



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Monday, October 9, 2023 – 5:30 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 – September 6, 2023
- 4. Citizen Comments**
- 5. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 6. Action Items**
 - a. Authorization of Signatures – Municipal Watermain & Storm Sewer Easement Agreement – Central Storage & Warehouse, LLC
 - b. Change Order #6 – Dominican Lift Station Improvements
 - c. Final Acceptance – Dominican Lift Station Improvements
 - d. 2024 Utility District Budget
- 7. Adjournment**

**Village of Caledonia Utility District Meeting
September 6, 2023**

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, September 6, 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, Dave Ruffalo and Trustee Lee Wishau. Trustee Nancy Pierce also attended the meeting until approximately 7:00pm. Commissioner John Strack was excused. Also, present was Public Services Director Anthony Bunkelman.

3. Approval of Minutes

a. Upon a motion by Trustee Wishau and seconded by Commissioner Kaplan, the Commission approved the minutes from the Utility District's previous regular meeting held August 2, 2023. **Motion carried.**

4. Citizens Comments

DRAFT

5. Communications and Announcements

a. Racine Water Utility Agenda

The Commission looked over the agenda and minutes from the August 15th 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 August 15th meeting of the Racine Wastewater Utility. Director Bunkelman gave a brief summary of the meeting.

c. Utility Operator Staffing Update

Director Bunkelman informed the Commission that there were interviews held and an offer out to one candidate. Awaiting reply.

6. Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$89,422.62 from the August 31st invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$72,050.17 from the August 31st invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$136,944.56 from the August 31st 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.

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d. Water Impact Fee / Sewer Connection Fee Update

Request on agenda to change rates on meters due to increased flow on newer meters.

e. Hoods Creek Attenuation Basin Expansion

Operators are setting up time to inspect flushing gates. Epoxy sealing joint between cells 3 & 4 to be done August 30th.

f. Central Lift Station Safety Site & Attenuation Basin

Inspected all air release valves on forcemain from lift station to discharge point. Only 2 are working. Working on quote to have them replaced. Also working with Racine to utilize bypass at 3 Mile Road for 7 air release valves in Racine.

g. Dominican Lift Station Rehab Project

Discussed with contractor the repair of the fence gate. Fence gate partially repaired on August 24th & 25th. Discussed volute drains with LW Allen and they are not required.

h. Washington Meadows Watermain

Performed inspection on restoration on project. The majority of the lots are good. There are a few homeowners that have not done anything (water/cut).

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

Elevated Tank Plans are near complete. Submitting design report and 90% plans to DNR for approval.

j. Hoods Creek – Aldebaran Brushing Project

Letters hand delivered to owners to inform them of work on August 7. Work started on August 8th. Contractor has brushed paths to creek in 3 locations. Log jams are severe just North of lift station. Contractor used swamp mats and a crane to remove log jams. Rain has slowed progress. Contractor has nearly expended budget for 2023 and will continue work in 2024.

k. Douglas Avenue – OMG Ditch Project

Pay request to reduce retainage has been received. Final work on restoration to be performed when crops come off of field.

l. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easement acquisition.

m. Westview Village Storm Improvements

Awaiting final restoration. Contractor has been contacted to proceed with work. Work to be done around first full week of September. Will need to process a Change Order for time when received.

DRAFT

8. Action Items

a. Change Order #13 – Hoods Creek Attenuation Basin Expansion

Commissioner Kaplan moved to approve Change Order #13 for the Hoods Creek Attenuation Basin Expansion Project with a contract decrease of \$34,006.65. Seconded by Trustee Wishau. **Motion carried.**

b. Change Order #14 – Hoods Creek Attenuation Basin Expansion

Commissioner Kaplan moved to approve Change Order #14 for the Hoods Creek Attenuation Basin Expansion Project with a contract decrease of \$84,912.95. Seconded by Trustee Wishau. **Motion carried.**

c. Reconciliation Request – Hoods Creek Attenuation Basin Expansion / Homestead Acres Subdivision

Commissioner Kaplan moved to recommend a payout of \$418,633.36 as a Change Order to the Hoods Creek Attenuation Basin Expansion Project. Seconded by Commissioner Ruffalo. **Motion carried.**

d. Water Impact Fee / Sewer Connection Fee – Ordinance change for REU on current meters

Trustee Wishau moved to approve an update to the REU value, recommend a change to the Village Ordinance, direct staff to draft the Ordinance revision, and forward the draft Ordinance to the Legislative & Licensing Committee and Village Board for approval. Seconded by Commissioner Kaplan. **Motion carried.**

e. Authorization of Signatures – Watermain & Sewer Assessment Settlement Agreement – 13010 4 Mile Road – Darlene Daines

Commissioner Kaplan moved to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Settlement Agreement with Darlene Daines of 13010 4 Mile Road. Seconded by Commissioner Ruffalo. **Motion carried.**

f. Authorization of Signatures – Watermain & Sewer Assessment Settlement Agreement – 13510 4 Mile Road – William & Judith Hurtienne

Commissioner Kaplan moved to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Settlement Agreement with William & Judith Hurtienne of 13510 4 Mile Road. Seconded by Commissioner Ruffalo. **Motion carried.**

g. Authorization of Signatures – Watermain & Sewer Assessment Settlement Agreement – 13108 4 Mile Road – Rebecca Keeku

DRAFT

Commissioner Kaplan moved to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Settlement Agreement with Rebecca Keeku of 13108 4 Mile Road. Seconded by Commissioner Ruffalo. **Motion carried.**

h. Storm Water Management Plan – Site Grading Plan Conditional Approval – Crawford Park

Trustee Wishau moved to approve the Storm Water Management Plan and Site Grading Plan for Crawford Park subject to a full review being completed on the Storm Water Management Plan and Site Grading Plan to ensure that the proposal meets all Village Engineering policies and Standards. Seconded by Commissioner Kaplan. **Motion carried.**

i. 2024 Utility District Budget

Director Bunkelman shared the draft 2024 Utility District Budget with the Commissioners. Trustee Wishau asked for some information on some line items be shared with him. Director Bunkelman will provide the spreadsheets.

9. Adjournment

Upon a motion by Trustee Wishau and seconded by Commissioner Ruffalo, the Commission moved to adjourn the regular meeting at 7:50pm. **Motion carried.**

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

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
ACH - WE ENERGIES							
Sewer Utility Fund	380	ACH - WE ENERGIES	4716533041	BILLING PERIOD 7/28/23-8/28/23	08/31/2023	9,914.34	501-00-64140 Utilities
Water Utility Fund	380	ACH - WE ENERGIES	4716533041	BILLING PERIOD 7/28/23-8/28/23	08/31/2023	508.03	500-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	4716533041	BILLING PERIOD 7/28/23-8/28/23	08/31/2023	206.30	502-00-64140 Utilities
Total ACH - WE ENERGIES:						10,628.67	
AUGUST WINTER & SONS, INC							
Sewer Utility Fund	9246	AUGUST WINTER & SONS, INC	PAY APP 6	DOMINICAN LS UPGRADE	09/26/2023	193,182.43	501-18739-000 CIP-Dominican Lift Station
Total AUGUST WINTER & SONS, INC:						193,182.43	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	1603346	WATER METER WASHERS	09/05/2023	500.00	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1603347	DEVICE KIT & READER ALIGNM	09/05/2023	158.68	500-18701-107 CIP - Meters
Total BADGER METER INC.:						658.68	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-410354	MINI BULB	08/31/2023	6.95	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-410354	MINI BULB	08/31/2023	6.95	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873-410354	PARTS MASTER 5W30	08/31/2023	40.14	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-410354	PARTS MASTER 5W30	08/31/2023	40.14	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-412356	5W20 FULL SYN OIL	09/20/2023	22.05	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-412356	5W20 FULL SYN OIL	09/20/2023	22.05	501-00-63200 Fuel, Oil, Fluids
Total BUY RIGHT, INC.:						138.28	
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	T305944	VALVES AND MISC. PARTS	08/24/2023	3,419.74	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	405	CORE & MAIN LP	T421612	3/4 QJCTS COP CPLG	08/24/2023	315.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	405	CORE & MAIN LP	T459900	VALVES AND MISC. PARTS	08/24/2023	13,733.82	500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:						17,468.56	
CUMMINS SALES AND SERVICES							
Sewer Utility Fund	429	CUMMINS SALES AND SERVICE	F6-62193	WORK SUPPLIES	09/20/2023	56.82	501-00-63200 Fuel, Oil, Fluids
Total CUMMINS SALES AND SERVICES:						56.82	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title	
DORNER COMPANY								
Water Utility Fund	551	DORNER COMPANY	507427	SERVICE CALL TO TROUBLESH	08/31/2023	875.00	500-00-64240	Building Repairs & Maintenance
Total DORNER COMPANY:						875.00		
G & F EXCAVATING								
Water Utility Fund	687	G & F EXCAVATING	35893	REPAIRS @ TAURUS DR. & W. P	08/23/2023	8,714.50	500-00-64240	Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35894	WATER MAIN REPAIR @ BONIT	08/24/2023	9,597.00	500-00-64240	Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35895	REPAIR WATER MAINS VALVES	08/25/2023	10,624.50	500-00-64240	Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35920	WATER MAIN VALVE REPAIRS;	09/18/2023	8,460.00	500-00-64240	Building Repairs & Maintenance
Total G & F EXCAVATING:						37,396.00		
J. MILLER ELECTRIC INC								
Water Utility Fund	9224	J. MILLER ELECTRIC INC	8676	SERVICE CALL MEMCO LANE B	09/19/2023	563.40	500-00-64240	Building Repairs & Maintenance
Total J. MILLER ELECTRIC INC:						563.40		
JOHNSON CONTROLS SECURITY SOLUTIONS								
Water Utility Fund	969	JOHNSON CONTROLS SECURI	39290583	Q4-23; ALARM QUARTERLY BIL	09/09/2023	311.91	500-00-64150	Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	39290583	Q4-23; ALARM QUARTERLY BIL	09/09/2023	311.92	501-00-64150	Communication Services
Total JOHNSON CONTROLS SECURITY SOLUTIONS:						623.83		
KORTENDICK HARDWARE								
Water Utility Fund	1096	KORTENDICK HARDWARE	159882	CLEANING PRODUCTS AND MI	08/14/2023	49.57	500-00-64030	Office Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	159882	CLEANING PRODUCTS AND MI	08/14/2023	49.58	501-00-64030	Office Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	160155	CONDUIT FITTINGS FOR DUNK	08/28/2023	8.98	500-00-64240	Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	160175	CLEANER AND FILTERS	08/29/2023	21.57	500-00-64030	Office Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	160175	CLEANER AND FILTERS	08/29/2023	21.56	501-00-64030	Office Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	160624	WORK SUPPLIES	09/19/2023	6.75	500-00-64070	Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	160624	WORK SUPPLIES	09/19/2023	600.72	501-00-64070	Work Supplies
Total KORTENDICK HARDWARE:						758.73		
LIGHTHOUSE COMMUNICATIONS								
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1260923	Q3-23; QUARTERLY BILLING ST	09/26/2023	1,276.60	500-00-64030	Office Supplies
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1260923	Q3-23; QUARTERLY BILLING ST	09/26/2023	1,276.59	501-00-64030	Office Supplies
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1260923	Q3-23; QUARTERLY BILLING PO	09/26/2023	3,781.75	500-00-64040	Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1260923	Q3-23; QUARTERLY BILLING PO	09/26/2023	3,781.75	501-00-64040	Postage & Shipping

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total LIGHTHOUSE COMMUNICATIONS:						10,116.69	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	44866	OCTOBER 2023 - OFFICE ANYW	09/08/2023	300.00	500-00-64320 IT Infrastructure
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	44866	OCTOBER 2023 - OFFICE ANYW	09/08/2023	300.00	501-00-64320 IT Infrastructure
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2315251	LEAD & COPPER ANALYSIS	09/12/2023	776.91	500-00-62560 Water Sampling and Testing
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2315259	SCREENING - LEAD & COPPER	09/12/2023	33.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2316191	LEAD & COPPER ANALYSIS	09/22/2023	165.00	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						974.91	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5230	AUGUST 23; WATER SAMPLES	08/24/2023	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5237	WATER TESTS	09/08/2023	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:						730.00	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	64821	3 YARDS PTS	09/25/2023	81.00	500-18737-107 CIP - WASHINGTON MEADOWS
Total RAY HINTZ INC.:						81.00	
REVERE ELECTRIC							
Sewer Utility Fund	1629	REVERE ELECTRIC	S4982619.002	BRA M21-375-499 LABEL NYLO	09/08/2023	60.85	501-00-64070 Work Supplies
Total REVERE ELECTRIC:						60.85	
SME SEASONAL SERVICES LLC							
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6802	MOWING - TREES ON EDGAR (09/01/2023	850.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6802	MOWING - SINGLE CUTTING OF	09/01/2023	2,300.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6802	MOWING - TREES ON EDGAR (09/01/2023	850.00	502-00-64260 Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						4,000.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
STRAND ASSOCIATES INC.							
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0201245	2023 SCREENING AND 2022-20	09/12/2023	2,659.52	502-00-62101 MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						2,659.52	
ULINE							
Water Utility Fund	2030	ULINE	167931702	GLOVES; JANITORIAL SUPPLIE	08/31/2023	750.37	500-00-64070 Work Supplies
Sewer Utility Fund	2030	ULINE	167931702	GLOVES; JANITORIAL SUPPLIE	08/31/2023	750.38	501-00-64070 Work Supplies
Total ULINE:						1,500.75	
WESTERN CULVERT & SUPPLY INC.							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	069159	CULVERT PIECES AND BANDS	09/15/2023	9,625.40	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						9,625.40	
Grand Totals:						292,699.52	

PAYMENT TOTALS BY FUND


Sewer Utility Fund	\$210,376.08
Storm Water Utility Fund	\$ 16,491.22
Water Utility Fund	\$ 65,832.22
TOTAL	\$292,699.52

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
BADGER METER							
WATER UTILITY FUND	163	BADGER METER	1607620	ONSITE, BEACON AMA FOR MOBILE SOLUT	09/26/23	4,000.00	500-18701-107 CIP-METERS
						4,000.00	
FOTH INFRASTRUCTURE & ENVIRO							
SEWER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	862178	HOODS CREEK ATTENUATION BASIN	09/28/23	1,704.83	501-18736-000 CIP-HOODS CREEK ATTENUATION BASIN
WATER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	86223	WASHINGTON MEADOWS WATER MAIN	09/28/23	3,786.70	500-18737-107 CIP-WASHINGTON MEADOWS
SEWER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	86225	SEWER/WATER MAPPING	09/28/23	31.00	501-00-62103 MAPPING
WATER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	86225	SEWER/WATER MAPPING	09/28/23	31.00	500-00-62103 MAPPING
SEWER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	86229	CUD GENERAL ENGINEERING 2023	09/28/23	239.20	501-00-61340 ENGINEERINF DESIGN CHARGES
STORM WATER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	86194	STH 32 STREAM RESTORATION	09/28/23	693.10	502-00-65154 HWY 32 STEAM RESTORATION
STORM WATER UTILITY FUND	666	FOTH INFRASTRUCTURE & ENVIRO	86205	WESTVIEW VILLAGE SOTRMWATER IMPRO	09/28/23	55.20	502-00-65156 WESTVIEW VILLAGE STORM
						6,541.03	
NORTHERN LAKE SERVICE, INC.							
WATER UTILITY FUND	1411	NORTHERN LAKE SERVICE, INC.	2316606	LEAD & COPPER ANALYSIS	09/29/23	33.00	500-00-62560 WATER SAMPLING AND TESTING
						33.00	
MENARDS							
SEWER UTILITY FUND	1281	MENARDS	73711	SUMP ALARM		209.97	501-00-65240 BUILDING REPAIRS & MAINTENANCE
						209.97	
PUBLIC SERVICE COMMISSION OF WISCONSIN							
WATER UTILITY FUND	1535	PUBLIC SERVICE COMMISSION OF WISCC RA2-4-I-00900		ADVANCED ASSESSMENTS	09/29/23	3,778.66	500-00-61000 PROFESSIONAL SERVICES
						3,778.66	
OAK CREEK WATER UTILITY							
WATER UTILITY FUND	1423	OAK CREEK WATER UTILITY	2023 Q3 OAK CREEK DOUGLASS	Q3-23; WATER / PUBLIC FIRE PROTECTION	09/15/23	120,681.88	500-00-62550 PURCHASED WATER
WATER UTILITY FUND	1423	OAK CREEK WATER UTILITY	2023 Q3 OAK CREEK DOUGLASS	Q3-23; WATER / PUBLIC FIRE PROTECTION	09/15/23	19,239.37	500-00-64180 PUBLIC FIRE PRCTECTION
WATER UTILITY FUND	1423	OAK CREEK WATER UTILITY	2023 Q3 OAK CREEK DUANE	Q3-23; WATER	09/15/23	22,280.20	500-00-62550 PURCHASED WATER
WATER UTILITY FUND	1423	OAK CREEK WATER UTILITY	5421	SEP-23; WATER TESTS	09/26/23	365.00	500-00-62560 WATER SAMPLING
						162,566.45	
RACINE WATER & WASTEWATER							
SEWER UTILITY FUND	1574	RACINE WATER & WASTEWATER	WWINV-09375	6TH STREET INTERCEPTOR - BAND PAYMEN	09/28/23	885.74	501-00-67100 INTEREST
						885.74	
SJE, INC							
SEWER UTILITY FUND	1119	SJE, INC	CD99495840	HOOD CREEK LIFT STATION REPAIRS/OMPF	09/28/23	12,032.45	501-00-64240 BUILDING REPAIRS & MAINTENANCE
						12,032.45	
TOTAL						190,047.30	
PAYMENT TOTALS BY FUND							
SEWER UTILITY FUND	\$		13,362.71				
STORM WATER UTILITY FUND	\$		748.30				
WATER UTILITY FUND	\$		175,936.29				
TOTALS	\$		190,047.30				

MEMORANDUM

DATE: Tuesday, September 26, 2023

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Municipal Watermain & Storm Sewer Easement – Central Storage & Warehouse, LLC

BACKGROUND INFORMATION

Central Storage & Warehouse LLC has purchased Pad E in DeBack Farms. Pad E is located directly to the South of their current facility at 12725 4 Mile Road. As part of purchasing this pad, Central Storage & Warehouse has shared their development plan. Their development plan consists of constructing 2 additions onto the current facility.

The issue with their plan is that there is an existing storm sewer that will need to be relocated and a future watermain that was required as part of Phase III of DeBack Farms under the proposed building addition. Central Storage & Warehouse has provided a plan to relocate the Storm Sewer and a plan to install the required Watermain. These plans would route the Storm Sewer & Watermain around the ultimate development of the site. These plans are currently under review, but the layout has been deemed acceptable.

As part of the plans, the existing Watermain and Storm Sewer Easement will need to be vacated and a new Watermain and Storm Sewer Easement will need to be granted. The attached Municipal Watermain & Storm Sewer Easement does both vacate the existing easement and grant a new one.

The Municipal Watermain & Storm Sewer Easement Agreement has been reviewed and executed by Central Storage & Warehouse. In order to record the 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 Municipal Watermain & Storm Sewer Easement with Central Storage & Warehouse, LLC.

Document Number

**Municipal Watermain & Storm Sewer
Easement Agreement**

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

51-104-04-22-30-015-201
Parcel Identification Number (PIN)

MUNICIPAL WATERMAIN & STORM SEWER EASEMENT AGREEMENT

(Between Caledonia and Central Storage & Warehouse, LLC)
(Permanent Watermain & Storm Sewer Easement for a 12" Watermain, Related Watermain Infrastructure, a 42" Storm Sewer, and Related Storm Sewer Infrastructure)

This agreement ("Agreement") is made and entered into as of the 8th day of September 2023 (the "Effective Date"), by and between:

- a) CENTRAL STORAGE & WAREHOUSE, LLC, being a Delaware limited liability company with local offices located at 4309 Cottage Grove Road, Madison, Wisconsin 53716 (hereinafter referred to as "Owner"); and
- b) The VILLAGE OF CALEDONIA, being a municipal corporation and village created under the laws of the State of Wisconsin, with its Village Hall located at 5043 Chester Lane, Racine, Wisconsin 53402 (hereinafter referred to as the "Village"); and
- c) The VILLAGE OF CALEDONIA UTILITY DISTRICT, being a utility district established by the Village of Caledonia under the laws of the State of Wisconsin, with utility district offices located at 333 4 ½ Mile Road, Racine, Wisconsin 53402 (hereinafter referred to as the "Utility District").

Introduction

The Village is located in Racine County, Wisconsin. The Village, through the Utility District, owns and operates a municipal watermain system (hereinafter referred to as the "District System") and owns and operates a municipal storm sewer system (hereinafter referred to as the "District Storm Water System").

Owner is the sole record-title owner of the parcel of real property (hereinafter referred to as the "Property") located in the Village of Caledonia, Racine County, Wisconsin, that is described, in part, in attached Exhibit A.

Certified Survey Map No. 3302, recorded with the Racine County Register of Deeds on July 13, 2018 as Document No. 2498467 ("CSM 3302"), established Lot 1 in which the Owner developed Phase 1 and Phase 2 of Central Storage & Warehouse.

Certified Survey Map No. 3437, recorded with the Racine County Register of Deeds on March 26, 2021 as Document No. 2586090 ("CSM 3437"), established Lot 3 in which the Owner is proposing to develop Phase 2.5, Phase 3, and Phase 4 of Central Storage & Warehouse.

Special Warranty Deed, recorded with the Racine County Register of Deeds on July 6, 2023 as Document No. 2657610 ("Special Warranty Deed"), combined Lot 1 of CSM 3302 with Lot 3 of CSM 3437 creating a single parcel pursuant to Section 70.28 of the Wisconsin State

CSM 3302, established a Thirty Foot (30') Water Main Easement over a portion of the Property, that runs in a generally North/South direction through the Property to the South property line of Lot 1 and also established an Eighteen Foot (18') Water Main Easement in an East/West direction along the South property line of Lot 1 to Smerchek Lane. This Water Main Easement was previously terminated by a new Municipal Watermain Easement Agreement, recorded with the Racine County Register of Deeds on March 24, 2021 as Document No. 2585789.

A Municipal Watermain Easement Agreement, recorded with the Racine County Register of Deeds on March 24, 2021 as Document No. 2585789, established a Thirty Foot (30') Watermain Easement that, in part, runs in a generally North/South direction near the West property line of Lot 3 of CSM 3437 and runs in a generally East/West direction along the North property line of Lot 3 of CSM 3437. The parties hereto now desire to by this instrument to terminate the portion of the Municipal Watermain Easement that is located on Lot 3 of CSM 3437 in all respects.

This present Agreement is being entered into by the above-named parties for the purpose of creating a new Watermain Easement Area and Storm Sewer Easement Area (as defined below).

It is required that with the development of Phase 2.5 of Central Storage & Warehouse on the Property, that the Owner shall construct and install, at the Owner's expense: (i) municipal watermains, (ii) related customary watermain infrastructure (iii) municipal storm sewers, and (iv) related customary storm sewer infrastructure (collectively the "Construction Project") in, on, and under the Watermain & Storm Sewer Easement Area (as defined below), and that upon approval of the Village, the said watermains and related infrastructure shall become part of the District System, and said storm sewer and related infrastructure shall become part of the Storm Water System.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES HEREAFTER DESCRIBED, THE ABOVE-NAMED PARTIES HEREBY AGREE AS FOLLOWS:

1. Introduction is Correct: The foregoing "Introduction" is true and correct, and along with its Exhibits A and B are hereby incorporated into this Agreement.
2. Termination of Existing North/South and East/West Watermain Easement: The Existing North/South and East/West Watermain Easement located on the former Lot 3 of CSM 3437, is hereby terminated and released from the Property. The balance of the 30' Watermain Easement (not on Lot 3 of CSM 3437) that was granted in the Municipal Watermain Easement Agreement, recorded with the Racine County Register of Deeds on March 24, 2021 as Document No. 2585789, shall remain in full force and effect.

3. Easement Granted: Owner hereby grants to the Village and the Utility District a permanent Watermain & Storm Sewer Easement in, on, and under the portion of the Property described below as the Watermain & Storm Sewer Easement Area, on which the Owner shall, at the Owners cost and expense, with the development of Phase 2.5 of Central Storage & Warehouse on the Property, undertake the Construction Project and construct and install watermains, related watermain infrastructure (collectively, the “Watermains”), storm sewer, and related storm sewer infrastructure (collectively, the “Storm Sewers”). Upon completion of the Construction Project (to the satisfaction of the Village), the Village shall approve and accept the said installed/constructed Watermains and related infrastructure, as a part of the District System, and the Village shall approve and accept the said installed/constructed Storm Sewers and related infrastructure, as part of the Storm Water System, and after the one (1) year warranty period, the Village and/or Utility District shall, at its own expense, inspect, operate, maintain, repair, and/or replace the Watermains and Storm Sewer, to keep such facilities in good condition and repair at all times. If the Watermain & Storm Sewer Easement Area is encumbered by any restrictions, created by a written agreement to which the Village is a signatory party, that require all such facilities to be underground, they shall be underground or on the surface of the ground (but excluding valves, fire hydrants, and manholes).
4. Watermain & Storm Sewer Easement Area: Attached as Exhibit B is (i) an exhibit showing the Watermain & Storm Sewer Easement Area granted by the Owner on the Property to the Village and the Utility District, and (ii) the legal description of such Watermain & Storm Sewer Easement Area (referred to herein as the “Watermain & Storm Sewer Easement Area”).
5. Access to Watermain & Storm Sewer Easement Area: The Village, the Utility District, and/or their officials, officers, employees, contractors, engineers, consultants, and agents are hereby given the permanent non-exclusive right to go upon and enter the Watermain & Storm Sewer Easement Area, as such times as the Village and/or the Utility District reasonably need, for the purpose of exercising the easement rights granted herein.
6. Restrictions on Owner: Owner shall not construct (nor allow any third party to construct) any type of structure and/or place any type of obstruction in, over, under, on, or upon the Watermain & Storm Sewer Easement Area, and shall not materially impede or obstruct the exercise of the easement rights granted hereunder. Notwithstanding the foregoing, however, Owner (and/or his/her/its assignee, successor(s) in title, or tenant) may construct, install, and maintain pedestrian pathways, driveways, parking lots, and/or roadways over the Watermain & Storm Sewer Easement Area, provided that such construction and use does not damage the Watermain, Storm Sewer, and related infrastructure located in the Watermain & Storm Sewer Easement Area.
7. Restoration of Disturbed Areas: To the extent the Village and/or Utility District, in its reasonable discretion, deem it necessary for the exercise of its easement rights granted

hereunder, the Village/Utility District may remove from the Watermain & Storm Sewer Easement Area obstructions, and/or any plants, shrubs, bushes, trees, or other vegetation, and the Village/Utility District shall not be required to restore or replace such items, except, however, the Village/Utility District shall restore any disturbed portion of the natural vegetation and/or landscaping of such Watermain & Storm Sewer Easement Area by seeding the same with grass seed. In addition, the Village/Utility District shall promptly repair and restore any pedestrian pathways, driveways, parking lots, and/or roadways (to its previously existing condition) located in the Watermain & Storm Sewer Easement Area that may be damaged by the Village or Utility District.

8. Runs with the Land: This Agreement shall run with the land of the Property described herein, and shall inure to the benefit of, and be binding upon, the parties to this Agreement and their respective successors and assigns (including, but not limited to, the successors in Title to the Property).
9. Governing Law: This Agreement shall be governed, controlled, construed, and interpreted by and under the laws of the State of Wisconsin. The venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.
10. Recording: This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their successors and assigns. This Agreement shall be recorded by the Village at the Office of the Register of Deeds for Racine County, Wisconsin.

[Signature Pages to follow]

OWNER:

BY:

S. Krieg
SAM KRIEG

Co-CEO, Managing Member
Central Storage & Warehouse, LLC

STATE OF WISCONSIN)

) SS

COUNTY OF RACINE)

Personally came before me this 8th day of September 2023, the above-named **SAM KRIEG** as the Co-CEO & Managing Member of Central Storage & Warehouse, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said limited liability company.

BRIAN ROGGA
Notary Public, State of Wisconsin

Brian Rogga
Print Name: Brian Rogga
Notary Public, State of Wisconsin

My Commission expires: 8/16/25

VILLAGE OF CALEDONIA:

BY:

Thomas Weatherston
THOMAS WEATHERSTON

President

ATTEST:

Joslyn Hoeffert
JOSLYN HOFFERT

Clerk

STATE OF WISCONSIN)

) SS

COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2023, the above-named **THOMAS WEATHERSTON**, President and **JOSLYN HOFFERT**, Clerk of the Village of Caledonia, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia.

Print Name: _____
Notary Public, State of Wisconsin

My Commission expires: _____

VILLAGE OF CALEDONIA UTILITY DISTRICT:

BY: _____
HOWARD STACEY
President

ATTEST: _____
ROBERT KAPLAN
Secretary

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2023, the above-named **HOWARD STACEY**, President and **ROBERT KAPLAN**, Secretary of the Village of Caledonia Utility District, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia Utility District.

Print Name: _____
Notary Public, State of Wisconsin

My Commission expires: _____

This Agreement drafted by
Anthony A. Bunkelman P.E.
Public Services Director
Village of Caledonia

EXHIBIT A

Lot 1 CSM 3302

Lot 3 CSM 3437

Special Warranty Deed

VOL 10 PAGE 918

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⬤ - Denotes Found Mag Nail
- ⊕ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- //// - Denotes No Access

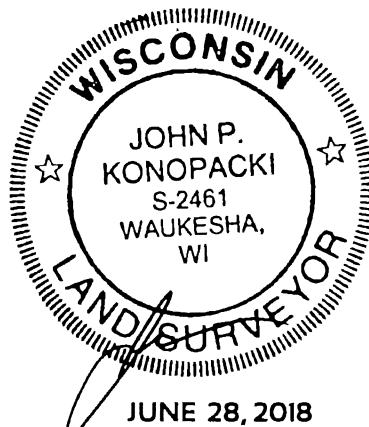
Subject Property Zoning:
M-3: Heavy Industrial District
Tax Key Number:
#104-04-22-30-015-200

- SEE SHEET 7 FOR BOUNDARY
CURVE & LINE TABLES
- SEE SHEET 9 FOR NO ACCESS
AND VISION CORNERS DETAIL

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)



DEBACK LANE
(66' R.O.W.)

LOT 2
6,397,456 SQ. FT.
146.8654 ACRES

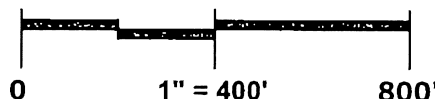
EAST
FRONTAGE
ROAD
(VARIABLE
R.O.W.)

ADAMS
ROAD

CAROL
ROAD
(VARIABLE R.O.W.)

ADAMS
ROAD
(VARIABLE R.O.W.)

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Prepared for:
WISPARK LLC
231 W. Michigan Street
Milwaukee, WI 53203

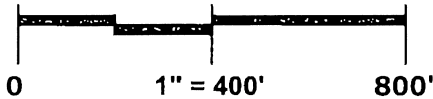
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 1 OF 12

CERTIFIED SURVEY MAP NO. 3302

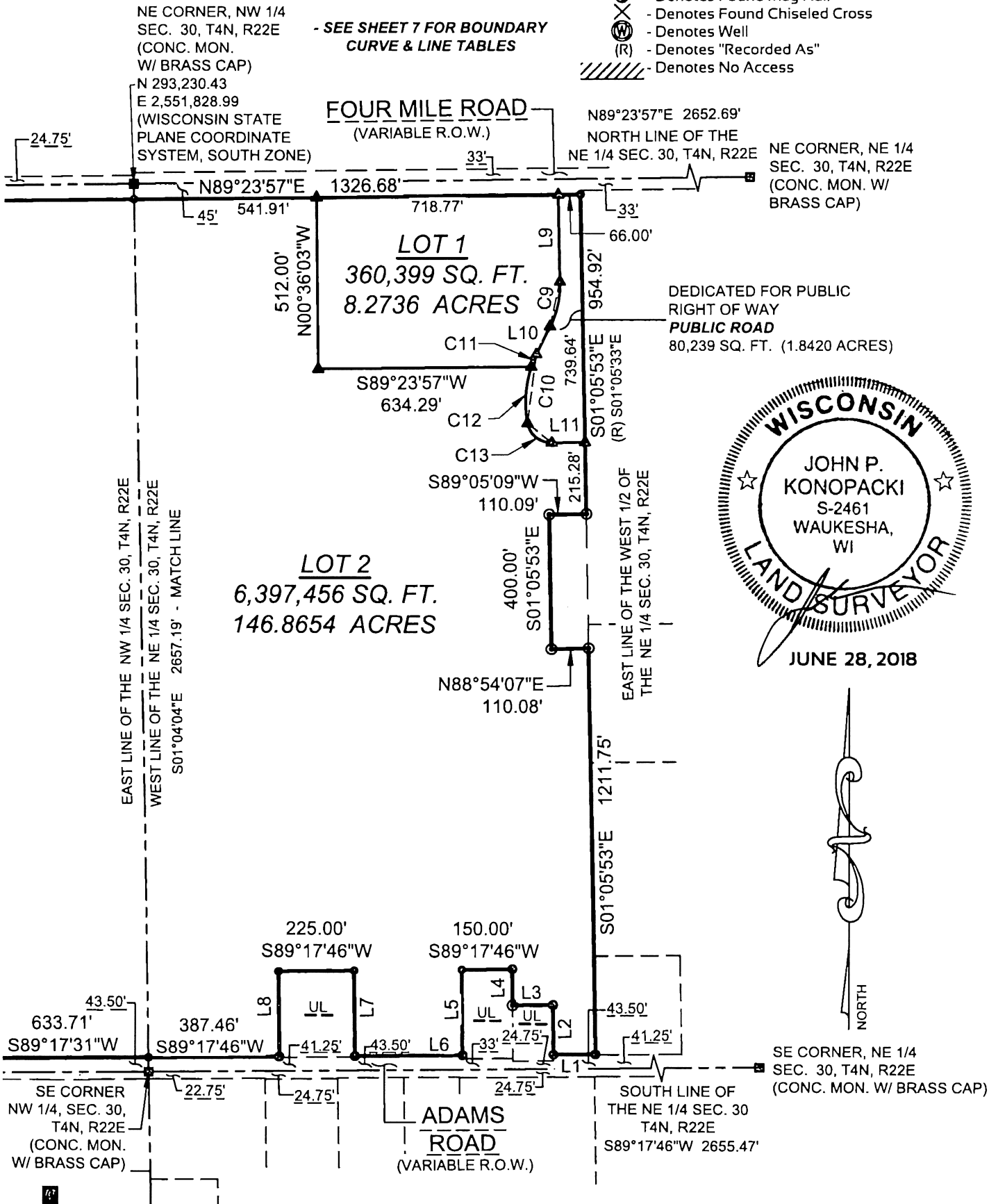
Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

GRAPHICAL SCALE (FEET)



LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- ⊕ - Denotes Found 3/4" Iron Rebar
- ⊗ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- //// - Denotes No Access



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#390.10

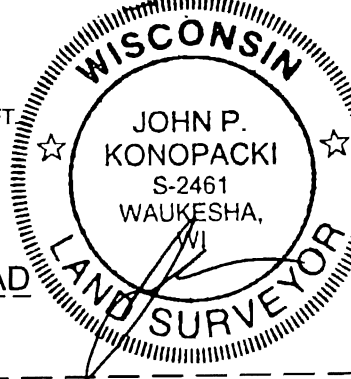
SHEET 2 OF 12

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

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- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- - Denotes No Access



JUNE 28, 2018

NE CORNER, NW 1/4 SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4 SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE NW 1/4 SEC. 30 T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

NOTES:

- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)

EAST FRONTAGE ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

SW CORNER, NW 1/4 SEC. 30, T4N, R22E
(CONC. MON. W/ ALUMINUM CAP)

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

ADAMS ROAD

LOT 1
C.S.M. NO. 3123

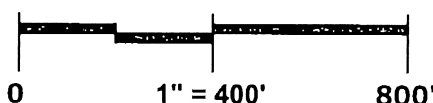
LOT 2

LOT 3

CAROL ROAD
(VARIABLE R.O.W.)

LOT 2

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 3 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
 - Right of Way widths and locations are based on Certified Survey Map No. 3219.
 - Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
 - Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.

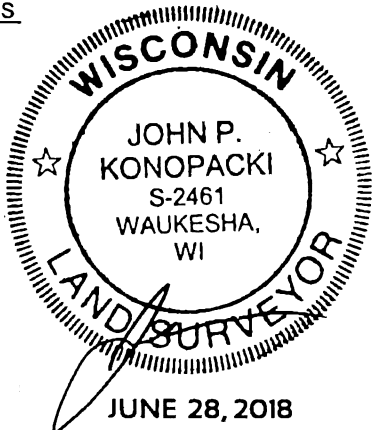
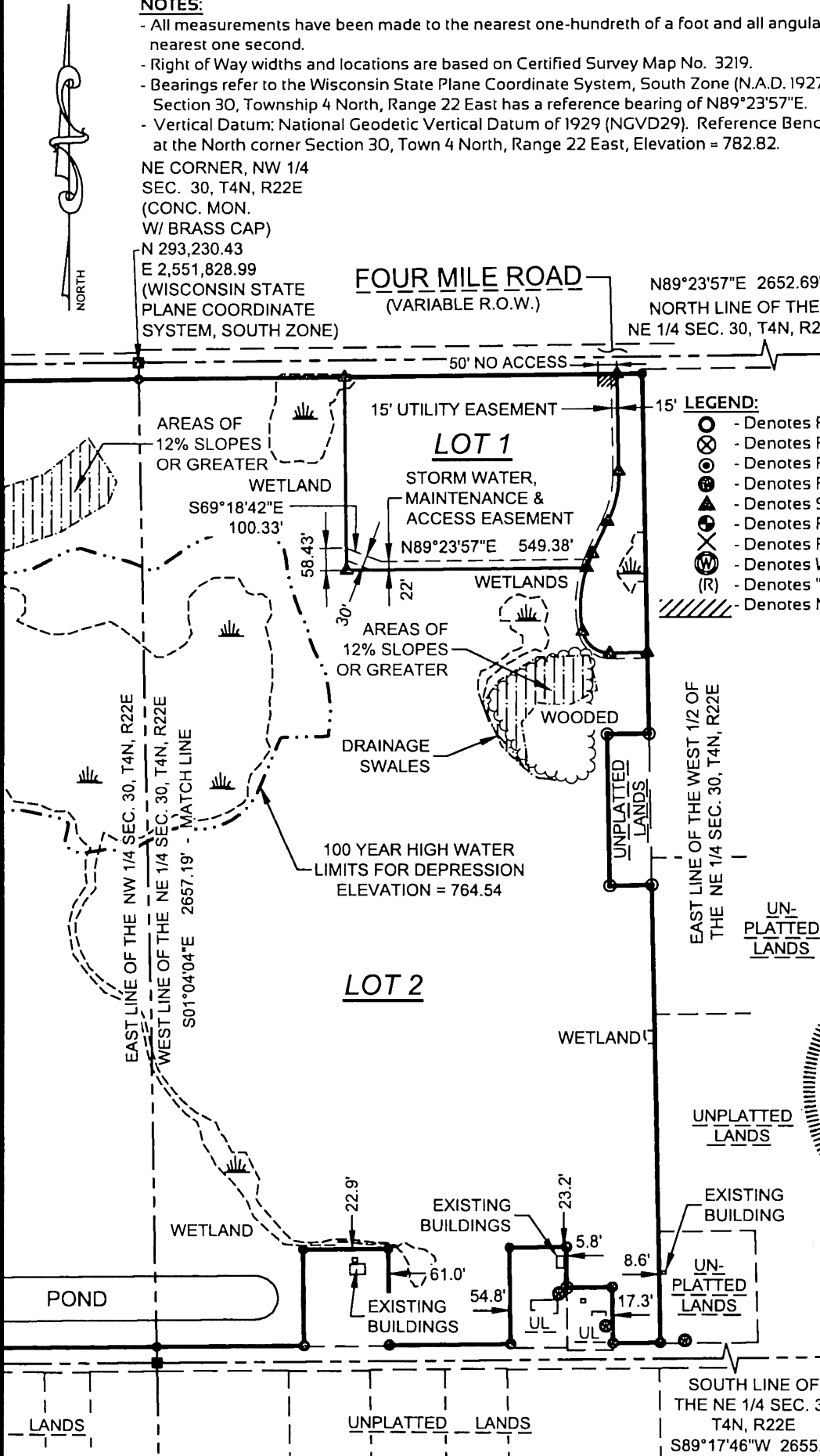
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)

N89°23'57"E 2652.69'
NORTH LINE OF THE
NE 1/4 SEC. 30, T4N, R22E

NE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
BRASS CAP)

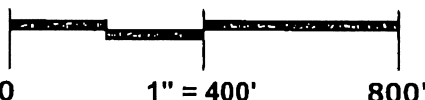
- LEGEND:**
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Pipe
 - Denotes Found Capped 1/2" Iron Rebar
 - Denotes Found 3/4" Iron Rebar
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - Denotes Found Mag Nail
 - Denotes Found Chiseled Cross
 - Denotes Well
 - Denotes "Recorded As"
 - Denotes No Access



SE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

SOUTH LINE OF
THE NE 1/4 SEC. 30
T4N, R22E
S89°17'46"W 2655.47'

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

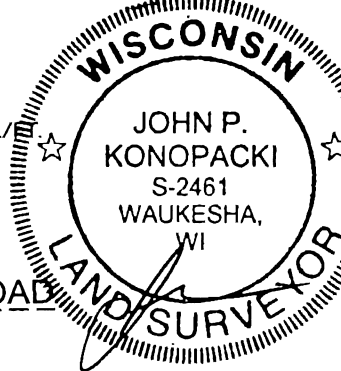
PEG JOB#390.10
SHEET 4 OF 12

CERTIFIED SURVEY MAP NO. 3307

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
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- ⊙ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- - Denotes No Access



JUNE 28, 2018

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

UNPLATTED
LANDS

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)

EAST
FRONTAGE
ROAD
(VARIABLE
R.O.W.)

UNPLATTED
LANDS

SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

ADAMS
ROAD

LOT 1
C.S.M. NO. 3123

LOT 2

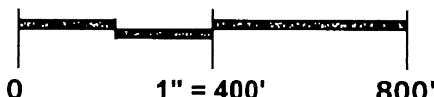
LOT 3

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

CAROL
ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

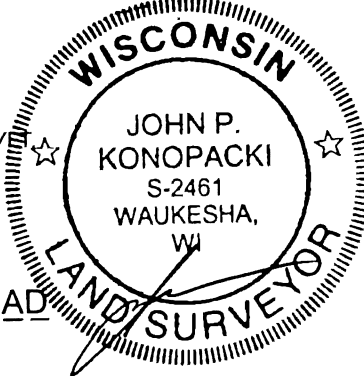
PEG JOB#390.10

SHEET 5 OF 12

CERTIFIED SURVEY MAP NO. 3208

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

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 - Denotes Found 3/4" Iron Pipe
 - Denotes Found Capped 1/2" Iron Rebar
 - Denotes Found 3/4" Iron Rebar
 - Denotes Set 3/4" X 18" Rebar, 1.5 LBS.
 - Denotes Found Mag Nail
 - Denotes Found Chiseled Cross
 - Denotes Well
 - Denotes "Recorded As"
 - Denotes No Access



JUNE 28, 2018

NE CORNER, NW 1/4 SEC. 30, T4N, R22E (CONC. MON. W/ BRASS CAP) N 293,230.43 E 2,551,828.99 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4 SEC. 30, T4N, R22E (CONC. MON. W/ BRASS CAP) N89°16'18"E 2414.31' NORTH LINE OF THE NW 1/4 SEC. 30 T4N, R22E

FOUR MILE ROAD (VARIABLE R.O.W.)

UNPLATTED LANDS

LOT 1 C.S.M. NO. 3219

DEBACK LANE (66' R.O.W.)

EAST FRONTAGE ROAD (VARIABLE R.O.W.)

UNPLATTED LANDS

SW CORNER, NW 1/4 SEC. 30, T4N, R22E (CONC. MON. W/ ALUMINUM CAP)

ADAMS ROAD

LOT 1 C.S.M. NO. 3123

LOT 2

LOT 3

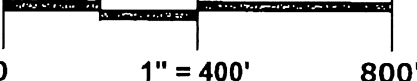
CAROL ROAD (VARIABLE R.O.W.)

LOT 2

DRAIN TILE EASEMENT RECORDED VIA SEPARATE DOCUMENT

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

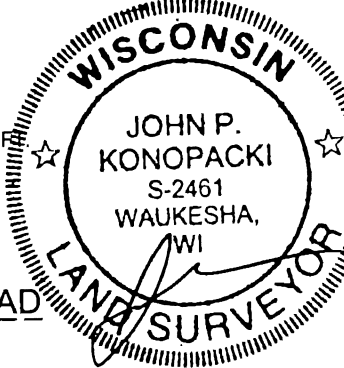
PEG JOB#390.10
SHEET 6 OF 12

CERTIFIED SURVEY MAP NO. 3308

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LEGEND:

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- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- - Denotes No Access



JUNE 28, 2018

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

FOUR MILE ROAD
(VARIABLE R.O.W.)

UNPLATTED
LANDS

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)

EAST
FRONTAGE
ROAD
(VARIABLE
R.O.W.)

UNPLATTED
LANDS

SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

INTERSTATE HIGHWAY "94"

P.O.B.

WETLAND

WETLAND

WATER MAIN EASEMENT

LOT 2

WETLANDS

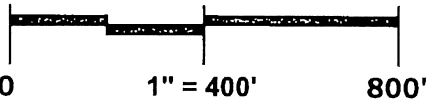
40' SANITARY AND
WATER MAIN EASEMENT

ADAMS
ROAD

CAROL
ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
TO BE RECORDED VIA
SEPARATE DOCUMENT

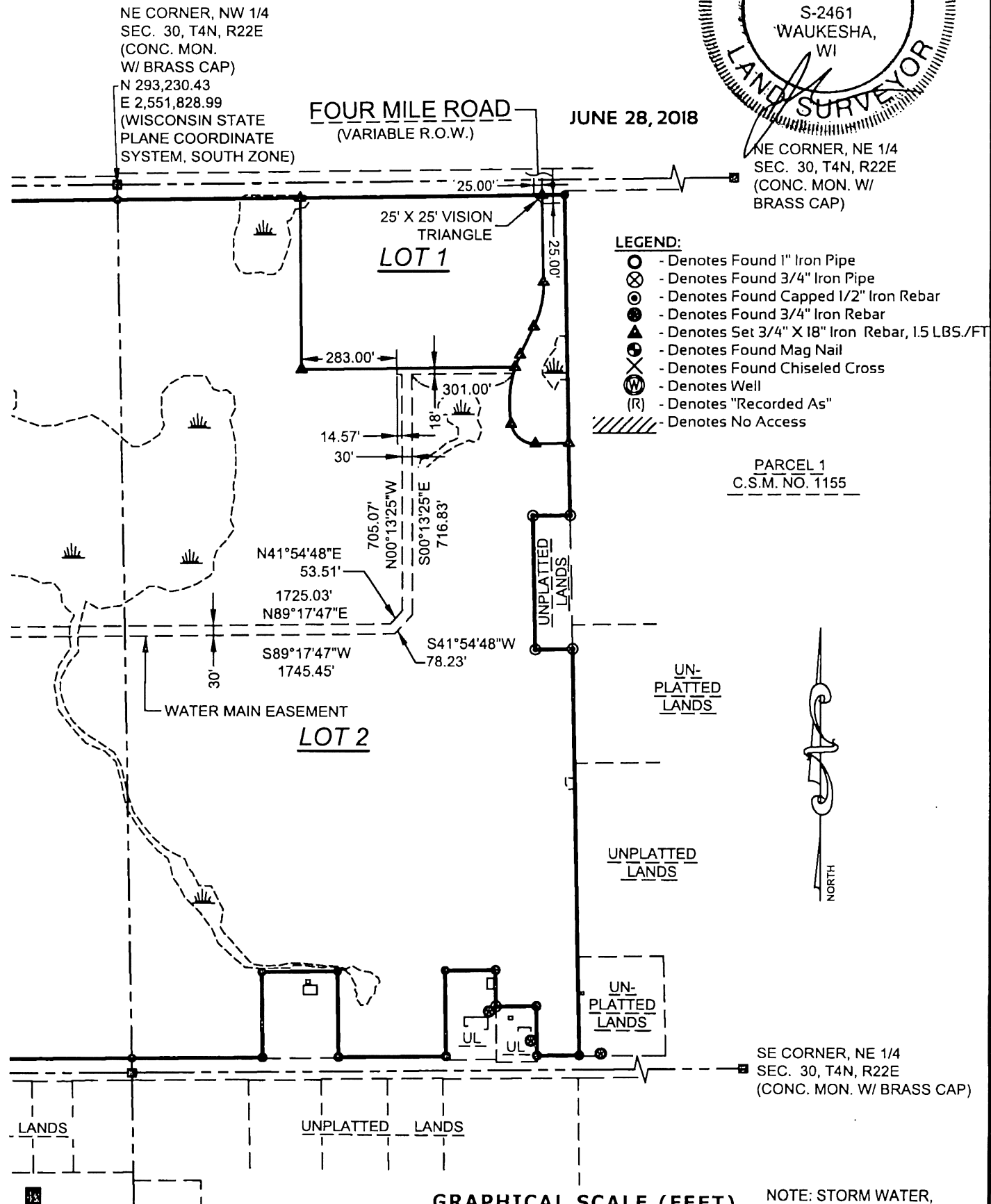
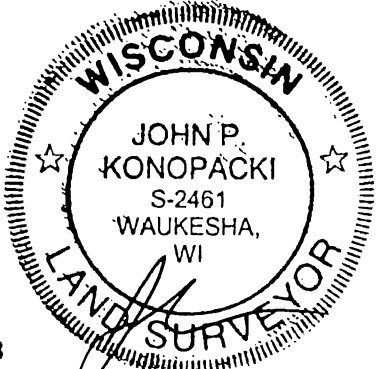
PEG JOB#390.10
SHEET 7 OF 12

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. 3300

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

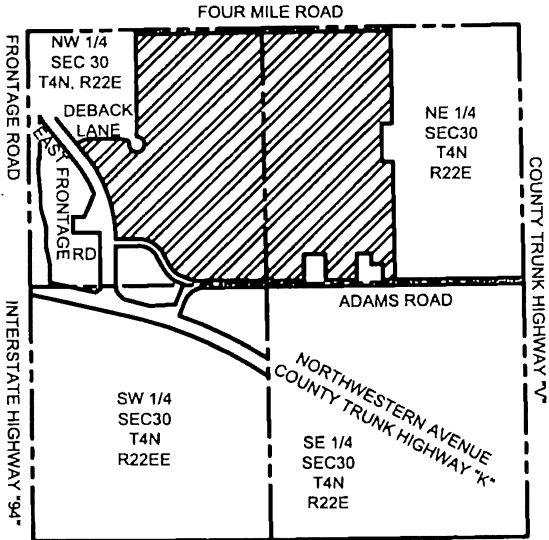
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
TO BE RECORDED VIA
SEPARATE DOCUMENT

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

VICINITY MAP
SCALE 1"=2000'

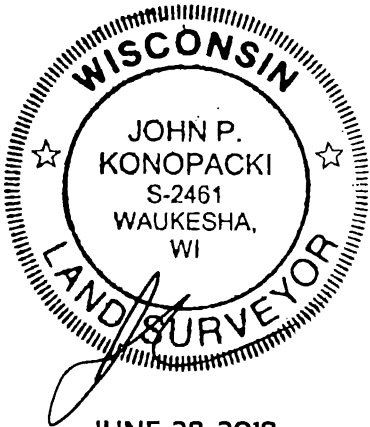


BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S00°42'14"E	256.17'
L6	S89°17'46"W	320.00'
L7	N00°42'14"W	256.17'
L8	S00°42'14"E	256.17'
L9	S01°05'53"E	258.41'
L10	S25°30'07"W	93.65'
L11	N88°54'07"E	98.70'

BOUNDARY CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	N89°17'35"E	S68°42'04"E
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	S68°42'04"E	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	932.12'	1420.00'	037°36'36"	N19°25'38"W	915.47'	N00°37'19"W	N38°13'56"W
C5	142.13'	217.00'	037°31'42"	N70°31'55"E	139.61'	S89°17'46"W	S51°46'04"W
C6	151.13'	567.00'	015°16'18"	S83°04'05"E	150.68'	N75°25'56"W	S89°17'46"W
C7	43.64'	30.00'	83°20'42"	S33°45'35"E	39.89'	N07°54'47"E	N75°25'56"W
C8	384.45'	80.00'	275°20'23"	N50°14'35"E	107.74'	S87°25'36"E	N07°54'47"E
C9	137.42'	296.00'	026°36'00"	S12°12'07"W	136.19'	S01°05'53"E	S25°30'07"W
C10	211.54'	333.00'	036°23'54"	S7°18'10"W	208.01'	S25°30'07"W	S10°53'47"E
C11	39.79'	333.00'	006°50'50"	S22°04'42"W	39.77'		
C12	171.75'	333.00'	029°33'04"	S3°52'45"W	169.85'		
C13	100.78'	72.00'	080°12'06"	S50°59'50"E	92.76'	S10°53'47"E	N88°54'07"E

WETLAND RESTRICTIONS

- Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal of topsoil or other earthen materials is prohibited.
- The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed.
- Grazing by domesticated animals, ie., horses, cows, etc., is prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
- Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.



JUNE 28, 2018

PEG JOB#390.10
SHEET 9 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. 3219, recorded in the Office of the Register of Deeds for Racine County on October 4, 2016 as Document No. 2446965, located in the in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 30; thence North 89°16'18" East along the north line of said Northwest 1/4, 515.50 feet; thence South 00°37'34" East, 45.00 feet to the south right of way line of Four Mile Road; thence North 89°16'18" East along said south right of way line, 601.64 feet to the point of beginning:

Thence continuing North 89°16'18" East along said south right of way line, 1297.20 feet; thence North 89°23'57" East along said south right of way line, 1326.68 feet to the east line of the West 1/2 of said Northeast 1/4; thence South 01°05'53" East along said east line, 954.92 feet; thence South 89°05'09" West, 110.09 feet; thence South 01°05'53" East, 400.00 feet; thence North 88°54'07" East, 110.08 feet to the aforesaid east line; thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road; thence South 89°17'46" West along said north right of way line, 124.98 feet; thence North 00°42'14" West, 148.00 feet; thence South 89°17'46" West, 120.00 feet; thence North 00°42'14" West, 108.17 feet; thence South 89°17'46" West, 150.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence South 89°17'46" West along said south line, 320.00 feet; thence North 00°42'14" West, 256.17 feet; thence South 89°17'46" West, 225.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence the following courses along said north right of way line: South 89°17'46" West, 387.46 feet; South 89°17'31" West, 633.71 feet; North 00°42'25" West, 2.00 feet; South 89°17'35" West, 85.52 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 235.10 feet to the east right of way line of East Frontage Road; thence North 00°36'23" West along said east right of way line, 10.25 feet to a point of curvature; thence Northwesterly 932.12 feet along the arc of said curve to the left and said east right of way line, whose radius is 1420.00 feet and whose chord bears North 19°25'38" West, 915.47 feet; thence North 38°13'56" West along said east right of way line, 147.33 feet to south right of way line of Deback Lane; thence the following courses along the south and then north right of way line of said Deback Lane: North 51°46'04" East, 17.54 feet to a point of curvature; Northeasterly 142.13 feet along the arc of said curve to the right, whose radius is 217.00 feet and whose chord bears North 70°31'55" East, 139.61 feet to point of tangency; North 89°17'46" East, 217.75 feet to a point of curvature; Southeasterly 151.13 feet along the arc said curve to the right, whose radius is 567.00 feet and whose chord bears South 83°04'05" East, 150.68 to a point of compound curvature; Southeasterly 43.64 feet along the arc of said curve to the right, whose radius is 30.00 feet and whose chord bears South 33°45'35" East, 39.89 feet of reverse curve; Northeasterly 384.45 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 50°14'35" East, 107.74 feet; thence North 00°42'14" West along the west line of said Certified Survey Map No. 3219, 1066.06 feet to the Point of Beginning.

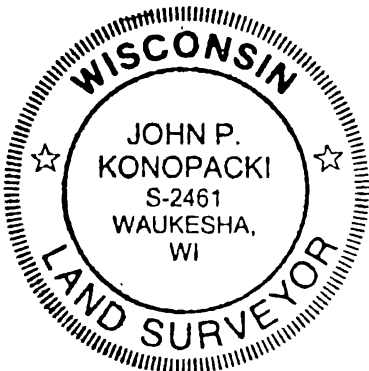
Containing 6,838,094 square feet (156.9810 acres) of land, more or less.


That I have made such survey, land division and map by the direction of WISPARK, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: JUNE 28, 2018




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD I SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

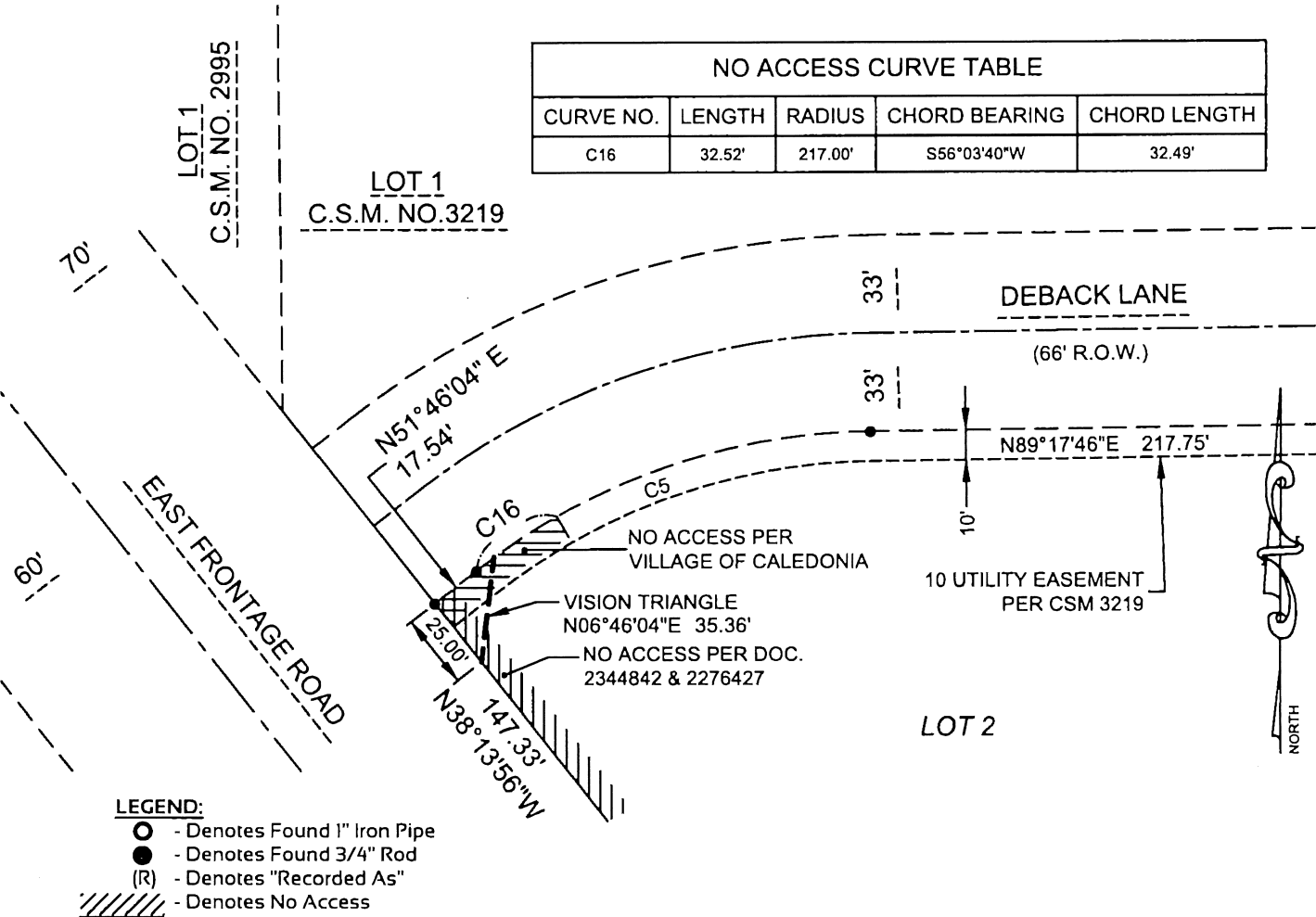
PEG JOB#390.01

SHEET 10 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NO ACCESS AND VISION
CORNER EASEMENT DETAIL
SCALE=1"=60'



NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statues, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner.
No vegetation within the vision corner may exceed 30 inches in height.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 11 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

WISPARK, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

IN WITNESS WHEREOF, the said WISPARK, LLC has caused these presents to be signed by (name) ERICA-NICOLE HARRIS, (title) vice president, at Milwaukee Milwaukee County, Wisconsin, on this 10th day of July, 2018.

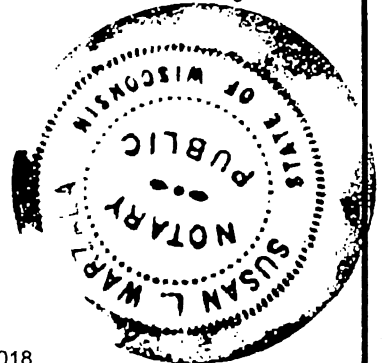
In the presence of: WISPARK, LLC

signature ERICA-NICOLE HARRIS,
VICE PRESIDENT

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 10 day of July, 2018 (name) Erica-Nicole Harris, (title) Vice President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Susan L. Warzala
Notary Public
Name: Susan L. Warzala
State of Wisconsin
My Commission Expires: 2/2/2021



VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this 7th day of July, 2018.

7/11/2018
Date

Karie Torkilsen
Karie Torkilsen, Village Clerk

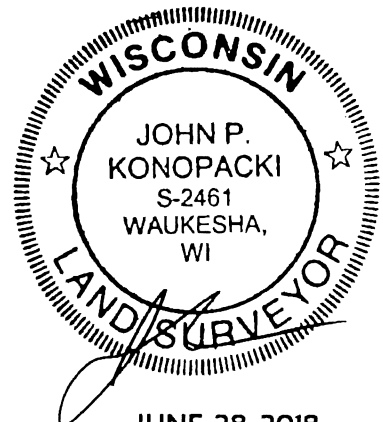
FROM ALL OF:

104-04-22-30-015-200

TO:

LOT 1: 104-04-22-30-015-201

LOT 2: 104-04-22-30-015-202



JUNE 28, 2018

PEG JOB#390.10

SHEET 12 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

Karin Y. Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$44.00

Pages: 13

30-13

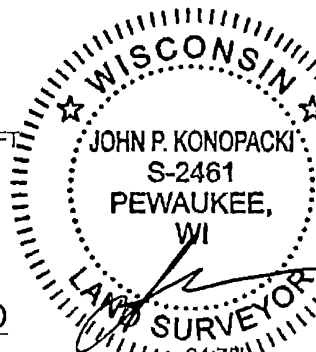
CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

Subject Property Zoning:
M-3: Heavy Industrial District
Setbacks:
STREET: 50 FEET
REAR: 25 FEET
SIDE: 20 FEET
Tax Key Number:
#104-04-22-30-015-202

LEGEND:

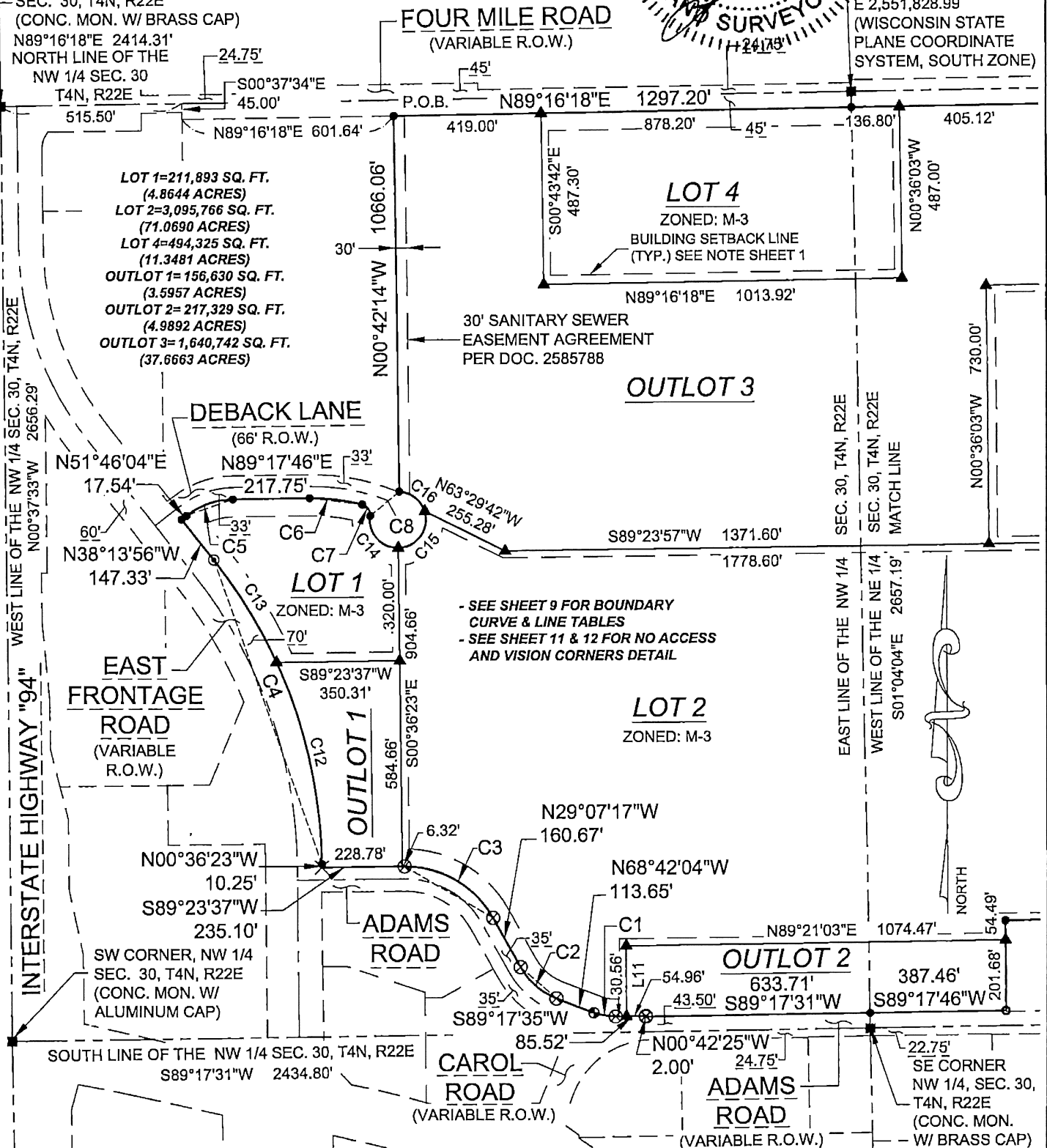
- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- /// - Denotes No Access



MARCH 25, 2021

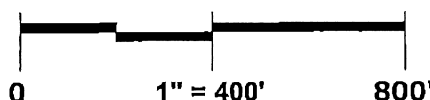
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30



- SEE SHEET 9 FOR BOUNDARY
CURVE & LINE TABLES
- SEE SHEET 11 & 12 FOR NO ACCESS
AND VISION CORNERS DETAIL

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

Prepared for:
WISPARK LLC
231 W. Michigan Street
Milwaukee, WI 53203

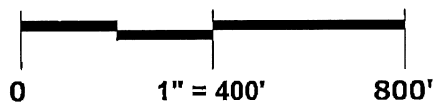
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 1 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

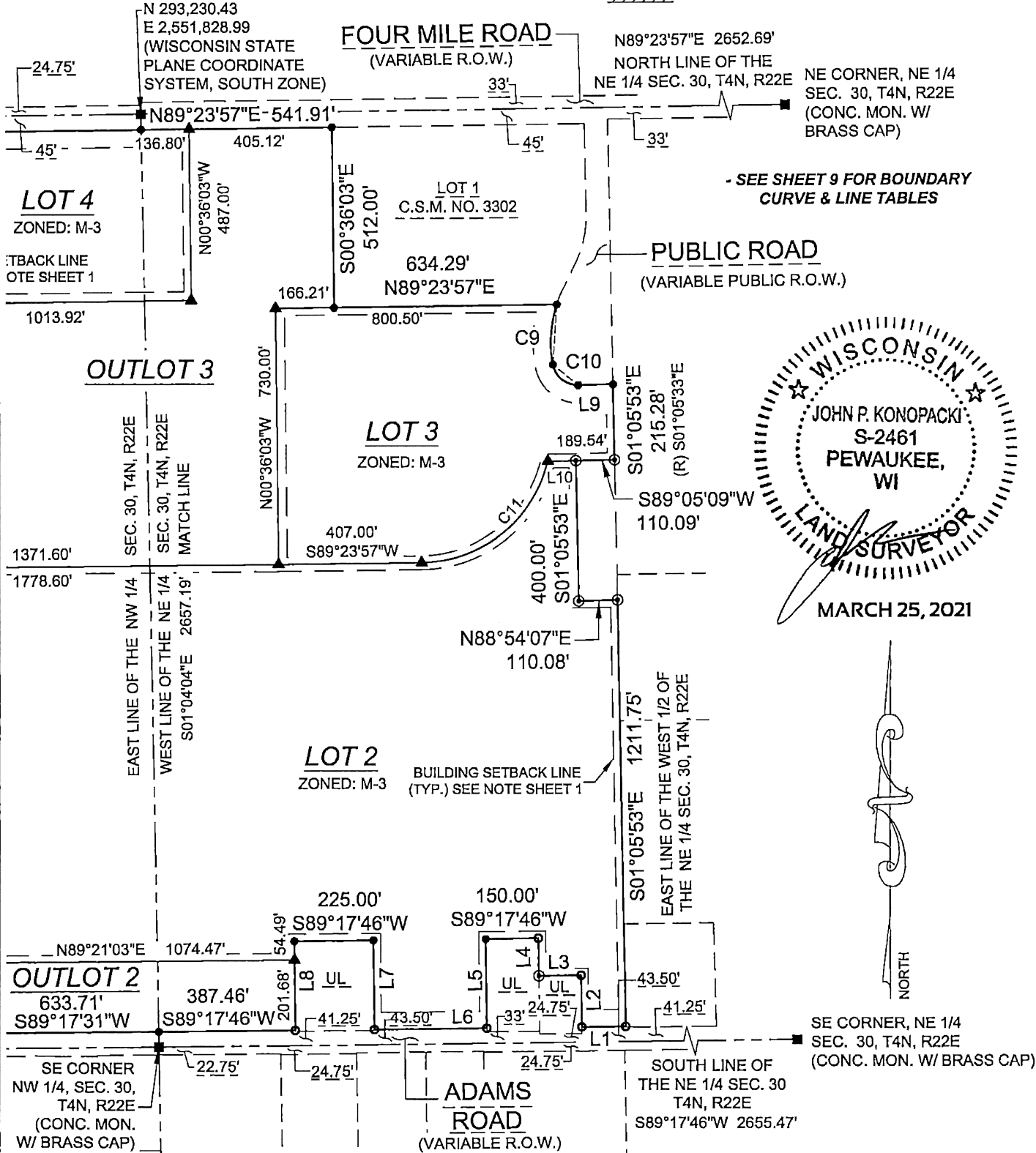
GRAPHICAL SCALE (FEET)



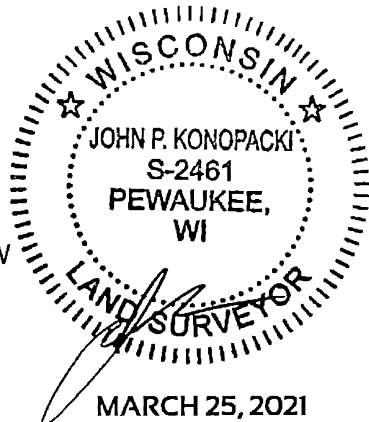
LOT 2=3,095,766 SQ. FT.
(71.0690 ACRES)
LOT 3= 580,771 SQ. FT.
(13.3327 ACRES)
LOT 4=494,325 SQ. FT.
(11.3481 ACRES)
OUTLOT 2= 217,329 SQ. FT.
(4.9892 ACRES)
OUTLOT 3=1,640,742 SQ. FT.
(37.6663 ACRES)

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- /// - Denotes No Access



- SEE SHEET 9 FOR BOUNDARY CURVE & LINE TABLES



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

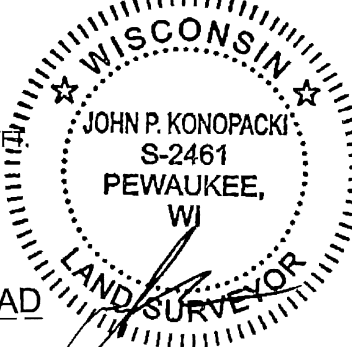
PEG JOB#390.10
SHEET 2 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
- Denotes Found Capped 1/2" Iron Rebar
- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Found Mag Nail
- Denotes Found Chiseled Cross
- Denotes Well
- Denotes "Recorded As"
- Denotes No Access



MARCH 25, 2021

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

NOTES:

- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- Nonfederal Wetland Exemption Determination per State of Wisconsin Department of Natural Resources EXE-SE-2021-52-00788 dated March 12, 2021.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

DEBACK LANE
(66' R.O.W.)

EAST FRONTAGE ROAD
(VARIABLE R.O.W.)

OUTLOT 1

UNPLATTED LANDS

SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

ADAMS ROAD
C.S.M. NO. 3123

CAROL ROAD
(VARIABLE R.O.W.)

LOT 2

LOT 4

OUTLOT 3

100 YEAR HIGH WATER
LIMITS FOR DEPRESSION
ELEVATION = 764.54

WETLAND

POND

WETLAND

POND

10 UTILITY EASEMENT
PER CSM 3219

NO ACCESS PER
DOC. 2344842 &
2276427

POND EASEMENT
AGREEMENT PER
DOC. 2348196.

LOT 1

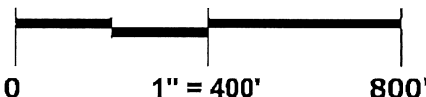
LOT 2

LOT 3

OUTLOT 2

POND

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

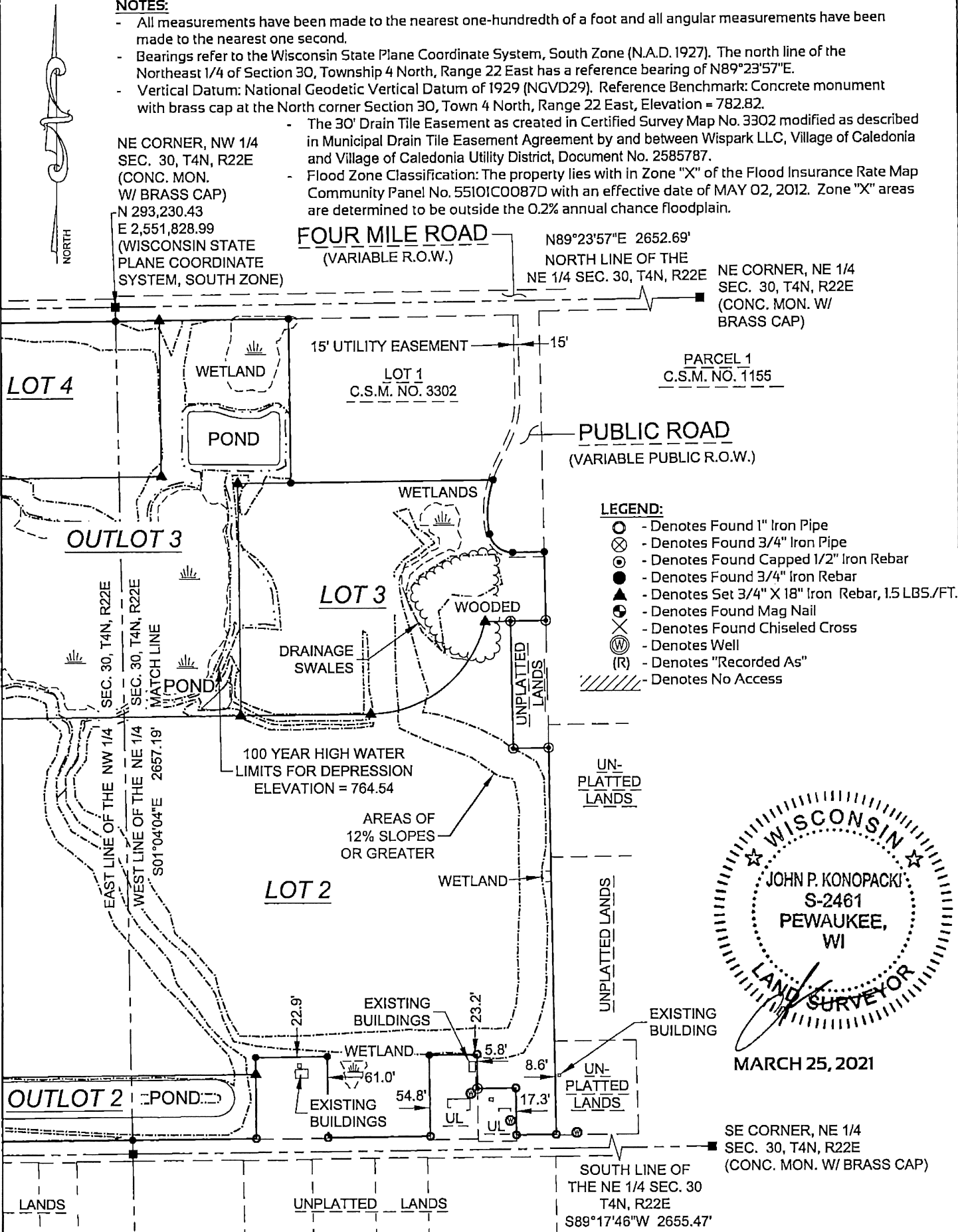
PEG JOB#390.10

SHEET 3 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
 - Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
 - Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.
 - The 30' Drain Tile Easement as created in Certified Survey Map No. 3302 modified as described in Municipal Drain Tile Easement Agreement by and between Wispark LLC, Village of Caledonia and Village of Caledonia Utility District, Document No. 2585787.
 - Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

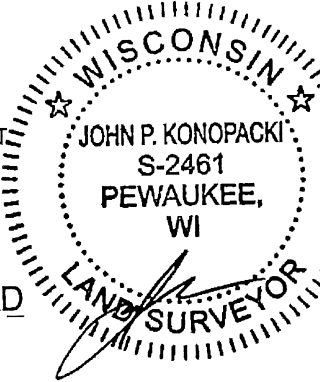
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 4 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

- LEGEND:
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Pipe
 - Denotes Found Capped 1/2" Iron Rebar
 - Denotes Found 3/4" Iron Rebar
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - Denotes Found Mag Nail
 - Denotes Found Chiseled Cross
 - Denotes Well
 - Denotes "Recorded As"
 - Denotes No Access



MARCH 25, 2021
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

UNPLATTED
LANDS

LOT 4

WETLAND

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)

STORMWATER EASEMENT
AGREEMENT PER
DOC. 2585816

WETLAND

OUTLOT 3

SEC. 30, T4N, R22E
SEC. 30, T4N, R22E
MATCH LINE

WEST LINE OF THE NW 1/4 SEC. 30, T4N, R22E
N00°37'33"W 2656.29'

LOT 2
C.S.M. NO. 2995

EAST
FRONTAGE
ROAD
(VARIABLE
R.O.W.)

LOT 1

THE 30' WATERMAIN EASEMENT
AGREEMENT PER DOC. 2585789 AND THE 30'
SANITARY SEWER EASEMENT AGREEMENT
PER DOC. 2585788 SHALL SERVE AS A 60'
INGRESS EGRESS EASEMENT PER THE
STORM WATER EASEMENT AGREEMENT
DOC. 2585816.

LOT 2

EAST LINE OF THE NW 1/4
WEST LINE OF THE NE 1/4
S01°04'04"E 2657.19'

STORMWATER EASEMENT
AGREEMENT PER
DOC. 2585816

UNPLATTED
LANDS

SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

ADAMS
ROAD

LOT 1
C.S.M. NO. 3123

LOT 2

LOT 3

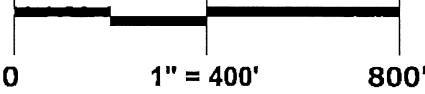
OUTLOT 2

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

CAROL
ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

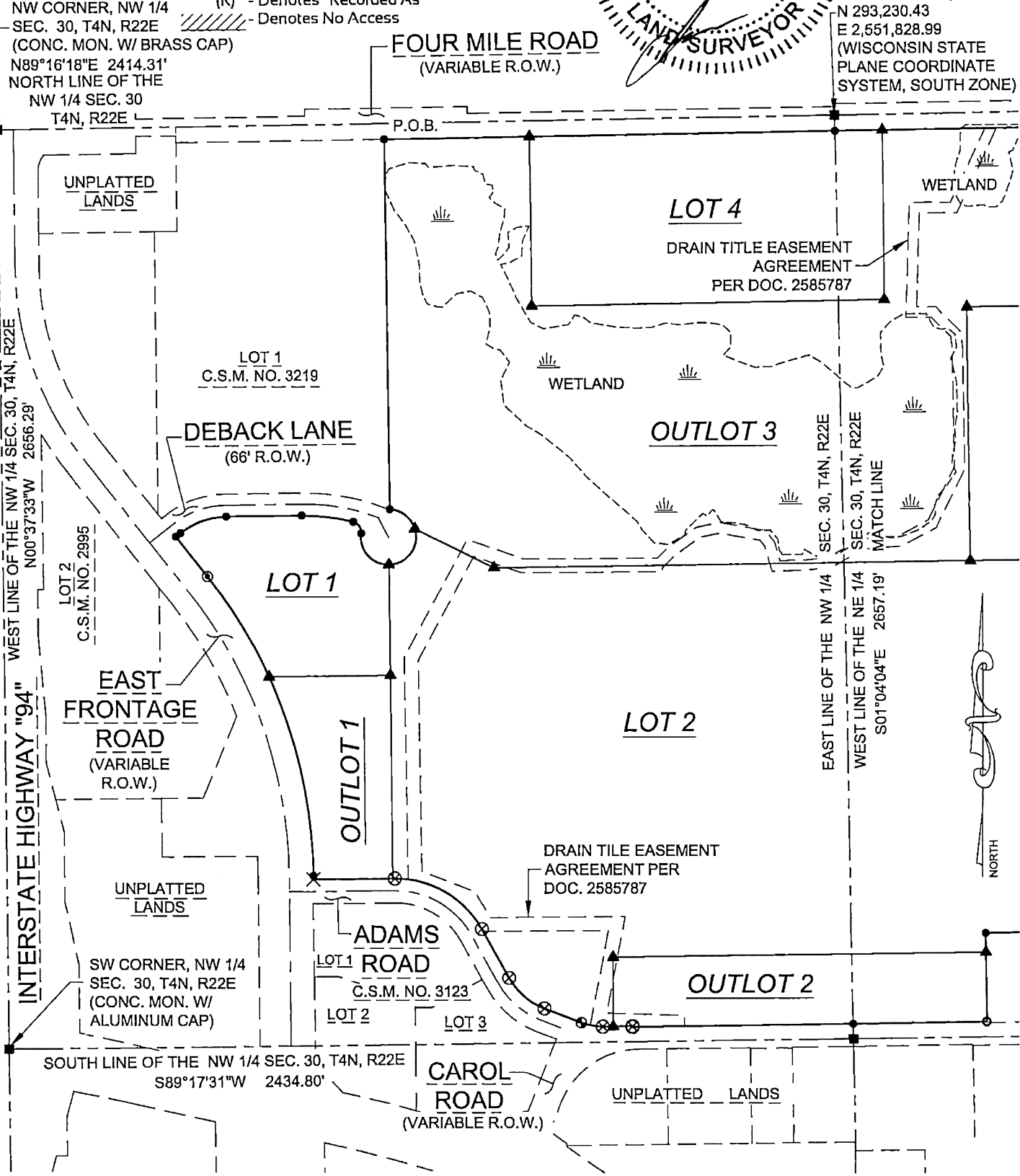
PEG JOB#390.10
SHEET 5 OF 13

CERTIFIED SURVEY MAP NO. 3437

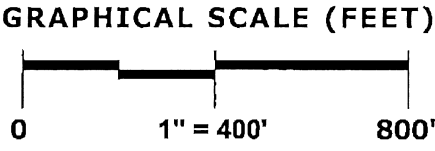
Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

- LEGEND:
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 - Denotes Found 3/4" Iron Pipe
 - Denotes Found Capped 1/2" Iron Rebar
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 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - Denotes Found Mag Nail
 - Denotes Found Chiseled Cross
 - Denotes Well
 - Denotes "Recorded As"
 - Denotes No Access

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR
MARCH 25, 2021
NE CORNER, NW 1/4 SEC. 30, T4N, R22E (CONC. MON. W/ BRASS CAP) N 293,230.43 E 2,551,828.99 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

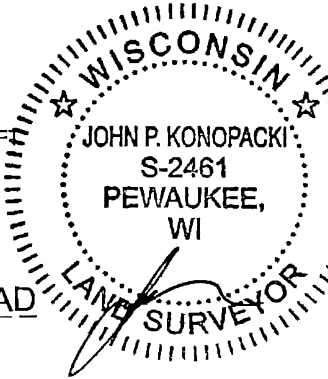


This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. 3437

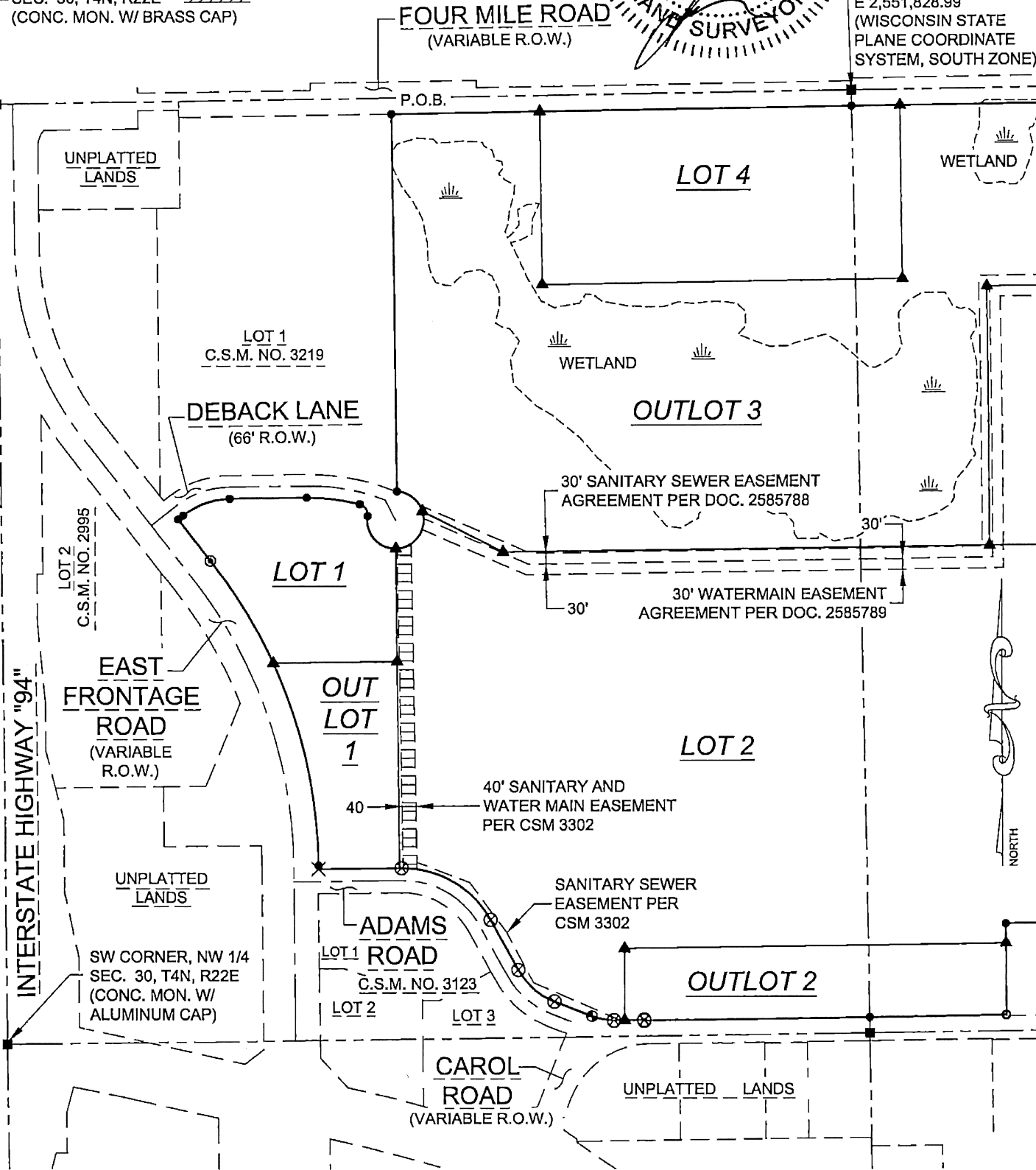
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- LEGEND:
- - Denotes Found 1" Iron Pipe
 - ⊗ - Denotes Found 3/4" Iron Pipe
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 - ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./F.
 - ⬤ - Denotes Found Mag Nail
 - ⊕ - Denotes Found Chiseled Cross
 - ⊙ - Denotes Well
 - (R) - Denotes "Recorded As"
 - Denotes No Access

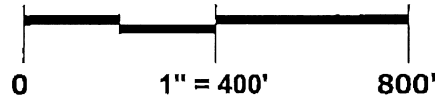


MARCH 25, 2021
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)



GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

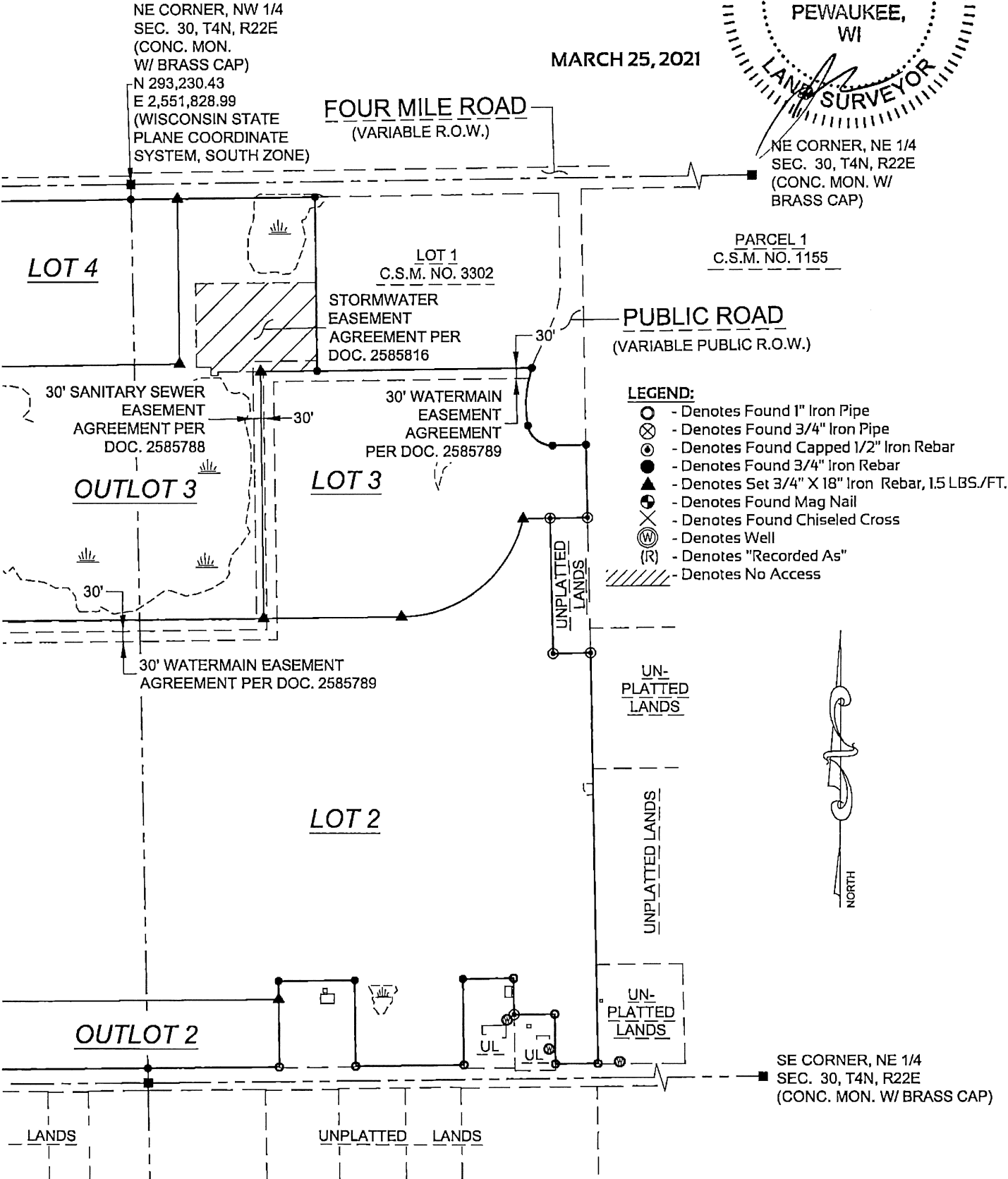
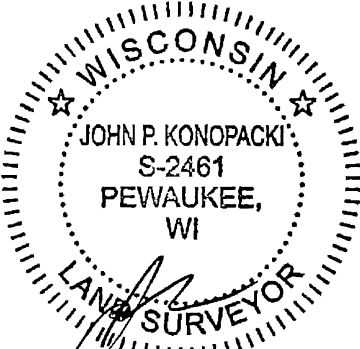
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#390.10
SHEET 7 OF 13

CERTIFIED SURVEY MAP NO. 3437

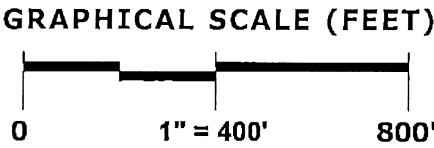
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NOTE:
- 30' Watermain Easement created in Certified Survey Map No. 3302 modified as described in Municipal Watermain Easement Agreement by and between Wispark LLC, Village of Caledonia and Village of Caledonia Utility District, Document No. 2585789.



- LEGEND:
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Pipe
 - Denotes Found Capped 1/2" Iron Rebar
 - Denotes Found 3/4" Iron Rebar
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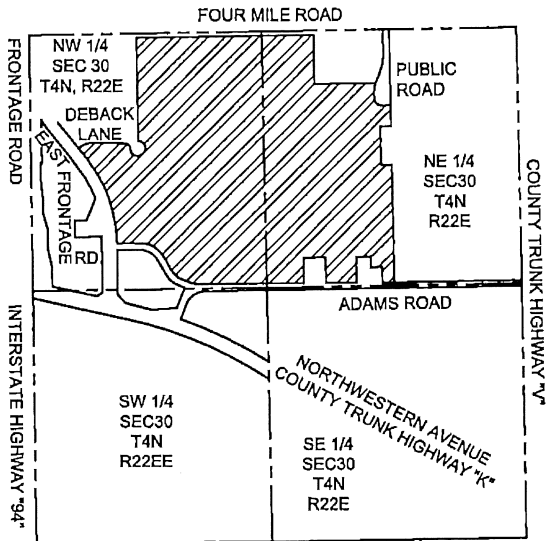
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

VICINITY MAP
SCALE 1":2000'

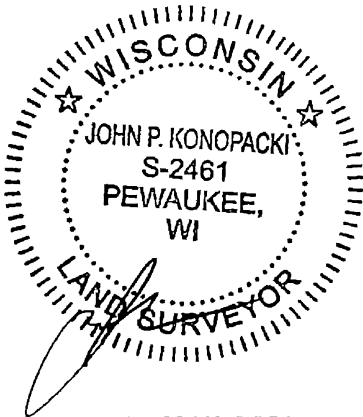


BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S00°42'14"E	256.17'
L6	S89°17'46"W	320.00'
L7	N00°42'14"W	256.17'
L8	S00°42'14"E	256.17'
L9	N88°54'07"E	98.70'
L10	S89°05'09"W	79.45'
L11	N00°13'48"W	200.76'

BOUNDARY CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	N89°17'35"E	S68°42'04"E
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	S68°42'04"E	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	932.12'	1420.00'	037°36'36"	N19°25'38"W	915.47'	N00°37'19"W	N38°13'56"W
C5	142.13'	217.00'	037°31'42"	N70°31'55"E	139.61'	S89°17'46"W	S51°46'04"W
C6	151.13'	567.00'	015°16'18"	S83°04'05"E	150.68'	N75°25'56"W	S89°17'46"W
C7	43.64'	30.00'	83°20'42"	S33°45'35"E	39.89'	N07°54'47"E	N75°25'56"W
C8	384.45'	80.00'	275°20'23"	N50°14'35"E	107.74'	S87°25'36"E	N07°54'47"E
C9	171.75'	333.00'	029°33'04"	S03°52'45"W	169.85'	S18°39'18"W	S10°53'47"E
C10	100.78'	72.00'	080°12'06"	S50°59'50"E	92.76'	S10°53'47"E	N88°54'07"E
C11	498.18'	373.00'	076°31'29"	S51°08'13"W	461.97'	N89°23'57"E	N12°52'28"E
C12	591.39'	1420.00'	023°51'43"	N12°33'11"W	587.12'	N00°37'19"W	N24°29'02"W
C13	340.73'	1420.00'	013°44'54"	N31°21'29"W	339.91'	N24°29'02"W	N38°13'56"W
C14	137.56'	80.00'	098°31'10"	S41°20'48"E	121.23'	S07°54'47"W	N89°23'37"E
C15	149.13'	80.00'	106°48'19"	N35°59'27"E	128.46'	N89°23'37"E	N17°24'42"W
C16	97.76'	80.00'	070°00'54"	N52°25'09"W	91.79'	N17°24'42"W	N87°25'36"W

WETLAND RESTRICTIONS

- Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal of topsoil or other earthen materials is prohibited.
- The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed.
- Grazing by domesticated animals, ie., horses, cows, etc., is prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
- Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.



MARCH 25, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 9 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. 3302, recorded in the Office of the Register of Deeds for Racine County as Document No. 2498467, located in the in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 30; thence North 89°16'18" East along the north line of said Northwest 1/4, 515.50 feet; thence South 00°37'34" East, 45.00 feet to the south right of way line of Four Mile Road; thence North 89°16'18" East along said south right of way line, 601.64 feet to the point of beginning:

Thence continuing North 89°16'18" East along said south right of way line, 1297.20 feet; thence North 89°23'57" East along said south right of way line, 541.91 feet to the west line of Lot 1 of Certified Survey Map No. 3302; thence South 00°36'03" East along said west line, 512.00 feet to the south line of said Lot 1; thence North 89°23'57" East along said east line, 634.29 feet to the westerly right of way line of a Public Road and a point on a curve; thence southerly 171.75 feet along the arc of said curve to the left and said right of way line, whose radius is 333.00 feet and whose chord bears South 03°52'45" West, 169.85 feet to a point of compound curve; thence southeasterly 100.78 feet along the arc of said compound curve to the left and said right of way line, whose radius is 72.00 feet and whose chord bears South 50°59'50" East, 92.76 feet; thence North 88°54'07" East along said right of way line, 98.70 feet to the east line of the West 1/2 of said Northeast 1/4; thence South 01°05'53" East along said east line, 215.28 feet; thence South 89°05'09" West, 110.09 feet; thence South 01°05'53" East, 400.00 feet; thence North 88°54'07" East, 110.08 feet to the aforesaid east line; thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road; thence South 89°17'46" West along said north right of way line, 124.98 feet; thence North 00°42'14" West, 148.00 feet; thence South 89°17'46" West, 120.00 feet; thence North 00°42'14" West, 108.17 feet; thence South 89°17'46" West, 150.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence South 89°17'46" West along said north right of way line, 320.00 feet; thence North 00°42'14" West, 256.17 feet; thence South 89°17'46" West, 225.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence the following courses along said north right of way line: South 89°17'46" West, 387.46 feet; South 89°17'31" West, 633.71 feet; North 00°42'25" West, 2.00 feet; South 89°17'35" West, 85.52 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 235.10 feet to the east right of way line of East Frontage Road; thence North 00°36'23" West along said east right of way line, 10.25 feet to a point of curvature; thence Northwesterly 932.12 feet along the arc of said curve to the left and said east right of way line, whose radius is 1420.00 feet and whose chord bears North 19°25'38" West, 915.47 feet; thence North 38°13'56" West along said east right of way line, 147.33 feet to south right of way line of Deback Lane; thence the following courses along the south and then north right of way line of said Deback Lane: North 51°46'04" East, 17.54 feet to a point of curvature; Northeasterly 142.13 feet along the arc of said curve to the right, whose radius is 217.00 feet and whose chord bears North 70°31'55" East, 139.61 feet to point of tangency; North 89°17'46" East, 217.75 feet to a point of curvature; Southeasterly 151.13 feet along the arc said curve to the right, whose radius is 567.00 feet and whose chord bears South 83°04'05" East, 150.68 to a point of compound curvature; Southeasterly 43.64 feet along the arc of said curve to the right, whose radius is 30.00 feet and whose chord bears South 33°45'35" East, 39.89 feet of reverse curve; Northeasterly 384.45 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 50°14'35" East, 107.74 feet to the east line of Lot 1 of Certified Survey Map No. 3219; thence North 00°42'14" West along said east line, 1066.06 feet to the Point of Beginning.

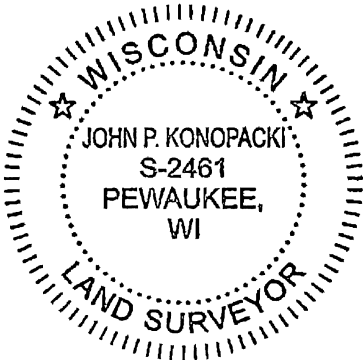
Containing 6,397,456 square feet (146.8654 acres) of land, more or less.

That I have made such survey, land division and map by the direction of WISPARK LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: MARCH 25, 2021



John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

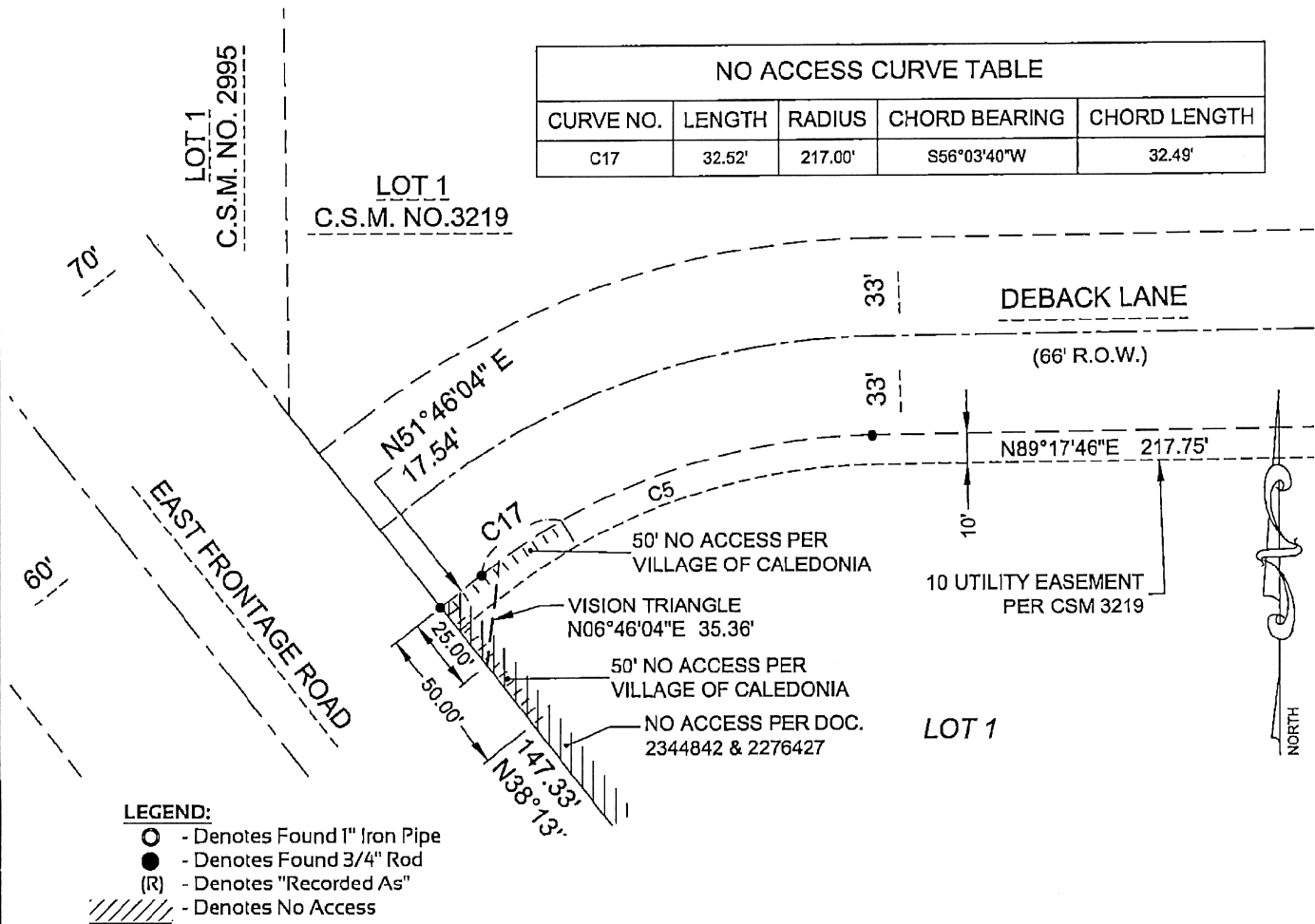
This instrument drafted by John P. Konopacki, PL5-License No. S-2461

PEG JOB#390.01
SHEET 10 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NO ACCESS AND VISION
CORNER EASEMENT DETAIL
SCALE=1"=60'

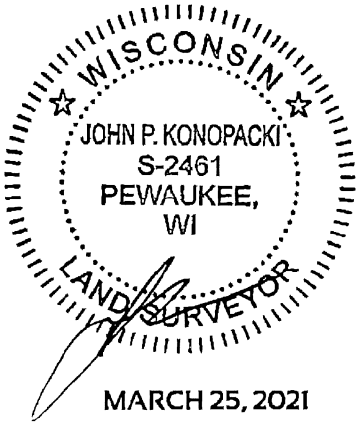


NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner.
No vegetation within the vision corner may exceed 30 inches in height.



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

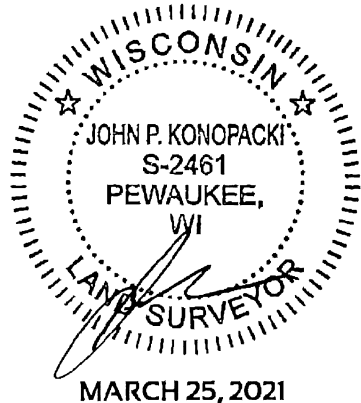
PEGJOB#390.10
SHEET II OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

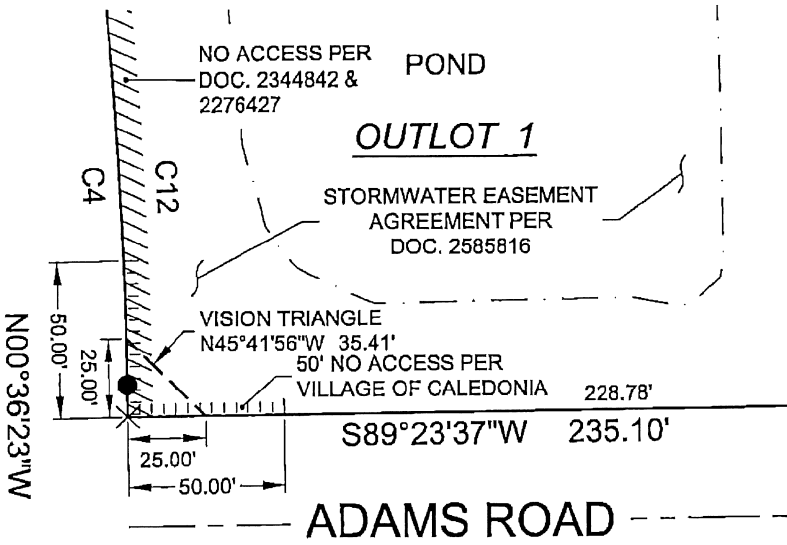
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
- Denotes Found Capped 1/2" Iron Rebar
- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Found Mag Nail
- Denotes Found Chiseled Cross
- Denotes Well
- Denotes "Recorded As"
- Denotes No Access



EAST FRONTAGE ROAD

NO ACCESS AND VISION CORNER EASEMENT DETAILS

SCALE=1"=60'



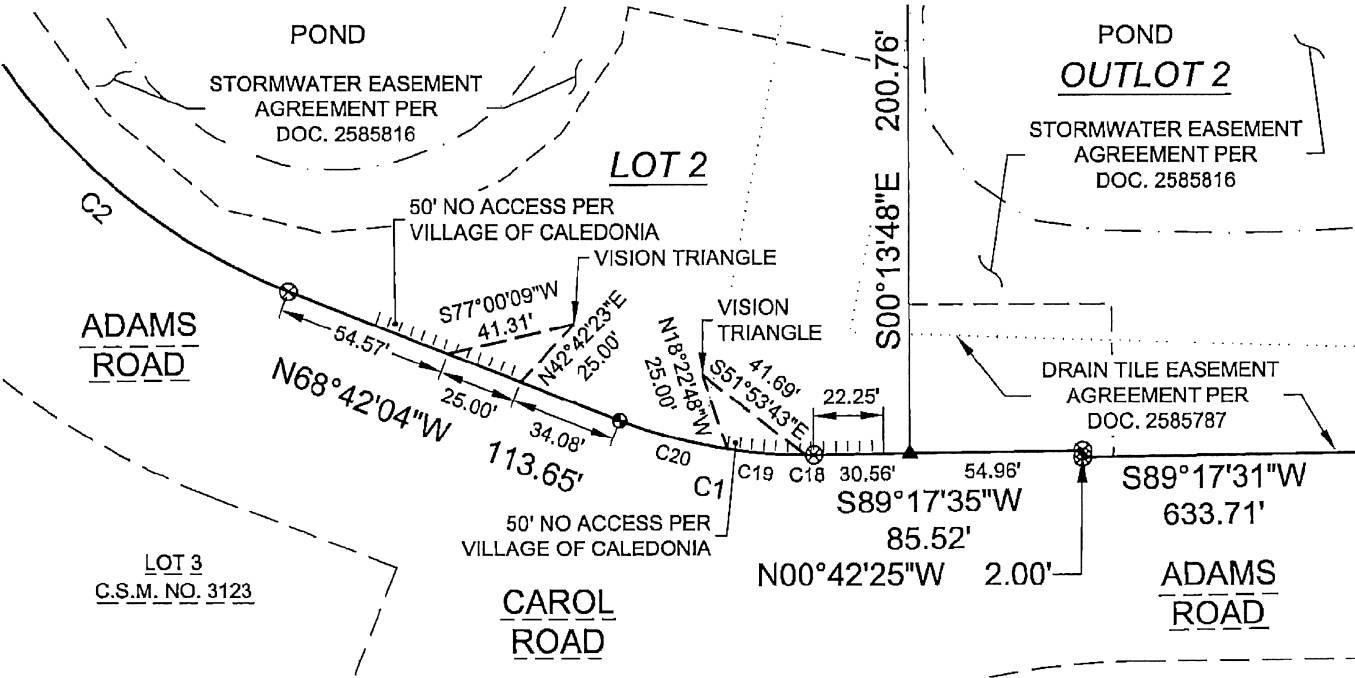
NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

VISION TRIANGLE EASEMENT CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C18	2.74'	165.00'	S89°46'08\"W	2.74'
C19	25.02'	165.00'	N85°24'38\"W	25.00'
C20	35.61'	165.00'	N74°53'01\"W	35.54'



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PL5-License No. S-2461

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

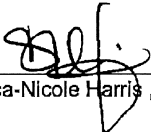
WISPARK LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

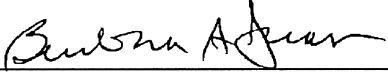
IN WITNESS WHEREOF, the said WISPARK LLC has caused these presents to be signed by Erica-Nicole Harris, Vice President, at Milwaukee, Milwaukee County, Wisconsin, on this 25th day of March, 2021.

In the presence of: WISPARK LLC


Erica-Nicole Harris, Vice President

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 25th day of March, 2021, Erica-Nicole Harris, Vice President, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public
Name: _____
State of Wisconsin _____ Barbara A. Juran
My Commission Expires: _____ Notary Public, State of Wisconsin
My commission expires August 24, 2024



VILLAGE BOARD APPROVAL

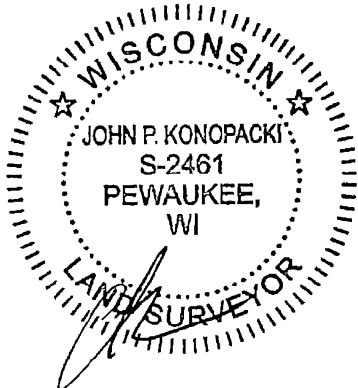
Approved by the Village Board of the Village of Caledonia on this 15th day of MARCH, 2021.

3/26/21
Date


Joslyn Hoorfert, Village Clerk

FROM ALL OF:
104-04-22-30-015-202

TO:
LOT 1 104-04-22-30-015-210
LOT 2 104-04-22-30-015-220
LOT 3 104-04-22-30-015-230
LOT 4 104-04-22-30-015-240
OUTLOT 1 104-04-22-30-015-250
OUTLOT 2 104-04-22-30-015-260
OUTLOT 3 104-04-22-30-015-270



MARCH 25, 2021

PEG JOB#390.10
SHEET 13 OF 13

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Karie Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Document Number

Document Name

THIS DEED (this "Deed"), made between Central Storage & Warehouse LLC, a Delaware limited liability company ("Grantor," whether one or more), and Central Storage & Warehouse LLC, a Delaware limited liability company ("Grantee," whether one or more). Grantor conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Racine County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto and incorporated herein by reference.

The parcels described on Exhibit A attached hereto (the "Parcels") are contiguous. The ownership of the Parcels is identical, and all delinquent taxes with respect to the Parcels have been paid in full. This Deed is intended to combine the Parcels into a single parcel pursuant to Section 70.28 of the Wisconsin State Statutes. The conveyance contemplated by this Deed is not a conveyance under Section 77.21 of the Wisconsin State Statutes and is exempted from fee and transfer form.

Recording Area

Name and Return Address

Andrew Sucoff, Esq.
Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210

104-04-22-30-015-230; 104-04-22-30-015-201

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor except those matters of record as of the date hereof.

Dated as of June 28, 2023.

SEE ATTACHED SIGNATURE PAGES

(SEAL) _____
* _____ *

(SEAL) _____
* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

James A. Adams, Esq.

Goodwin Procter LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN _____)
_____) ss:
COUNTY _____)

Personally came before me on _____,
the above named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures.

ACTIVE:123684838 3

SPECIAL WARRANTY DEED

CENTRAL STORAGE & WAREHOUSE LLC,
a Delaware limited liability company

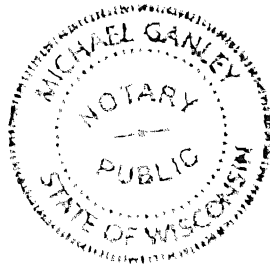
By: [Signature]
Name: Sam Kried
Title: Co-CEO, Managing member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Sh. Lawler COUNTY)

Personally came before me on 28th June, 2023, the above named Sam Krieg, as the COO of Central Storage & Warehouse LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said limited liability company.

[SEAL]



Print Name: Michael Carley
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 1/7/2025)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

As to Parcel I:

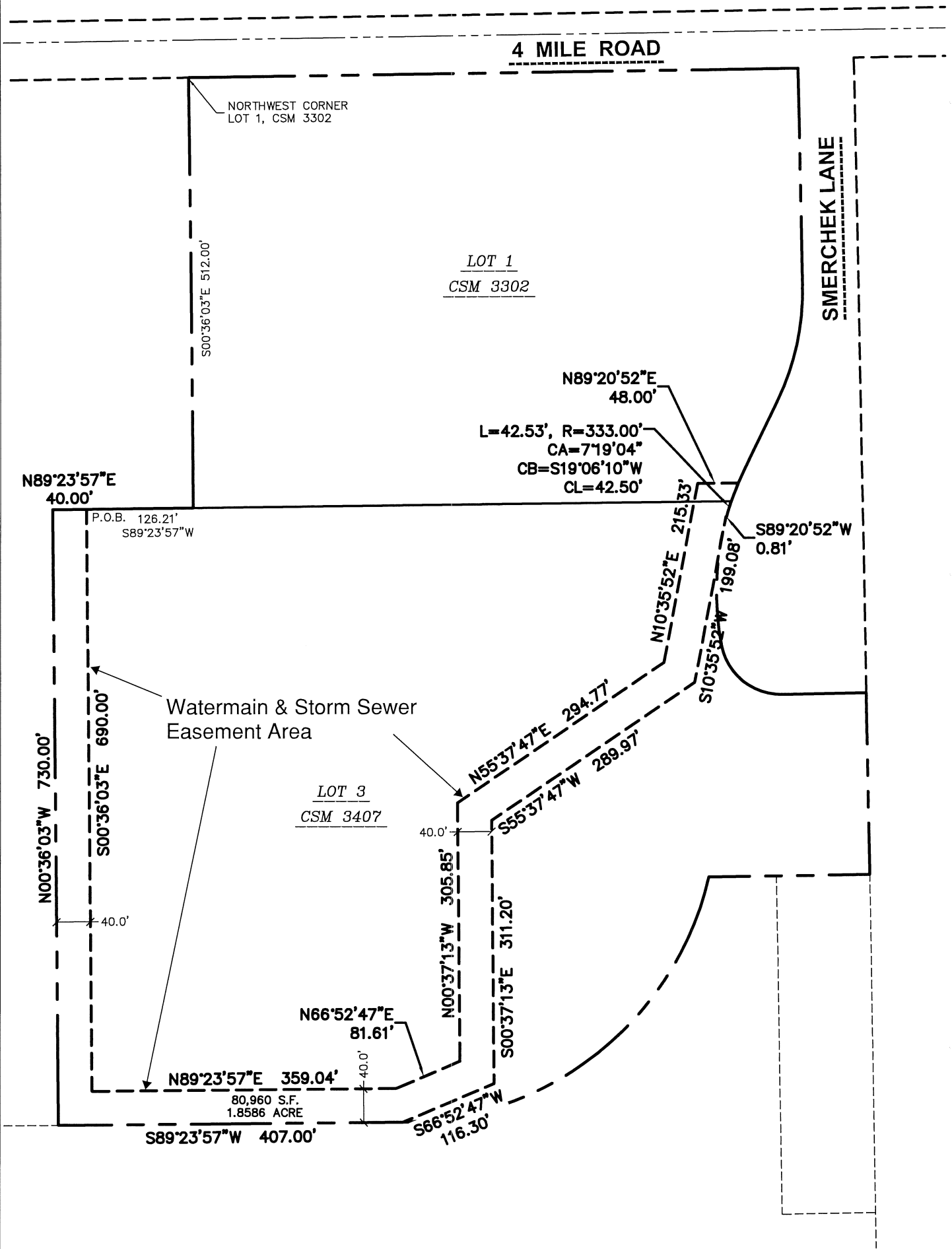
Lot 1, Certified Survey Map No. 3302, recorded on July 13, 2018, in Volume 10 of Certified Survey Maps, pages 918-929, as Document No. 2498467, being a redivision of all of Lot 2 of Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

As to Parcel II:

Lot 3 of Certified Survey Map No. 3437, recorded in the Office of the Register of Deeds for Racine County, Wisconsin on March 26, 2021, as Document No. 2586090, being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, County of Racine, State of Wisconsin.

EXHIBIT B

File: R:\2018\18-8537E\DWG\188537E Exhibit - Easement_Utilities.dwg Layout: Sheet 1 User: depenjr Plot Date: Aug 25, 2023 - 8:16am Xref's



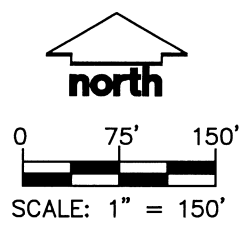
PROPERTY EXHIBIT
40' Watermain & Storm Sewer Easement

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:
CSW
PHASE IIA
12725 4 MILE RD
CALEDONIA, WI

PROJECT NO: 18-8537E
FIELDBOOK/PG: —
SHEET NO: 1 OF 2

SURVEYED BY: JSD
DRAWN BY: DHS



LEGAL DESCRIPTION


PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3302 AND PART LOT 3 OF CERTIFIED SURVEY MAP NO. 3437, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP (CSM) 3302; THENCE S00°36'03"E ALONG THE WESTERLY LINE OF SAID CSM 512.00 FEET TO THE SOUTHWEST CORNER OF SAID CSM; THENCE S89°23'57"W ALONG THE NORTH LINE OF SAID CSM 3437, 126.21 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S00°36'03"E 690.00 FEET; THENCE N89°23'57"E 359.04 FEET; THENCE N66°52'47"E 81.61 FEET; N00°37'13"W 305.85 FEET; THENCE N55°37'47"E 294.77 FEET; THENCE N10°35'52"E 215.33 FEET; THENCE N89°20'52"E 48.00 FEET TO A POINT ON THE WEST LINE OF SMERCHEK LANE, A PUBLIC ROAD; THENCE SOUTHWESTERLY 42.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND WEST LINE OF SAID ROAD, WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 333.00 FEET AND WHOSE CHORD BEARS S19°06'10"W 42.50 FEET; THENCE S89°20'52"W 0.81 FEET; THENCE S10°35'52"W 199.08 FEET; THENCE S55°37'47"W 289.97 FEET; THENCE S00°37'13"E 311.20 FEET; THENCE S66°52'47"W 116.30 FEET TO A POINT ON THE SOUTH LINE OF SAID CSM 3437; THENCE S89°23'57"W ALONG SAID SOUTH LINE 407.00 FEET TO THE SOUTHWEST CORNER OF SAID CSM; THENCE N00°36'03"W ALONG THE WEST LINE OF SAID CSM 730.00 FEET; THENCE N89°23'57"E 30.00 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 80,960 SQUARE FEET OR 1.8586 ACRES

File R:\2018\18-8537E\DWG\188537E Exhibit - Easement\Utilities.dwg Layout: Sheet 2 User: dmpnjar Plotted: Aug 25, 2023 - 8:16am Xref's

PROPERTY EXHIBIT
40' Watermain & Storm Sewer Easement

<div>SURVEYED BY:</div> <div></div> <div>MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666</div>	<div>SURVEYED FOR:</div> <div>CSW</div> <div>PHASE IIA</div> <div>12725 4 MILE RD</div> <div>CALEDONIA, WI</div>	<div>PROJECT NO:</div> <div>18-8537E</div>	<div>SURVEYED BY:</div> <div>JSD</div>
		<div>FIELDBOOK/PG:</div> <div>-</div>	<div>DRAWN BY:</div> <div>DHS</div>
		<div>SHEET NO:</div> <div>2 OF 2</div>	

MEMORANDUM

DATE: Tuesday, September 26, 2023

TO: Caledonia Utility District

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



RE: Change Order #6 – Dominican Lift Station Improvements

BACKGROUND INFORMATION

This Change Order is for the resetting of the access gate and for adjusting miscellaneous quantities to match what was installed. Items include Seed, Fertilizer, and Erosion matting, Track out control pad, Decorative fence, Chain link fence, bollards, HMA Binder Course & HMA Surface Course.

This Change Order has an increase in cost of \$11,671.38 and adjusts the contract by 1.62%. Overall Change Orders have adjusted the contract by \$63,813.38 or 8.88%.

This Change Order has been reviewed and accepted.

It is recommended that Change Order #6 be approved.

RECOMMENDATION

Move to approve Change Order #6 for the Dominican Lift Station Improvement Project with a contract increase of \$11,671.38.

SECTION 00 63 62
CHANGE ORDER

No. 6

Date of Issuance: September 25, 2023	Effective Date: September 25, 2023
Owner: Caledonia Utility District	Owner's Contract No.:
Contractor: August Winter & Sons, Inc	Contractor's Project No.:
Engineer: Foth Infrastructure & Environment, LLC	Engineer's Project No.: 19C030.05
Project: Dominican Lift Station Improvements	Contract Name: Dominican LS

The Contract is modified as follows upon execution of this Change Order:

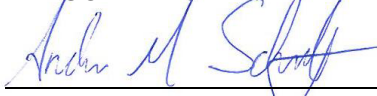
Description: This change order pays Contractor for resetting the access gate and rebalances the unit price bid items for project closeout.

Attachments: *Rebalance Spreadsheet prepared by Foth.*

All increases to contract price shall include costs for bonding and insurance.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ 718,500.00	Original Contract Times: Substantial Completion: <u>August 31, 2022</u> Ready for Final Payment: <u>September 30, 2022</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : \$ 52,142.00	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : Substantial Completion: <u>October 28, 2022</u> Ready for Final Payment: <u>November 30, 2022</u> days or dates
Contract Price prior to this Change Order: \$ 770,642.00	Contract Times prior to this Change Order: Substantial Completion: <u>October 28, 2022</u> Ready for Final Payment: <u>November 30, 2022</u> days or dates
[Increase] [Decrease] of this Change Order: \$ 11,671.38	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Contract Price incorporating this Change Order: \$ 782,313.38	Contract Times with all approved Change Orders: Substantial Completion: <u>October 28, 2022</u> Ready for Final Payment: <u>November 30, 2022</u> days or dates

RECOMMENDED:

By: 
Engineer (if required)
Title: Project Manager
Date: September 25, 2023

ACCEPTED:

By: _____
Owner (Authorized Signature)
Title: _____
Date: _____

ACCEPTED:

By: 
Contractor (Authorized Signature)
Title: Project Manager
Date: 9-25-2023

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

Dominican Lift Station Improvements
Caledonia Utility District
Final CO Quantity Rebalance
9/14/2023

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension
LUMP SUM							
	1	1	Lift Station Project Work - Electrical, Structural, Mechanical, Process, and Temporary Conveyance	LS	1	\$552,068.00	\$552,068.00
GENERAL ITEMS							
	2	2	Mobilization/Demobilization	LS	1	\$25,000.00	\$25,000.00
	3	3	Traffic Control	LS	1	\$2,500.00	\$2,500.00
	4	4	Clearing and Grubbing	LS	1	\$3,000.00	\$3,000.00
	5	5	Erosion Control	LS	1	\$1,000.00	\$1,000.00
	6	6	Silt Fence	LF	1030	\$2.10	\$2,163.00
	7	7	Stripping, Stockpiling and Respreading Topsoil	LS	1	\$3,500.00	\$3,500.00
	8	8	Seed, Fertilizer, and Erosion Matting	SY	2020	\$3.80	\$7,676.00
	9	9	Rock Filled Filter Bags	EA	36	\$16.50	\$594.00
	10	10	Trackout Control Pad	EA	1	\$1,500.00	\$1,500.00
	11	11	Decorative Fence	LF	140	\$141.00	\$19,740.00
	12	12	Chainlink Fence	LF	110	\$15.40	\$1,694.00
	13	13	Sliding Gate - 20LF	EA	1	\$11,050.00	\$11,050.00
	14	14	Bollards	EA	6	\$800.00	\$4,800.00
	15	15	Force Main Abandonment	LS	1	\$500.00	\$500.00
	16	16	Dual 10-inch HDPE Force Main, Spoil Backfill	LF	30	\$125.00	\$3,750.00
	17	17	Dual 8-inch Ductile Iron Force Main, Spoil Backfill	LF	10	\$120.00	\$1,200.00
	18	18	Connect to Existing Force Main Sewerage System	EA	4	\$500.00	\$2,000.00
	19	19	12" CMP Storm Sewer	LF	81	\$45.00	\$3,645.00
	20	20	CMP Flared End Sections - 12" Diameter	EA	2	\$300.00	\$600.00
	21	21	Storm Manhole	EA	1	\$2,500.00	\$2,500.00
	22	22	Driveway Common Excavation	CY	570	\$30.00	\$17,100.00
	23	23	Bituminous Tack Coat	GAL	60	\$5.50	\$330.00
	24	24	Sawcut Pavement, Full Depth	LF	230	\$3.00	\$690.00
	25	25	3/4" Dense Graded Base (HMA Base, Driveway, & Shoulder Restoration)	TON	340	\$75.00	\$25,500.00
	26	26	HMA Binder Course	TON	160	\$109.00	\$17,440.00
	27	27	HMA Surface Course	TON	60	\$116.00	\$6,960.00
	CO1	CO1		LS	1	\$0.00	\$0.00
	CO2	CO2		LS	1	\$4,560.00	\$4,560.00
	CO3	CO3		LS	1	\$0.00	\$0.00
	CO4	CO4		LS	1	\$1,382.00	\$1,382.00
	CO5	CO5		LS	1	\$46,200.00	\$46,200.00
	CO6	CO6	Gate Reinstallation	LS	1	\$11,671.38	\$11,671.38
Project Totals							\$782,313.38

Final Quantity	Final Cost	Quantity Delta	Cost Delta
1	\$552,068.00	0	\$0.00
	\$0.00	0	\$0.00
1	\$25,000.00	0	\$0.00
1	\$2,500.00	0	\$0.00
1	\$3,000.00	0	\$0.00
1	\$1,000.00	0	\$0.00
1030	\$2,163.00	0	\$0.00
1	\$3,500.00	0	\$0.00
2630	\$9,994.00	610	\$2,318.00
36	\$594.00	0	\$0.00
0	\$0.00	-1	(\$1,500.00)
137	\$19,317.00	-3	(\$423.00)
0	\$0.00	-110	(\$1,694.00)
1	\$11,050.00	0	\$0.00
7	\$5,600.00	1	\$800.00
1	\$500.00	0	\$0.00
30	\$3,750.00	0	\$0.00
10	\$1,200.00	0	\$0.00
4	\$2,000.00	0	\$0.00
81	\$3,645.00	0	\$0.00
2	\$600.00	0	\$0.00
1	\$2,500.00	0	\$0.00
570	\$17,100.00	0	\$0.00
60	\$330.00	0	\$0.00
230	\$690.00	0	\$0.00
340	\$25,500.00	0	\$0.00
174.5	\$19,020.50	14.5	\$1,580.50
125.43	\$14,549.88	65.43	\$7,589.88
1	\$0.00	0	\$0.00
1	\$4,560.00	0	\$0.00
1	\$0.00	0	\$0.00
1	\$1,382.00	0	\$0.00
1	\$46,200.00	0	\$0.00
1	\$3,000.00	1	\$3,000.00
	\$782,313.38		\$11,671.38

Change Order 6 includes the additional cost of \$3,000 for the gate reinstallation and \$8,671.38 in final quantity rebalance for a total of \$11, 671.38 as shown at right.

MEMORANDUM

DATE: Tuesday, September 26, 2023

TO: Caledonia Utility District

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



RE: Final Acceptance – Dominican Lift Station Improvements

BACKGROUND INFORMATION

August Winter & Sons, Inc has submitted the final pay request for the Dominican Lift Station Improvements Project. The work was started in 2022 and completed in 2023. This payment is for the final adjustment of quantities and retainage.

The Final Lien waivers have been requested and will be submitted prior to issuing the check.

RECOMMENDATION

Move to recommend Final Acceptance of the Dominican Lift Station Improvement Project.

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Income:									
500-00-41110	Property Taxes	-	-	-	-	-	-	-	0%
500-00-42010	Special Assessments	54,910	25,435	14,000	70,266	70,266	23,425	9,425	67%
500-00-46140	Property Rentals	15,531	16,589	16,589	16,589	16,589	16,589	-	0%
500-00-46160	Tax Search Fee	6,813	7,000	7,000	2,600	5,000	5,000	(2,000)	-29%
500-00-46251	Residential Service	2,345,500	2,300,000	2,280,000	1,118,981	2,237,963	2,245,000	(35,000)	-2%
500-00-46252	Commercial Service	531,640	500,000	510,000	262,776	525,552	526,000	16,000	3%
500-00-46253	Industrial Service	41,039	34,000	34,000	24,892	49,783	50,000	16,000	47%
500-00-46254	Public Authorities Service	63,570	57,000	59,000	31,366	62,733	62,000	3,000	5%
500-00-46255	Public Fire Protection	1,167,322	1,031,000	1,100,000	583,421	1,166,843	1,150,000	50,000	5%
500-00-46256	Wholesale Water Charges	-	-	-	83,957	335,827	340,000	340,000	100%
500-00-47404	Service Charge Revenue	8,787	7,000	9,500	6,587	13,173	10,000	500	5%
500-00-48100	Interest Income	33,603	7,000	1,000	29,568	20,000	20,000	19,000	1900%
500-00-48105	Dividend Income	-	2,500	-	-	-	-	-	0%
500-00-48110	Other Interest	7	-	-	-	100	-	-	0%
500-00-48115	Late Payment Charges	77,511	45,000	70,000	21,158	45,000	50,000	(20,000)	-29%
500-00-48301	Sale of Property	8,288	-	12,500	-	12,500	-	(12,500)	0%
500-00-48900	Miscellaneous Revenue	16,307	5,000	-	1,186	5,000	5,000	5,000	100%
500-00-49100	Bond Proceeds	-	1,968,000	-	-	-	1,800,000	1,800,000	100%
500-00-49310	Capital Contribution	-	-	-	-	-	-	-	0%
500-00-49320	Impact Fees	86,800	125,000	75,000	43,400	86,800	75,000	-	0%
Total Income:		4,457,627	6,130,524	4,188,589	2,296,748	4,653,129	6,378,014	2,189,425	52%
Expenses:									
500-00-50100	Salaries	282,076	326,413	315,808	130,872	283,000	302,011	(13,797)	-4%
500-00-50110	Part Time Salaries	-	-	-	-	-	-	-	0%
500-00-50130	Overtime	7,130	5,000	5,000	1,231	5,000	5,000	-	0%

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
500-00-50170	FICA	19,938	25,353	24,542	9,676	22,032	23,525	(1,017)	-4%
500-00-50190	WRS	(40,423)	21,542	21,815	9,066	18,720	21,218	(597)	-3%
500-00-50220	Health Care	70,829	99,878	106,283	45,113	70,000	89,074	(17,209)	-16%
500-00-50230	Retiree Health Care	28,346	-	12,850	5,086	12,849	11,205	(1,645)	100%
500-00-50240	Life Insurance	1,062	5,581	1,588	365	1,050	608	(980)	-62%
500-00-50250	Dental Insurance	1,666	-	2,297	898	1,552	1,826	(471)	-20%
500-00-50260	Workers Compensation	1,322	9,449	9,925	7,444	9,925	8,655	(1,270)	-13%
500-00-50270	Sick Leave Payout	-	-	-	-	-	-	-	0%
500-00-50280	Clothing Allowance	1,480	2,025	2,025	-	2,000	1,800	(225)	-11%
500-00-50310	Safety Glasses	-	-	1,500	-	500	500	(1,000)	-67%
500-00-50330	Compensated Absences	-	13,000	13,000	-	-	13,000	-	0%
500-00-51000	Drug and Alcohol Testing	67	1,000	500	-	500	750	250	100%
500-00-51100	Testing/Physicals	67	-	-	109	500	750	750	100%
500-00-51300	Education/Training/Conferences	4,528	2,500	5,000	1,210	5,000	5,000	-	0%
500-00-51320	Memberships/Dues	-	-	-	615	615	1,000	1,000	100%
500-00-51330	Mileage	-	-	-	-	-	-	-	0%
Total Salaries & Fringes:		378,087	511,741	522,133	211,686	433,243	485,922	(36,211)	-7%
500-00-60100	General Liability Insurance	13,471	13,471	14,145	14,145	14,145	14,785	640	5%
500-00-61000	Professional Services	12,737	11,500	15,000	-	11,500	12,500	(2,500)	-17%
500-00-61100	Legal Fees	6,841	5,000	5,000	705	5,000	5,000	-	0%
500-00-61300	Audit Services	6,150	7,500	7,500	7,500	7,500	7,500	-	0%
500-00-61310	Banking/Financial Charges	2,299	1,800	2,000	1,530	3,060	3,000	1,000	50%
500-00-61340	Engineering Design Charges	27,234	30,000	30,000	18,199	30,000	30,000	-	0%
500-00-61600	Village Services	-	26,176	30,000	-	30,000	30,000	-	0%
500-00-62100	Contracted Services	535	-	-	-	-	-	-	0%
500-00-62103	Mapping	6,868	50,000	10,000	-	10,000	10,000	-	0%
500-00-62300	Office Equipment Rental & Main	-	-	-	-	-	-	-	0%

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
500-00-62550	Purchased Water	2,394,494	2,200,000	2,300,000	1,125,444	2,250,887	2,300,000	-	0%
500-00-62560	Water Sampling and Testing	17,415	-	15,000	8,988	17,975	18,000	3,000	100%
500-00-63200	Fuel, Oil, Fluids	12,233	5,000	12,000	9,173	18,346	18,500	6,500	54%
500-00-63300	Vehicle Repairs & Maintenance	4,553	15,000	10,000	998	7,500	10,000	-	0%
500-00-64010	Notifications/publications	-	1,000	1,000	-	600	500	(500)	-50%
500-00-64030	Office Supplies	8,655	9,000	9,000	3,816	7,632	9,000	-	0%
500-00-64040	Postage & Shipping	15,452	17,000	15,000	7,902	15,804	16,000	1,000	7%
500-00-64060	Copying & Printing	105	-	-	310	700	700	700	0%
500-00-64070	Work Supplies	7,863	7,500	7,500	128	7,500	7,500	-	0%
500-00-64110	Small Equipment	-	-	-	692	1,500	-	-	0%
500-00-64120	Licenses, Permits & Fees	-	5,000	2,500	-	2,500	5,000	2,500	100%
500-00-64140	Utilities	15,223	24,000	24,000	9,882	22,000	24,000	-	0%
500-00-64150	Communication Services	10,234	10,000	10,000	6,274	12,548	12,500	2,500	25%
500-00-64180	Public Fire Protection	273,957	275,000	275,000	136,979	275,000	275,000	-	0%
500-00-64240	Building Repairs & Maintenance	274,625	390,000	20,000	111,415	222,830	20,000	-	0%
500-00-64250	Equipment Repairs & Maintenance	-	-	15,191	205	411	20,000	4,809	100%
500-00-64270	Infrastructure Maintenance	-	-	300,000	-	-	300,000	-	100%
500-00-64260	Grounds Repairs & Maintenance	-	-	-	-	-	-	-	0%
500-00-64320	IT Infrastructure	8,024	12,500	8,000	5,549	15,000	8,000	-	0%
500-00-69000	Unrealized Gain/Loss on Investment	(17,431)	-	-	-	-	-	-	0%
500-00-69100	Realized Gain/Loss on Investment	9,047	-	-	-	-	-	-	0%
Total Operating Expenses:		<u>3,110,585</u>	<u>3,116,447</u>	<u>3,137,836</u>	<u>1,469,833</u>	<u>2,989,939</u>	<u>3,157,485</u>	<u>19,649</u>	1%
Total Salaries & Operating:		<u>3,488,672</u>	<u>3,628,188</u>	<u>3,659,969</u>	<u>1,681,519</u>	<u>3,423,182</u>	<u>3,643,407</u>	<u>(16,562)</u>	
500-00-65030	Equipment	1,022	12,500	-	17,962	17,962	-	-	0%
500-02-65130	Water Meters	-	125,000	125,000	-	125,000	125,000	-	0%

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
500-03-65130	GIS Mapping	-	-	-	-	-	-	-	0%
500-04-65130	Vehicle Replacement	-	20,000	50,000	-	50,000	60,000	10,000	20%
500-05-65130	North Kremer Additions Waterma	-	-	-	-	-	-	-	0%
500-06-65130	Washington Meadows	-	2,134,000	-	-	2,134,000	-	-	0%
500-07-65130	Sundance Heights	-	-	-	-	-	1,800,000	1,800,000	100%
Total Capital Expenditures:		<u>1,022</u>	<u>2,291,500</u>	<u>175,000</u>	<u>17,962</u>	<u>2,326,962</u>	<u>1,985,000</u>	<u>1,810,000</u>	

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Other Expenses:									
500-00-67100	Interest	363,695	381,749	374,300	191,589	374,300	314,972	(59,328)	-16%
500-00-67300	Principal	-	550,000	560,000	-	560,000	675,900	115,900	21%
500-00-67600	Bond Issuance Costs	-	-	-	-	-	-	-	0%
500-00-68000	Depreciation Expense	476,420	480,167	480,167	-	480,167	480,167	-	0%
500-00-68100	Depreciation Expense CIAC	569,152	550,926	550,926	-	550,926	550,926	-	0%
500-00-68200	Amoritization Expense	(22,103)	-	-	-	-	-	-	0%
Total Other Expense:		<u>1,387,164</u>	<u>1,962,842</u>	<u>1,965,393</u>	<u>191,589</u>	<u>1,965,393</u>	<u>2,021,965</u>	<u>56,572</u>	30%
Net Income		(419,231)	(1,752,006)	(1,611,773)	405,678	(3,062,409)	(1,272,358)	339,415	-21%
Add in non-cash expenses									
Add Depreciation Expense				480,167			480,167		
Add Depreciation Expense CIAC				550,926			550,926		
Add Amoritization Expense				<u>-</u>			<u>-</u>		
Anticipated change in net cash				(580,680)			(241,265)		

Village of Caledonia

Sewer Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Income:									
501-00-41110	Property Taxes	556,708	556,708	552,808	552,808	552,808	359,478	(193,330)	-35%
501-00-42010	Special Assessment	5,401	2,660	-	-			-	0%
501-00-46160	Tax Search Fee	8,638	11,000	7,000	3,175	7,000	7,000	-	0%
501-00-46251	Residential Service	6,005,971	5,750,000	6,369,000	3,196,270	6,369,000	6,370,000	1,000	0%
501-00-46252	Commercial Service	1,097,170	1,065,000	1,219,000	607,489	1,219,000	1,215,000	(4,000)	0%
501-00-46253	Industrial Service	52,800	51,000	55,700	29,793	55,700	60,000	4,300	8%
501-00-46254	Public Authorities Service	168,093	170,000	185,500	88,400	176,800	175,000	(10,500)	-6%
501-00-47404	Sewer Connection Fee	267,750	400,000	250,000	137,700	275,400	250,000	-	0%
501-00-48100	Interest Income	174,949	25,000	2,500	186,530	100,000	75,000	72,500	2900%
501-00-48105	Dividend Income	-	-	-	-	-	-	-	0%
501-00-48115	Late Payment Charges	181,462	100,000	100,000	83,481	110,000	100,000	-	0%
501-00-48301	Sale of Property	8,288	-	37,500	-	37,500	-	(37,500)	100%
501-00-48900	Miscellaneous Revenue	6,813	26,000	6,500	2,362	6,500	5,000	(1,500)	-23%
501-00-49100	Bond Proceeds	-	18,875,176	6,102,000	-	6,102,000	5,650,000	(452,000)	-7%
501-00-49310	Capital Contribution	549,458	-	-	-	-	-	-	0%
501-00-49320	Impact Fees	-	-	-	-	-	-	-	0%
Total Income:		9,083,499	27,032,544	14,887,508	4,888,008	15,011,708	14,266,478	(621,030)	-4%
Expenses:									
501-00-50100	Salaries	304,182	326,413	315,808	118,495	283,000	302,011	(13,797)	-4%
501-00-50110	Part Time Salaries	-	-	-	-	-	-	-	0%
501-00-50130	Overtime	5,798	5,000	5,000	1,369	5,000	5,000	-	0%
501-00-50170	FICA	21,476	25,353	24,542	8,029	22,032	23,525	(1,017)	-4%
501-00-50190	WRS	(43,032)	21,542	21,815	8,457	18,720	21,218	(597)	-3%
501-00-50220	Health Care	75,978	99,878	106,283	46,149	70,000	89,074	(17,209)	-16%
501-00-50230	Retiree Health Care	30,169	-	12,850	5,086	12,849	11,205	(1,645)	100%
501-00-50240	Life Insurance	1,175	3,284	848	389	1,050	608	(240)	-28%
501-00-50250	Dental Insurance	1,808	2,297	2,038	876	1,552	1,826	(212)	-10%

Village of Caledonia

Sewer Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
501-00-50260	Workers Compensation	1,477	9,450	9,925	7,444	11,103	8,655	(1,270)	-13%
501-00-50270	Sick Leave Payout	-	-	-	-	-	-	-	0%
501-00-50280	Clothing Allowance	1,480	2,025	2,000	-	1,500	1,800	(200)	-10%
501-00-50290	Other Personnel Benefits	-	2,026	-	-	-	-	-	0%
501-00-50310	Safety Glasses	-	-	1,500	-	500	500	(1,000)	-67%
501-00-50330	Compensated Absences	-	13,000	13,000	-	-	13,000	-	0%
501-00-50340	Education Benefit	-	1,000	1,000	-	1,000	750	(250)	-25%
501-00-51100	Testing/Physicals	202	1,250	500	109	500	750	250	50%
501-00-51300	Education/Training/Conferences	2,940	2,500	5,000	725	5,000	5,000	-	0%
501-00-51320	Memberships/Dues	-	-	-	-	-	1,000	1,000	100%
Total Salaries & Fringes:		403,653	515,018	522,109	197,127	433,806	485,922	(36,187)	-7%
501-00-60100	General Liability Insurance	13,471	13,471	14,145	14,145	14,145	14,785	640	5%
501-00-61000	Professional Services	3,867	10,000	3,750	800	3,750	4,000	250	7%
501-00-61010	EPA Risk Resilience	-	3,000	-	-	3,000	-	-	-100%
501-00-61100	Legal Fees	1,050	5,000	5,000	-	5,000	5,000	-	0%
501-00-61300	Audit Services	6,150	7,500	7,500	7,500	7,500	7,500	-	0%
501-00-61310	Banking/Financial Charges	2,299	2,000	2,000	1,130	2,300	2,300	300	0%
501-00-61340	Engineering Design Charges	38,483	50,000	30,000	24,558	30,000	20,000	(10,000)	-33%
501-00-61600	Village Services	26,176	26,176	30,000	-	30,000	30,000	-	0%
501-00-62100	Contracted Services	18	-	-	-	-	-	-	0%
501-00-62102	Modeling	-	-	15,000	-	15,000	15,000	-	0%
501-00-62101	Televising	-	-	-	710	1,500	-	-	0%
501-00-62103	Mapping	-	-	10,000	-	10,000	10,000	-	0%
501-00-62104	Smoke Testing	-	50,000	-	-	-	-	-	0%
501-00-62550	Sewer Treatment Charges	2,000,199	2,500,000	2,380,000	1,536,182	3,050,000	3,355,000	975,000	41%
501-00-63200	Fuel, Oil, Fluids	13,197	7,500	14,500	9,992	20,000	20,000	5,500	0%
501-00-63300	Vehicle Repairs & Maintenance	13,131	15,000	15,000	637	1,275	10,000	(5,000)	-33%
501-00-64010	Notifications/publications	-	750	1,000	11	600	500	(500)	0%

Village of Caledonia Sewer Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
501-00-64030	Office Supplies	7,995	9,000	7,500	3,591	7,500	9,000	1,500	20%
501-00-64040	Postage & Shipping	15,452	15,000	15,000	7,902	15,000	15,500	500	3%
501-00-64060	Copying & Printing	105	-	-	310	620	700	700	0%
501-00-64070	Work Supplies	4,902	6,500	7,500	128	5,000	7,500	-	0%
501-00-64110	Small Equipment	-	-	-	-	-	-	-	0%
501-00-64140	Utilities	151,144	170,000	170,000	91,973	170,000	180,000	10,000	6%
501-00-64150	Communication Services	12,157	12,500	12,500	6,943	13,886	14,000	1,500	12%
501-00-64190	Miscellaneous Expenses	35	-	-	956	1,000	-	-	0%
501-00-64240	Building Repairs & Maintenance	62,602	185,000	150,000	48,615	150,000	150,000	-	0%
501-00-64250	Equipment Repairs & Maintenance	-	1,000	15,191	616	15,191	15,000	(191)	0%
501-00-64260	Grounds Repairs & Maintenance	-	-	-	-	-	-	-	0%
501-00-64320	IT Infrastructure	6,617	12,500	8,000	5,550	15,000	8,000	-	0%
501-00-64400	Equipment/Storage Rental	-	-	-	-	-	-	-	0%
Total Operating Expenses:		2,379,050	3,101,897	2,913,586	1,762,248	3,587,266	3,893,785	980,199	34%
Total Salaries & Operating Expenses:		2,782,703	3,616,915	3,435,695	1,959,375	4,021,072	4,379,707	944,012	27%
501-00-65030	Equipment	1,183	225,000	-	143,697	143,697	-	-	-
501-00-65050	Communications Equipment	40	-	-	-	-	-	-	-
501-00-65210	Central Lift Station-Design	-	300,000	-	-	-	-	-	-
501-00-65211	Central Lift Station-Const	-	-	5,650,000	-	-	5,650,000	-	-
501-00-65212	Central Lift Station-Inspect	-	-	-	-	-	-	-	-
501-00-65221	Hoods Creek At Basin-Const	-	8,578,000	-	-	-	-	-	-
501-00-65222	Hoods Creek At Basin-Inspect	-	750,000	-	-	-	-	-	-
501-00-65231	Dominican Lift Station-Const	-	930,000	-	-	-	-	-	-
501-00-65232	Dominican Lift Station-Inspect	-	80,000	-	-	-	-	-	-
501-00-65240	Riverbend Lift Station-Design	-	425,000	-	-	-	-	-	-
501-00-65241	Riverbend Lift Station-Const	-	4,068,000	-	-	-	-	-	-
501-00-65242	Riverbend Lift Station-Inspect	-	354,000	-	-	-	-	-	-

Village of Caledonia

Sewer Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
501-01-65140	Annual Sewer Televising	-	-	-	-	-	-	-	-
501-02-65140	Sewer Modeling	18,783	15,000	-	-	-	15,000	-	-
501-03-65140	GIS Mapping	27,849	50,000	-	-	-	15,000	-	-
501-04-65140	Vehicle Replacement	-	20,000	50,000	-	50,000	60,000	10,000	20%
501-14-65143	Inspection	-	-	-	-	-	-	-	-
Total Capital Expenditures:		<u>47,855</u>	<u>15,795,000</u>	<u>5,700,000</u>	<u>143,697</u>	<u>193,697</u>	<u>5,740,000</u>	<u>40,000</u>	-
Total Expenses:		<u>2,830,558</u>	<u>19,411,915</u>	<u>9,135,695</u>	<u>2,103,072</u>	<u>4,214,769</u>	<u>10,119,707</u>	<u>2,842,035</u>	
Net Ordinary Income:		6,252,941	7,620,629	5,751,813	2,784,936	10,796,939	4,146,771	(3,463,065)	
501-00-67100	Interest	1,545,815	1,580,174	1,353,730	776,698	1,553,397	1,449,053	95,323	7%
501-00-67300	Principal	520,023	2,888,239	1,410,702	566,530	1,410,702	2,188,441	777,739	55%
501-00-67600	Bond Issuance Costs	-	-	-	-	-	-	-	0%
501-00-68000	Depreciation Expense	1,486,305	1,437,252	1,437,252	-	1,437,252	1,437,252	-	0%
501-00-68100	Depreciation Expense CIAC	345,096	346,276	346,276	-	346,276	346,276	-	0%
501-00-68200	Amoritization Expense	579,420	817,497	817,497	-	817,497	817,497	-	0%
501-00-69100	Realized Gain/Loss on Investme	-	-	-	-	-	-	-	0%
Total Other Expense:		<u>4,476,658</u>	<u>7,069,438</u>	<u>5,365,457</u>	<u>1,343,228</u>	<u>5,565,124</u>	<u>6,238,519</u>	<u>873,062</u>	<u>16%</u>
Net Income		1,776,283	551,191	386,356	1,441,708	5,231,815	(2,091,747)	(2,478,103)	-641%
Add in non-cash expenses									
Add Depreciation Expense							1,437,252		
Add Depreciation Expense CIAC							346,276		
Add Amoritization Expense							<u>817,497</u>		
Anticipated change in net cash							509,278		

Village of Caledonia

Stormwater Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Income:									
502-00-42010	Special Assessment	12,436	41,632	-	4,304	4,304	35,700	35,700	100%
502-00-46311	Engineering Design Charges	12,510	17,500	17,500	1,200	17,500	15,000	(2,500)	-14%
502-00-47400	ERU Storm water fee	1,041,542	1,025,000	1,040,000	-	1,040,000	1,050,000	10,000	1%
502-00-48100	Interest Income	9,976	20,000	1,000	18,102	7,500	5,000	4,000	400%
502-00-48900	Miscellaneous Revenue	823	-	-	-	-	-	-	0%
502-00-49300	Fund Balance Applied	-	593,062	-	-	-	35,000	35,000	1000%
Total Income:		1,077,287	1,697,194	1,058,500	23,607	1,069,304	1,140,700	82,200	8%
Expense:									
502-00-50100	Salaries	342,201	313,946	315,082	145,739	291,478	177,419	(137,663)	-44%
502-00-50130	Overtime	1,889	-	1,500	64	1,500	1,500	-	0%
502-00-50170	FICA	25,073	24,017	24,219	10,244	20,488	13,611	(10,608)	-44%
502-00-50190	WRS	(21,233)	20,406	21,528	9,915	19,829	12,276	(9,252)	-43%
502-00-50220	Health Care	74,376	80,297	68,666	43,789	87,578	43,531	(25,135)	-37%
502-00-50230	Retiree Health Care	25,790	-	-	-	-	-	-	0%
502-00-50240	Life Insurance	1,222	2,917	746	384	769	339	(407)	-55%
502-00-50250	Dental Insurance	1,696	1,767	1,299	779	1,557	916	(383)	-29%
502-00-50260	Workers Compensation	756	8,952	9,400	7,043	9,400	5,052	(4,348)	-46%
502-00-50280	Clothing Allowance	1,781	1,800	1,800	-	1,800	900	(900)	-50%
502-00-50310	Safety Glasses	-	1,200	1,200	-	500	500	(700)	-58%
502-00-51300	Education/Training/Conferences	4,202	5,000	5,000	-	-	5,000	-	0%
502-00-51320	Memberships/Dues	182	200	100	20	100	200	100	0%
502-00-51340	Certification/licensing	-	3,000	3,000	-	3,000	1,000	(2,000)	-67%
Total Salaries & Fringes:		457,934	463,502	453,540	217,977	437,999	262,245	(191,295)	-42%

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[illegible]

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502-00-65040	Equipment-Vehicles	-	-	35,000	5	35,000	105,000	70,000	100%
502-00-65060	Computer Hardware	1,454	-	-	-	-	-	-	0%
502-00-65150	Storm Sewers	173,496	-	126,529	-	126,529	-	(126,529)	0%
502-00-65151	Culvert Replacements	48,795	65,000	85,000	17,165	85,000	85,000	-	0%
502-00-65152	GIS Update	345	-	10,000	27,802	27,195	10,000	-	100%
502-00-65153	Hood Creek Brushing	-	25,000	25,000	-	25,000	25,000	-	0%
502-00-65154	HWY 32 Stream Restoration	-	362,000	-	195,305	362,000	-	-	0%
502-00-65155	Turtle Creek Restoration	-	50,000	100,000	-	-	100,000	-	0%
502-00-65156	Westview Village Storm	-	125,000	-	2,580	2,500	-	-	0%
502-00-65157	Generator Upgrades	11,179	25,000	25,000	17,962	25,000	-	(25,000)	-100%
502-00-65158	4 Mile Tile Candlelight Erie	-	-	-	-	-	256,130	256,130	100%
Total Operating Expenses:		<u>435,955</u>	<u>813,365</u>	<u>606,502</u>	<u>304,374</u>	<u>867,397</u>	<u>878,455</u>	<u>271,953</u>	45%
Total Expenses:		<u>893,889</u>	<u>1,276,867</u>	<u>1,060,042</u>	<u>522,351</u>	<u>1,305,396</u>	<u>1,140,700</u>	<u>80,658</u>	
Net Ordinary Income:		<u>183,398</u>	<u>420,327</u>	<u>(1,542)</u>	<u>(498,744)</u>	<u>(236,092)</u>	<u>0</u>	<u>1,542</u>	
502-00-67100	Interest	-	-	-	-	-	-	-	0%
502-00-67300	Principal	-	-	-	-	-	-	-	0%
502-00-68000	Depreciation Expense	<u>432,155</u>	<u>423,919</u>	<u>426,843</u>	<u>-</u>	<u>426,843</u>	<u>426,843</u>	<u>-</u>	0%
Total Other Expense:		<u>432,155</u>	<u>423,919</u>	<u>426,843</u>	<u>-</u>	<u>426,843</u>	<u>426,843</u>	<u>-</u>	-100%
Net Income		(248,757)	(3,592)	(428,385)	(498,744)	(662,935)	(426,843)	1,542	0%
Add in non-cash expenses									

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								Amt	%
	Add Depreciation Expense	-	-	-	-	-	426,843	426,843	-100%
	Anticipated change in net cash	(248,757)	(3,592)	(428,385)	(498,744)	(662,935)	0	428,385	-100%