

PUBLIC WORKS COMMITTEE MEETING
Monday June 12, 2023 at 4:00PM
Caledonia Village Hall – 5043 Chester Lane

1. Call to Order
2. Approval of Minutes – May 8, 2022.
3. Welcome Sign – 7 Mile Road
4. Waiver Request to Title 15-5-3 – Parcel ID 104-04-22-06-060-001 – St Nikolas Cemetery
5. Waiver Request to Place Structures in an Easement at 5920 Sunshine.
6. Request to Modify Road Cross Sections – Title 18-1-4 (c) (5)
7. Request to Issue Building Permits Prior to Infrastructure Acceptance – The Glen @ Water’s Edge.
8. Adjournment

June 9, 2023

Joslyn Hoeffert
Village Clerk

Only committee members are expected to attend. However, attendance by all Board members (including non-members of the committee) is permitted. If additional (non-committee) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows:

If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body.

To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the committee’s agenda will be discussed. Only committee members will vote. Board members who attend the committee meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Call to Order

Trustee Weatherston called the meeting to order at 4:30 p.m. at the Caledonia Village Hall, 5043 Chester Lane, Racine, Wisconsin.

Present: Village President Weatherston (for Trustee Stillman) and Trustee Hammes. Also in attendance was Trustee Pierce, Dave Klein (Payne & Dolan) and Clint Weininger (Payne & Dolan).

Absent: None.

Staff present: Public Services Director Anthony Bunkelman and Village Engineer Ryan Schmidt.

2. Approval of Minutes

Motion by Trustee Hammes to approve the minutes from the April 11, 2023, meeting. Seconded by President Weatherston. Motion carried, unanimously.

3. Ragnar Relay

Village Engineer Ryan Schmidt presented to the Committee the proposed Ragnar Relay for May 12th which will run through the Village. The route was explained to the Committee, which will run north - south through the Village with major exchange points at Cliffside Park and Crawford Park. The Village Engineer explained that the company running the race has provided the necessary insurance, signed a hold harmless for the park, and had Police/Fire/Highway review the route as proposed. No issues were presented. The race is expected to take place between 11am and 6pm. Multiple volunteers will be at Crawford Park to oversee the exchange point and will clean up immediately after. As a result, Staff recommended approval of the route to go through the Village and approve the special event application.

Motion by Trustee Hammes to authorize the special event as written in the Village Engineer's memo dated April 27th, 2023. Seconded by President Weatherston. Motion carried, unanimously.

4. Payne & Dolan Blasting Permit

The Village Engineer explained that Staff has received and reviewed the annual blasting permit submittal from Payne and Dolan, who was present for this meeting. The Village Engineer explained that the annual permit packet included all the appropriate paperwork, permit fees, and insurance as required by the conditional use permit. There was one blaster whose license will expire this year and will need to be updated as a condition of approval.

Clint Weininger and Dave Klein presented the history of the Quarry expansion and how the plant operates with two newer trustees in attendance. Clint handed out a summary of the last 3 years of blasting at the expanded section of the quarry. Vibratex is the third party company that maintains and operates the seismographs as well as performs the pre-blast surveys. Clint then

went over the Z-curve and how the Caledonia Limits correlate to the average blasts from 2021 and 2022.

Motion by Trustee Hammes approve the Explosive and Blasting Permit for Payne & Dolan subject to the conditions listed in the Village Engineer's memo dated April 27, 2023 and forward to the Village Board for final approval. Seconded by President Weatherston. Motion carried, unanimously.

5. Turkey Crossing Signs

Staff has received multiple request for Turkey Warning Signs near the intersection of 7 Mile Road and Foley Road. The requests stated that a large amount of turkeys have been in the area and like to cross at this intersection. Village Engineer Ryan Schmidt described that it could cost approximately \$1,000 dollars to install these signs and that they would conflict with the existing Equestrian signs nearby. In addition, there had been no reports of incidents or police presence related to Turkeys at this intersection when searched back as far as 2009. Staff recommended that the request for signs be denied.

Motion by Trustee Hammes to Deny the request for Turkey Crossing Signs and forward to the Village Board for final approval. Seconded by President Weatherston. Motion carried, unanimously.

6. Welcome Sign – 7 Mile Road

The CDA has brought to Staff's attention the desire to install additional monument "Caledonia" signs in the Village, more specifically at 7 Mile Road in the median east of Hageman Road. The Village Engineer brought this topic for discussion at the Committee level and discussed how this may not be in the best interest of the Village at this time. Discussion occurred regarding the safety of this sign in the median for possible incidents, plowing concerns, traffic counts at this location compared to other entry points in the Village, and cost. Tom Weatherston asked where the funds had planned to come from. Hammes described installing something cheaper and more "temporary" like the smaller signs we have in other locations around the Village until traffic counts and development in the area increased.

Motion made by Village President Tom Weatherston to lay-over the topic to a later date. Seconded by Trustee Hammes. Motion carried unanimously.

7. Adjournment

Trustee Hammes motioned to adjourn. Seconded by President Weatherston. Motion carried unanimously. Meeting adjourned at 5:41 p.m.


Respectfully submitted,

Joslyn Hoeffert
Village Clerk

MEMORANDUM

Date: June 9, 2023

To: Public Works Committee

From: Ryan Schmidt, P.E.
Village Engineer 

Re: Waiver to Title 15-5-3 – St Nikola Cemetery Fence Installation

BACKGROUND INFORMATION

The Engineering Department received a request to allow for a variance to install a 6' high decorative aluminum fence at the edge of the property abutting CTH V at Parcel ID 104-04-22-06-060-001. The aerial view of the property with lot lines shown has been included below as Exhibit A and the fence permit application from Yutka Fence has been included as Exhibit B (including fence style and site layout). There was no permit found on record for the existing 6' high chain link fence placed at the same location on this property at an unknown time.



The current Fence Ordinance states that commercial and industrial properties may not exceed a 4' high fence within a street yard setback unless the property owner has provided otherwise via a conditional use permit. A residential property also follows this same rule, with the exception that it can 6' high if located 75' back from the road right-of-way. This property is zoned P-1 Institutional Park. Per ordinance, the fence should be installed as a 4' high structure or placed 75' back from the right-of-way as a 6' tall structure.

The owner has requested this variance to allow for the decorative and aesthetically pleasing entrance at the narrow access point along CTH V. The Ordinance does allow residential properties to replace an existing fence that was installed prior to the effective date of the ordinance; however, this fence was installed on an institutional property and does not meet this requirement. Staff has reviewed the request and because of the above information, does not recommend waiver of Title 15-5-3 to allow a 6' fence against the public right-of-way since it violates ordinance.

RECOMMENDATION

Move to Deny the waiver request to install a 6' fence in the street yard of Parcel ID 104-04-22-06-060-001 as it directly violates Title 15-5-3 of the Village Code of Ordinances.



VILLAGE OF CALEDONIA

VILLAGE OF CALEDONIA
5043 CHESTER LANE • RACINE, WI 53402
PHONE (262) 835-6420

APPLICATION FOR BUILDING PERMIT

Permit No.	2023-F-019
Parcel No.	104042206060001
Receipt No.	

Owner's Name <u>St. Nicholas Assoc. Inc.</u>	Owner's Email <u>JEFOR@WS.PR.COM</u>
Owner's Mailing Address, City, State & Zip (if different from Project Address) <u>5302 - EAST SQUARES AVE</u>	Phone <u>(414) 704-0937</u>
Contractor or Applicant Name <u>YUTKA FENLIS</u>	Contractor or Applicant Email <u>JEFF@YUTKAFENLIS.COM</u>
Contractor's or Applicant's Mailing Address, City, State & Zip <u>11880 - 12TH ST.</u>	Phone ()
Dwelling Contractor Certificate Number Exp. Date <u>N/A</u>	Dwelling Contractor Qualifier Number Exp. Date <u>N/A</u>

PROJECT ADDRESS: 8354 - City Hwy V (St. Nicholas Seasonal Orthodox Cemetery)

Lot #:	Subdivision Name:	CSM#			
SETBACKS: Distance from lot lines to object	Front Ft.	Rear Ft.	Left Ft.	Right Ft.	Zoning District:
			<u>2</u>	<u>2</u>	
SQ. FT. OF ADDITION (IF APPLICABLE)	ESTIMATED PROJECT COST				
	\$ <u>10,500</u>				
Public Sewer	Yes <input type="checkbox"/> No <input type="checkbox"/>	County Sanitary Permit No.			
Type of Project	New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Conversion <input type="checkbox"/> Temporary <input type="checkbox"/> Other <input type="checkbox"/>				

FENCE REPLACEMENT

EXPLANATION OF PROJECT

REPLACE EXISTING COMBUSTIBLE ENTRANCE FENCE
MOVING FENCE 1' BACK TOWARD CURB
4 - RAIL BACK TEXTURE SPEAR TOP ALUMINUM FENCE
92' + 16' DOUBLE GATE, REPLACE CHAIN LINK

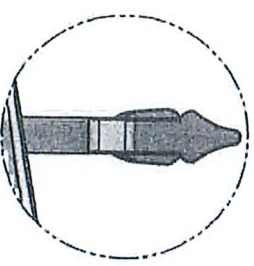
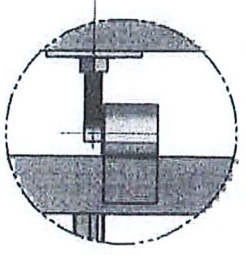
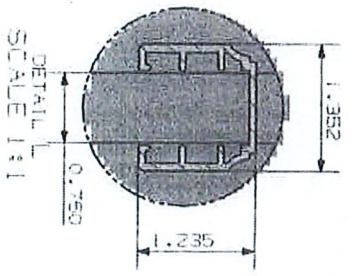
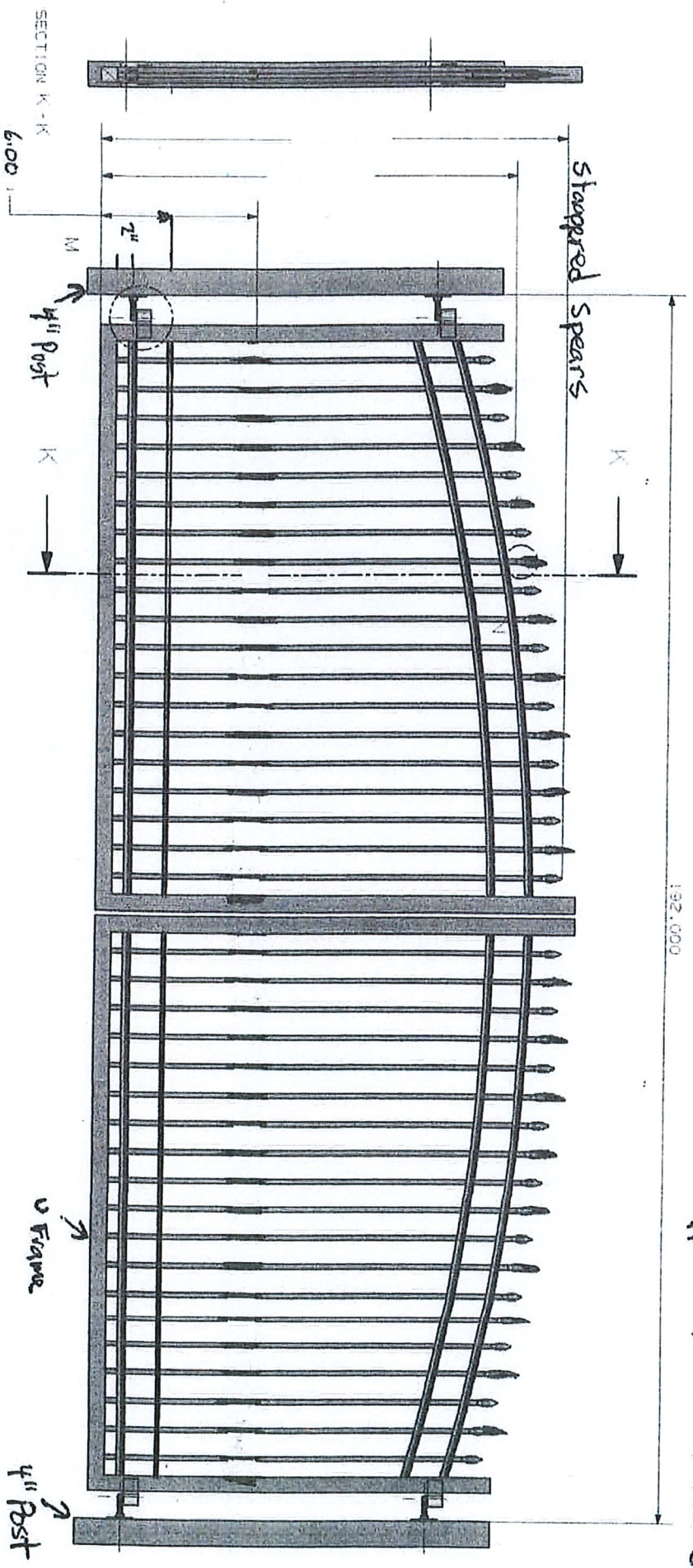
*I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all that information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

PRINT CONTACT PERSON Jeff Roubert Phone (262) 818-1502

SIGNATURE OF APPLICANT [Signature] Date 04/12/2023

4 RAIL - 16' WIDE ARCHED Commercial Gate - Staggered Spears - U Frame

192.000



ULTRA ALUMINUM MANUFACTURING, INC
2124 GRAND COMMERCE DR. HOWELL, MI 48855
PHONE (800) 698-4420 FAX (800) 643-7426

DATE	REV

ULTRA FENCING • RAILING SHEET 2 OF 2


ULS-100 STRUCTURAL SPEAR TOP COMMERCIAL DRIVE GATE 60X112 ARCH

Signature ec lipse ULTRAMO Defender ec lipse v.p. ULTRACK ec lipse air

MEMORANDUM

Date: June 9, 2023

To: Public Works Committee
Utility Commission

From: Ryan Schmidt, P.E.
Village Engineer 

Re: **5920 Sunshine Lane – Variance Request**

BACKGROUND INFORMATION

The Engineering Department received a request to allow for a variance to install a retaining wall structure and shed inside of a 12' Storm Sewer Easement and 6' We Energies Easement at 5920 Sunshine Lane. This request came in because of the Engineering Departments field inspection of the property for the site grading and drainage bond refund. Staff visited the site to find a retaining wall installed and a shed base being prepared in an area that appeared to encroach upon the easement as shown on the building permit and plat of survey without any accessory structure permits. The site recertification survey has been included as Exhibit A clearly showing the encroachment of said retaining wall and proposed shed.

The property was issued building permits on 06/03/2021 and the Site Grading and Drainage Bond inspection was performed approximately 270 days post occupancy per ordinance. There is a section on the Site Grading portion of the Building Permit stating that the installation of any structures or retaining walls as shown on the approved plat of survey and building permit are not allowed. In addition, a paving permit is required prior to the installation of concrete in the Village Right-of-Way. This permit was not acquired.

There is an 18" storm sewer pipe along the rear lot line within the 12' Storm Sewer Easement. The Village does not authorize property owners to place structures or fences in easements, especially ones with public utilities in them. As a result, Staff does not recommend the issuance of any waivers or variance to install these structures within the 12' Storm Sewer Easement. Village Staff recommends all retaining walls and proposed sheds be removed from the Storm Sewer Easement and all appropriate permits be applied for. The property owner may request a variance to allow the installation of the structures within the We Energies Utility Easement with written approval from We Energies.

RECOMMENDED MOTION

Motion to Deny the Variance Request at 5920 Sunshine Lane for the installation of a retaining wall and shed within the 12' Storm Sewer Easement due to the direct violation of Building Permit 2021-299 and 21-FP-037. Any existing structures shall be removed from the easement and permits must be acquired for the new shed and retaining wall placement.



VILLAGE OF CALEDONIA BUILDING PERMIT

5043 CHESTER LANE | RACINE, WI 53402 | Tel# (262) 835-4451

Issued Date: 06/03/2021

Applied for: 05/25/2021

Expires: 05/25/2022

Permit No.	2021-299
Type of Permit	Residential 1 & 2 Family
Parcel #	104042320401670
	R-3A
Receipt#	<u>1003090</u>

Property Address: **5920 SUNSHINE LN**

Lot: 67 Block: Subdivision/CSM#: AUTUMN SHORES

Valuation 256,229.00

Square Feet 2,785.00

Owner DNOALD J VESELIK JR
KAREN VESELIK
RACINE, WI 53402

Contractor MC HOME BUILDERS LLC (MASTER CRAFT)
5008 GREEN BAY RD
KENOSHA, WI 53144
262-654-1220
dkika@mchomebuildersllc.com

Permit Fees

Residences 1 & 2 Family/Attached Garages	1,114.00
Plan Review-1 & 2 family residence	170.00
WI Uniform bldg permit seal	45.00
Erosion Control fees - 1 & 2 family lots	235.00
Fireplaces	228.00
Neighborhood Planning Surcharge	232.96
Grading and Drainage Bond	1,000.00
Grading & Drainage Bond Inspection Fee	200.00
Park Development	1,000.00
Zoning/Planning	600.00

TOTAL FEE 4,824.96

EXPLANATION OF PROJECT:
NEW SFR W ATTACHED GARAGE

Note: Applicant must arrange inspections with the Inspection Department at least forty-eight (48) hours prior to desired appointment time.

Senior Inspector - James Keeker - Ph: 262-835-6406 - Email: jkeeker@caledonia-wi.gov

Building | Residential Electrical | Residential Plumbing

Building Inspector - Scott Seymour - Ph: 262-835-6420 - Email: sseymour@caledonia-wi.gov

Commercial | Residential

I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all the information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

SITE INFO

SUBDIVISION _____ BLOCK NO. _____
 LOT NO. _____
 ZONING DISTRICT _____
 _____ 1/4, SEC 20, T 4, N, R 23 E. or W
 PARCEL NO. 104042320401670
 SETBACKS: FRONT 36 ft REAR 72.62 ft
 LEFT 12 ft RIGHT 12 ft

INSPECTIONS

PHASE	ROUGH	FINAL	EROSION
FOOTING			
FOUNDATION			
BSMT DRAIN TILES			
CONSTRUCTION			
PLUMBING			
HEAT/VENT/AC			
ELECTRICAL			
INSULATION			
OCCUPANCY			

CONTRACTORS

NAME	CREDENTIAL #	PHONE
Mc Home Builders	1231385	654-1220
HJ Faust	3795	763-7866
Gemini Electric	1185573	414-840-1259
Karlson Plumbing	221227	633-1951

Work shall not proceed until the inspector has approved the various stages of construction or two business days have elapsed since the day of inspection request. This permit will expire 24 months after the date of issuance if the building's exterior has not been completed. **Keep this card posted until final inspection has been made.** (WI Stats. 101.63)



WISCONSIN UNIFORM BUILDING PERMIT # 2021-296

Constr HVAC Elect Plumb Erosion
 Project: 1 Story Single Family Residence,
WI

OWNER (AGENT)	PHONE
<u>Mc Homes</u>	<u>654-1220</u>
BUILDING SITE ADDRESS	
<u>5920 Sunshinic Lane</u>	
CITY, VILLAGE, TOWN	
<u>Caledonia - Racine Co</u>	

Issued	PERSON ISSUING	CERT. NO.
by	<u>[Signature]</u>	<u>1315417</u>
	DATE ISSUED	TELEPHONE
	<u>6/9/2021</u>	<u>835-6420</u>
Comments: <u>Foundation R-10 walk 2x6 @ 16" O.C. R-19, Ceiling R-50, window 0.26</u>		

NOTICE OF NONCOMPLIANCE: This issuing jurisdiction shall notify the applicant in writing of any violations to be corrected. All cited violations, except erosion control ones, shall be corrected within 30 days of notification, unless extension time is granted.



VILLAGE OF CALEDONIA
 5043 CHESTER LANE • RACINE, WI 53402
 PHONE (262) 835-6420

21-CHD-20

Permit No. **2021-299**
 Parcel No. 104042320401670
 Receipt No.

APPLICATION FOR BUILDING PERMIT

Owner's Name Veselik, Don & Karen **Owner's Email** dbooyahboy@sbcglobal.net
Owner's Mailing Address, City, State & Zip (if different from Project Address) 5820 Leawood Ln Racine 53402 **Phone** (262)930-4086
Contractor's Business Name MC Home Builders LLC **Contractor's Email** dkika@mchomebuildersllc.com
Contractor's Business Mailing Address, City, State & Zip 5008 Green Bay Rd Kenosha, WI 53144 **Phone** (262)654-1220 ext2004
Dwelling Contractor Certificate Number 101200051 **Exp. Date** 2021-12-10 **Dwelling Contractor Qualifier Number** 120700373 **Exp. Date** 14-12-2021 **Fax** ()

PROJECT ADDRESS: Lot 67 Sunshine Ln Racine 53402

Sec. Township Range _____ **Lot #:** _____ **Subdivision Name:** _____ **CSM#** 20-401-670
Tax Key: 104042320401670
SETBACKS: Distance from lot lines to object
 Front 36 Ft. Rear 72.62 Ft. Left 12 Ft. Right 12 Ft. **Zoning District:** R3A

SQ. FT. OF ADDITION (IF APPLICABLE) Basement 1990, 1st floor 2091, garage 1065 **ESTIMATED PROJECT COST** \$ 256,229

Public Sewer Yes No **County Sanitary Permit No.** _____
Type of Project New Addition Alteration Conversion Temporary Other

EXPLANATION OF PROJECT

New single family home, with attached garage, covered porch.

The applicant agrees to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understands that issuance of the permit creates no legal liability, express or implied, on the Department or Municipality; and certifies that all of the above information is accurate.

PRINT CONTACT PERSON Durim Kika, agent Phone (262)654-1220 ext2004

SIGNATURE OF APPLICANT DURIM KIKA Date 05/03/21

See reverse side for fees.

EMANUED
6/3/2021



VILLAGE OF CALEDONIA
GRAVEL DRIVEWAY WITH NEW/EXISTING ROAD ACCESS PERMIT
 5043 CHESTER LANE | RACINE, WI 53402 | Tel# (262) 835-4451

Issued Date: 06/03/2021
Applied for: 05/25/2021
Expires: 05/25/2022

Permit No. 21-ROW-076
Type of Permit GRAVEL DRIVEWAY - NEW ROW - P
Parcel # 104042320401670
 R-3A
Receipt # 1003090

Property Address: **5920 SUNSHINE LN**

Lot: 67 **Block:** **Subdivision/CSM#:** AUTUMN SHORES

Valuation
 Square Feet

Owner DNOALD J VESELIK JR
 KAREN VESELIK
 RACINE, WI 53402

Permit Fees	
Engineering Plan Review-Res 1 & 2 famil	225.00
ROW Access (Culvert)/SITE GRADING	100.00

Contractor EAGLE EXCAVATING & GRADING
 S72W13659 WOODS RD
 MUSKEGO, WI 53150
 414-322-5284

TOTAL FEE 325.00

Applicant MC HOME BUILDERS LLC (MASTER CRAF
 5008 GREEN BAY RD
 KENOSHA, WI 53144
 262-654-1220
dkika@mchomebuildersllc.com

EXPLANATION OF PROJECT:

GRAVEL DRIVEWAY WITH ACCESS & SITE GRADING *SEE ATTACHED DOCUMENTATION*

Note: Contact the Village Engineering Department prior to paving the driveway for permit, installation and inspection instructions.
 Engineering Technician - Richard Sehrbrock - Ph: 262-835-6428 - Email: rsehrbrock@caledonia-wi.gov
 Engineering Technician - Helena Dowd - Ph: 262-835-6419 - Email.: hdowd@caledonia-wi.gov

I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all the information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

GRAVEL DRIVEWAY WITH NEW ROAD ACCESS PERMIT (21-ROW-76)

5920 SUNSHINE LANE

LOT 67, AUTUMN SHORES ADDITION NO. 2 SUBDIVISION

PARCEL # 104-04-23-20-401-670

Name of Applicant: MC Home Builders LLC Phone: W: 262-654-1220 X-2004 E-mail: dkika@mcbuildersllc.com

Address of Applicant: 5008 Green Bay Road, Kenosha, WI 53144

Name of Owner: Don & Karen Veselik Phone: W: 262-930-4086 E-mail: E-mail:dboovahboy@sbcglobal.net

Address of Owner: 5820 Leawood Lane, Racine, WI 53402

Gravel Driveway With New Road Access Permit Fee----- \$100.00 (21-ROW-076)

Payment Received: CK# 001388 Date: 6/9/2021 By: EW

CLD CK# 001387

Culvert Required Yes No Driveway width (minimum) 18 FT.

Culvert Diameter and Type: No cmp needed. Curb and gutter.

Culvert Elevation (Flow Line) : FT. North, West

Culvert Elevation (Flow Line) : FT. South, East

Note: CONTACT THE VILLAGE PRIOR TO PAVING THE DRIVEWAY FOR PERMIT, INSTALLATION AND INSPECTION INSTRUCTIONS.

Note: Flared end Sections will be required on all driveway culverts unless waived in writing by the Public Works Director. Culvert must be installed and driveway built before construction begins, unless temporarily waived in writing by the Public Works Director.

Remarks: Curb & gutter. Reshape and revegetate the lot to drain front to back of curb and back to rear yard drainage swale. The builder will be responsible to install the driveway, reshape and revegetate the road right of way and install, monitor, and maintain erosion control per the attached Village approved revised survey/grading and erosion control plan dated 5-27-21. Contractors shall use the approved driveway access only to access the site unless waived by the Public Works Director. Care must be taken not to crush or damage the road pavement or curb. The road pavement is alligatored but together. If the pavement or curb is damaged it will need to be repaired/replaced to the satisfaction of the Highway Superintendent. Recommend photos of the road and right of way be taken prior to excavation for possible future reference. The driveway and any future sidewalks must be located a minimum of 5' south of the north lot line and lot line extended and 5' north of the south lot line and lot line extended (outside of all easements and to ensure side yard swales can be installed and maintained). NOTE: There is an 18' Drainage & Utility Easement along the west (rear) side of the lot. No portion of the driveway shall exceed a centerline slope of 6%. This may require that the finished driveway be installed at an even grade from the garage slab to the back of curb. Driveway to be a minimum of 30' deep opposite double wide overhead garage doors and 20' deep opposite single wide overhead doors. Side slopes on the driveway are not to exceed 4:1. This may require the installation of retaining walls to achieve. The driveway must be installed so as to ensure water drains away from the home, that runoff does not flow out into the road, onto abutting properties or create an icing problem in the road. Note: The drive may be located over the sanitary sewer and water laterals. Care must be taken not to crush or damage these systems. If crushed, damaged, or in need of repair/adjustment, contact the Caledonia Engineering Department and the Caledonia Utility District for repair/modification and inspection instructions. See the Village approved revised survey/grading plan dated 5-27-21 for site grading and erosion control instructions.

Signature of Applicant: [Signature]

Date: 6/9/21

Permit Granted: Tom Day

Date: 6/2/21

SITE GRADING INSTRUCTION SHEET (21-FP-37)

5920 SUNSHINE LANE
LOT 67, AUTUMN SHORES ADDITION NO. 2 SUBDIVISION

PARCEL # 104-04-23-20-401-670

Name of Applicant: MC Home Builders LLC Phone: W: 262-654-1220 X-2004 E-mail: dkika@mcbuildersllc.com
Address of Applicant: 5008 Green Bay Road, Kenosha, WI 53144

Name of Owner: Don & Karen Veselik Phone: W: 262-930-4086 E-mail: E-mail:dbooyahboy@sbcglobal.net
Address of Owner: 5820 Leawood Lane, Racine, WI 53402

Site Grading Plan Review Fee----- \$ 225.00
Payment Received: _____ Date: _____ By: _____

SITE GRADING AND FINISHED YARD GRADE INSTRUCTIONS

Proposed Finished Yard Elevation: The FYG on the building and any egress window wells shall be no lower than 624.00. Contact Village Plumbing Inspector for proper sizing, installation, and inspections if installing any egress window well drainage systems. Do not install any window wells in any easement areas. The finished garage slab elevation shall be no higher than 624.33.

NOTE: Shallow sanitary sewer. Home will have a hung sanitary sewer system. Recommend exposing the lateral prior to digging the basement to verify invert elevations. Contact the Public Works Director and Building Inspector for approvals to raise the FYG's or deviate from the attached approved grading plans. Contact the Caledonia Utility District and the Village Plumbing Inspector for approvals, conditions, installation, and inspection instructions if desiring to run in the sanitary sewer lateral prior to digging basement. Contractor shall contact the Public Works Director for a Road Opening Permit prior to performing and sanitary sewer/water excavations in the Village Road Right of Way.

NOTE: LOTS MAY HAVE IN EXCESS OF 3' OF FILL. CONSULT GEO-TECHNICAL REPORT FOR SOIL COMPACTION RESULTS OF THIS SITE. THIS INFORMATION IS ATTAINABLE FROM THE DEVELOPER. THE VILLAGE WILL NOT BE HELD LIABLE FOR ANY FOUNDATION/STRUCTURAL PROBLEMS THAT MAY RESULT FROM PLACEMENT OF BUILDING / STRUCTURES ON FILL SOILS.

Note: The Finished Yard Elevation shall be the finished elevation around the immediate perimeter of the building and is 8" below the top of foundation. The contractor shall be responsible to calculate the depth of footing excavation, which will provide for the above assigned Finished Yard Elevation.

Signature of Applicant: [Signature] Date: 6/9/21

Approval: [Signature] Date: 6/2/21
Public Works Director

Remarks: Grade the lot and install, monitor, and maintain erosion control per the revised subdivision master grading plans and the attached Village approved revised survey/grading and erosion control plans dated 5-27-21. Centerline slopes on the side and rear yard swales are to be at no less than .8%. The swales are to be "V" shaped and centered along the lot lines and in easements conforming to the approved grading plans. A minimum of 8" of positive pitch away from the buildings shall be maintained. Side slopes around the building and on the swales are not to exceed 4:1. This may require the installation of retaining walls to achieve. Cutting/filling approximately .95' along the lot lines and in the rear swale may be required to conform to the approved grading plans. Reshape and revegetate the rear yard swale per the approved grading plans to ensure proper drainage both north and south of the planned break point. Reshape and revegetate the side yards to drain front to front (back of curb), rear

to rear. Swales to be graded to ensure proper drainage is maintained. Cutting/filling approximately .95' along the lot lines and in swales may be required to conform to the approved grading plans. Grading past the lot lines may be required. Must work with abutting property owners to achieve or the swales may need to be shifted onto this lot.

The sump pump will need to be tiled to discharge to the rear yard drainage swale (recommend towards the northwest corner of the lot). It shall be installed so as to ensure runoff does not create drainage or icing problems. This may require daylighting the sump line a minimum of 10' from the lot lines or more to achieve. Contact the Plumbing Inspector for installation and inspection instructions if required. Erosion control will need to be installed and maintained at the outlet of the sump pump until the downslope area is vegetated. The downspouts shall be outletted so as to ensure that runoff does not create a drainage problem with abutting properties or icing of the road right of way. Downspouts may be connected to the sump discharge line if desired however again the systems shall be discharged to ensure that runoff does not create a drainage or icing problem (a minimum of 10' from the lot lines). Note: There is an 18' Drainage and Utility Easement located along the west side of the lot. Do not install driveways, retaining walls, fences, berms, air conditioners, egress window wells, decks, patios, sidewalks, trees/plantings or any other permanent structures in any easement areas. More than 150 cubic feet of excavated material may need to be exported from the site. Will need to follow all conditions set forth in Land Disturbance/Erosion Control Permit #21-FP-37. Care must be taken not to damage any Village road right of ways. All tracking must be cleaned up immediately. Trucks must follow the approved haul route. Beware of possible farm drain tiles. If hit or damaged, contact the Village Engineering Department for repair and inspection instructions.

A recertification of the finished grading is to be supplied by Surveyor providing as built elevations at all the proposed elevation locations as shown on the Village revised survey/grading plans dated 5-27-21. Surveyor is to make the Village revised grading plans changes to their files including adding sanitary sewer and water lateral and invert elevations/locations and will be expected to utilize these revised grades for the recertification and building permit process. The recertification is to be reviewed, approved and accepted, and street trees shall have been installed (if required pursuant to Village Ordinances & Subdivision requirements) prior to the release of the Site Restoration Bond. The recertification of the lot will be at the cost of the builder/homeowner and will need to be completed as many times as necessary to confirm that the lot has been graded pursuant to these approved grading plans. It is recommended that the surveyor/engineer install final grade stakes in the field at the locations shown on the Village revised proposed grading plans prior to the final grading of the site. This will indicate if the lot has been rough graded correctly and will also give the finished grader elevations to grade to. NOTE: lot may have been filled in excess of 3.0'. May need to install extra courses in foundation to reach suitable soils.



VILLAGE OF CALEDONIA
LAND DISTURBANCE / EROSION CONTROL PERMIT
5043 CHESTER LANE | RACINE, WI 53402 | Tel# (262) 835-4451

Issued Date:		Permit No.	21-FP-37
Applied for:	05/25/2021	Type of Permit	LAND DISTURBANCE / EROSION C
Expires:	11/21/2021	Parcel #	104042320401670 R-3A
		Receipt #	_____

Property Address: 5920 SUNSHINE LN
Lot: 67 **Block:** **Subdivision/CSM#:** AUTUMN SHORES

Valuation		Permit Fees	
Square Feet			
Owner	DNOALD J VESELIK JR KAREN VESELIK RACINE, WI 53402	Land Disturbance < 1 acre	50.00

Contractor EAGLE EXCAVATING & GRADING
S72W13659 WOODS RD
MUSKEGO, WI 53150
414-322-5284 — Ken - 414-803-5201

Applicant	MC HOME BUILDERS LLC (MASTE 5008 GREEN BAY RD KENOSHA, WI 53144 262-654-1220 dkika@mchomebuildersllc.com	TOTAL FEE	50.00
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REQUIREMENTS/PERMIT SUBMITTAL ITEMS:

1.) Attach a site map depicting the limits, depth, and/or final elevation of fill/grading and the subject property lines. Base map can be supplied by the Engineering Department. Scale is to be not less than 1"=200'. * See attached survey/grading plans dated 5-27-21 for details. Fill will be transported to a fill site located west of the Village. Follow any permit requirements for that site. 2.) Contact Village, State, & County regarding any necessary permits or approvals. * Follow all Village Permits & conditions for the site. 3.) Estimated quantity of material being graded/filled 500 cubic yards or ___ square yards. * See attached grading plans for excavated and disturbed areas. 4.) Source and type of fill material. * Excess material is coming from new home basement excavation – clay/sand spoil. Exporting clean fill - topsoil, sand, gravel, silt, and clay spoil from project. No concrete, asphalt, construction debris or compost. 5.) Haul routes need to be mapped. * Follow Sunshine Lane to Shore Drive to Silent Sunday Court to Charles Street north to 5 1/2 Mile Road to Novak Road to 6 Mile Road to CTH G to STH 38 to CTH H to CTH G and west out of the Village. All trucks shall follow State and County Trunk roads when possible and use approved driveway accesses unless waived by the Public Works Director. 6.) Restoration and erosion control measures. * Grade & restore site per approved survey/grading plans. Must install, monitor, & maintain erosion control downstream of all disturbed areas. Installing silt fence & track mat before work begins. Topsoil and seed disturbed areas. SPECIAL CONDITIONS: Follow all conditions of the Building Permit.

**VILLAGE OF CALEDONIA LAND DISTURBANCE / EROSION
CONTRL PERMIT APPLICATION (SHORT FORM)**

Fill out completely. Need Village approval prior to importing/exporting more than 150 cubic yards of material.
FEES: \$50.00 Total Disturbance < 1 acre; \$200.00 Total Disturbance > 1 Acre

For Village Use:
Permit Number: _____
Approved / Denied Date Issued: _____
Fee: _____ Receipt #: _____
ID#: _____
Ph #: 262-654-1220
Ph #: 262-930-4086
Ph #: _____ Contact: Jim
262-654-1220

Site Where Work is Being Performed: Lot 67 Sunshine Lane Racine
Applicant: Mastercraft Builders Address: 5008 Green Bay Rd Kenosha WI
Owner: Veselik, Don Address: 5820 Leawood Dr Racine WI
Date Work Performed: 06/01 thru 6 month Contractor Performing Work: Mastercraft Ph. #: _____ Contact: Jim
Requirements/Permit Submittal Items

- 1.) Attach a site map depicting the limits, depth, and/or final elevation of fill/grading and the subject property lines. Base map can be supplied by the engineering department. Scale is to be not less than 1"=200'.
Attached

- 2.) Contact Racine County Planning regarding any necessary county permits.
Attached

- 3.) Estimated quantity of material being graded/filled 400 cubic yards or _____ square yard.

- 4.) Source and type of fill material.
Spoils

- 5.) Haul routes need to be mapped.
as per Ken & Rich Conversation

- 6.) Restoration and erosion control measures.
silt fence wrapping lot

Village Approval/Permit Conditions: Grade, fill, install foundations, storm drainage systems, and revegetate sites so as to ensure proper drainage away from all buildings is maintained, so as to ensure that natural drainage is not restricted, and to ensure that runoff does not create a problem with abutting properties or icing of the road Right of Ways. Do not grade or fill wetlands, floodplains, or storm water drainage systems/detention basins without proper approvals. Use the approved driveway accesses to access the sites. The road Right of Way shall be kept open at all times. Do not park, place or store any construction vehicles, equipment or materials in any Village roads or Village road Right of Ways. Follow State and County Road where possible. Fill to be placed to conform to the approved Building and Fill Permits for the affected sites. Grade lots per the Village approved survey/grading plans. Sites shall be graded and swales must be provided so as to ensure proper drainage is maintained. Centerline slopes on swales are to be no less than .8% and side slopes on all grading are not to exceed 4:1. Install, monitor and maintain erosion control down slope of disturbed areas & install track mat per Wisconsin Best Management practices. All tracking to be cleaned up immediately. The Builder/Contractor shall keep records of all erosion control inspections performed on this site in conformance with the Village of Caledonia Ordinance and the Wisconsin DNR. These inspection records shall be kept onsite and copies shall be forwarded to the Village of Caledonia or Wisconsin DNR upon request. Disturbed areas to be reshaped and revegetated as soon as possible. If placement of fill is desired elsewhere in Caledonia, contact the Public Works Director for a possible Fill Permit and alternate haul route requirements and approvals. Importing /exporting clean fill only. No compost, concrete, construction material or asphalt. Care must be taken not to crush or damage any Village roads. Owner/builder shall be responsible for all repairs and repair costs which may be required to fix Village ROW/roads resulting from the filling/land disturbance activities. All repairs shall be made to the satisfaction of the Highway Superintendent. Recommend photos of the roads be taken prior to construction for possible future reference. A 25' grass buffer may be acceptable in lieu of silt fence with prior approvals. Additional erosion control may be required if erosion becomes a problem.

Approved: _____ (Signature of Applicant) _____ (Date)
 _____ (Public Works Director) _____ (Date)

- Notes:
- 1.) Permit expires 180 days after the date of issuance, unless renewed.
 - 2.) This permit does not absolve the applicant of any other required state and local permits.
 - 3.) Fill may not be placed in any wetland and floodplain areas unless otherwise permitted through WDNR and US Army Corp. of Engineers.
 - 4.) Fill may not restrict or alter existing drainage patterns.
 - 5.) Free and unlimited access to the property being filled/graded must be provided to Village staff during the life of the permit.
 - 6.) Any costs associated with construction operations which may cause damage to Village right-of-way or property shall be reimbursed by the applicant.

VILLAGE APPROVAL / PERMIT CONDITIONS:

Grade, fill, install foundations, storm drainage systems and revegetate sites per plans so as to ensure proper drainage away from all buildings is maintained, that natural drainage is not restricted, and that runoff does not create a problem with abutting properties or icing of the road right of way. Do not grade or fill wetlands, floodplains, easements, or storm water drainage systems without proper approvals. Use the approved driveway accesses to access the site(s). Follow the Land Disturbance Permits for the affected site(s). Silt fence/erosion control shall be installed, monitored, and maintained downslope of the disturbed areas to ensure fill and erosion does not leave the fill site. Engineering went over what is needed with the contractor. Grade lots per the Village approved survey/grading plans. Swales must be provided so as to ensure proper drainage is maintained. Centerline slopes on swales are to be no less than .8% and side slopes on all grading are not to exceed 4:1. Install and maintain a track mat per Wisconsin Best Management practices. All tracking is to be cleaned up immediately. The Builder/Contractor shall keep records of all erosion control inspections performed on this site in conformance with the Village of Caledonia Ordinance and the Wisconsin DNR. These inspection records shall be kept on site and copies shall be forwarded to the Village of Caledonia or Wisconsin DNR upon request. If placement of fill is desired elsewhere in Caledonia, contact the Public Works Director for a possible Land Disturbance Permit and alternate haul route requirements and approvals. Importing / exporting clean fill only. No compost, concrete, construction material or asphalt. Care must be taken not to crush or damage any Village roads. Owner/builder responsible for all repairs and repair costs which may result to Village ROW/roads as result of the filling/land disturbance activities. All repairs must be made to the satisfaction of the Highway Superintendent. Recommend photos of the road be taken prior to construction for possible future reference. Site(s) are to be reshaped and revegetated as soon as possible. A 25' grass buffer down slope of disturbed areas may be used in lieu of silt fence. Additional erosion control may be required if erosion becomes a problem.

Signature of Applicant:

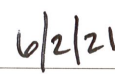


Date:



Approved By: DIRECTOR OF DPW TOM LAZCANO

Date:



NOTES:

- 1.) Permit expires 180 days after the date of issuance, unless renewed.
- 2.) This Permit does not absolve the applicant of any other required state and local permits.
- 3.) Fill may not be placed in any wetland and floodplain areas unless otherwise permitted through WDNR and US Army Corp. of Engineers.
- 4.) Fill may not restrict or alter existing drainage patterns.
- 5.) Free and unlimited access to the property being filled / graded must be provided to Village staff during the life of the permit.
- 6.) Any costs associated with construction operations which may cause damage to Village right of way or property shall be reimbursed by the applicant.

Contact information: If alternate routes are required please contact the Village Engineering Department:
Engineering Technician - Richard Sehrbrock - Ph:262-835-6428 - Email: rsehrbrock@caledonia-wi.gov
Engineering Technician - Helena Dowd - Ph: 262-835-6419 - Email: hdowd@caledonia-wi.gov

I, the undersigned, agree to comply with all applicable codes, statutes, and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality; and certify that all the information provided is accurate. All work performed associated with this permit shall be my responsibility when it comes to ensuring compliance. Any plans, specifications, or other written information supplied to the department at time of application is conditionally approved upon the issuance of this permit. It is further understood that the department must verify compliance at various stages of construction by performing inspections. Said inspections must be scheduled a minimum of two business days (48 hours) in advance. Construction shall not proceed until approved by the department.

Date: May 27, 2021



**Know what's below.
Call before you dig.**

Re: Building Permit
Address: 5920 Sunshine Lane, Racine, WI 53402

Dear Resident:

Your application for a Building Permit has been reviewed in the field by our Engineering Department. We have noticed that overhead and/or underground utility lines may be located in close proximity to the proposed structure. It is possible that the utility lines may have to be relocated to allow for adequate clearance from the proposed structure. We recommend that you consult the appropriate utility company concerning this matter. The Village agrees to issue the Building Permit subject to the utility lines being relocated if such relocation is deemed necessary by the applicable utility.

The Village of Caledonia in no way warrants that the utility lines have adequate clearance nor will the Village be responsible for any accidents or expenses which may occur involving such utility lines.

Sincerely,



Tom Lazcano, P.E.
Public Works Director



Owner Signature

MC Home Builders
Veselik Residence

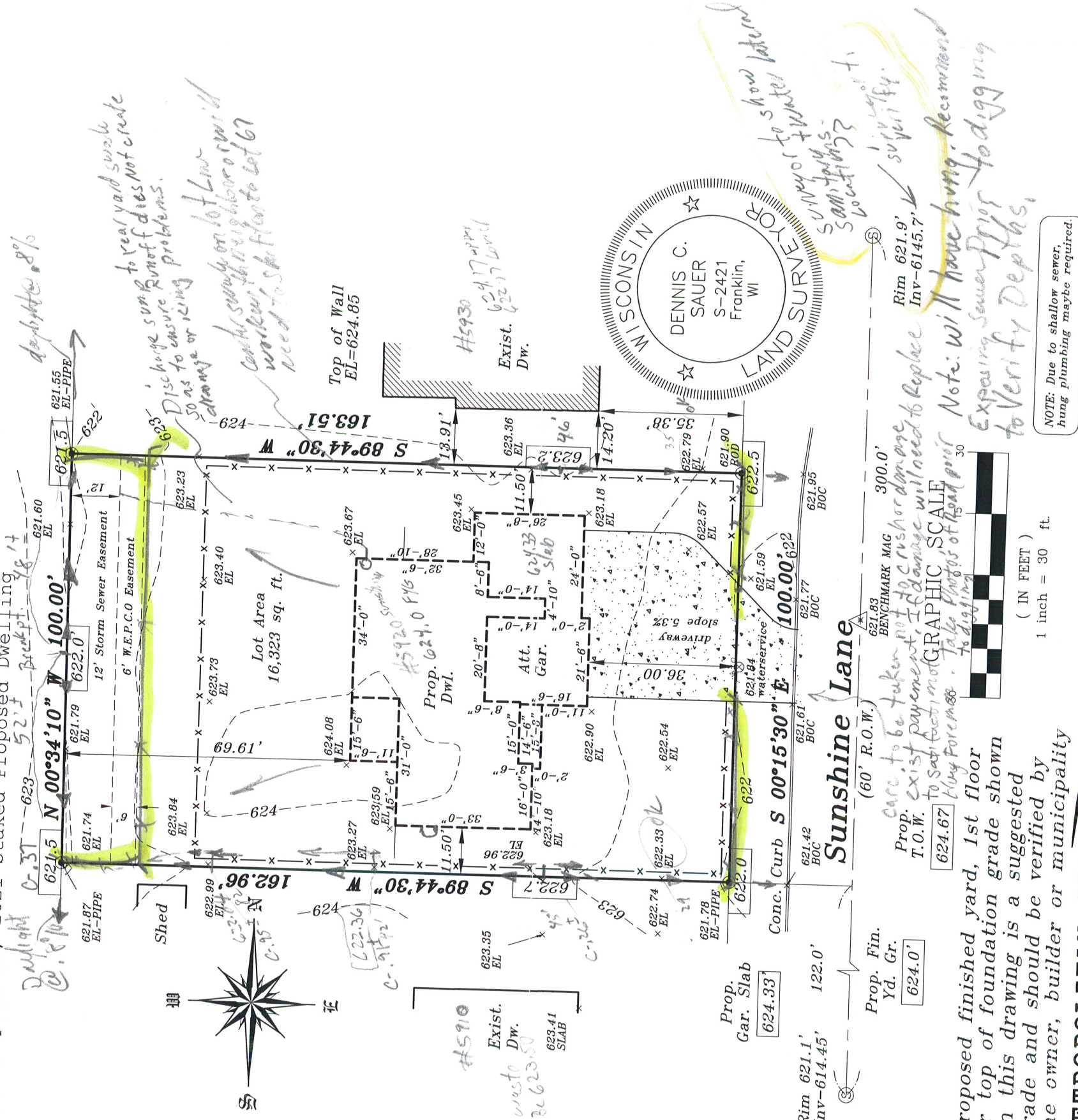
PLAT OF SURVEY

LOCATION: #5920 Sunshine Lane, Caledonia, Wisconsin

LEGAL DESCRIPTION: Lot 67 in **AUTUMN SHORES ADDITION NO. 2**, being a subdivision of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Town 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin.

Village Approved Revisions 5-27-21
March 11, 2021 (Drawing Only)
April 14, 2021 Revised Foundation Plan (Not Staked)
April 21, 2021 Staked Proposed Dwelling

Survey No. 112363-S



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

1 — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
—x—x—x— Denotes Proposed Silt Screen

SIGNED *Dennis D. Sauver*
Dennis D. Sauver
Professional Land Surveyor S-2421

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

NOTE: Due to shallow sewer, hung plumbing maybe required.

care to be taken not to crush or damage to replace T.O.W. to satisfactory. Take photos of road prior to digging.
Rim 621.9' Inv-6145.7'
sun pipe + water lateral to verify depths?
superior to show lateral
Notes: will have hung. recommend exposing sewer prior to digging to verify depths.

discharge sum pump does not create drainage or using problems.
50 as to ensure
concrete slabs on lot low water through floor or need to shift floor to lot 67

#5910 waste D.W. 26620.50 623.41 SLAB

#5930 Exist. D.W. 624.17 up to 622.17 level

Prop. Fin. Yd. Gr. 624.0'

Prop. Dwl. 621.0 F/G

Top of Wall EL=624.85

621.83 BENCHMARK MAG 300.0'

621.84 waterservice

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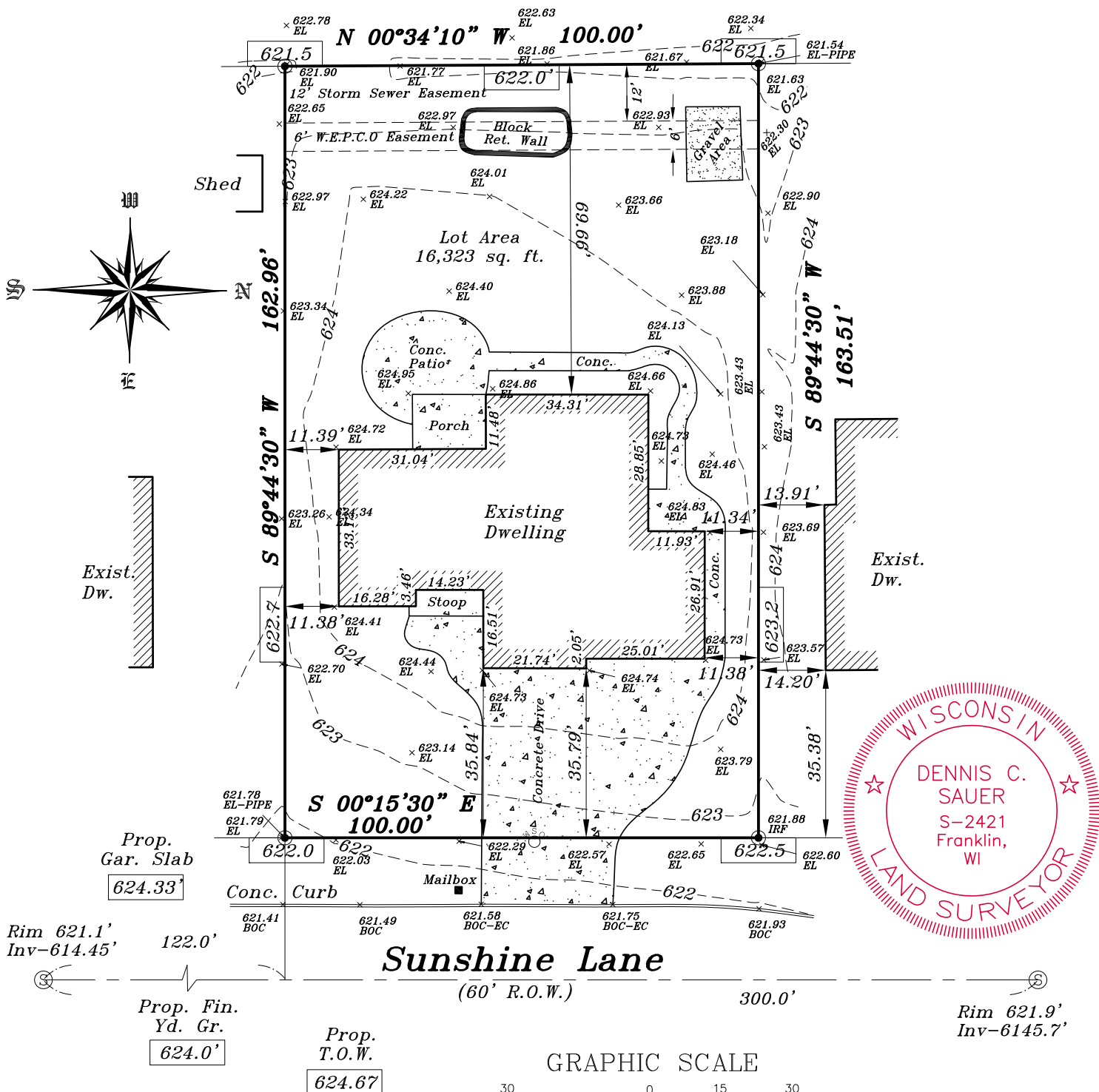
PLAT OF SURVEY

LOCATION: 5920 Sunshine Lane, Caledonia, Wisconsin

LEGAL DESCRIPTION: Lot 67 in **AUTUMN SHORES ADDITION NO. 2**, being a subdivision of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Town 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin.

May 10, 2023

Survey No. 112363-AS-BUILT



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

NOTE: Due to shallow sewer, hung plumbing maybe required.

METROPOLITAN SURVEY SERVICE, INC.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

PROFESSIONAL LAND SURVEYORS

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380

survey@metropolitansurvey.com
www.metropolitansurvey.com



SIGNED

Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421

⊙ — Denotes Iron Pipe Found






Sunshine Lane

5-2-23

MEMORANDUM

Date: June 9, 2023

To: Public Works Committee

From: Ryan Schmidt, P.E.
Village Engineer 

Re: **Request to Modify 18-1-5 (c) (5) - Road Cross Sections**

BACKGROUND INFORMATION

The Engineering Department has been requested by Nancy Washburn, Ray Loeffler, and Land Development Administration, LLC to look at the Village Cross Section for modification to accommodate future development. One part of the request was to reduce the overall thickness of the pavement on our local cross sections and another to reduce the width of the shoulder on a local rural cross section.

Staff has reviewed this request and has learned of the various thicknesses of local roads around the area. The typical road thickness varies between 4" and 5" thick on a stone base of 8"-10". The Village currently uses 6" of asphalt on 10" of stone, with a typical developer placing the first 4.5" down in 2 lifts prior to developing the subdivision. Based on discussions with Payne and Dolan, other community data, and Engineering Principles, I recommended that the Village modify its current local pavement cross sections for a 5" thickness (both urban and rural). This asphalt pavement would be placed with one – 3" lift of binder asphalt and one – 2" surface lift. The attached exhibit shows the current urban cross section modified to the proposal. In addition, I recommend the overall width of the road be lessened for a more typical width to 36' face-to-face (37' back-to-back). This allows for a 10' driving lane and 7.5' of parking. The overall stone width is also recommended to be reduced to only 12" beyond the back of curb (compared to 18"), which is more than sufficient to support the installation of the curb.

The Rural Cross Section will remain the same except for the asphalt pavement matching the thickness described above. It is not recommended to shorten the width of the shoulder for a proposed local rural road. Staff does not recommend a thinner cross section as a 3" binder lift will provide adequate structural support for the duration of development and a 2" surface will provide a solid wear surface that can be maintained in the future with simple mill and overlay replacement.

The cost of doing such a modification can be shown below with some average costs attached to the asphalt and stone base. The cost that is not seen here is that it takes only 1 pass to place 3" of asphalt binder compared to placing 4.5" of asphalt binder in 2 lifts. If the Village modifies this cross section, future bids will see reduced costs for the placement (labor) of installing the asphalt. The costs were averaged over a 1,000' distance to simplify the presentation.

Current Local Standard 6" Asphalt on 10" Stone 36' Wide Asphalt - 43' Wide Stone			Proposed Alternative - 5" Asphalt on 10" Stone 32' Wide Asphalt - 39' Wide Stone		
<i>Material</i>	<i>Est. Unit Cost</i>	<i>Total per 1,000'</i>	<i>Material</i>	<i>Est. Unit Cost</i>	<i>Total per 1,000'</i>
Surface Mix 1.5"	\$80.00 / TON	\$ 27,600.00	Surface Mix 2"	\$80.00 / TON	\$ 32,711.11
Binder Mix 4.5"	\$70.00 / TON	\$ 72,450.00	Binder Mix 3"	\$70.00 / TON	\$ 49,066.67
Stone Base	\$20.00 / TON	\$ 49,370.37	Stone Base	\$20.00 / TON	\$ 44,777.78
Total w/o Curb		\$ 149,420.37	Total w/o Curb		\$ 126,555.56

As shown above, there is nearly \$25,000 reduction in cost per 1,000 feet to modify the cross section while still allowing for the safe and effective passage of the traveling public. Staff has discussed this with the Highway Department and they are in favor of this modification. With this proposal, staff would present a final draft of the cross section for recommendation at the Legislative and Licensing Committee and Village Board for approval and inclusion in Title 18.

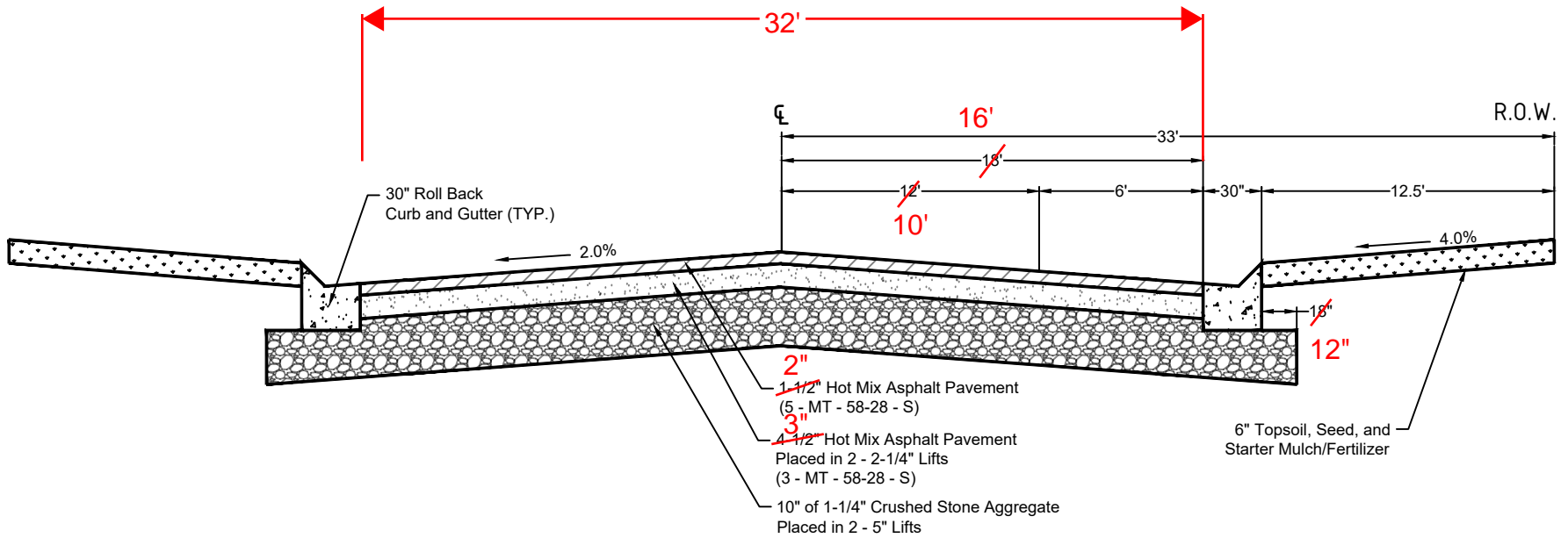
RECOMMENDATION

Move to Recommend to the Legislative and Licensing Committee and Village Board the modified Urban and Local Cross Section and to modify Title 18-1-5 (c) (5) with the following changes:

- **URBAN LOCAL**
 - **Reduce to 5" overall asphalt thickness.**
 - **Place in 1-3" Binder Lift and 1 – 2" Surface Lift**
 - **Reduce stone width to 1' beyond the back of curb.**
 - **Reduce effective asphalt pavement width to 32'.**
- **RURAL LOCAL**
 - **Reduce to 5" overall asphalt thickness.**
 - **Place in 1-3" Binder Lift and 1 – 2" Surface Lift**

Alternate 1

2" Surface on 3" Binder



Urban Local Cross Section

Not To Scale

Urban Local Cross Section Detail

- Proof Rolls are required on the subgrade and stone grade. Inspection shall be performed by the Caledonia Engineering Dept.
- As-built verification of the subgrade, stone grade, and culvert installations are required.
- Excavation Below Subgrade may be required to correct failed proof rolls. 3" crushed stone may be used in lieu of 1-1/4" for this.
- Follow Title 18 of the Village of Caledonia Ordinances for all specification requirements.

MEMORANDUM

Date: June 9, 2023

To: Public Works Committee

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Request to Issue Building Permits Prior to Infrastructure Acceptance – The Glen @ Water’s Edge**

BACKGROUND INFORMATION

The Engineering Department received a request to allow for the issuance of building permits after a “hard surface” is in place, but before the infrastructure has been accepted by the Village for The Glen at Water’s Edge Subdivision Project. This request is so that the developer can get a head start on model openings to the public and to procure as many pre-sales as possible. The definition of “hard surface” at the time of this memo is understood to be the paved asphalt binder based on previous discussions with the Developer and the context of the letter.

The typical process of development projects such as these starts with mass grading and storm water infrastructure installation, moves to utility installations, then to pavement installation with additional site grading work beyond the pavement limits. If the first lift of asphalt is placed on the roadway (binder), utility as-built acceptance typically follows closely behind. Title 15-1-6-(f)-(4) requires the property to abut upon an improved and constructed public highway in order to issue building permits. The Developers Agreement, however, requires the subdivision system acceptance to issue building permits. This would include the acceptance of utility as-builts and the “Subdivision System”.

Staff have reviewed this request and are willing to accept only 1 building permit once the road has been paved to the binder layer prior to utility acceptance. Staff is comfortable with the access to the site being sufficiently built to allow for this work and any utility modifications, if required, would still have a chance to be repaired with only one home being worked on. The Developer’s letter states “one or two” homes, and the Village is not comfortable with more than one (1) home being built in this fashion. The Village would recommend tabling this item if the definition of the “hard surface” is not understood to be the binder layer of asphalt.

RECOMMENDATION

Move to approve the issuance of building permits for one (1) new home in The Glen at Water’s Edge prior to the acceptance of the Subdivision System conditioned upon the following:

- 1. The Subdivision Plat has been recorded.**
- 2. The road is paved with the binder layer of asphalt.**
- 3. Any modifications to the Developers Agreement have been made and accepted as required to comply with the recommended motion.**
- 4. Occupancy will not be issued until the Subdivision System has been accepted by the Village.**

VIA EMAIL



DATE: June 2, 2023

TO: **Tony Bunkelman, Public Services Director**

FROM: **John Wahlen, The Glen at Waters Edge LLC**

RE: **EARLY BUILDING PERMITS**

Tony:

Please accept this as our formal application for an early building permit release in our new neighborhood, *The Glen at Waters Edge*.

We are asking that we be allowed to start the building of a new home or two in this neighborhood after a hard surface for the roadway is in place, but before the infrastructure has been accepted by the Village. We request this in order to get a running start on our model openings to the public, and to procure as many pre-orders as possible.

We understand that we will not be granted an occupancy permit for any home until the neighborhood infrastructure is complete and accepted as-built.

Thank you so much for your time and attention to this matter.

My best regards,

A handwritten signature in black ink that reads "John Wahlen".

John Wahlen

"Building Exceptional Lifestyles. Every day!"

Cornerstone Development of S.E. WI., LLC/The Glen at Waters Edge LLC

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262-649-6751 ©

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cc: Kathy Kasper, Peter Wagner, Alan Peters

