 Stream Restoration Project

Storm Water

Contractor	A.W. Oakes		
Original Contract	\$	279,831.00	
Change Order #1	\$	2,609.29	0.93%
Current Contract	\$	282,440.29	0.93%
Pay Request #1	\$	33,634.75	
Retainage	\$	1,770.25	
Pay Request #2	\$	49,128.30	
Retainage	\$	2,585.70	
Pay Request #3	\$	124,555.45	
Retainage	\$	6,555.55	
Pay Request #4	\$	51,829.43	
Retainage	\$	2,727.86	
Remaining on Contract (Including Retainage)	\$	23,292.36	8.2%
Design Engineering	\$	237,128.50	84.74%
Construction Services through 6/1/2023	\$	28,143.39	10.06%
Total Project Cost	\$	547,712.18	

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Looking to wrap up Facility Plan to have it reviewed by staff. Once reviewed will submit to DNR and look to schedule a Public Hearing.

Annual Televising Program – Sanitary Sewer

- Will continue to perform repairs that staff can perform.

Water Impact Fee / Sewer Connection Fee Update

- Reviewing information received.

Hoods Creek Attenuation Basin Expansion

- Flushing Gates have been adjusted to meet leak tolerance. Will have Operators check them out. Checking settlement over conduit runs. Working on sealing joint between flushing basin and existing basin.

Central Lift Station Safety Site & Attenuation Basin

- Design meeting held on July 26th. Discussion revolved around pump rebuilds and forcemain condition. Getting pricing for pump rebuild vs new pumps. Also discussed generators. Existing generator and fuel container do not meet current code. Looking to size 1 generator for entire site. Also will need to have above ground exterior fuel tank. Discussed installation of a new muffin monster to eliminate the issue with rags plugging up the small pumps consistently.

Dominican Lift Station Rehab Project

- Working through issue with fence gate. Volute drains need to be installed.

Washington Meadows Watermain

- Restoration has been a challenge on some lots. Contractor has been watering. Contractor also has cut weeds on some properties that have not been watering.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Study to be completed soon. Elevated Tank Plans are near complete. Submitting design report and 90% plans to DNR for approval.

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

Hoods Creek – Aldebaran Brushing Project

- Contractor looking to perform project this year when weather conditions are acceptable. Will be sending letters to owners to inform them of work.

Douglas Avenue – OMG Ditch Project

- Awaiting final restoration and Final Pay Request (with lien waivers).

Turtle Creek Restoration

- Southern Wisconsin Appraisal meeting with owners to discuss easement acquisition. Plans for the project have been completed. Root Pike WIN held Public Meetings for informational purposes. July 27th and August 2 at Village Hall. 6pm to 7pm.


Westview Village Storm Improvements

- Awaiting final restoration. Will need to process a Charge Order for time when received.

MEMORANDUM

DATE: Wednesday, July 26, 2023

TO: Caledonia Utility District

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

RE: Request for Administrative Review of Storm Water Management Fee
– former North Park School

BACKGROUND INFORMATION

The Owner, Richard Sokas, of the former North Park School, has submitted the attached letter for an Administrative Review of the Storm Water Management Fee for several parcels which make up part of the overall site.

The former North Park School property consists of 14 properties as shown on the attached exhibit entitled Former North Park School Property. The request from Mr. Sokas is to review the Storm Water Management Fee for 6 of these properties. The parcels to be reviewed are 51-104-04-23-29-109-007, 51-104-04-23-29-109-008, 51-104-04-23-29-109-009, 51-104-04-23-29-109-010, 51-104-04-23-29-109-011, & 51-104-04-23-29-146-000. The exhibit entitled Former North Park School Property Properties Requested for Review showing the location of these parcels is attached.

The requested parcels are charged according to the impervious surface on the site. The corresponding Storm Water Management Fee is based on the impervious surface. The exhibit entitled Former North Park School Property Properties Requested for Review Impervious Surface showing the impervious surface charged for each site is shown in yellow and is attached. The specific amount of impervious surface and the corresponding Storm Water Management Fee for each of the parcels is provided in the table below.

Parcel	Impervious Surface	Storm Water Management Fee
51-104-04-23-29-109-007	948.89 sq ft	\$11.92
51-104-04-23-29-109-008	3,337.06 sq ft	\$41.94
51-104-04-23-29-109-009	6,442.10 sq ft	\$80.44
51-104-04-23-29-109-010	6,628.87 sq ft	\$83.05
51-104-04-23-29-109-011	2,046.24 sq ft	\$25.63
51-104-04-23-29-146-000	114,791.81 sq ft	\$1,432.24
Totals	134,194.97 sq ft	\$1,675.22

Mr. Sokas is contending that the Storm Water Management Fee should be changed from Non-Residential to Single Family Residential. As Mr. Sokas has converted some of the former school to his home.

So the Utility District is aware, the property is Zoned R-4 – Single Family Residential. The property has held this zoning classification for some time, potentially prior to being utilized as a school.

The Utility District can look at this from 2 different angles. The first is that one of the parcels is utilized as a single-family home. If so, the parcels 007, 008, 009, 010, & 011 could be considered vacant and would be charged \$16.31. Parcel 146 would be charged \$65.25. The other angle is that parcel 146 is not considered a single family home due to the amount of impervious surface and that the existing building is not entirely utilized as a single-family home. Then the charges would remain as is.

It appears that the key may be the definition of Nonresidential in the Ordinance. Nonresidential is defined as follows: *“any developed property not used primarily as a permanent single family residential, such as an agricultural, multi-family, commercial, industrial property or an institutional property (schools, churches, hospitals, fraternal organizations, parks, municipal facilities, etc.)”*

Prior to adjusting the Storm Water Management Fee, if that is the desire of the Utility District, the balance of the use of the building should be explained/provided by the owner.

RECOMMENDATION

Mr. Sokas provides additional information for the Utility District to make a recommendation for the Administrative Review. Mr. Sokas should provide the following:

- **A layout of the building**
 - **Indicate what portion/areas of the building is being used as a single-family home.**
 - **What the balance of the building is being used for (current and future)**

Richard Sokas
4748 Elizabeth Street
Racine, WI 53402

July 11, 2023

Caledonia Utility District
Attn. Anthony Bunkelman, Caledonia Public Services Director
5043 Chester Lane
Racine, WI 53402

Dear Mr. Bunkelman,

Thank you for explaining to me my concerns about the storm water fees at the former North Park School property. The current monthly charge I have been receiving has become an unexpected financial burden. The purchase of this property, and the condition of both the inside and exterior of the building – along with the excessive need for repairs I was not made aware of at the time of purchase, plus repairs to the property due to ongoing vandalism, is already significantly more than I had anticipated financially. I am hoping to make clear to the board this is no longer a business/school and is not intended to be any sort of institution. I am hoping they will understand this is simply my home.

I am asking to lower the fee. As such, I would like to have an administrative review of the storm water fee for the following parcels performed by the Caledonia Utility District:

104-04-23-29-109-007

-008

-009

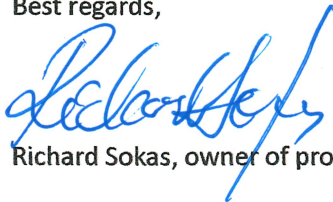
-010

-011

Additionally, and in particular, the fee of \$1,604.74 for # 042329146000. This fee is for the period of September 1, 2022 through December 31, 2022. That is why the charge of approximately \$400 per month is difficult to pay.

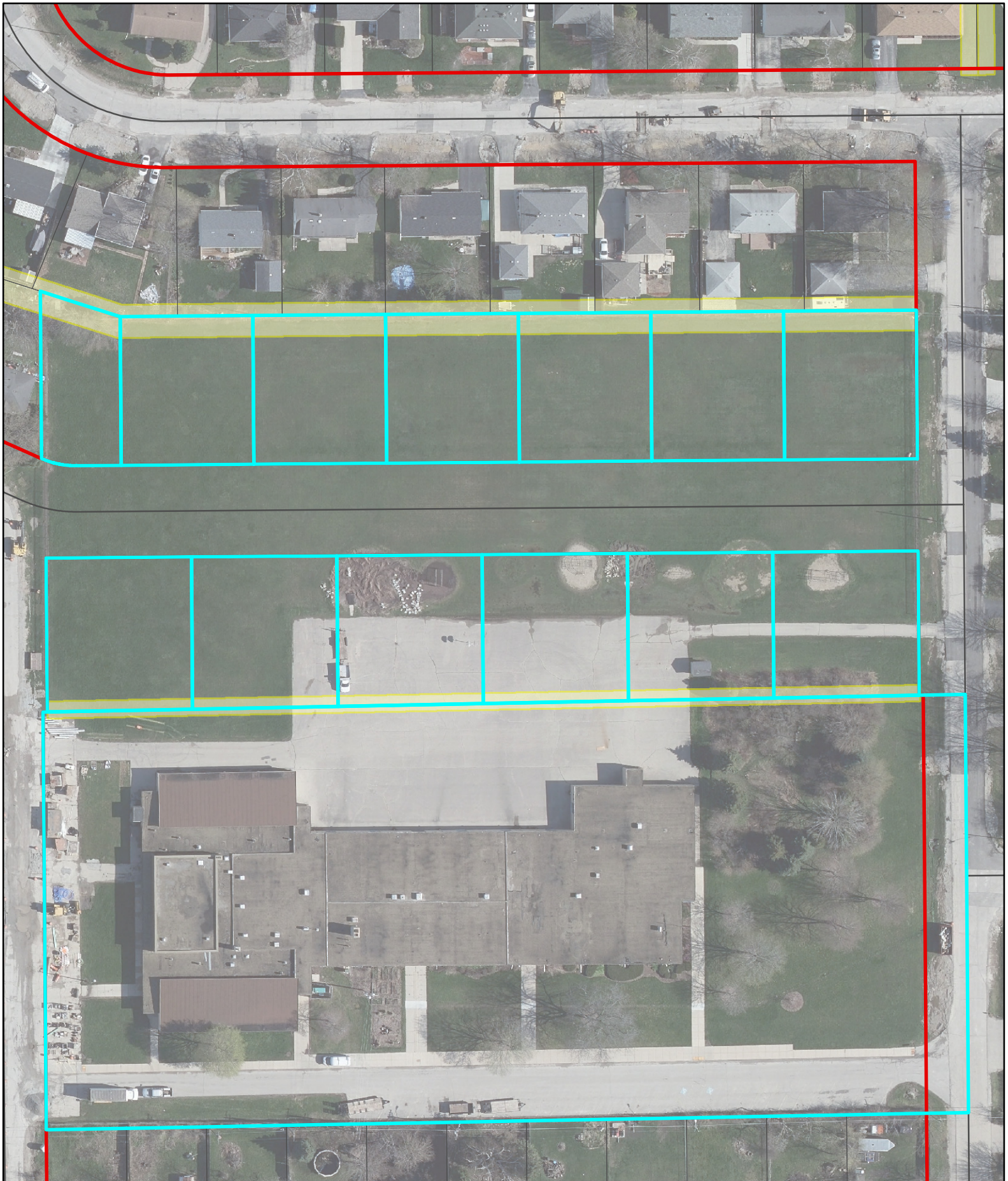
Thank you so much for your time and consideration in helping me resolve this issue.

Best regards,

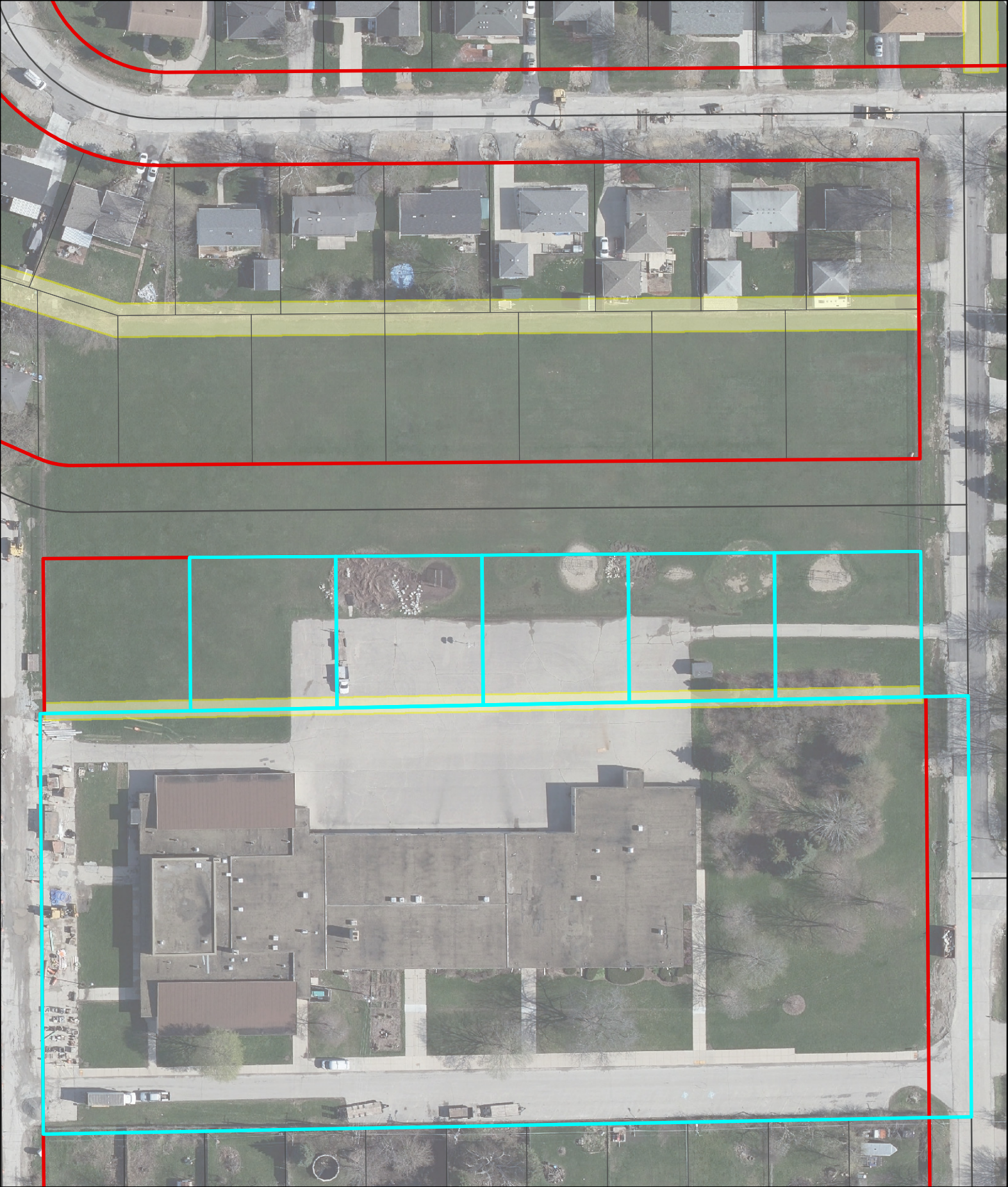


Richard Sokas, owner of property

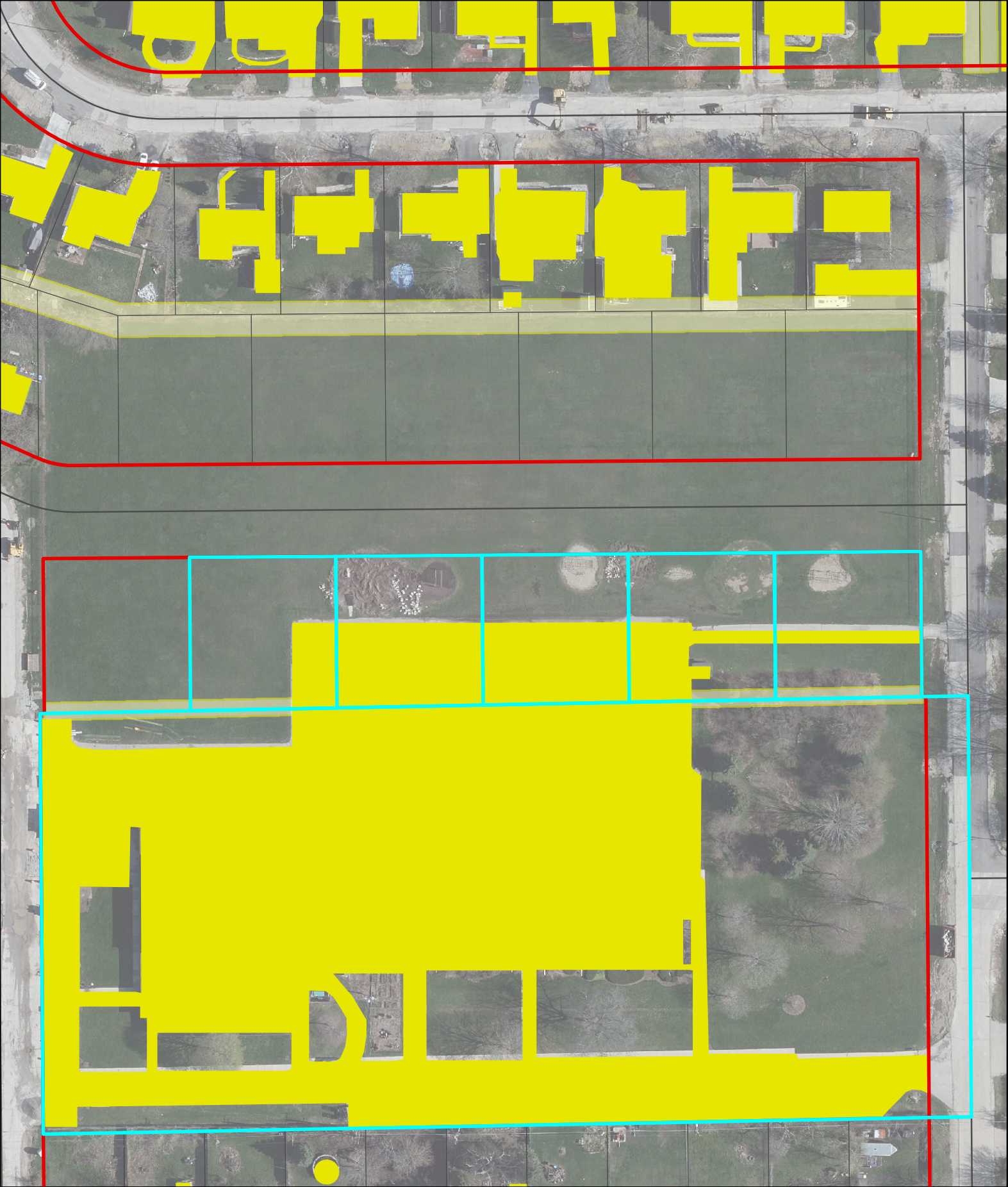
Former North Park School Property



Former North Park School Property
Properties Requested for Review



Former North Park School Property
Properties Requested for Review
Impervious Surface



VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

SOKAS, RICHARD



Parcel Number: 104 042329109007
Bill Number: 587616

587616/104 042329109007
RICHARD SOKAS
8709 SKYLINE DR
BURR RIDGE IL 60527

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
WEDGEWOOD DR
Sec. 29, T4N, R23E
WIND-DALE SUB NO 2 LOT 1 BLK 9 TAX EXEMPT
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 1.008240387	NET ASSESSED VALUE RATE 0.01563277 (Does NOT reflect credits)	NET PROPERTY TAX 0.00
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	STORM WATER 11.92 UTILITY FEE
TAXING JURISDICTION					
2021 EST. STATE AIDS ALLOCATED TAX DIST.		2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
RACINE COUNTY		769,541	817,357	0.00	0.00
VILLAGE OF CALEDONIA		2,350,901	2,269,023	0.00	0.00
UNIFIED SCHOOL DISTRICT		45,271,331	48,238,714	0.00	0.00
GATEWAY TEC VTAE		2,172,917	2,241,301	0.00	0.00
CAL UTILITY SEWER		0	0	0.00	0.00
CAL UTILITY WATER		0	0	0.00	0.00
TOTAL		50,564,690	53,566,395	0.00	0.00
FIRST DOLLAR CREDIT			0.00	0.00	0.00%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.00%
NET PROPERTY TAX			0.00	0.00	0.00%

TOTAL DUE: \$11.92
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	3,618,790	0.00	2051				

PAY 1ST INSTALLMENT OF: \$11.92 BY JANUARY 31, 2023 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF CALEDONIA C/O JOHNSON BANK 555 MAIN ST SUITE 900 RACINE, WI 53403 PIN# 104 042329109007 SOKAS, RICHARD BILL NUMBER: 587616	PAY 2ND INSTALLMENT OF: \$0.00 BY JULY 31, 2023 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: RACINE COUNTY TREASURER 730 WISCONSIN AVENUE RACINE, WI 53403-1274 PIN# 104 042329109007 SOKAS, RICHARD BILL NUMBER: 587616	PAY FULL AMOUNT OF: \$11.92 BY JANUARY 31, 2023 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF CALEDONIA C/O JOHNSON BANK 555 MAIN ST SUITE 900 RACINE, WI 53403 PIN# 104 042329109007 SOKAS, RICHARD BILL NUMBER: 587616
---	--	---



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

**RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE**

SOKAS, RICHARD



Parcel Number: 104 042329109008

Bill Number: 587617

587617/104 042329109008

RICHARD SOKAS

8709 SKYLINE DR

BURR RIDGE IL 60527

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

WEDGEWOOD DR

Sec. 29, T4N, R23E

WIND-DALE SUB NO 2 LOT 2 BLK 9 TAX EXEMPT
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 1.008240387	NET ASSESSED VALUE RATE 0.01563277 (Does NOT reflect credits)	NET PROPERTY TAX 0.00
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	STORM WATER 41.94 UTILITY FEE
TAXING JURISDICTION					
2021 EST. STATE AIDS ALLOCATED TAX DIST.		2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
RACINE COUNTY		769,541	817,357	0.00	0.00
VILLAGE OF CALEDONIA		2,350,901	2,269,023	0.00	0.00
UNIFIED SCHOOL DISTRICT		45,271,331	48,238,714	0.00	0.00
GATEWAY TEC VTAE		2,172,917	2,241,301	0.00	0.00
CAL UTILITY SEWER		0	0	0.00	0.00
CAL UTILITY WATER		0	0	0.00	0.00
TOTAL		50,564,690	53,566,395	0.00	0.00
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%

TOTAL DUE: \$41.94

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	3,618,790	0.00	2051				

PAY 1ST INSTALLMENT OF: \$41.94

BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329109008

SOKAS, RICHARD

BILL NUMBER: 587617

PAY 2ND INSTALLMENT OF: \$0.00

BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042329109008

SOKAS, RICHARD

BILL NUMBER: 587617

PAY FULL AMOUNT OF: \$41.94

BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329109008

SOKAS, RICHARD

BILL NUMBER: 587617



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

**RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE**

SOKAS, RICHARD



Parcel Number: 104 042329109009
Bill Number: 587618

587618/104 042329109009
RICHARD SOKAS
8709 SKYLINE DR
BURR RIDGE IL 60527

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

WEDGEWOOD DR
Sec. 29, T4N, R23E
WIND-DALE SUB NO 2 LOT 3 BLK 9 TAX EXEMPT
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 1.008240387	NET ASSESSED VALUE RATE 0.01563277 (Does NOT reflect credits)	NET PROPERTY TAX 0.00
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	STORM WATER 80.44 UTILITY FEE
TAXING JURISDICTION					
	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
RACINE COUNTY	769,541	817,357	0.00	0.00	
VILLAGE OF CALEDONIA	2,350,901	2,269,023	0.00	0.00	
UNIFIED SCHOOL DISTRICT	45,271,331	48,238,714	0.00	0.00	
GATEWAY TEC VTAE	2,172,917	2,241,301	0.00	0.00	
CAL UTILITY SEWER	0	0	0.00	0.00	
CAL UTILITY WATER	0	0	0.00	0.00	
TOTAL	50,564,690	53,566,395	0.00	0.00	0.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%

TOTAL DUE: \$80.44

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	3,618,790	0.00	2051				

PAY 1ST INSTALLMENT OF: \$80.44
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329109009
SOKAS, RICHARD
BILL NUMBER: 587618

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042329109009
SOKAS, RICHARD
BILL NUMBER: 587618

PAY FULL AMOUNT OF: \$80.44
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329109009
SOKAS, RICHARD
BILL NUMBER: 587618



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

SOKAS, RICHARD



Parcel Number: 104 042329109010
Bill Number: 587619

587619/104 042329109010
RICHARD SOKAS
8709 SKYLINE DR
BURR RIDGE IL 60527

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
WEDGEWOOD DR
Sec. 29, T4N, R23E
WIND-DALE SUB NO 2 LOT 4 BLK 9 TAX EXEMPT
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 1.008240387	NET ASSESSED VALUE RATE 0.01563277 (Does NOT reflect credits)	NET PROPERTY TAX 0.00																																																																		
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	STORM WATER 83.05 UTILITY FEE																																																																		
<table><tr><th>TAXING JURISDICTION</th><th>2021 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2022 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2021 NET TAX</th><th>2022 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>RACINE COUNTY</td><td>769,541</td><td>817,357</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>VILLAGE OF CALEDONIA</td><td>2,350,901</td><td>2,269,023</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>UNIFIED SCHOOL DISTRICT</td><td>45,271,331</td><td>48,238,714</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>GATEWAY TEC VTAE</td><td>2,172,917</td><td>2,241,301</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>CAL UTILITY SEWER</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>CAL UTILITY WATER</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>TOTAL</td><td>50,564,690</td><td>53,566,395</td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr></table>						TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE	RACINE COUNTY	769,541	817,357	0.00	0.00		VILLAGE OF CALEDONIA	2,350,901	2,269,023	0.00	0.00		UNIFIED SCHOOL DISTRICT	45,271,331	48,238,714	0.00	0.00		GATEWAY TEC VTAE	2,172,917	2,241,301	0.00	0.00		CAL UTILITY SEWER	0	0	0.00	0.00		CAL UTILITY WATER	0	0	0.00	0.00		TOTAL	50,564,690	53,566,395	0.00	0.00	0.0%	FIRST DOLLAR CREDIT			0.00	0.00	0.0%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			0.00	0.00	0.0%
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE																																																																		
RACINE COUNTY	769,541	817,357	0.00	0.00																																																																			
VILLAGE OF CALEDONIA	2,350,901	2,269,023	0.00	0.00																																																																			
UNIFIED SCHOOL DISTRICT	45,271,331	48,238,714	0.00	0.00																																																																			
GATEWAY TEC VTAE	2,172,917	2,241,301	0.00	0.00																																																																			
CAL UTILITY SEWER	0	0	0.00	0.00																																																																			
CAL UTILITY WATER	0	0	0.00	0.00																																																																			
TOTAL	50,564,690	53,566,395	0.00	0.00	0.0%																																																																		
FIRST DOLLAR CREDIT			0.00	0.00	0.0%																																																																		
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																																																		
NET PROPERTY TAX			0.00	0.00	0.0%																																																																		
					TOTAL DUE: \$83.05 FOR FULL PAYMENT PAY BY: JANUARY 31, 2023 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.																																																																		

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	3,618,790	0.00	2051				

PAY 1ST INSTALLMENT OF: \$83.05
BY JANUARY 31, 2023
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403
PIN# 104 042329109010
SOKAS, RICHARD
BILL NUMBER: 587619

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2023
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274
PIN# 104 042329109010
SOKAS, RICHARD
BILL NUMBER: 587619

PAY FULL AMOUNT OF: \$83.05
BY JANUARY 31, 2023
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403
PIN# 104 042329109010
SOKAS, RICHARD
BILL NUMBER: 587619



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

**RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE**

SOKAS, RICHARD



Parcel Number: 104 042329109011
Bill Number: 587620

587620/104 042329109011
RICHARD SOKAS
8709 SKYLINE DR
BURR RIDGE IL 60527

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

WEDGEWOOD DR
Sec. 29, T4N, R23E
WIND-DALE SUB NO 2 LOT 5 BLK 9 TAX EXEMPT
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 1.008240387	NET ASSESSED VALUE RATE 0.01563277 (Does NOT reflect credits)	NET PROPERTY TAX 0.00
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	STORM WATER 25.63 UTILITY FEE
TAXING JURISDICTION					
	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
RACINE COUNTY	769,541	817,357	0.00	0.00	
VILLAGE OF CALEDONIA	2,350,901	2,269,023	0.00	0.00	
UNIFIED SCHOOL DISTRICT	45,271,331	48,238,714	0.00	0.00	
GATEWAY TEC VTAE	2,172,917	2,241,301	0.00	0.00	
CAL UTILITY SEWER	0	0	0.00	0.00	
CAL UTILITY WATER	0	0	0.00	0.00	
TOTAL	50,564,690	53,566,395	0.00	0.00	0.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%

TOTAL DUE: \$25.63

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	3,618,790	0.00	2051				

PAY 1ST INSTALLMENT OF: \$25.63
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329109011
SOKAS, RICHARD
BILL NUMBER: 587620

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042329109011
SOKAS, RICHARD
BILL NUMBER: 587620

PAY FULL AMOUNT OF: \$25.63
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329109011
SOKAS, RICHARD
BILL NUMBER: 587620



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

**RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE**

SOKAS, RICHARD



Parcel Number: 104 042329146000
Bill Number: 587660

587660/104 042329146000
RICHARD SOKAS
8709 SKYLINE DR
BURR RIDGE IL 60527

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

4748 ELIZABETH ST
Sec. 29, T4N, R23E
PT N1/2-COM NE COR BLK 3 KRAMER EST E30 N298 W253
S298 E253 TO POB & COM NW COR KRAMER EST W30 N298
E437 W407 TO POB EXC V563P198 **TOTAL ACRES** 4.72
TAX EXEMPT

0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 1.008240387	NET ASSESSED VALUE RATE 0.01563277 (Does NOT reflect credits)	NET PROPERTY TAX 0.00
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	FIRE/AMBULANCE 172.50 STORM WATER 1,432.24 UTILITY FEE
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
RACINE COUNTY	769,541	817,357	0.00	0.00	
VILLAGE OF CALEDONIA	2,350,901	2,269,023	0.00	0.00	
UNIFIED SCHOOL DISTRICT	45,271,331	48,238,714	0.00	0.00	
GATEWAY TEC VTAE	2,172,917	2,241,301	0.00	0.00	
CAL UTILITY SEWER	0	0	0.00	0.00	
CAL UTILITY WATER	0	0	0.00	0.00	
TOTAL	50,564,690	53,566,395	0.00	0.00	0.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%

TOTAL DUE: \$1,604.74

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	3,618,790	0.00	2051				

PAY 1ST INSTALLMENT OF: \$1,604.74
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329146000
SOKAS, RICHARD
BILL NUMBER: 587660

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042329146000
SOKAS, RICHARD
BILL NUMBER: 587660

PAY FULL AMOUNT OF: \$1,604.74
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
C/O JOHNSON BANK
555 MAIN ST SUITE 900
RACINE, WI 53403

PIN# 104 042329146000
SOKAS, RICHARD
BILL NUMBER: 587660



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

maintenance or dredging of an existing pond. In addition, the applicant shall reimburse the Village for engineering, planning, legal and administrative expenses incurred in processing, reviewing, revising and approving the permit and site plan.

- (e) **Modifications Or Waivers.** An applicant who seeks modifications or waivers of any of the above permit requirements must obtain Village Board approval in accordance with the procedure set forth in Section 4-1-13 of the Village's Code of Ordinances.

9-2-12 STORM WATER MANAGEMENT FEES

- (a) **Findings and determination.** It is found, determined and declared as follows:

- (1) The management of storm water and other surface water discharges within the Village of Caledonia Storm Water Utility District is a matter that affects the health, safety and welfare of the Village of Caledonia, its citizens and businesses.
- (2) Failure to effectively manage storm water may create among other things, erosion of lands, damage to homes and businesses, create sedimentation and environmental damages to waterways within the Village of Caledonia Storm Water Utility District.
- (3) A system for the collection, conveyance, storage, and treatment of storm water provides services to all properties within the Village of Caledonia Storm Water Utility District and surrounding areas.
- (4) Failure to effectively manage storm water contributes to the further degradation of the water quality in area water bodies.
- (5) In order to protect the health, safety and welfare of the public the Village Board authorizes the establishment of a fee in connection therewith.
- (6) The Village is acting under the authority contained in Chapters 61 and 66 of the Wisconsin Statutes.
- (7) Those elements of the Village of Caledonia Storm Water Utility District which provide for the management of storm water and the improvement of storm water quality are of benefit to all real property within the Village of Caledonia Storm Water Utility District.
- (8) The costs of operating and maintaining the Village of Caledonia Storm Water Utility District and financing land acquisition, necessary repairs, replacement, improvements and extension thereof should, to the maximum extent practicable, be allocated in direct relationship to the contributions to the demand for storm water management services.
- (9) The fees established herein bear a reasonable relationship to the service provided by the Village of Caledonia Storm Water Utility District.
- (10) The area of impervious surface on each property is the most important factor influencing the cost of the storm water management services, systems and facilities provided by the Village of Caledonia Storm Water Utility District or to be provided in the future, and the area of impervious surface on each property is therefore the most appropriate parameter for calculating a periodic storm water management fee.

- (11) The existence of privately owned and maintained on-site or off-site systems, facilities, activities or assets which significantly reduce or otherwise mitigate the impact of a particular property on the Village of Caledonia Storm Water Utility District's cost of providing storm water management services and/or storm water management systems and facilities should be taken into account to reduce the storm water management fee on that property either in the form of a direct reduction or credit, and that such reduction or credit should be conditional upon continuing provision of such services, systems, facilities, activities or assets in a manner complying with the standards and codes as determined by the Village Board and as set forth herein.
- (b) **Definitions.** Unless the ordinance specifically indicates otherwise, the meaning of terms used in this section shall be as follows:
- (1) "Commission" means the Village of Caledonia Storm Water Utility District Commission.
 - (2) "Developed Property" means real property which has been altered from its natural state by the addition of any improvements, such as a building, structure or impervious surface.
 - (3) "District" means the Village of Caledonia Storm Water Utility District.
 - (4) "Dwelling Unit" means a single unit or apartment providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
 - (5) "Equivalent Residential Unit (ERU)" means the statistical average amount of horizontal impervious area per single family property of all the residential customer class parcels within the Village on the date of adoption of this ordinance. One ERU has been calculated to be an average of 5,230 square feet. The horizontal impervious area includes, but is not limited to, all areas covered by structures, roof extensions, patios, porches, driveways, and sidewalks.
 - (6) "Extension and Replacement" means all costs of extension, addition, and capital improvements to the system, the renewal and replacement of capital assets or purchase and installation of new equipment for the system, or land acquisition for the system, or any related costs thereto, or payment for extraordinary maintenance and repair, including the costs of construction, or any other expenses which are not costs of operation and maintenance.
 - (7) "Fiscal Year" means a twelve (12) month period commencing on the first day of December of any year. The intention of this definition is so that property tax bills issued in December of each year shall include fees imposed for a period of twelve (12) months from December 1 to November 30th of each year.
 - (8) "Impervious Area" or "Impervious Surface" means a horizontal surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by storm water or rain water. It includes, but is not limited to, semi-impervious surfaces such as compacted clay, gravel, as well as streets, roofs, sidewalks, parking lots, and other similar surfaces.
 - (9) "Nonresidential" means any developed property not used primarily as a permanent single family residential, such as an agricultural, multi-family,

- commercial, industrial property or an institutional property (schools, churches, hospitals, fraternal organizations, parks, municipal facilities, etc.).
- (10) “Operating Budget” means estimated revenues and the estimated costs for operations and maintenance, extension, and replacement of the system for each fiscal year.
 - (11) “Operation and Maintenance” means the current expenses, paid or accrued, of operation, maintenance, and current repair of the system, as calculated in accordance with sound accounting practice and includes, without limiting the generality of the foregoing, insurance premiums, administrative expenses, labor, executive compensation, the cost of materials and supplies used for current operations, and charges for the accumulation of appropriate reserves for current expenses not annually incurred, but which are such as may reasonably be in accordance with sound accounting practice.
 - (12) “Rate” means the user fee charged on each ERU. The rate is determined by the Village Board for each fiscal year.
 - (13) “Revenues” mean all rates, fees, assessments, rentals, fines or other charges or other income received by the District in connection with the management and operation of the system, including amounts received from the investment or deposit of monies in any fund or account, as herein required, and any amounts contributed by the Village, all as calculated in accordance with sound accounting practices.
 - (14) “Single Family” or “Single Family Residential” means a property with exactly one (1) dwelling unit.
 - (15) “Storm Water Management Fee” means the charge established by the Village Board on all property in the District to pay for operations and maintenance, and extension and replacement for the storm water system.
 - (16) “Storm Water System” or “System” means the existing storm water collection system of the District and all improvements thereto which by this section are constituted as the property and responsibility of the District to be operated as an enterprise to, among other things, conserve water, control discharges necessitated by rainfall events, incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality and quantity of discharge from such system.
 - (17) “Village” means the Village of Caledonia.
 - (18) “Village Board” means the Village Board of the Village.
 - (19) “Vacant Land” means any non-residential customer class property with no impervious surface area.
- (c) **Purpose.** It is determined and declared to be necessary and conducive to the protection of the public health, safety, welfare and convenience of the Village of Caledonia Storm Water Utility District to collect charges from all users of the Village of Caledonia Storm Water Utility District storm water collection system. The proceeds of such charges will be used to fund the management of Village of Caledonia Storm Water Utility District’s storm water system, including reinvestment in the maintenance and improvement of existing infrastructures, and other improvements to the system that will reduce urban

non-point source pollution in storm water run-off consistent with federal and state regulations.

(d) **Management.**

- (1) The rules, regulations and rates hereinafter set forth shall be considered part of the regulations applicable to every property in the Village of Caledonia Storm Water Utility District. Said rules, regulations and rates may be changed from time to time as determined by the Village Board and the right is reserved to make special rates and contracts in all proper cases.
- (2) The Village Board shall place within the Village of Caledonia Storm Water Utility District the responsibility for operation, maintenance and regulation of the existing storm water management services, systems and facilities that are within the Village of Caledonia Storm Water Utility District that were previously performed, operated or maintained by the Lake Michigan Storm Sewer Utility District and the Root River Storm Sewer Utility District through the Village of Caledonia, and other related assets, including, but not limited to, properties, other than road rights-of-way, upon which such storm water management systems and facilities are located, easements, rights-of entry and access and certain equipment used solely for storm water management. This responsibility shall be placed primarily with the Village of Caledonia Storm Water Utility District Commission, subject to oversight by the Village Board.
- (3) The cost of any convenience, service or public improvement provided by the Village of Caledonia Storm Water Utility District not paid for by special assessment shall be paid from the Storm Water Utility fund under sub. (4).

(e) **Audit.** The Village Board shall cause an annual audit of the books of the Village of Caledonia Storm Water Utility District to be made and the books and records relating to the Village of Caledonia Storm Water Utility District shall be available for inspection during regular business hours.

(f) **Disposition of Revenue.**

- (1) The storm water management fees hereunder shall generate adequate annual revenues to pay costs for the construction need, operation and maintenance of current and future storm water facilities, the cost of capital improvements to the District storm water system, street sweeping costs, water quality protection costs, administrative costs, and all other costs and expenses related to storm water management in the District.
- (2) Fiscal year end balances in the account shall be carried over to the same account in the subsequent fiscal year and shall be used for these accounts. Monies which have been transferred from other sources to meet temporary shortages in the District shall be returned to their respective sources including an appropriate adjustment of the user fee rates, if necessary. Any transferred monies shall be returned to their respective accounts within the fiscal year following the fiscal year in which the monies were borrowed.

(g) **Storm Water Management Fees and Rates.**

- (1) **Storm Water Management Fee.** The Village Board shall require that adequate revenues are generated through storm water management fees to provide for a balanced operating budget. The Village Board hereby authorizes the imposition of storm water management fees on all property in the District.
- (2) **Rates.** The Village Board will establish rates for each fiscal year. All rates established by the Village Board will be fair and reasonable and calculated to achieve a balanced operating budget for the system. Current rates will be on file in the office of the Village Clerk and Village Treasurer. Such charges shall include:

Customer Class Charge. All property in the District shall be divided into three (3) classes, which shall be called “customer classes.” A charge based on the customer class may be imposed on all property in the District. The rate within each customer class shall be uniform. The rate schedule is as follows:

<u>Customer Class</u>	<u>Storm Water Charge</u>
Single Family Residential	1 ERU
Non-Residential	1 ERU for each 5,230 sq. ft. of Impervious Area
Vacant	0.25 ERU

- (e) **New construction.** For the non-residential customer class, the construction of new or expanded buildings, driveways or other structures shall be subject to an increase in the number of ERU’s assigned to a lot or parcel. The Village shall recalculate the number of ERU’s assigned to each parcel upon the completion of new construction with respect to said parcel.
- (h) **Billing and Payment.** Annual storm water management fees, at the rate set annually by resolution of the Village Board, shall be levied and collected as a special charge against property in the District, under Wis. Stat. § 66.0627 and as provided in this section. Notice of the methodology and amounts that were used by the Village Board shall be posted and/or published as required by Wisconsin Statutes.. Property owners may pay the annual storm water management fee at any time after the rate has been set by the Village Board. Any storm water management fee that has not been paid prior to November 15 shall be deemed to be delinquent and shall be included in the next tax roll for collection and settlement under Chapter 74, Wis. Stats.
- (i) **Lien.** All delinquent storm water management fees shall be a lien upon the property served as of the date of delinquency and shall be collected as provided by this section and state statute.
- (j) **Establishment of Rate Schedule.** The Village Board shall set the storm water management fee rate by separate resolution.

(k) **Credit Policy.** The Village Board shall adopt a system of storm water management fee credits. In general, no credit shall be given for the installation of storm water management facilities required by the Village, Racine County, or State Storm Water Regulations.

- (1) Non-residential properties which are not required by Village or County ordinance or State statute or regulation to install storm water management facilities which take mitigating steps to improve the quantity and quality of storm water discharge by implementing best management practices that reduce the average annual loading of total suspended solids from existing development by 80 percent or more and are designed and/or implemented in accordance with current Wisconsin Department of Natural Resources guidelines and have maintenance agreements in place with the Village of Caledonia for the best management practice as applicable, may be eligible for a reduction of the annual user fee for that portion of the impervious area treated by best management practices. The reduction shall be determined on a case-by-case basis up to a maximum 50 % reduction.
- (2) Non-residential properties or portions of properties with impervious surface areas that are internally drained may be eligible for a reduction of the annual user fee. The reduction shall be determined on a case-by-case basis up to a maximum 50% reduction.
- (3) No credit shall be considered for structural or nonstructural best management practices that are required in order to comply with Village or County ordinance or State statute or regulation.
- (4) No credits shall be considered for any “natural” features such as, but not limited to, wetlands, lakes and floodplains or water impoundment of any kind in existence prior to passage of this Ordinance.

(l) **Adjustment of Fees and Appeal Procedure.**

- (1) **Requests for Adjustment.** Requests for adjustment of the user fee, including requests for storm water management fee credits, shall be submitted to the District, which is hereby given the authority to develop and administer the procedures and standards for the adjustment of fees as established herein. All requests shall be judged on the basis of the amount of impervious surface on the site. The Village also retains the right to grant storm water management fee credits to individual properties within the District that exhibit benefits to the storm water management system. The following procedure shall apply to all adjustment requests of the user fee.
 - (a) Any non-residential customer who has paid a user fee and believes the user fee to be incorrect, may, within thirty (30) days of the payment and subject to the limitations set forth in this section, submit an adjustment request of the Commission. To defray the Commission’s costs for reviewing the request, an adjustment review fee may be imposed and collected from an applicant in such amount, if any, as is set periodically by resolution of the Village Board.
 - (b) Adjustment requests shall be in writing and set forth in detail, the grounds upon which relief is sought.
 - (c) The non-residential customer requesting the adjustments may be required, at his own expense, to provide supplemental information to the


Commission, including, but not limited to, survey data approved by a Registered Land Surveyor (R.L.S.) and engineering reports approved by a Professional Engineer (P.E.). Failure to provide such information may result in the denial of the adjustments request.

- (d) The Commission shall issue a written determination as to whether the request for adjustment shall be granted. For adjustments that are granted, a credit shall be applied to the customer's account. Denials of adjustment requests shall be made, in writing, by the Village of Caledonia Storm water Utility District Commission.
- (2) **Appeal Procedure.** The Village elects not to be subject to the administrative review provisions contained in Wis. Stats. Ch. 68, except as set forth below, and establishes the following as a complete and final review procedure:
 - (i) Upon receipt of the written denial of an adjustment request, the customer who initially requested the adjustment may, within thirty (30) days of receipt of such denial, appeal to the Village Board.
 - (ii) In the event of an appeal, the Village Board shall hold a hearing as provided in Wis. Stats. §§68.11(2) and 68.11(3). The Village Board shall hold such hearing within 30 days of the appeal request, and shall notify the appellant of the hearing date no less than ten days notice in advance of the hearing. Within 20 days of the hearing and filing of briefs, if any, the village board shall mail or deliver to the appellant its written final determination, setting forth, in detail, the reason or reasons for its decision.
 - (iii) In reviewing denials of adjustment requests, the Village Board shall apply the standard and review criteria contained in subsection (1) of this section.
- (m) **Public Service Commission Complaint.** Notwithstanding subsection (1) , any user may file a complaint with Public Service Commission claiming that rates, rules and practices herein are unreasonable or unjustly discriminatory pursuant to State Statutes Wis. Stats. § 66.0821(5).
- (n) **Severability.** The sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

MEMORANDUM

DATE: Tuesday, July 25, 2023

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Storm Water Easement – 10126 Caddy Lane – Scott & Cheryl Brooks

BACKGROUND INFORMATION

The home at 10126 Caddy Lane was originally constructed in 2000. At that time a Storm Water Easement was required over the drainage way that bisects the lot. The Storm Water Easement was drafted and signed but was never recorded.

Recently, the home burned and is now in the process of being rebuilt. Since the Storm Water Easement was not recorded and is over 23 years old, a new document was created and signed by the Owners.

In order to record the Storm Water Easement, the Commission President and Secretary will need to execute the easement along with the Village Board President and Clerk.

It is recommended that the signatures of the President & Secretary of the Utility District are authorized.

RECOMMENDATION

Move to authorize the President and Secretary of the Caledonia Utility District to execute the Stormwater Easement for 10126 Caddy Lane with Scott & Cheryl Brooks.

Document Number

**Storm Water Drainage Easement
Agreement:
Scott & Cheryl L. Brooks**

Name and Return Address
**Mr. Anthony A. Bunkelman P.E.
Village of Caledonia
Engineering Department
5043 Chester Lane
Racine, Wisconsin 53402**

104-04-22-04-232-000
Parcel Identification Number (PIN)

STORM WATER DRAINAGE EASEMENT AGREEMENT:
SCOTT BROOKS and CHERYL L. BROOKS

This Storm Water Drainage Easement Agreement ("Agreement") is made the _____ day of _____, 2023, by and between **SCOTT BROOKS** and **CHERYL L. BROOKS**, being husband and wife, residing at 10126 Caddy Lane, Caledonia, Wisconsin 53108, referred to in this Agreement as "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin, and the **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are collectively referred to in this Agreement as the "Grantees".

RECITALS

A. The Owner is the fee simple holder of certain real property in the Village of Caledonia, Racine County, State of Wisconsin, as more particularly described and depicted in the topographic Boundary Survey prepared by Surveying Associates, Inc. and Wisconsin Registered Land Surveyor stamped dated 5-5-23 attached hereto as Exhibit A, and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

B. As a part of the approval by the Grantees of the development of the Property, the Grantees have required the Owner to construct, at Owner's own cost and expense, a storm water drainage plan within the area of the Property described and depicted on Exhibit B attached hereto and incorporated herein. Said storm water drainage plan is hereinafter referred to in this Agreement as the "Plan". The Grantees have further required as part of said approval that the Owner enter into an agreement with Grantees setting forth the Owner's responsibility to maintain the Plan and provide Grantees with an access easement.

C. The Grantees have requested that the Owner grant a permanent easement (referred to in this Agreement as the "Storm Water Drainage Easement") over that portion of the Property described in attached Exhibit B, hereinafter referred to in this Agreement as the "Storm Water Drainage Easement Area". The location of the Storm Water Drainage Easement Area with respect to the Property is as shown and described in Exhibit B.

D. The Grantees have requested that the Owner grant a permanent access easement (referred to in this Agreement as the "Ingress/Egress Easement") over the Owner's Property, that will grant to the Grantees, and their employees, officials, commissioners, contractors, consultants, and agents, pedestrian and/or vehicular ingress and egress to and from Caddy Lane and the Storm Water Drainage Easement Area.

E. The Storm Water Drainage Easement Area and the Ingress/Egress Easement Area area collectively referred to in this Agreement as the "Utility Easement Area".

F. As used in this Agreement, the term "Drainage Facilities" shall mean the Plan, the Storm Water Drainage Easement Area, the Ingress/Egress Easement Area, the drainage swales, drainage ditches, pipelines, laterals, culverts, storm sewers and any other structures or improvements that are constructed or installed upon the Utility Easement Area from time to time by the Owner or Grantees, or any other person or entity, or their contractors, successors and assigns, for the conveyance of surface and storm water over, across, under and through the Property.

AGREEMENT

For \$1.00 and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Construction, Use, Operation, Cleaning, Maintenance, Altering, Repairs and Replacements of the Drainage Facilities. The Owner agrees to construct, use, operate, clean, maintain, alter, repair and replace the Drainage Facilities, including, without limitation, mowing, control of weed and algae growth, repair of erosion, and the removal of trees, brush, vegetation and silt, and all other obstacles to the flow of surface water to and from the Drainage Facilities, so that the Drainage Facilities function properly and to their design capacity for the storage and conveyance of storm water and so that there are no obstructions interfering with the location, construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities. Said obligations shall include the obligation to construct, use, operate, clean, maintain, alter, repair and replace the Drainage Facilities both during the construction thereof and thereafter and in conformity with this Agreement and the Ordinances of the Village of Caledonia and any restrictive covenants applicable to the Property. The Owner shall prevent the Drainage Facilities from becoming a nuisance.

2. Failure to Construct, Clean, Maintain, Alter, Repair and Replace Drainage Facilities. The Grantees shall have the right, but not the responsibility, to enter upon the Property in order to perform construction, cleaning, maintenance, alterations, repairs and replacements of the Drainage Facilities if the Owner fails to do so after receiving a written request from the Grantees. The Owner shall be given at least ten business days after the date of said written request to perform whatever construction, cleaning, maintenance, alterations, repairs and replacements are deemed reasonable and necessary by the Grantees as stated in said notice. Provided, however, that in the event the Grantees determine that emergency action should be performed, then the Grantees may enter upon the Property immediately and perform said emergency action. The Owner shall reimburse Grantees for all costs incurred by the Grantees in performing said construction, cleaning, maintenance, alterations, repairs, replacements and emergency action, including, without limitation, any construction, engineering, legal and administrative costs with respect to the same, upon receiving an invoice for said costs. If Owner fails to pay said costs, then said costs may be assessed upon the Property by the Grantees as a special charge as provided in Wisconsin Statutes Sections 66.0627 and 66.0703, and Owner consents to said assessments and waives notice and hearing with respect to the levying of said assessments in accordance with Wisconsin Statutes Section 66.0703 and/or 66.0627.

3. Alteration or Changes of Drainage Facilities. The Owner shall not make or construct any alteration or change of the Drainage Facilities, including, without limitation, any alteration or change in the grade, elevations, size, shape, capacity, rate of inflow or rate of outflow of the Drainage Facilities, unless the Grantees approve the alteration or change in writing prior to the making or construction of said alteration or change.

4. Indemnification. Owner shall, and hereby does, indemnify and hold harmless the Grantees, and their employees, officials, commissioners, contractors, consultants, and agents from and against any claims, actions, judgments, damages, costs, and expenses (including, but not limited to, reasonable actual attorney fees) and/or liability of any nature whatsoever, that may arise, directly or indirectly, as a result of (i) the existence, construction, use, operation,

cleaning, maintaining, alteration, repair, and/or replacement of the Drainage Facilities, and/or (ii) any property damage and/or bodily injury (including death) that may arise or occur as a result of the foregoing and/or at such locations.

5. Insurance. Owner shall, at Owner's own cost and expense, and prior to the construction of the Drainage Facilities, obtain and maintain a policy of general liability insurance, from a Wisconsin-licensed insurance carrier, that (i) has coverage and policy limits satisfactory to the Grantees, and (ii) has the Grantees named as additional insureds. Such insurance shall be kept and maintained by the Owner throughout the entire term of this Agreement.

6. Grant of Easement. The Owner hereby grants to the Grantees, and to the Grantees' employees, officials, commissioners, contractors, consultants, agents, successors, and assigns, the Ingress/Egress Easement over, across, under, and through the Owner's Property, to and from Caddy Lane and the Storm Water Drainage Easement Area, for the purposes of (i) performing its duties, responsibilities, and easement rights imposed upon and/or granted to the Grantees under this Agreement, and/or (ii) inspecting, monitoring, and/or testing the Drainage Facilities and/or the Utility Easement Area, and (iii) for conveying and/or storing surface and storm waters in, over, across, under, and/or through the Utility Easement Area and the Drainage Facilities.

7. Removal of Obstructions. Owner hereby grants to the Grantees, and to Grantees' employees, officials, commissioners, contractors, consultants, and agents the right to:

- (a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Storm Water Drainage Easement Area, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Storm Water Drainage Easement Area that interfere with (i) the construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Storm Water Drainage Easement Area, or (ii) ingress and egress to the Storm Water Drainage Easement Area and Caddy Lane.
- (b) Remove any fences, structures or improvements located within the Storm Water Drainage Easement Area to the extent necessary to (i) carry out the construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Storm Water Drainage Easement Area, or (ii) maintain ingress and egress to the Storm Water Drainage Easement Area and Caddy Lane.

8. Further Owner Requirements.

(a) No fences, structures or improvements will be erected, and no trees, bushes or other vegetation will be planted, within the Storm Water Drainage Easement Area without the written consent of the Grantees; and

(b) The elevation of the existing ground surface within the Storm Water Drainage Easement Area will not be altered without the written consent of the Grantees.

(c) Owner shall comply with (i) the provisions and requirements of the Site Grading & Drainage Improvements Plan for the Property, prepared by Survey Associates, Inc., dated and Wisconsin Registered Land Surveyor Stamped 5-25-23, as may be approved and/or amended from time to time by the Grantees.

9. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Storm Water Drainage Easement Area or (ii) ingress and egress to the Storm Water Drainage Easement Area. Said restoration shall be to the condition that existed prior to the Grantees' entry on the Property; provided, however that the Grantees shall only be required to (i) restore any disturbed areas of soil with grass seed, and (ii) restore any disturbed paved portion or gravel portion of the Property with similar materials.

10. Non-Use. Non-use or limited use of the rights granted to the Grantees in this Agreement shall not prevent the Grantees from the later use of said rights to the fullest extent authorized in this Agreement.

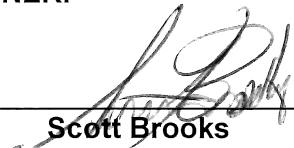
11. Covenants Run With Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land that is the Property and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Grantees and their respective successors and assigns.


12. Warranty. The Owner does hereby warrant and covenant that the Owner owns the Property in fee simple and is lawfully seized and possessed of the Property; that the Owner has a good and lawful right to grant the rights granted to the Grantees hereunder; that the Property is free and clear of all liens and encumbrances, except for recorded easements and recorded covenants, that the persons executing this Agreement on behalf of the Owner are fully authorized to execute this Agreement on behalf of the Owner; and that this Agreement is the binding obligation of the Owner.

13. Term. The term of this Agreement shall continue indefinitely, in full force and effect, unless and until amended and/or terminated with the written approval of the Grantees.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

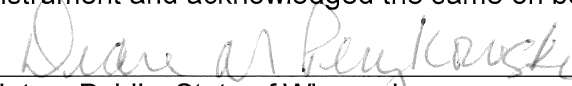
OWNER:

BY: 
Scott Brooks

BY: 
Cheryl L. Brooks

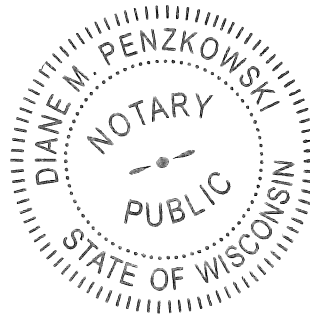
STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this 19th day of July 2023, the above-named **Scott Brooks** and **Cheryl L. Brooks**, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of said Owner.


Notary Public, State of Wisconsin

Diane M. Penzkowski

My Commission expires: 4-2-2024



VILLAGE OF CALEDONIA

BY: _____
Thomas R. Weatherston, President

ATTEST: _____
Joslyn Hoeffert, Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2023, the above-named **Thomas R. Weatherston, President** and **Joslyn Hoeffert, Clerk**, of the Village of Caledonia, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia.

Notary Public, Racine County, WI

My Commission expires: _____

BY: Howard Stacey, President

[illegible]

Notary Public, State of Wisconsin

This Instrument Was Drafted By: Richard W. Sehrbrock

EXHIBIT "A"

TOPOGRAPHIC
BOUNDARY SURVEY

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
SAIL@WILLT.COM

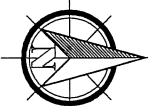
LEGAL DESCRIPTION

10126 CADDY LANE 104-04-22-04-232-000

Lot 42, Block "B", and Outlot "A", Block "B", Caddy Vista South Second Addition, being a Subdivision of a part of the Northwest 1/4 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin.

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	115.00'	366.00'	S87°33'24"W	114.55'	180°02'48"
C2	40.00'	366.00'	N84°54'36"W	39.98'	67°15'44"
C3	75.00'	366.00'	S84°23'18"W	74.89'	114°42'28"

NOT TO SCALE
GRAPHIC SCALE



LEGEND

- ⊙ - Denotes Existing Sewer Manhole
- WV - Denotes Existing Water Valve
- ⊕ - Denotes Existing Power Pole
- ⊗ - Denotes Existing AC Unit
- ⊙ - Denotes Existing Spot Elevation
- - Denotes Chain Link Fence

AREA OF PROPERTY
22.434 Sq. Ft. / 0.515 Acre

BENCHMARK FOR ELEVATIONS:
Concrete Monument with Brass Cap
Marking the Northwest Corner of the
Northwest 1/4 of Section 4-04-22
Elevation: 669.21 NAVD 1983 Datum

NOTE: THIS IS NOT AN
ORIGINAL SURVEY MEASUREMENT
THE SCALE IS RED.

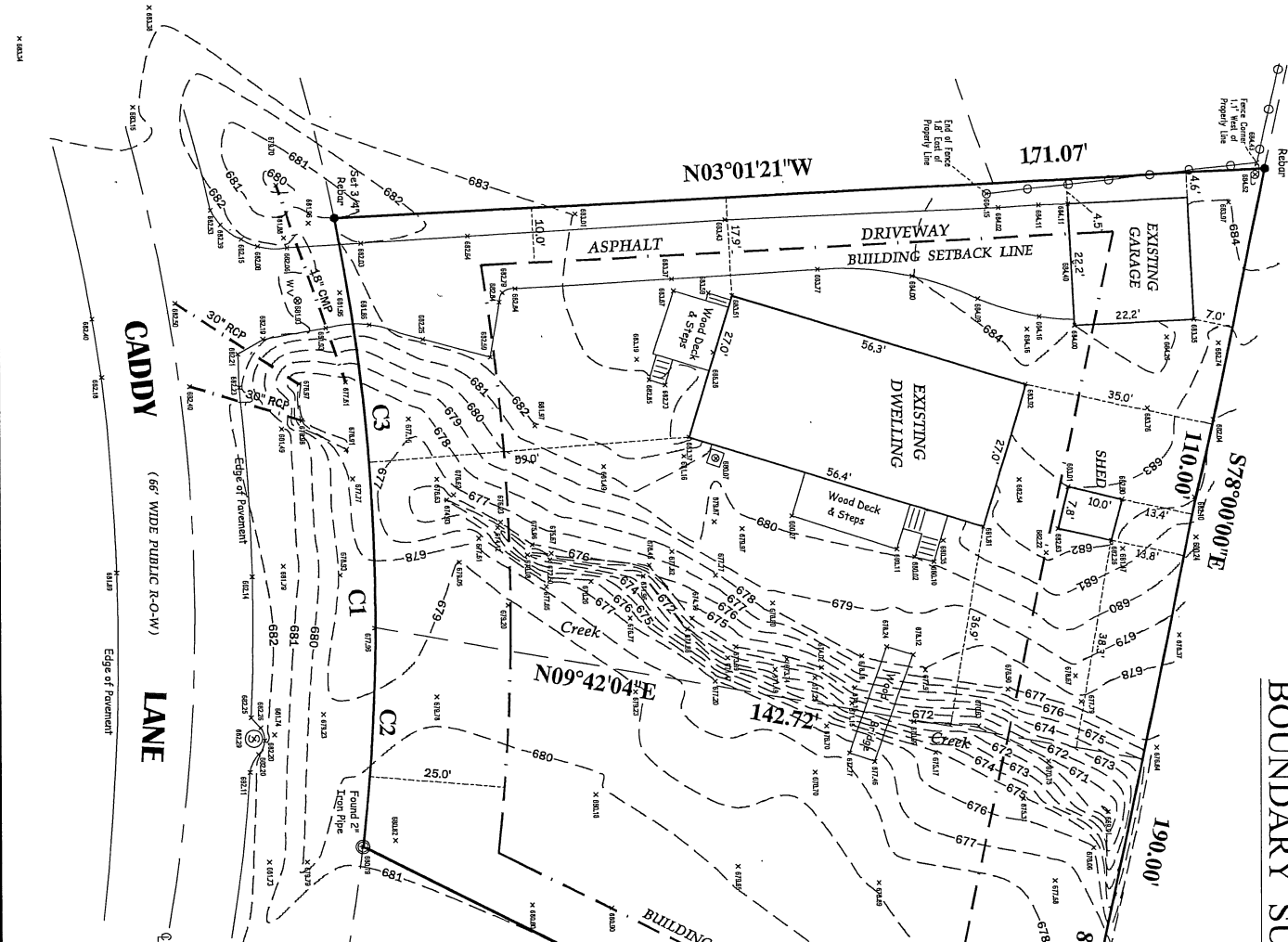
Marc C. Passarelli
WISCONSIN REGISTERED LAND SURVEYOR



"I have by certifying that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary lines and adjacent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and the surveyor, his heirs, assigns, and assigns, guarantees the title thereto within one year from this date."

NONREPRESENTATION BY WRITTEN AGREEMENT WITH THE ABOVE NAMED CLIENT HAS NOT BEEN WAIVED IN ACCORDANCE WITH A-E 7.01 (2) OF THE WISCONSIN ADMINISTRATIVE CODE.



CADDY LANE
(66' WIDE PUBLIC R-O-W)

TOPOGRAPHIC BOUNDARY SURVEY

**SURVEYING
ASSOCIATES, INC.**

**MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS**

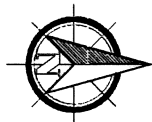
10126 Caddy Lane Caledonia MI 53108

Parcel # 104-04-22-04-232-000

LEGAL DESCRIPTION

Lot 42, Block "B", and Outlot "A", Block "B", Caddy Vinton South Second Addition, being a Subdivision of a part of the Northwest 1/4 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin.

CHORD TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	115.00'	366.00'	S87°33'24"W	114.55'	18°00'24"
C2	40.00'	366.00'	N86°34'36"W	39.98'	6°13'44"
C3	75.00'	366.00'	S84°25'18"W	74.85'	11°44'28"



Not to Scale

GRAPHIC SCALE

(IN FEET)
1 inch = 15 ft

LEGEND

- (S) - Denotes Existing Sewer Manhole
 W^V - Denotes Existing Water Valve
 CO₂ - Denotes Existing Power Pole
 - Denotes Existing AC Unit
 * - Denotes Existing Spot Elevation
 - - - - - Denotes Chain Link Fence

AREA OF PROPERTY

22,434 Sq. Ft. / 0.515 Acre

BENCHMARK FOR ELEVATIONS

Marking the Northwest Corner of the
Northwest 1/4 of Section 4-04-22
Elevation : 669.21' NAVD 1983 Datum

NOTE: THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

I have by cellully that I have surveyed: the above describes properly and that the above area is a true representation thereof and shows the size and location of property, its exterior boundaries, the location of all visible structures and dimensions of all principle buildings thereon, boundary hence apparent easements, roadways and structures. If any

*This survey is made for the use of the present owners of the property, and also those who purchase, after 1939, or who take the title thereby within one year from this event.

FIELD WORK BY	DATE	PROJECT NO.
JE / MMW	06/09/2023	36603
WORK BY	DATE	SCALE
MCP	06/25/2023	1" = 15'
APPROVED BY	DATE	
REMOVED BY		SHEET NO.
		1 of 1

EXHIBIT "B"

Page 2 of 2

The land affected by the grant of this easement and right-of-way is located in the Village of Caledonia, Racine County, Wisconsin, and is more particularly described as follows:

(STORM WATER DRAINAGE EASEMENT) A PARCEL OF LAND BEING PART OF LOT 42 AND OUTLOT A, BLOCK B OF THE CADDY VISTA SOUTH SECOND ADDITION, BEING A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT #42:

Thence along a curve to the right having a radius of 366.00 and an arc length of 22.90 feet, being subtended by a chord of North 80° 20' 25" East for a distance of 22.90 feet, along the South line of said lot and the North Right of Way line of Caddy Lane to the point of beginning;

Thence along a curve to the right having a radius of 366.00 and an arc length of 41.27 feet, being subtended by a chord of North 85° 23' 18" East for a distance of 41.25 feet, along the South line of said lot and the North Right of Way line of Caddy Lane to a point;

Thence North 35° 12' 5" East for a distance of 5.89 feet to a point;

Thence North 24° 43' 33" East for a distance of 143.08 feet to a point on the North line of said Outlot A;

Thence North 78° 0' 0" West for a distance of 28.99 feet along said North line of said Outlot A to the Northeast corner of said Lot #42;

Thence North 78° 0' 0" West for a distance of 5.90 feet along said North line of said Lot #42 to a point;

Thence South 24° 43' 33" West for a distance of 145.17 feet to a point;

Thence South 35° 12' 5" West for a distance of 16.50 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said easement contains 0.12 acres more or less and is part of parcel # 104-04-22-04-232-000. Address # 10126 Caddy Lane. See attached Exhibit "A".

MEMORANDUM

DATE: Wednesday, July 26, 2023

TO: Caledonia Utility District

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



RE: Subdivision System Acceptance – Bluffside – Bluffside Estates LLC

BACKGROUND INFORMATION

The Village, Utility District, and The Newport Group, LTD have entered into a Development Agreement for the residential subdivision of Bluffside. Bluffside requires public improvements such as the subdivision system to be made. The subdivision system includes the sanitary sewer laterals, watermain, water laterals, and storm water facilities.

The work for Bluffside, including the subdivision system has been completed and has been inspected for compliance with the approved plans and specifications. Asbuilt plans are being prepared and will be reviewed when received.

It is hereby recommended that the subdivision system of Bluffside be accepted by the Utility District.

RECOMMENDATION

Move to accept the Subdivision System for Bluffside subject to a satisfactory review of the Asbuilts.