COMMITTEE OF THE WHOLE MEETING AGENDA
Tuesday, January 23, 2024
Starting at 6:30 p.m. or immediately following the 6:00 p.m.
Village Board meeting, whichever is later
Caledonia Village Hall - 5043 Chester Lane

1. **Meeting called to order**
2. **Approval of Minutes** – Committee of the Whole: 01/09/2024

3. **Public Comment** - Provides a two-minute opportunity for citizens to voice opinions to the Committee of the Whole. The Committee of the Whole cannot respond as this may conflict with open meeting requirements.

4. **New Business**
   A. Discussion regarding livestock fencing requirements and animals running at large; Reference: Title 7, Ch. 1 Animal control and Title 11, Ch. 6 Nuisances
   https://caledonia-wi.gov/sites/default/files/Title%207%2C%20Chapter%201_5.pdf
   https://caledonia-wi.gov/sites/default/files/Title%2011%2C%20Chapter%206.pdf
   B. Accept Buckley Road improvements
   C. Accept Caledonia Corporate Park improvements
   D. Accept Corona Drive extension improvements
   E. 6243 Charles St – Sanitary connection request for variance from Ordinance
   F. Personnel committee revival for limited role in grievance process
   G. Suggested Agenda Items to Be Placed on the Next Meeting Agenda (With No Action)

5. **Old Business**
   A. Continuing Discussion - Village 5-10 Year Vision
   B. Discussion on Communications Committee Membership, roles and responsibilities
   C. Discussion - adopted village standard color implementation progress.

6. **Adjournment**

Committee of the Whole Meeting
January 09, 2024

1 - Order

President Weatherston called the Committee of the Whole meeting to order at 6:30 p.m. at the Caledonia Village Hall.

Board: President Weatherston, Trustee McManus, Trustee Stillman, Trustee Lambrecht, Trustee Martin, Trustee Wishau.

Absent: Trustee Pierce was excused

Staff: Administrator Kathryn Kasper, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Development Director, Peter Wagner, Planner/Zoning Administrator, Todd Roehl, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Helsel and Village Attorney Elaine Ekes.

2 – Approval of Minutes

Committee of the Whole: 12/12/23

Motion by Trustee Lambrecht to approve the Committee of the Whole minutes of 12/12/23 as printed. Seconded by Trustee Stillman. Motion carried unanimously.

3 – Public Comment (Provides a two-minute opportunity for citizens to voice opinions to the Village Board. The Village Board cannot respond as this may conflict with open meeting requirements.)

None

4 – New Business

4A. Request to amend 2023 budget and procure salt spreading equipment to retro fit one vehicle.

Motion to approve item made by Trustee Martin. Seconded by Trustee Wishau. Motion carried unanimously.

4B. Discussion - adopted village standard color implementation progress.

A side-by-side comparison of the Village website was displayed to view the proposed changes to the color scheme and logo. After some discussion it was decided that the new logo and color were more difficult to read than the old color scheme, and to send the item back to the committee for further review. Consensus was to send back to committee for further review.

4C. Suggested Agenda Items to Be Placed on the Next Meeting Agenda (With No Action)

DRAFT

Discuss Chapter 10 – Livestock fencing enclosures.

5 – Old Business

5A. 5 Mile & 38 2nd driveway access request discussion (Committee of the Whole 11/14/23, postponed to 12/12/23, postponed to 1/9/24)

Village Engineer Ryan Schmidt introduced the topic to the Village Board members. He described that this item has been laid over multiple times to allow the property owner to present his request for a variance to the ordinance to get a second driveway on a primary thoroughfare for farm access. Doctor Michael Leiber spoke about the history of his dealings with the property at 7521 5 Mile Road. He currently owns and resides at the property north of this one. He had originally attempted to split the land but was denied due to the ordinance on land division. He then purchased the property a few months ago and allowed the owner to live in the home so he can work utilize the farmland. The request is to have a gravel driveway directly across from his private driveway on the north side of the street so that he can safely navigate his tractor from property to property. President Weatherston asked the Village Engineer about the future roundabout project and Ryan described how this intersection and the stretch of 5 Mile Road was to be reconstructed and modified significantly in the next 2 years with a roundabout through a Wisconsin DOT project. This project was going to take 30-40' of right-of-way along the north line of the property at 7521 5 Mile Road and the crest of the hill along 5 Mile Road, where the proposed access request is, will be lowered nearly 5'. This would impact both of his properties and improve the sight distance for traffic on 5 Mile Road. A display of the current layout was shown on screen for the parcel and the roundabout impacts. Ryan described that his recommendation per his memo is to deny the request because it violates Ordinance 18-1-4-(d) (4) which allows multiple access points on a primary thoroughfare and that adding a second access point to an already unsafe intersection creates additional conflict. As Village Engineer responsible for public safety, Ryan did not recommend a second access. Ryan urged the property owner to withdraw his request, work with the DOT to relocate the existing driveway to the top of the hill so that only one access was allowed and located at the most ideal location.

Doctor Leiber did not agree and believed that having the second driveway was safer to navigate his tractor between properties. He cited that many farms already have multiple access points or just drove over the roadside ditch regardless of access or not. He did not believe that an additional access point at the desired location would be harmful and that the second access ordinance was a blanket statement rule to generally cover the Village as a whole, and not individual situations.

Trustee Martin agreed that it would appear to be more dangerous to have him navigate this tractor along this stretch of road with the current driveway layout, and more so when the roundabout is built. Trustee Stillman and President Weatherston both commented that having only 1 access at the highpoint made the most sense and that he should work with DOT to relocate the driveway away from future roundabout. Doctor Leiber responded that this is not a cheap alternative and doesn't function well for the single-family residence part of the property.

Trustee Martin made a motion to recommend approval of a waiver to the ordinance. Trustee Wishau seconded. Further discussion ensued.

DRAFT

Director of Public Services Anthony Bunkelman questioned who farmed the property now since it was tied into a large parcel to the south which had access to the east on STH 38. He also stated that he believed only one access should be allowed at the high point for safety concerns. He also asked what the plan with the property was after the current person residing in the home moved on. Doctor Leiber responded that someone on Nicholson farmed it now and that he has not yet determined the future of the property at that time. Ryan commented that this property has been farmed for a very long period of time without the need of a second driveway access.

The motion on the floor was then revisited after discussion with Trustee Martin making the motion and Trustee Wishau seconding. All in favor: Trustee Martin, Trustee Wishau, President Weatherston, Trustee McManus. All opposed: Trustee Stillman, Trustee Lambrecht. The motion carried 4-2.

5B. Ordinance No. 2023-27 – Discussion on Ordinance To Amend And Renumber Chapter 3, Chapter 5 And Chapter 6 Of Title 15 With The Amended Chapters To Be As Follows: Chapter 5 - Fences, Chapter 7 – Fair Housing, And Chapter 9 – Property Address Signs; To Repeal Chapter 4 - Grievances Regarding Access To Public Buildings By Handicapped Persons; And To Renumber Title 15 Chapter 2 – Construction Site Erosion Control Ordinance To Be Chapter 6; To Create Chapter 3 – Regulations For Moving And Razing Buildings, And To Create Chapter 4 – Swimming Pools; All Placed Within Title 15 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin (Legislative & Licensing 4/4/23 laid over, 5/2/23 laid over, 5/16/23 3,0, Committee of the Whole 11/28/23, 7,0, Village Board – send back to committee to further discuss Fair Housing and Fence language, 12/12/23, 6,0)

Trustee Martin made a motion to move this forward to the board with suggested revisions to the Fair Housing Section. Seconded by Trustee McManus. Motion passed unanimously.

5C. Continuing Discussion - Village 5-10 Year Vision

Trustee Martin requested Village demographic information to assist in developing the 5-10 Year Vision. During the December committee meeting it was discussed that "The Board directed staff to compile a list of plans that should be incorporated within the Village as they relate to various matters that affect the Village. Bring it back in February."

5D. Discussion on Communications Committee Membership, roles and responsibilities.

Postponed discussion until Trustee Pierce returns.

6. The Committee of the Whole will take up a motion to go into <u>CLOSED SESSION</u>, pursuant to s. 19.85(1)(e) and (g),Wis. Stat., conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: specifically a notice of claim against the Village by Joseph and Melissa Stancato.

DRAFT

Motion by Trustee McManus to go into closed session, seconded by Trustee Stillman.

Trustee McManus – aye	Trustee Martin – aye
Trustee Wishau – aye	Trustee Lambrecht – aye
Trustee Stillman – aye	President Weatherston – aye

7. The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the items discussed during the CLOSED SESSION and to move to the remaining item(s) on this agenda and any other agendas posted.

Motion by Trustee Stillman to go into open session, seconded by Trustee Lambrecht. Motion carried unanimously.

8. Adjournment

President Weatherston adjourned the meeting at 7:26 p.m.

Respectfully prepared and submitted,

Jennifer Olsen, Village Clerk

DRAFT

MEMORANDUM

Date: January 17, 2024

To: Committee of the Whole

From: Ryan Schmidt, P.E.
Village Engineer

Re: **Acceptance of Buckley Road Extension**

BACKGROUND INFORMATION

The Village of Caledonia and Don Christensen entered into a Development Agreement for the extension of Buckley Road. The extension of the road was required in order for the property at 3738 Buckley Road to be developed with a single-family residence. The extension of the road included the installation of a new asphalt roadway, turnaround tees, and culverts.

The work has been substantially completed and inspected for compliance with Village Standards. One culvert, for the residence at 3738 Buckley Road, will need to be swapped with an arched version upon installation of the driveway. As-builts of the stone, subgrade and culvert installations have been completed and reviewed by Staff.

It is hereby recommended that the road extension be accepted by the Village Board.

RECOMMENDATION

Move to recommend that a Resolution be approved by the Village Board to accept the Road Extension for Buckley Road subject to the modification of the culvert at 3738 Buckley Road.

MEMORANDUM

DATE: **Wednesday, January 17, 2024**

TO: **Committee of the Whole**

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

RE: **Acceptance of Infrastructure & Road – Caledonia Corporate Park – TI Investors of Caledonia LLC**

BACKGROUND INFORMATION

The Village of Caledonia and TI Investors of Caledonia LLC have entered into a Development Agreement for the Commercial/Light Industrial Development of Caledonia Corporate Park. Caledonia Corporate Park requires public improvements such as sanitary sewer, sanitary sewer laterals, watermain, water laterals, storm water facilities and the road to be installed.

The work for the Caledonia Corporate Park, including the sanitary sewer, sanitary sewer laterals, watermain, water laterals, storm water facilities and the road have been completed and have been inspected for compliance with the approved plans and specifications. Asbuilt plans are being prepared and will be reviewed when received.

It is hereby recommended that the sanitary sewer, sanitary sewer laterals, watermain, water laterals, storm water facilities, and road be accepted by the Village Board.

RECOMMENDATION

Move to recommend that a Resolution be approved by the Village Board to accept the Infrastructure and road for the Caledonia Corporate Park subject to a satisfactory review of the Asbuilts (when received) and the execution of the Storm Water Pond Easements.

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PUBLIC CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

CALEDONIA CORPORATE PARK INFRASTRUCTURE PLANS

CALEDONIA, WI

PLANS PREPARED
FOR

ZILBER
PROPERTY GROUP SM

INDEX OF SHEETS

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	WISDOT SIGN PLATES
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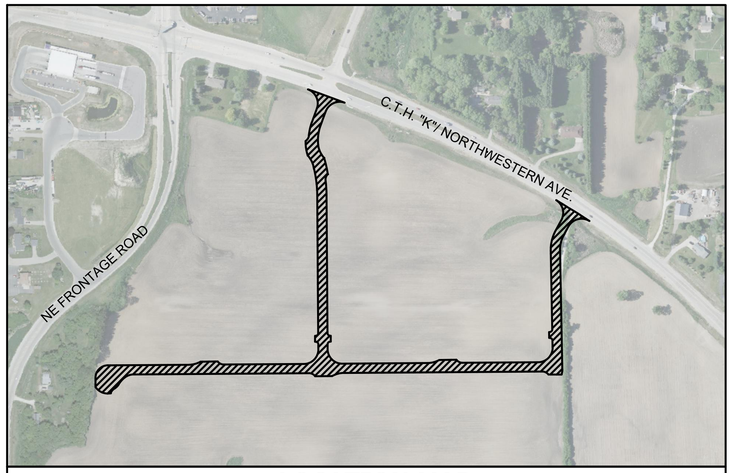
LEGEND

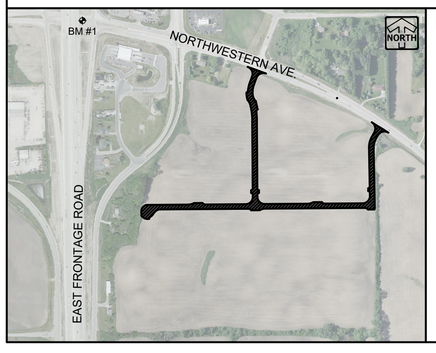
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
UTILITY CROSSING		X
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING		B-1
TOPSOIL PROBE	P-6	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		



LOCATION MAP

SCALE: 1" = 300'

BENCHMARKS



BENCHMARK 1: REFERENCE BENCHMARK: CAST IRON MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ SECTION 30, TOWN 4 NORTH, RANGE 22 EAST, ELEVATION = 779.56.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988(12), (NAVD88)
HORIZONTAL DATUM: Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011).
The south line of the Southwest ¼ of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

REQUIRED SUBMITTALS FOR APPROVAL

1. PIPE BEDDING & TRENCH BACKFILL - GRADATION
2. MANHOLE BACKFILL - GRADATION

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
2. SANITARY SEWER PIPE & FITTINGS
3. STORM SEWER PIPE, STRUCTURES, & FITTINGS
4. TRACER WIRE
5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
6. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)
7. DOWEL & TIE BARS

PROJECT TEAM CONTACTS

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WISCONSIN ANDREW J. SHOAF 42[illegible] PROFESSIONAL ENGINEER
05/05/2023
EXPIRATION DATE: JULY 31, 2024

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DESIGNED: A.JS
DRAFTED: ED

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CALEDONIA CORPORATE PARK INFRASTRUCTURE PLANS
CALEDONIA, WI

COVER SHEET

REVISIONS

1	DRT CHECKSET	7/8/22	5	FIRE HYDRANT REVISIONS	04/26/23
2	MUNICIPAL SUBMITTAL	7/25/22	6	FOTH UPDATES	05/01/23
3	MUNICIPAL SUBMITTAL	11/04/22	7	CONSTRUCTION SET	05/05/23
4	VILLAGE COMMENTS	12/12/22			

PEG JOB No. 1912.00 WI
PEG PM A.JS
START DATE 04/20/22
SCALE N.T.S.

SHEET
C-1
C-59

COVER SHEET

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ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

ALL WORK WITHIN CTH K SHALL FOLLOW RACINE COUNTY STANDARDS.

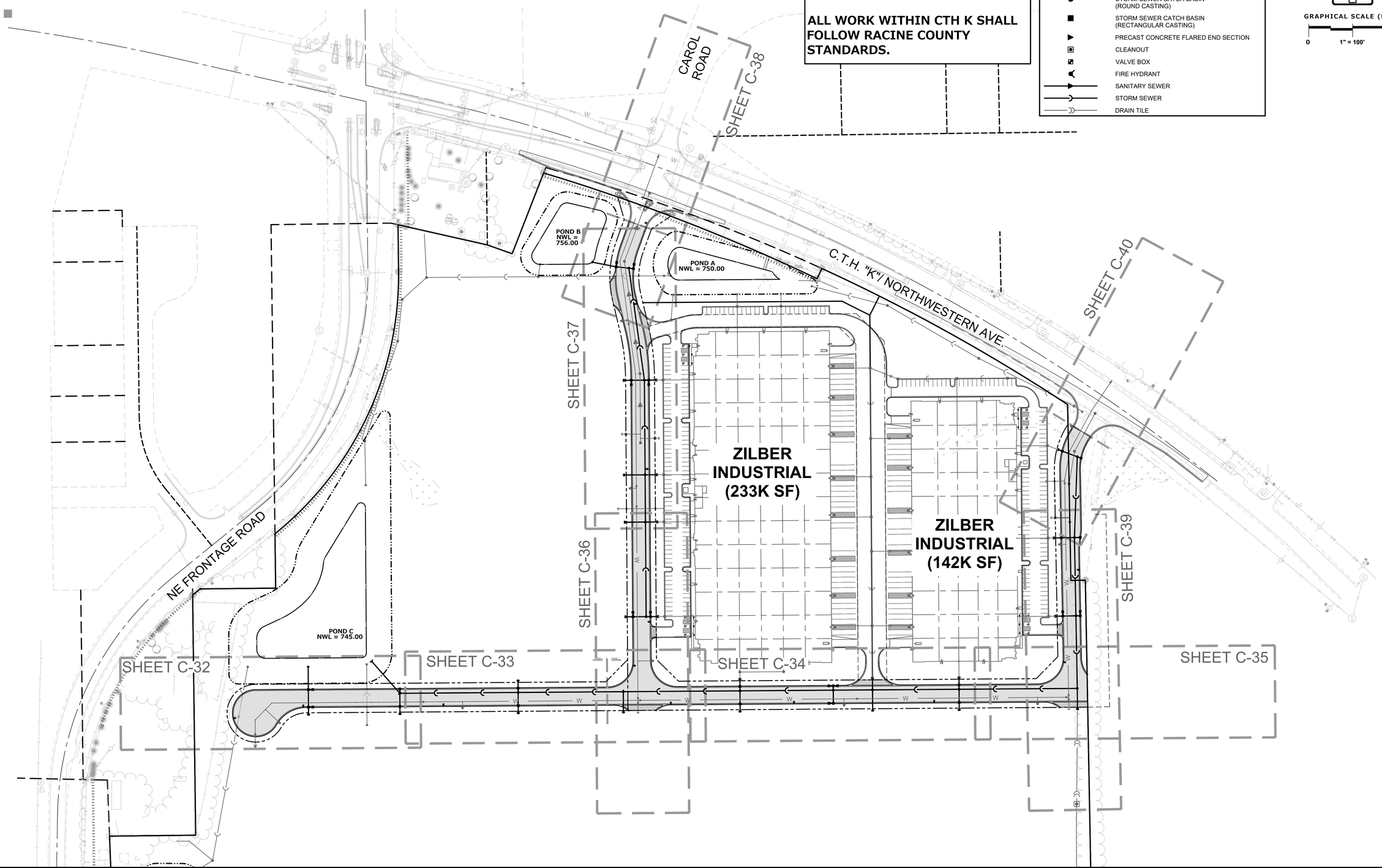
LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'



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STORM SEWER PLAN AND PROFILE OVERVIEW

REVISIONS

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PEG JOB No. 1912.00 WI
PEG PM AJS
START DATE 04/20/22
SCALE 1" = 100'

SHEET C-31 C-59

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STORM SEWER PLAN AND PROFILE OVERVIEW

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LEGEND

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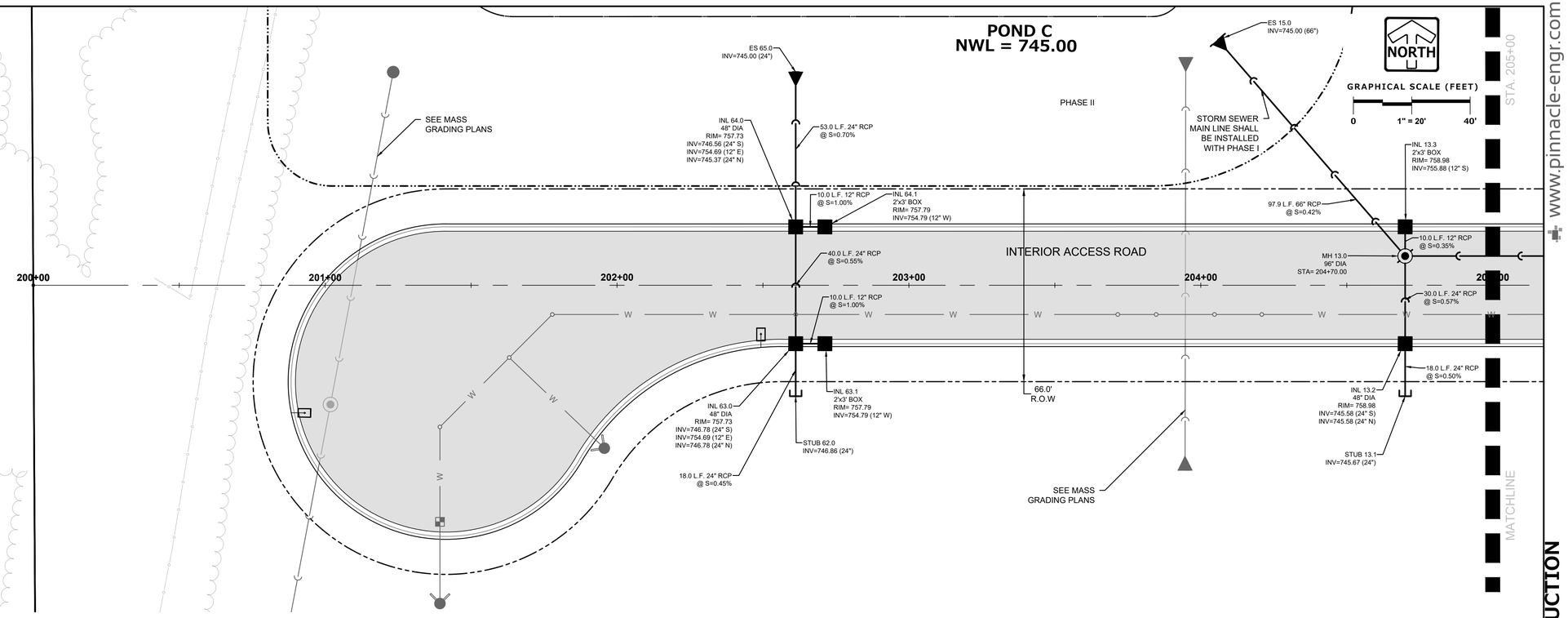
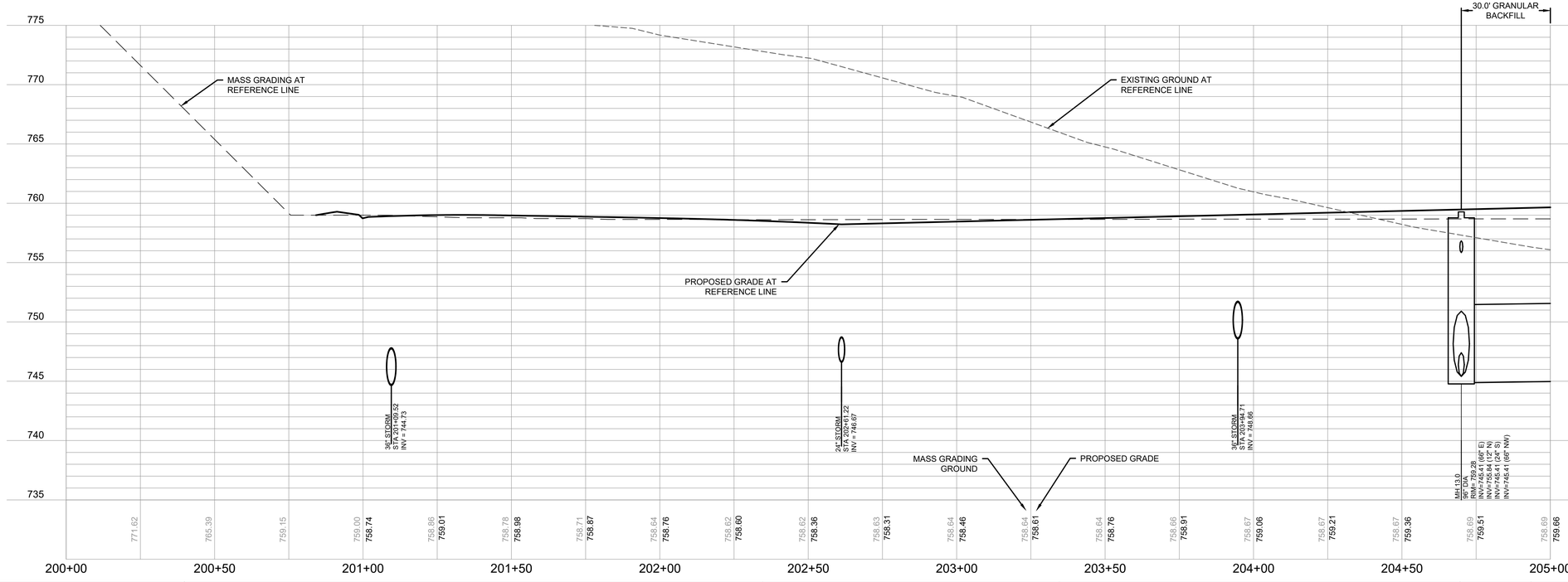
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE

STORM SEWER STUBS SHALL PROVIDE A BELL OR SPIGOT AT THE END OF THE PIPE FOR SIMPLE CONNECTION AT A LATER DATE.

STORM SEWER SHALL BE TIE BOLTED FOR A MINIMUM OF 3 JOINTS FROM ALL FLARED END SECTIONS (SEE S.D.D. 08F04)





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STORM SEWER PLAN AND PROFILE

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STORM SEWER PLAN AND PROFILE

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PEG JOB No. 1912.00 WI
PEG PM AJS
START DATE 04/20/22
SCALE 1" = 20'

SHEET
C-32
C-59

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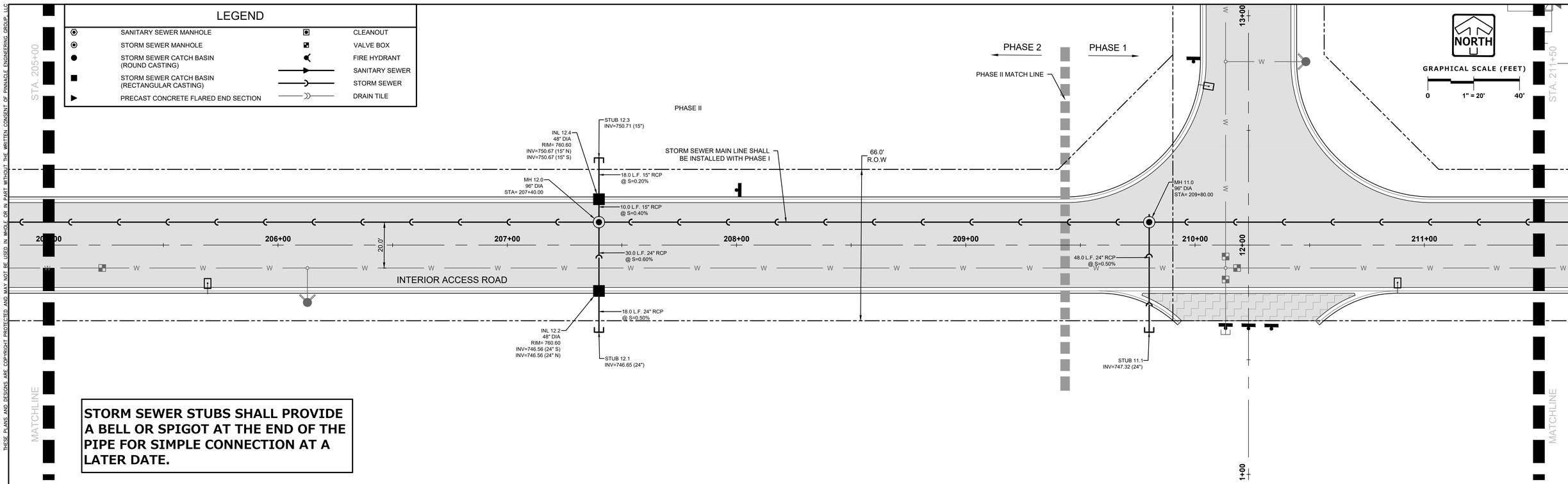

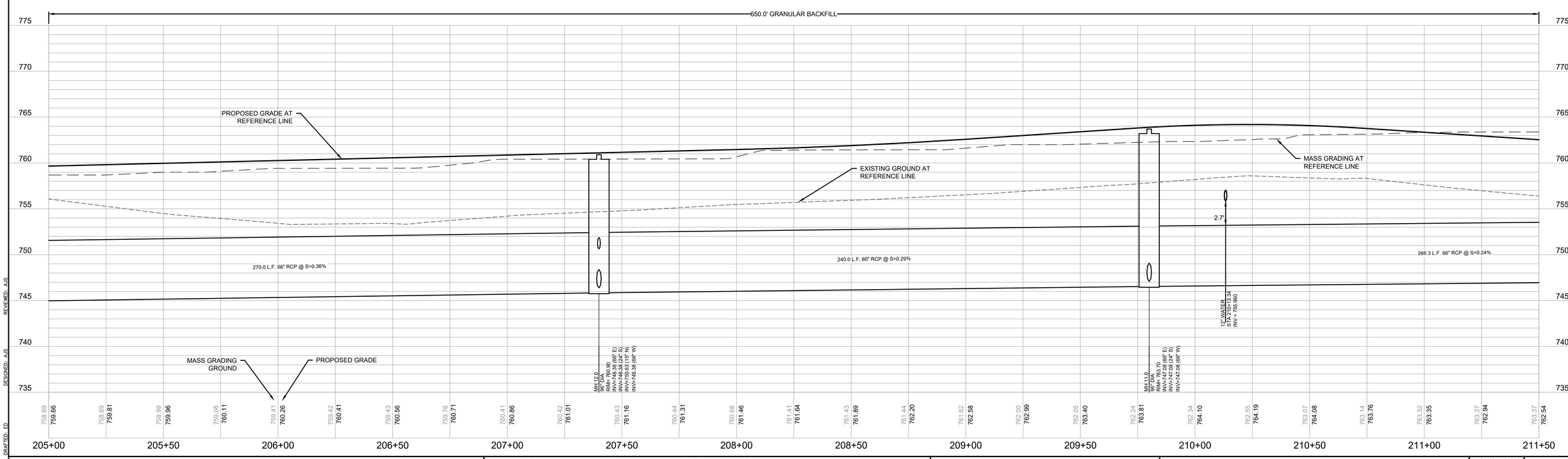

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CALEDONIA CORPORATE PARK INFRASTRUCTURE PLANS

CALEDONIA, WI

STORM SEWER PLAN AND PROFILE

REVISIONS

1	DRT CHECKSET	7/8/22	5	FIRE HYDRANT REVISIONS	04/26/23
2	MUNICIPAL SUBMITTAL	7/25/22	6	FOTH UPDATES	05/01/23
3	MUNICIPAL SUBMITTAL	11/04/22	7	CONSTRUCTION SET	05/05/23
4	VILLAGE COMMENTS	12/12/22			

PEG JOB No. **1912.00 WI**
PEG PM **AJS**
START DATE **04/20/22**
SCALE **1" = 20'**

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C-59

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STORM SEWER PLAN AND PROFILE

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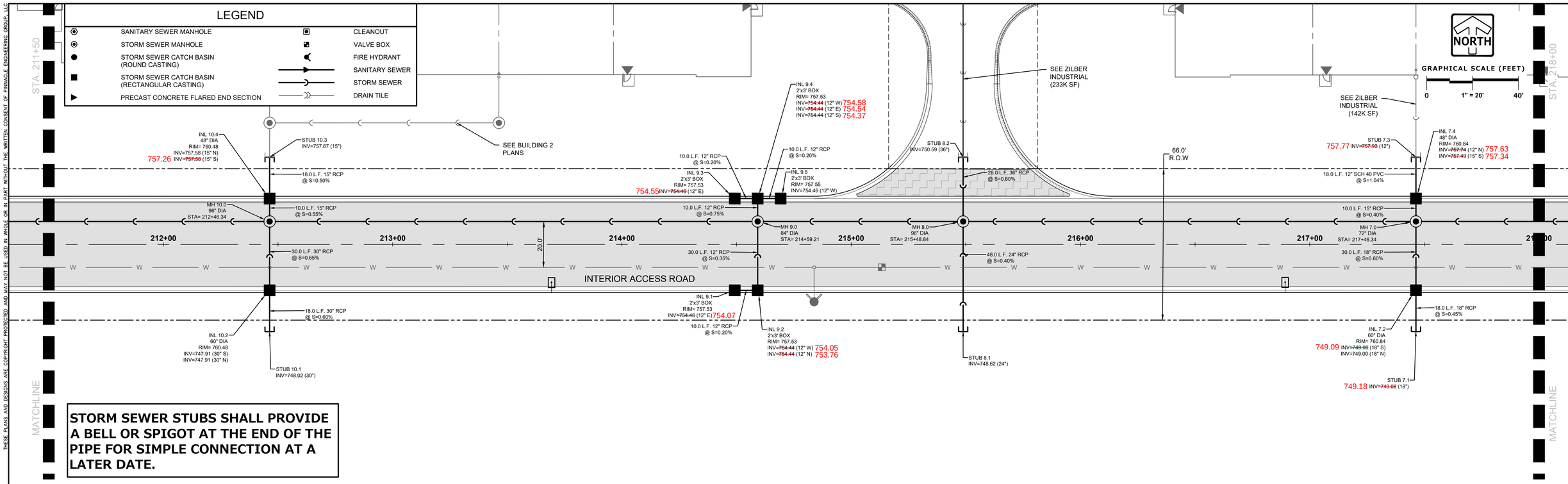
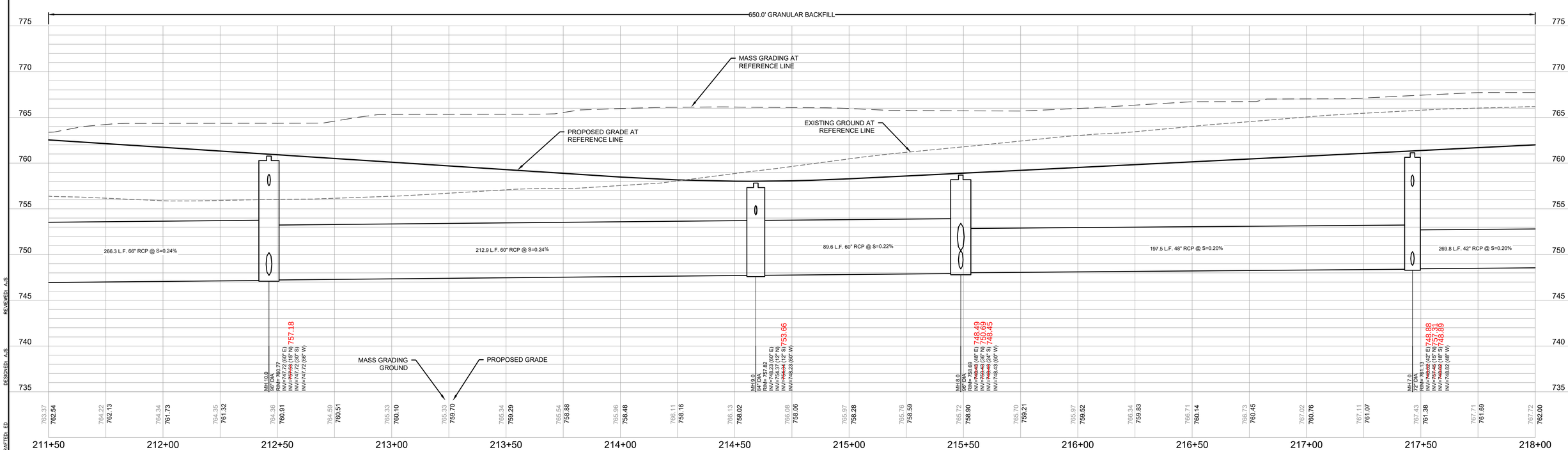


STORM SEWER STUBS SHALL PROVIDE A BELL OR SPIGOT AT THE END OF THE PIPE FOR SIMPLE CONNECTION AT A LATER DATE.



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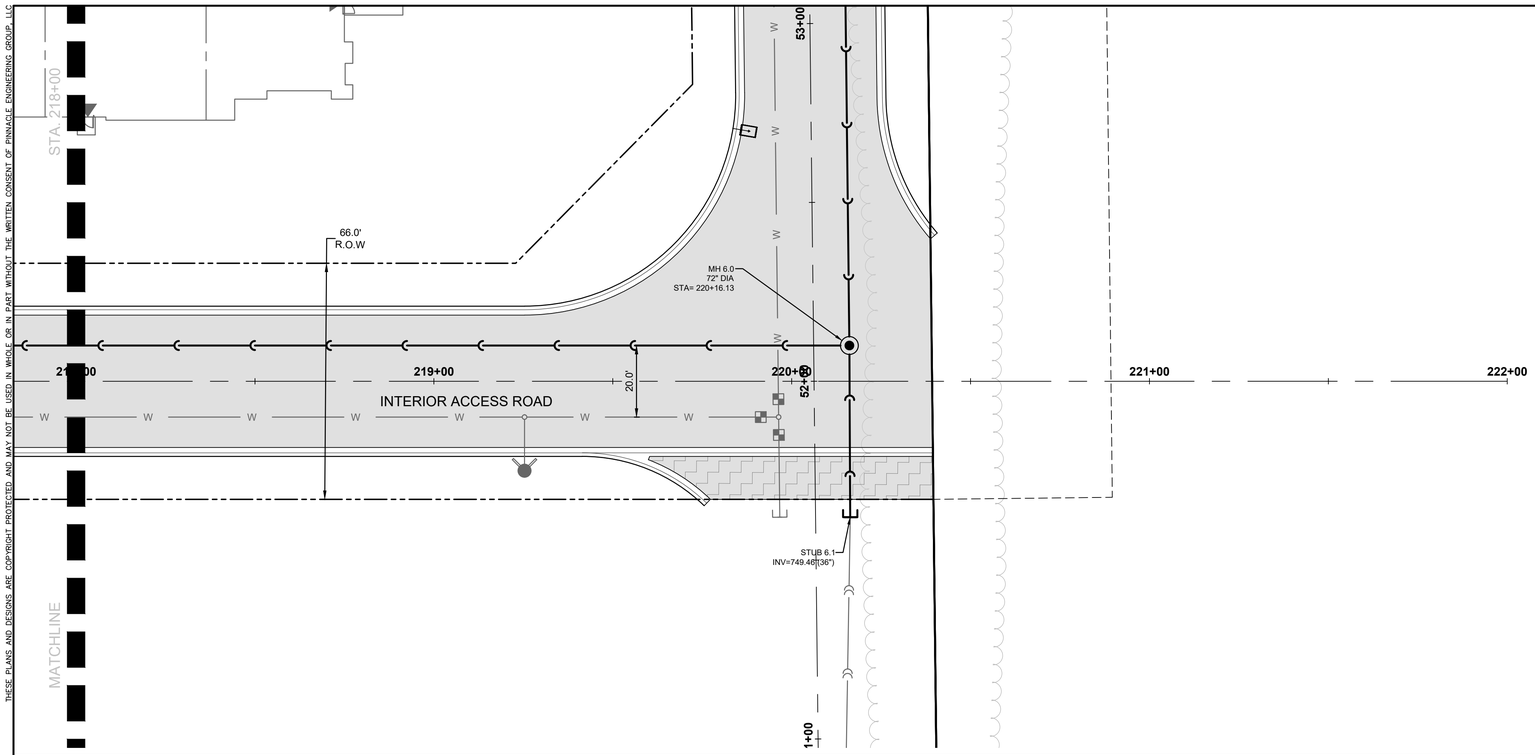


LEGEND

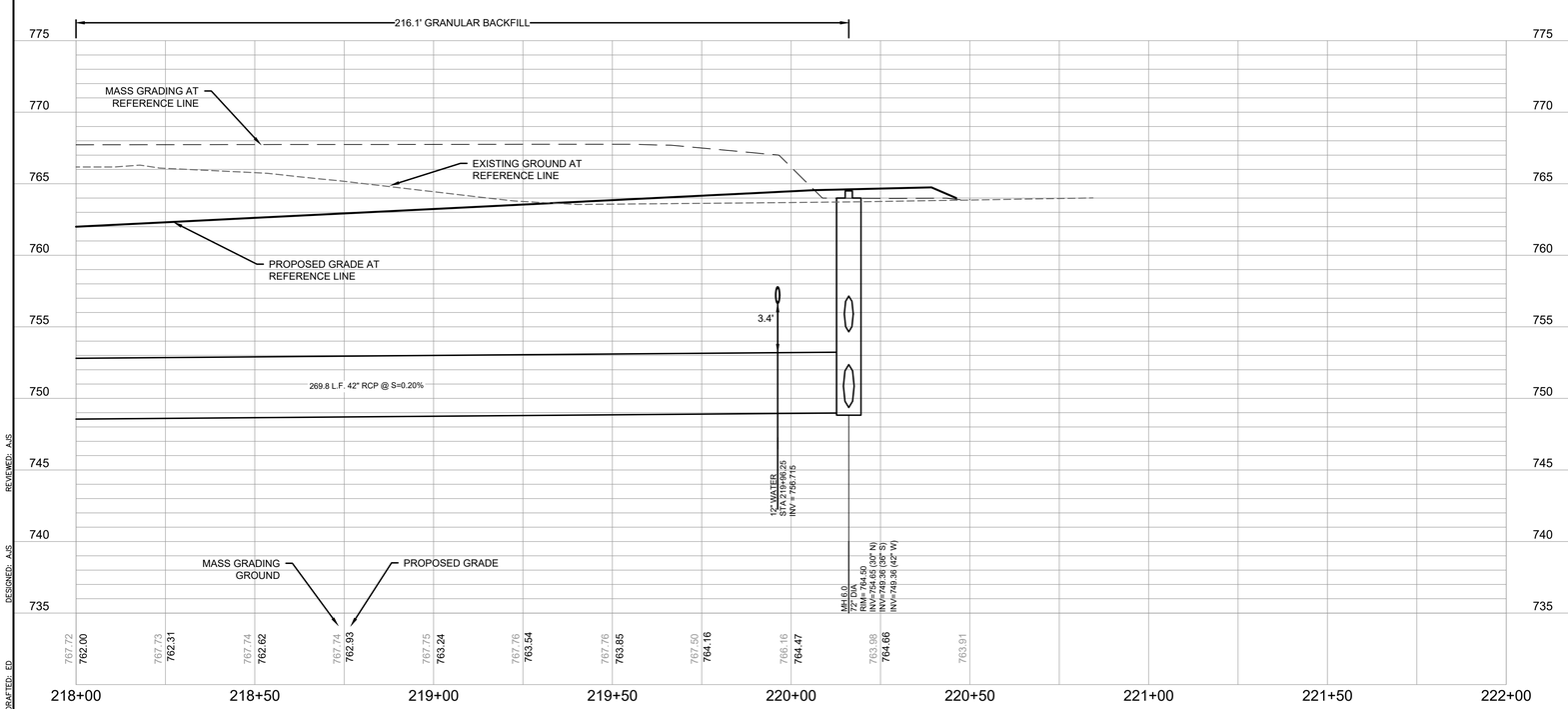
⊙	SANITARY SEWER MANHOLE	▣	CLEANOUT
⊙	STORM SEWER MANHOLE	▣	VALVE BOX
●	STORM SEWER CATCH BASIN (ROUND CASTING)		FIRE HYDRANT
■	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER
▶	PRECAST CONCRETE FLARED END SECTION		STORM SEWER
			DRAIN TILE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

STORM SEWER STUBS SHALL PROVIDE A BELL OR SPIGOT AT THE END OF THE PIPE FOR SIMPLE CONNECTION AT A LATER DATE.



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LEGEND

	SANITARY SEWER MANHOLE		CLEANOUT
	STORM SEWER MANHOLE		VALVE BOX
	STORM SEWER CATCH BASIN (ROUND CASTING)		FIRE HYDRANT
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER
	PRECAST CONCRETE FLARED END SECTION		STORM SEWER
			DRAIN TILE

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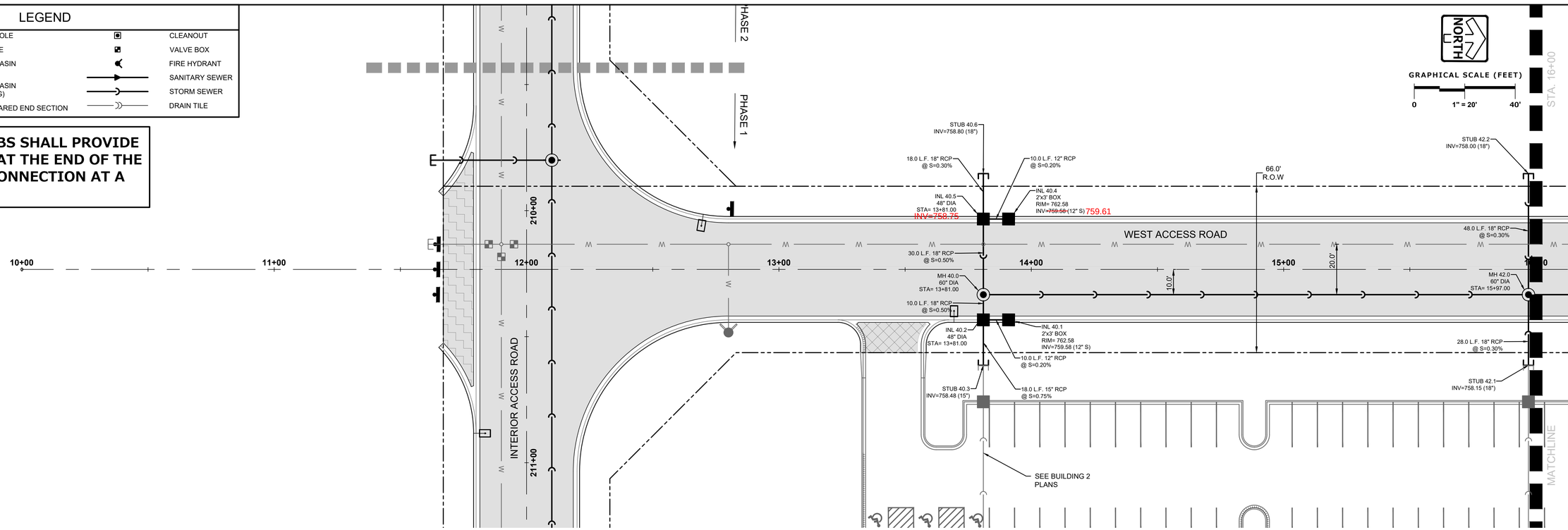

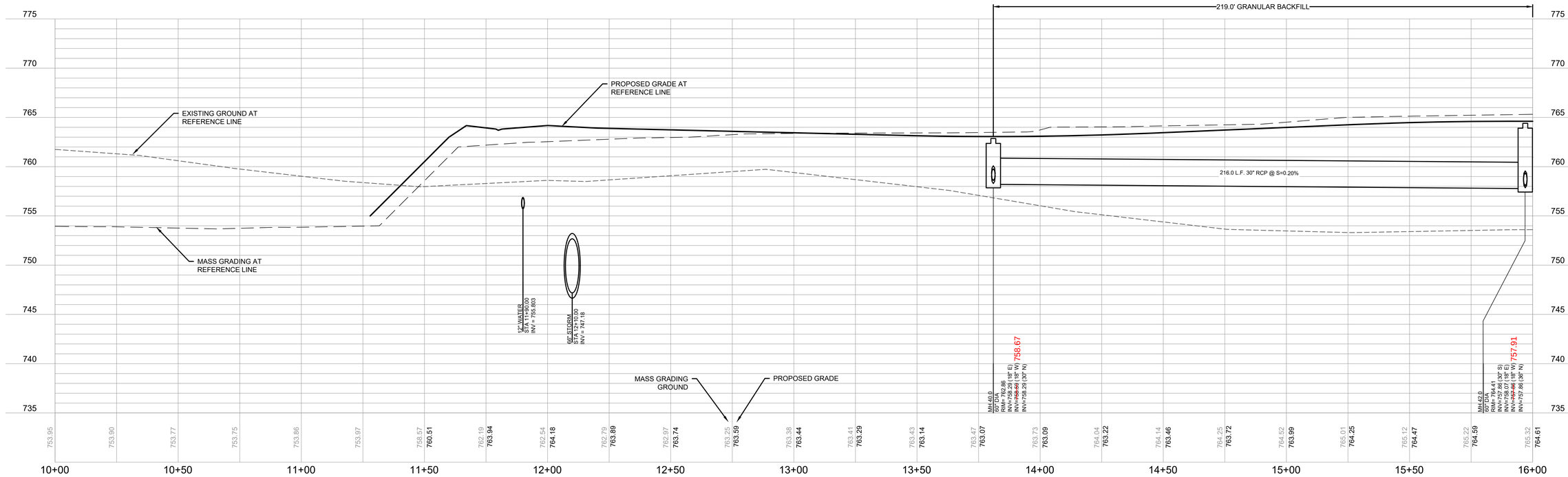

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LEGEND

	SANITARY SEWER MANHOLE		CLEANOUT
	STORM SEWER MANHOLE		VALVE BOX
	STORM SEWER CATCH BASIN (ROUND CASTING)		FIRE HYDRANT
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER
			STORM SEWER
	PRECAST CONCRETE FLARED END SECTION		DRAIN TILE

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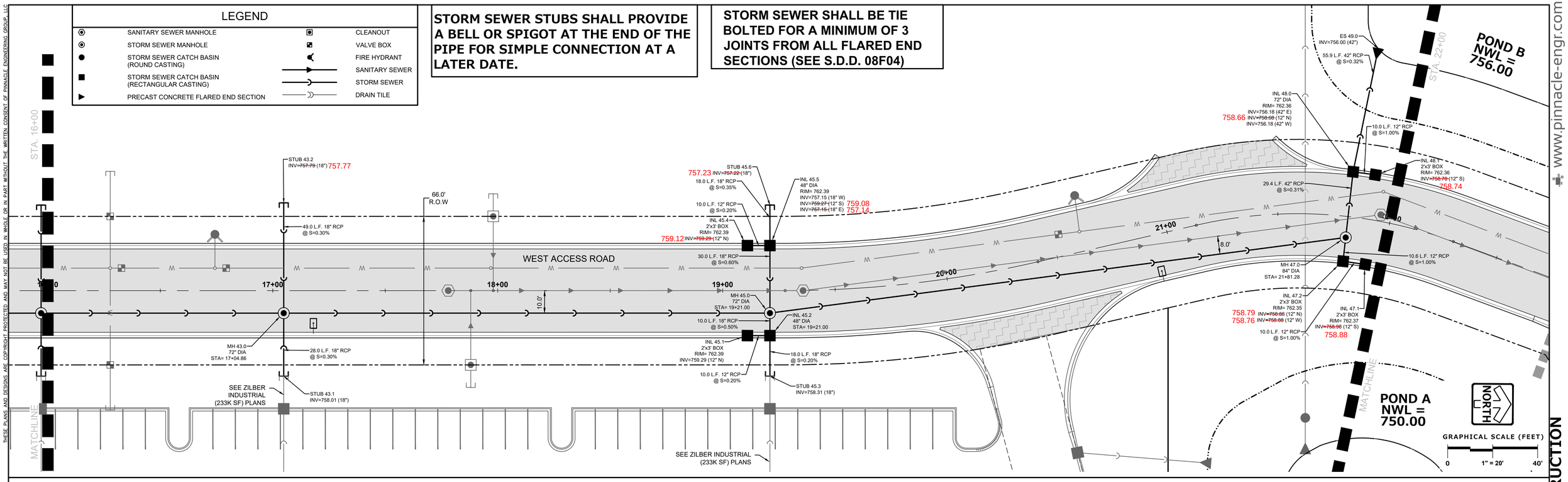

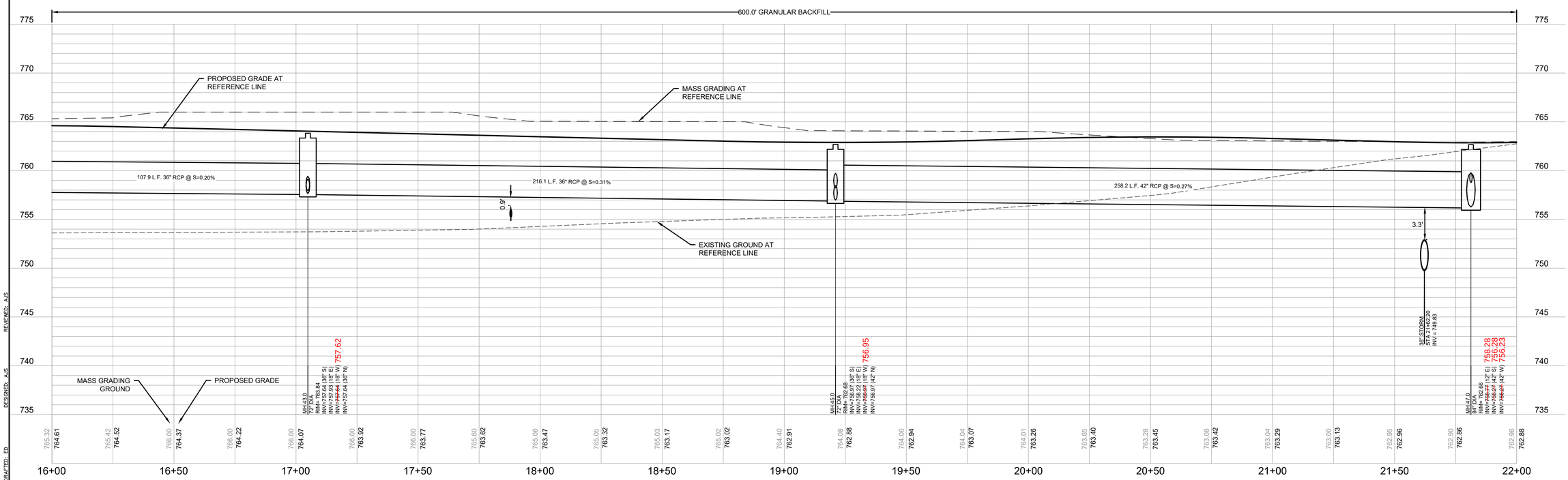

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PEG PM AJS
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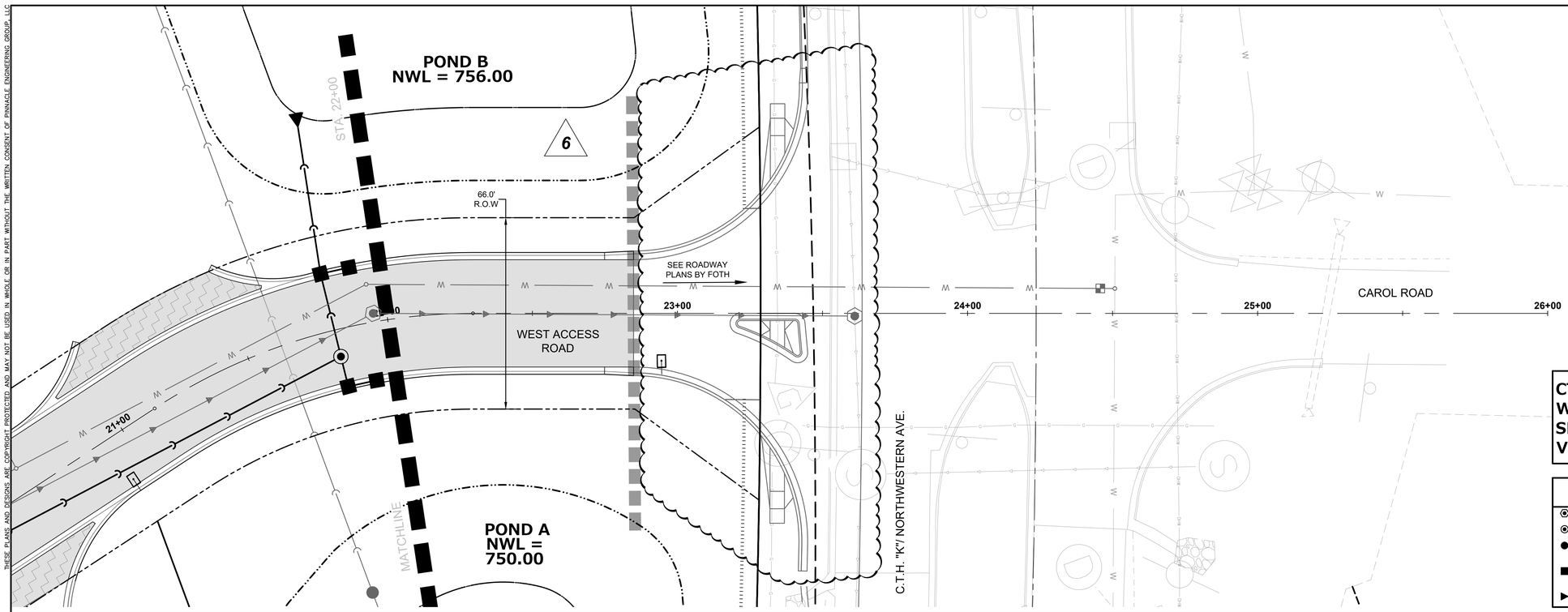

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CTH K INTERSECTION MODIFICATIONS WILL BE COMPLETED UNDER A SEPARATE CONTRACT WITH THE VILLAGE OF CALEDONIA.

LEGEND

	SANITARY SEWER MANHOLE		CLEANOUT
	STORM SEWER MANHOLE		VALVE BOX
	STORM SEWER CATCH BASIN (ROUND CASTING)		FIRE HYDRANT
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER
	PRECAST CONCRETE FLARED END SECTION		STORM SEWER
			DRAIN TILE

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STORM SEWER PLAN AND PROFILE

REVISIONS

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LEGEND

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	STORM SEWER MANHOLE		VALVE BOX
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			STORM SEWER
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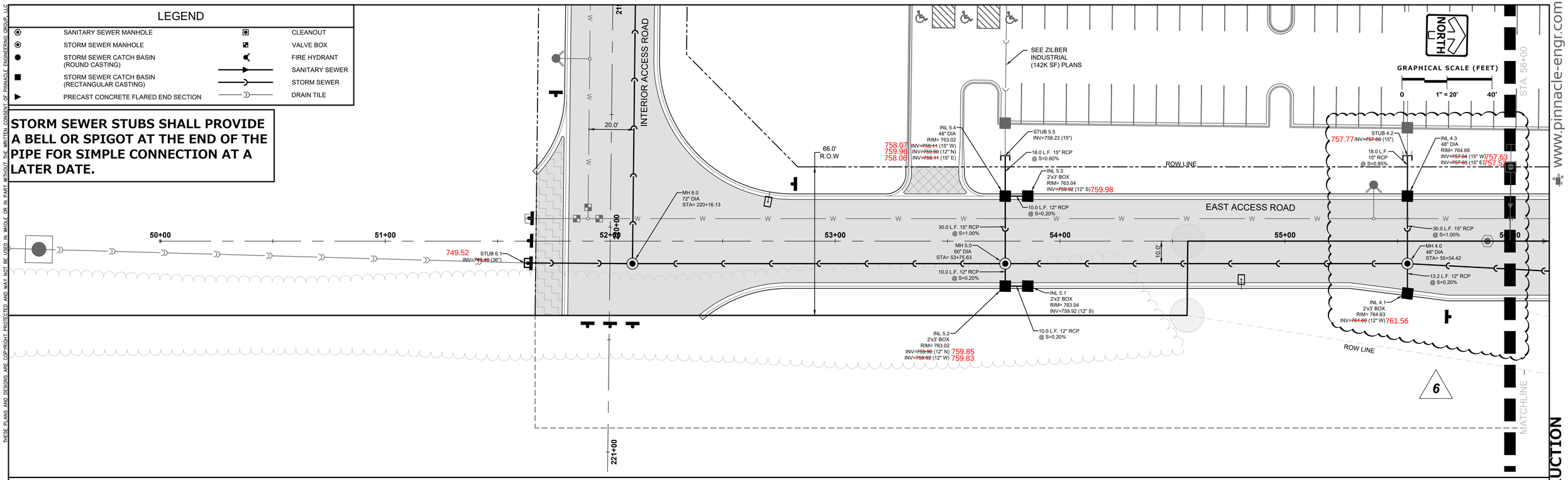

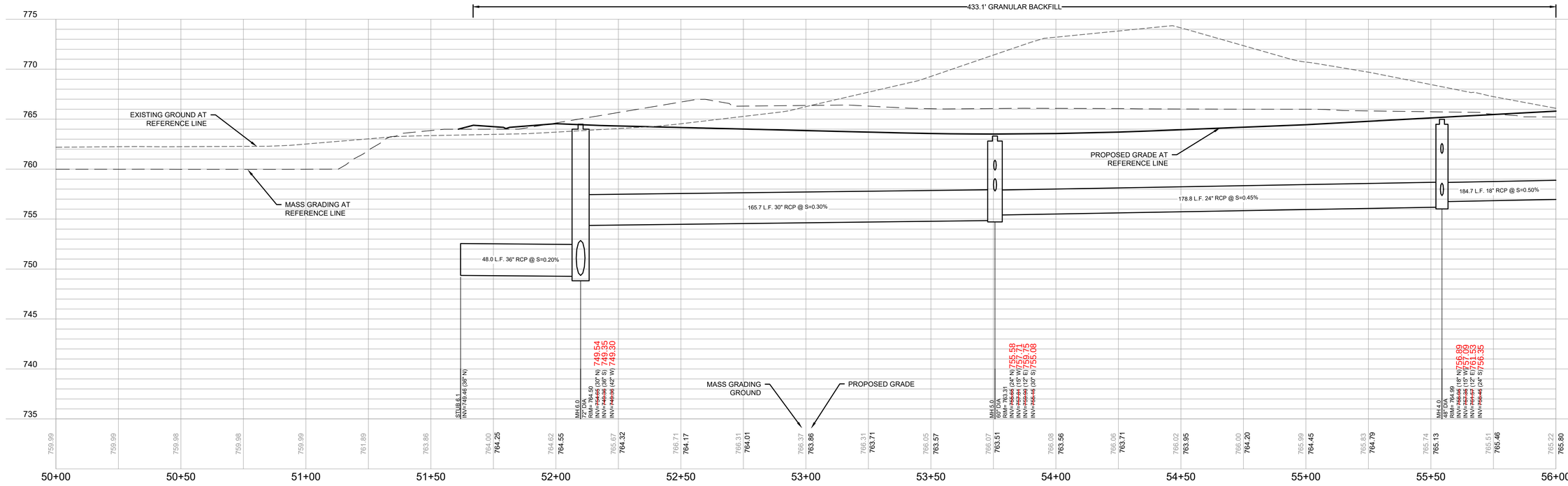

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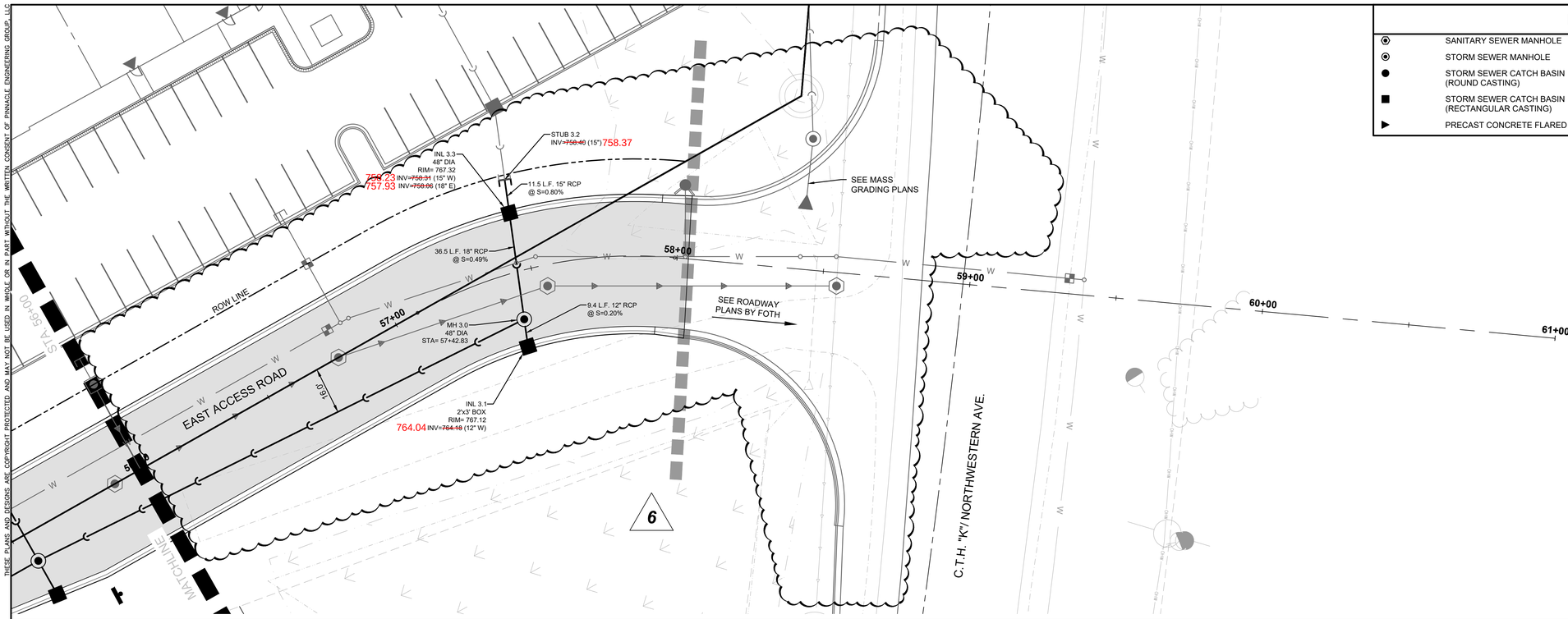

LEGEND

	SANITARY SEWER MANHOLE		CLEANOUT
	STORM SEWER MANHOLE		VALVE BOX
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	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER
	PRECAST CONCRETE FLARED END SECTION		STORM SEWER
			DRAIN TILE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

STORM SEWER SHALL BE TIE BOLTED FOR A MINIMUM OF 3 JOINTS FROM ALL FLARED END SECTIONS (SEE S.D.D. 08F04)

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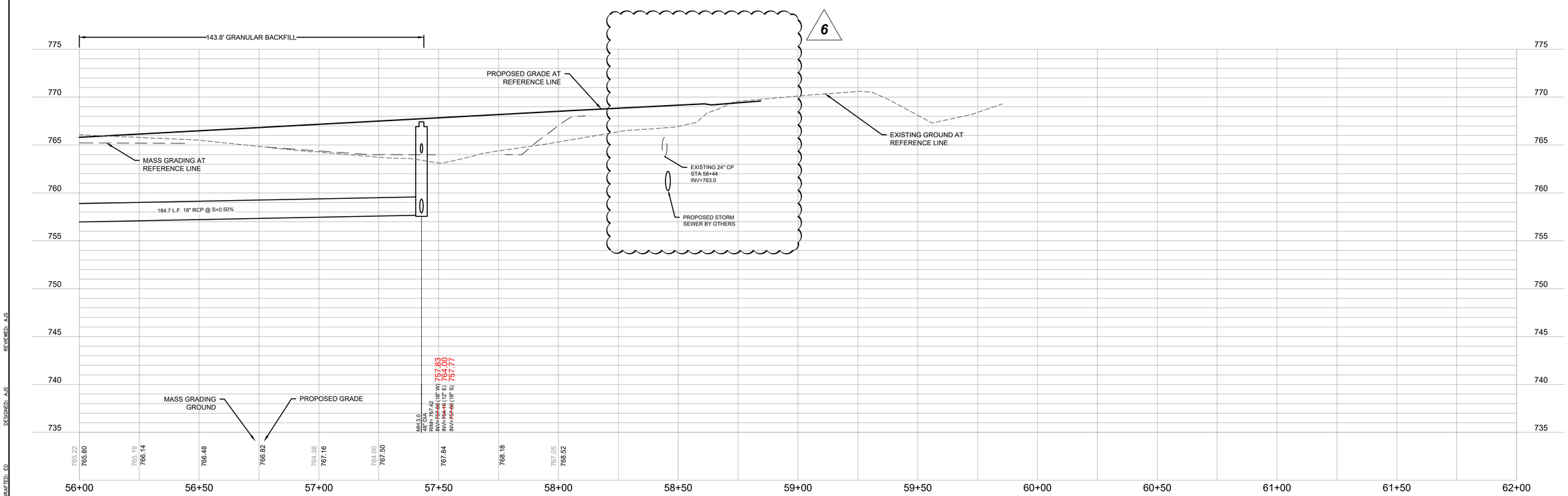

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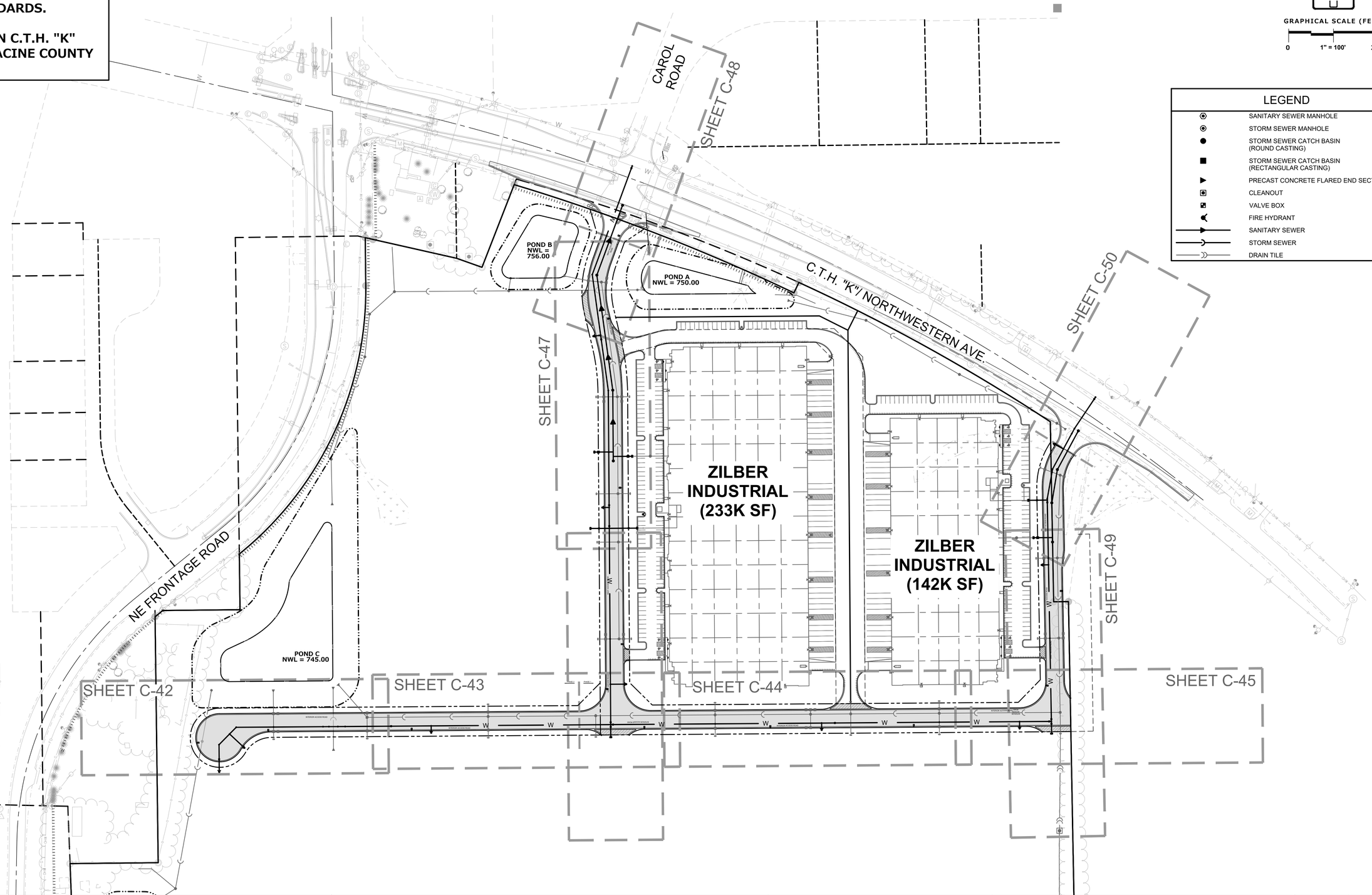
ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

ALL WORK WITHIN C.T.H. "K" SHALL FOLLOW RACINE COUNTY STANDARDS.



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UTILITY PLAN AND PROFILE OVERVIEW

REVISIONS

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PEG PM: AJS
START DATE: 04/20/22
SCALE: 1" = 100'

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UTILITY PLAN AND PROFILE OVERVIEW

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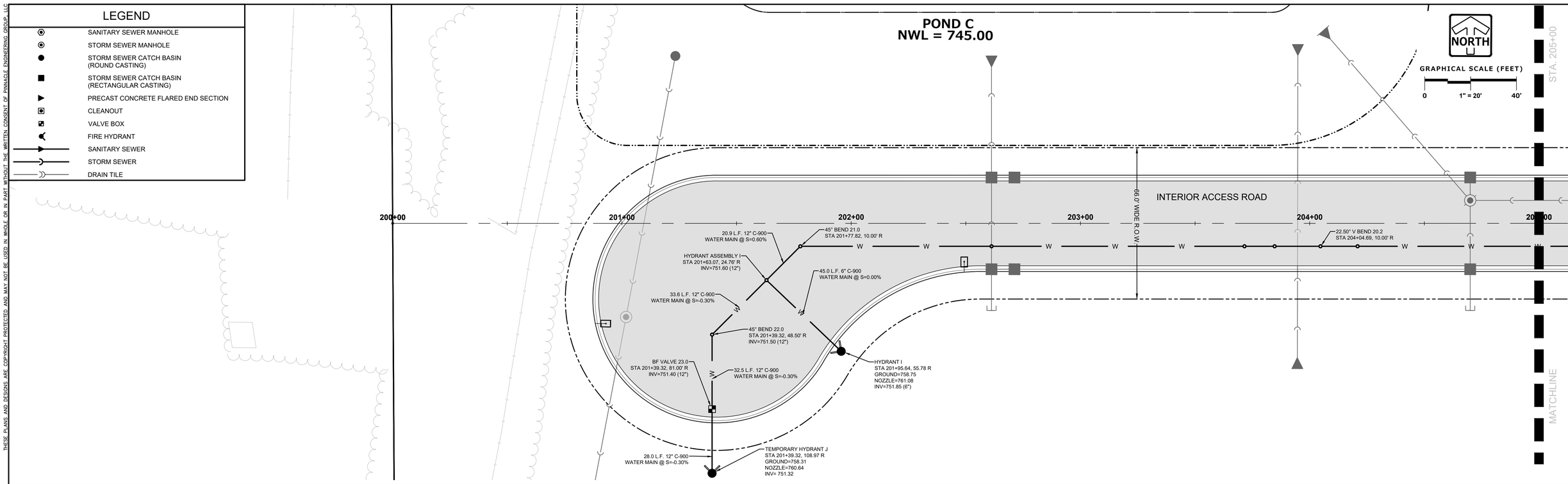
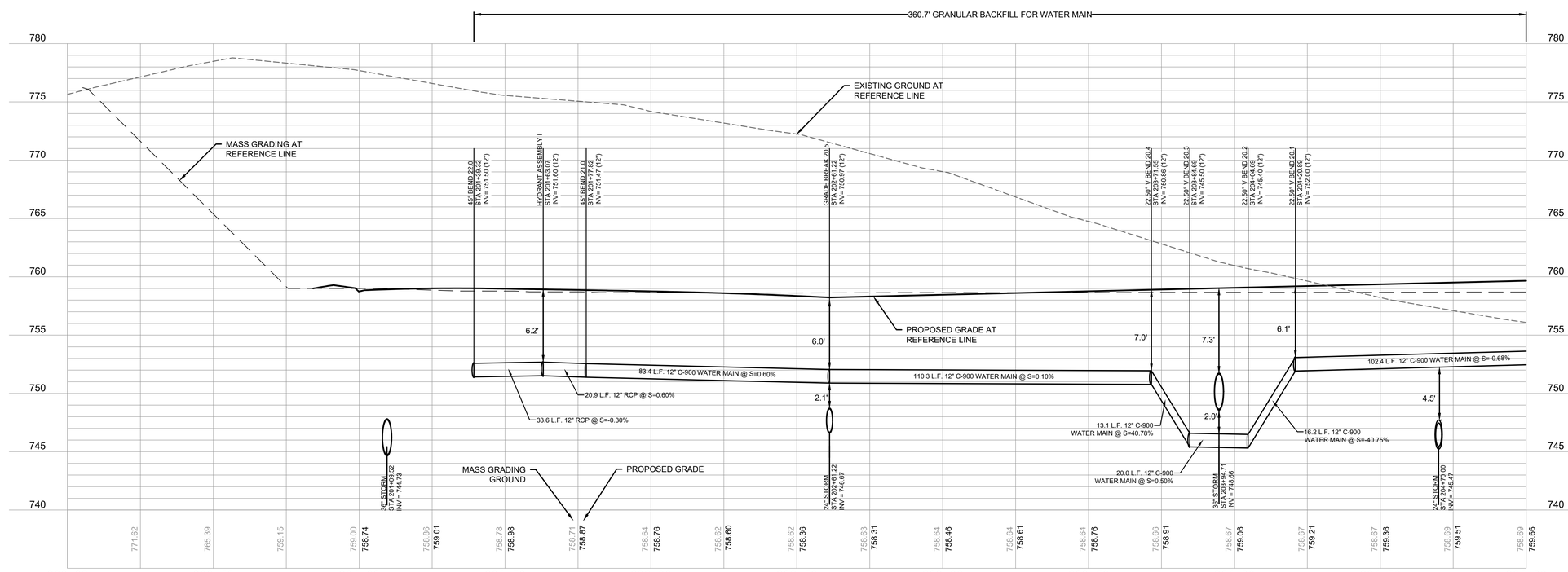
LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE





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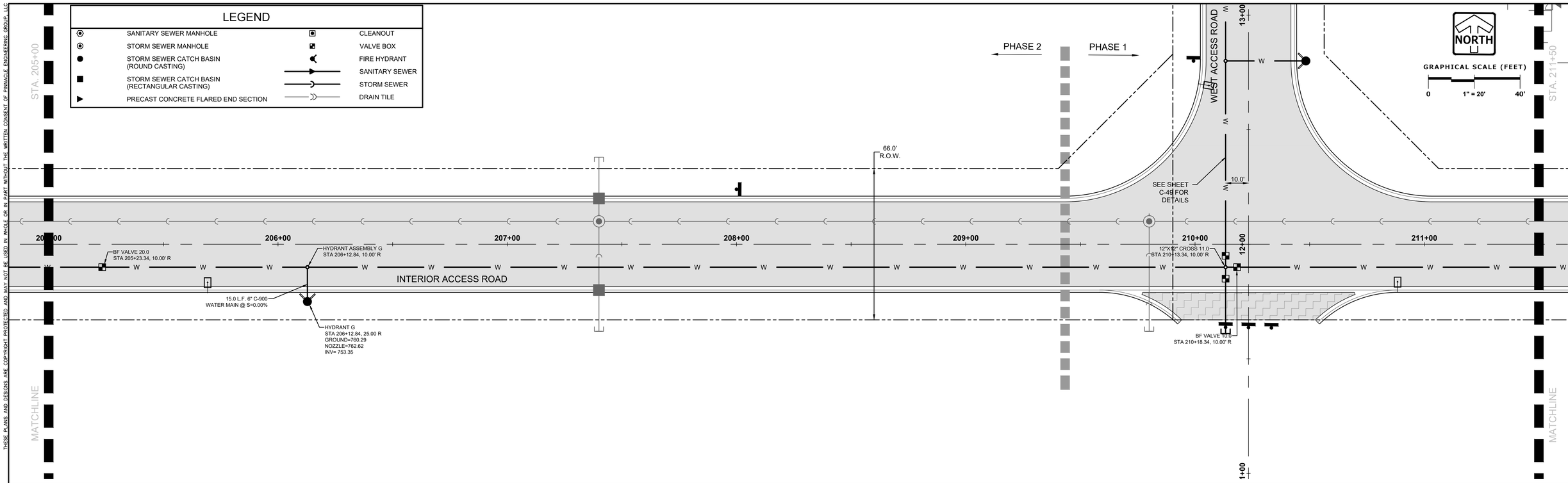

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CALEDONIA CORPORATE PARK INFRASTRUCTURE PLANS

CALEDONIA, WI

UTILITY PLAN AND PROFILE

REVISIONS

1	DRT CHECKSET	7/8/22
2	MUNICIPAL SUBMITTAL	7/25/22
3	MUNICIPAL SUBMITTAL	11/04/22
4	VILLAGE COMMENTS	12/12/22
5	FIRE HYDRANT REVISIONS	04/26/23
6	FOTH UPDATES	05/01/23
7	CONSTRUCTION SET	05/05/23

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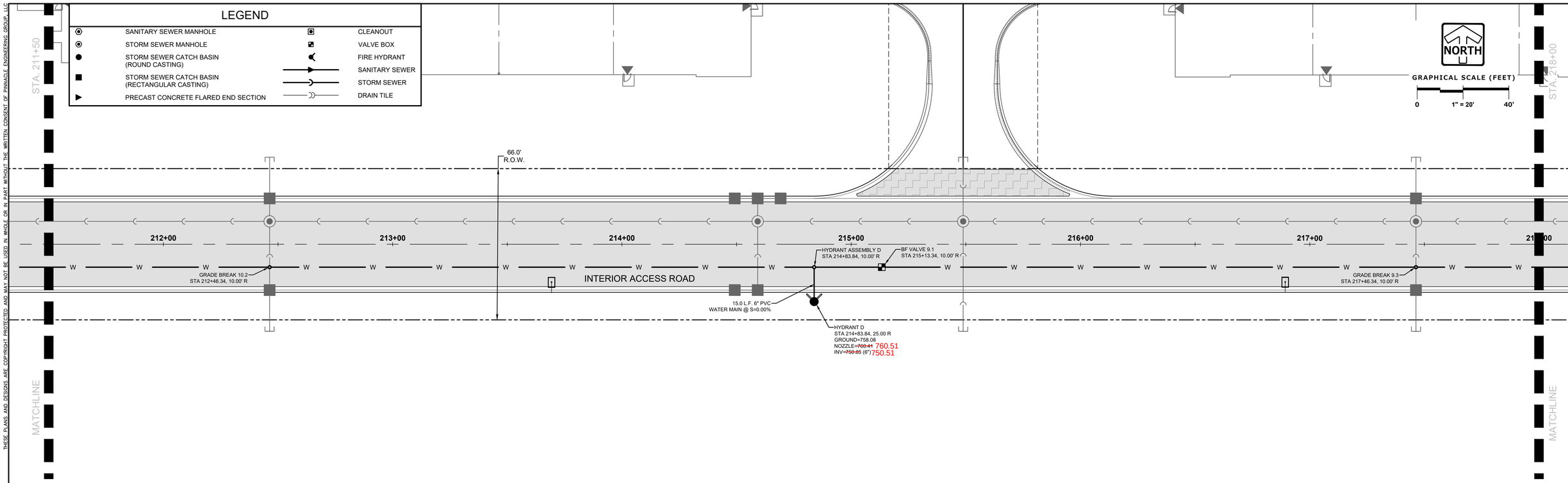

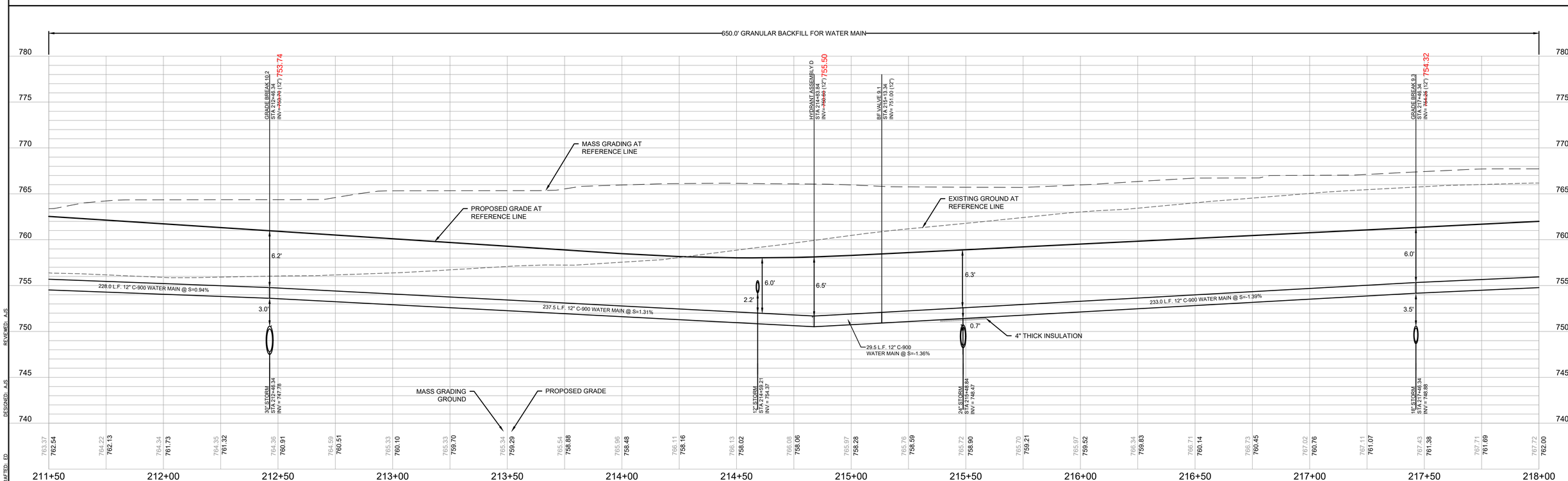

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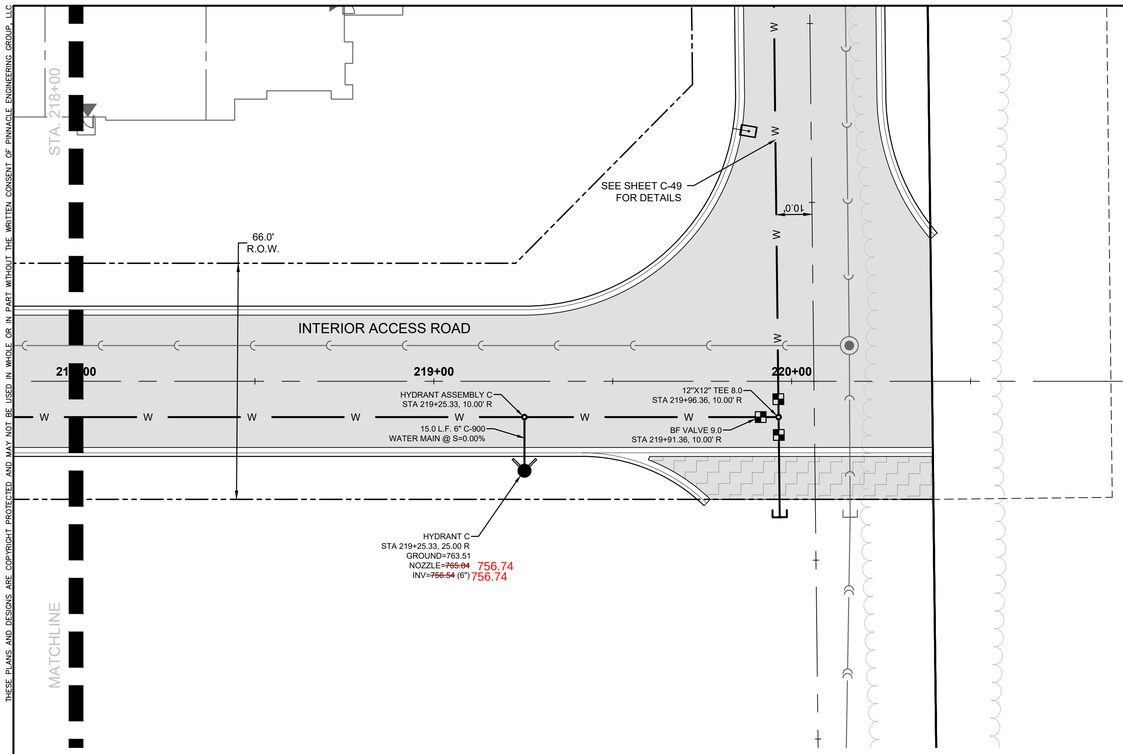


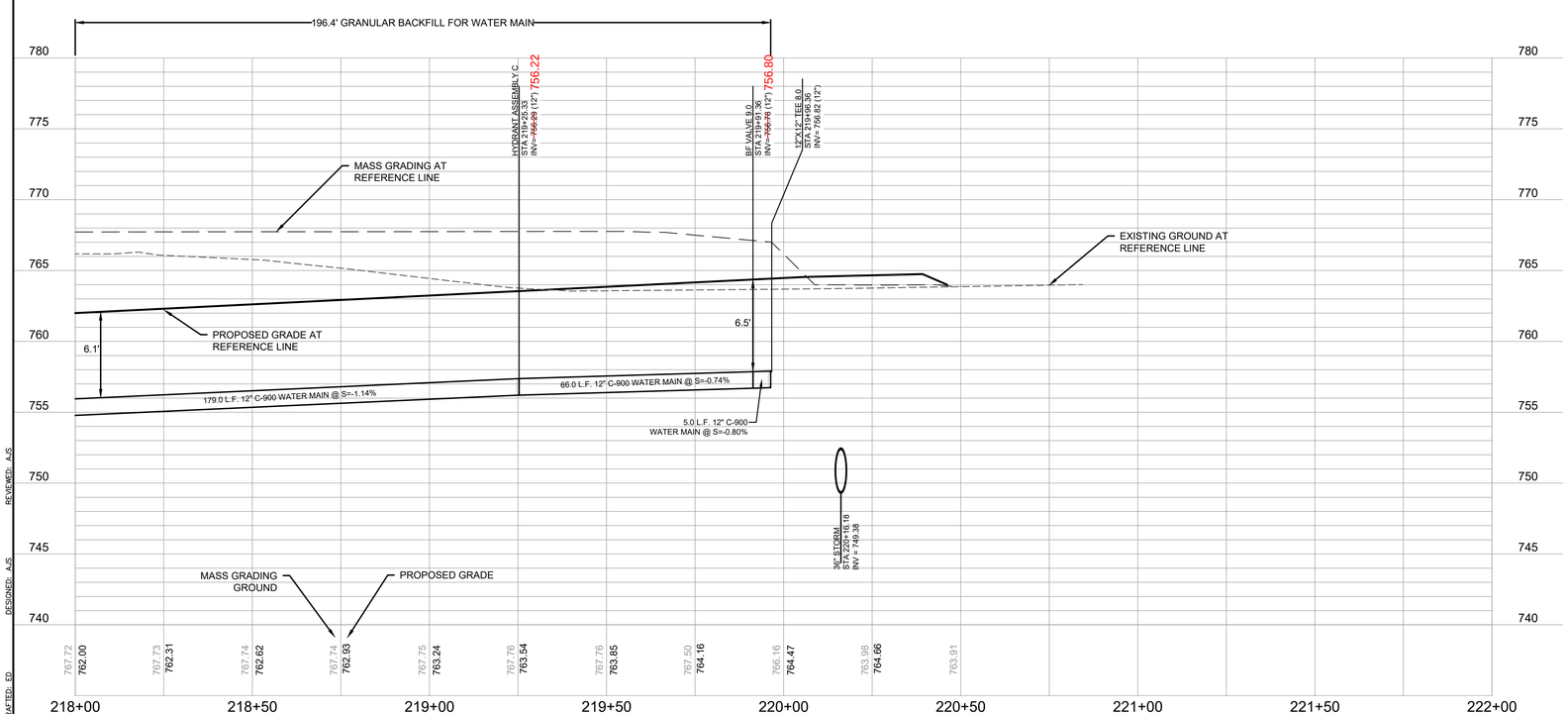
LEGEND

	SANITARY SEWER MANHOLE		CLEANOUT
	STORM SEWER MANHOLE		VALVE BOX
	STORM SEWER CATCH BASIN (ROUND CASTING)		FIRE HYDRANT
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER
	PRECAST CONCRETE FLARED END SECTION		STORM SEWER
			DRAIN TILE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



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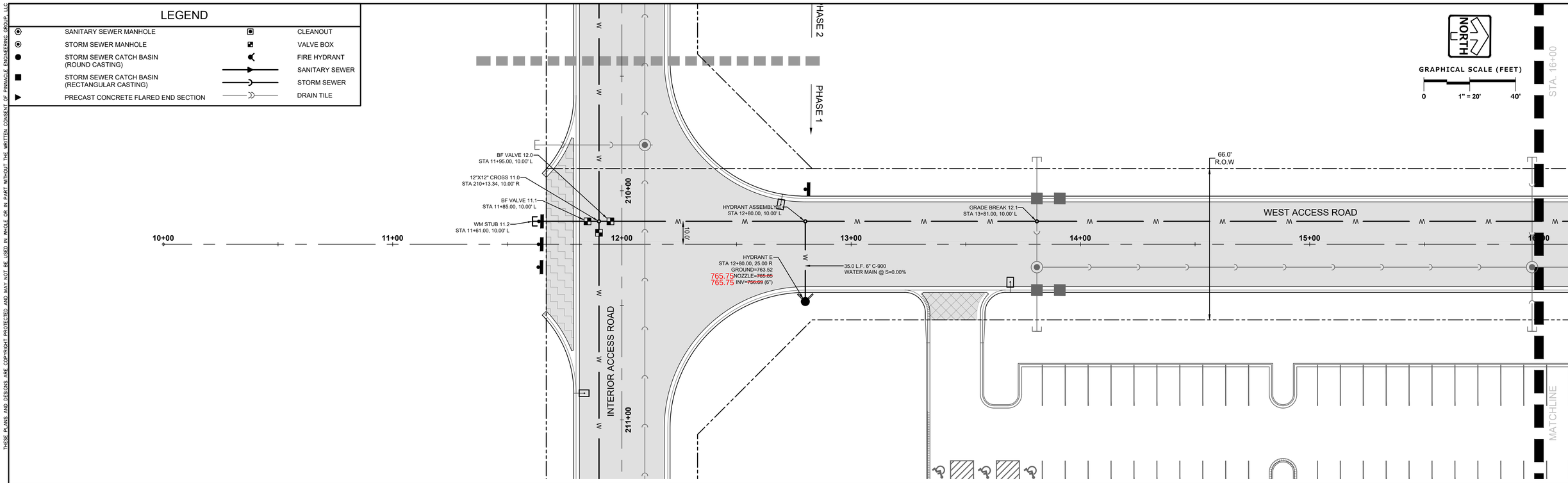
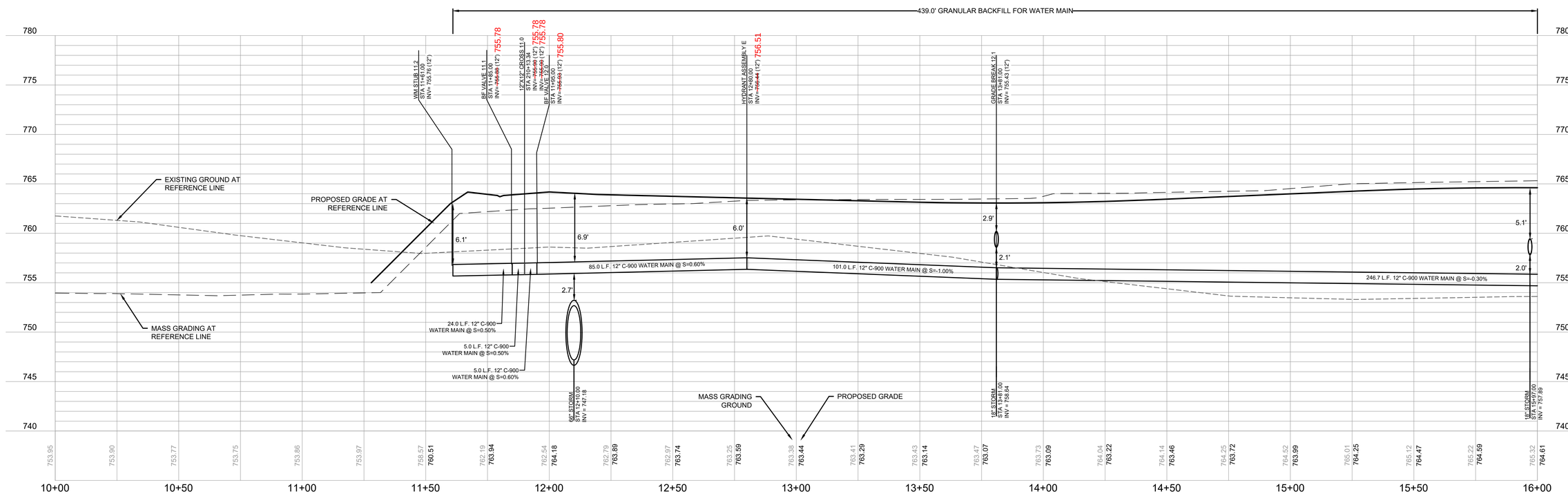
			SANITARY SEWER
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		STORM SEWER
	PRECAST CONCRETE FLARED END SECTION		DRAIN TILE





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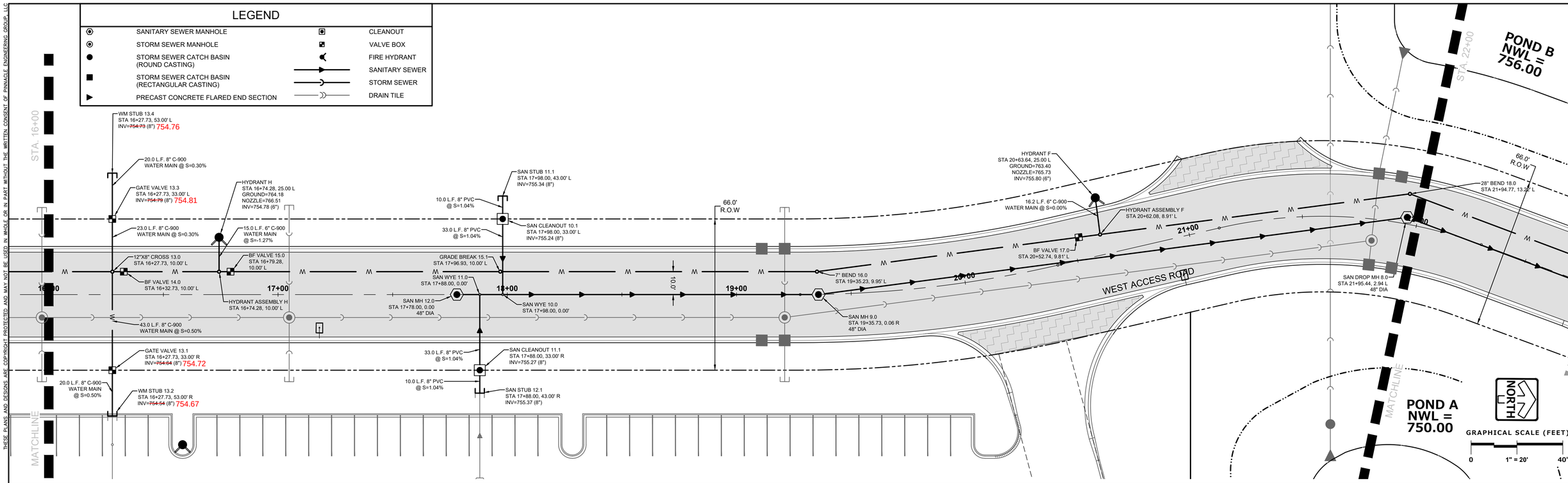

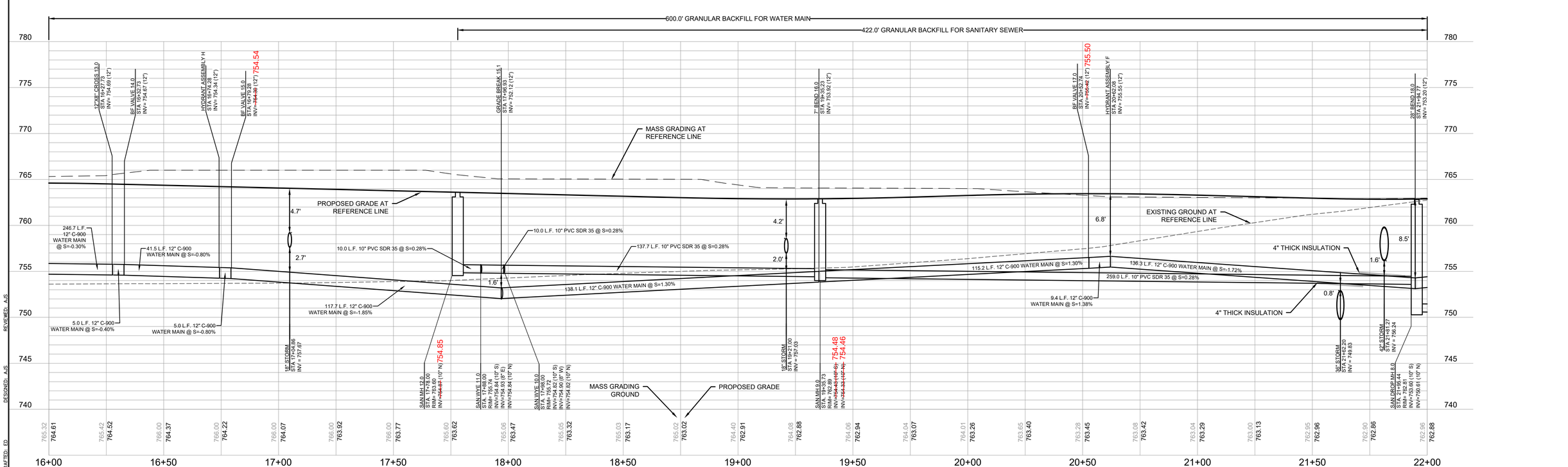

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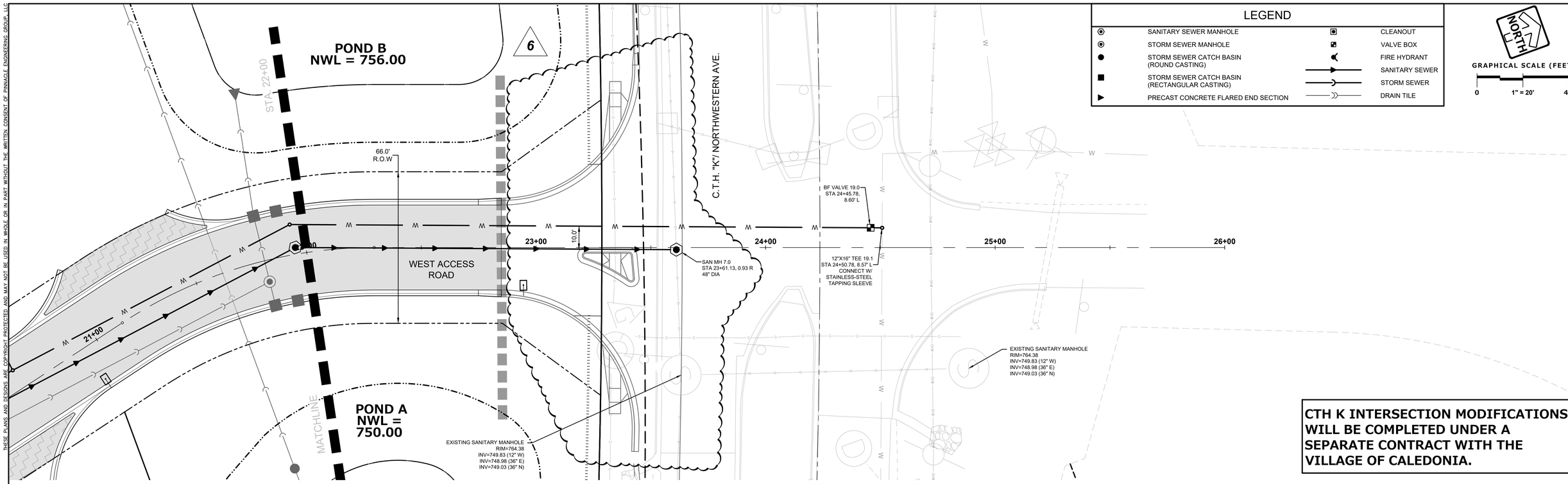

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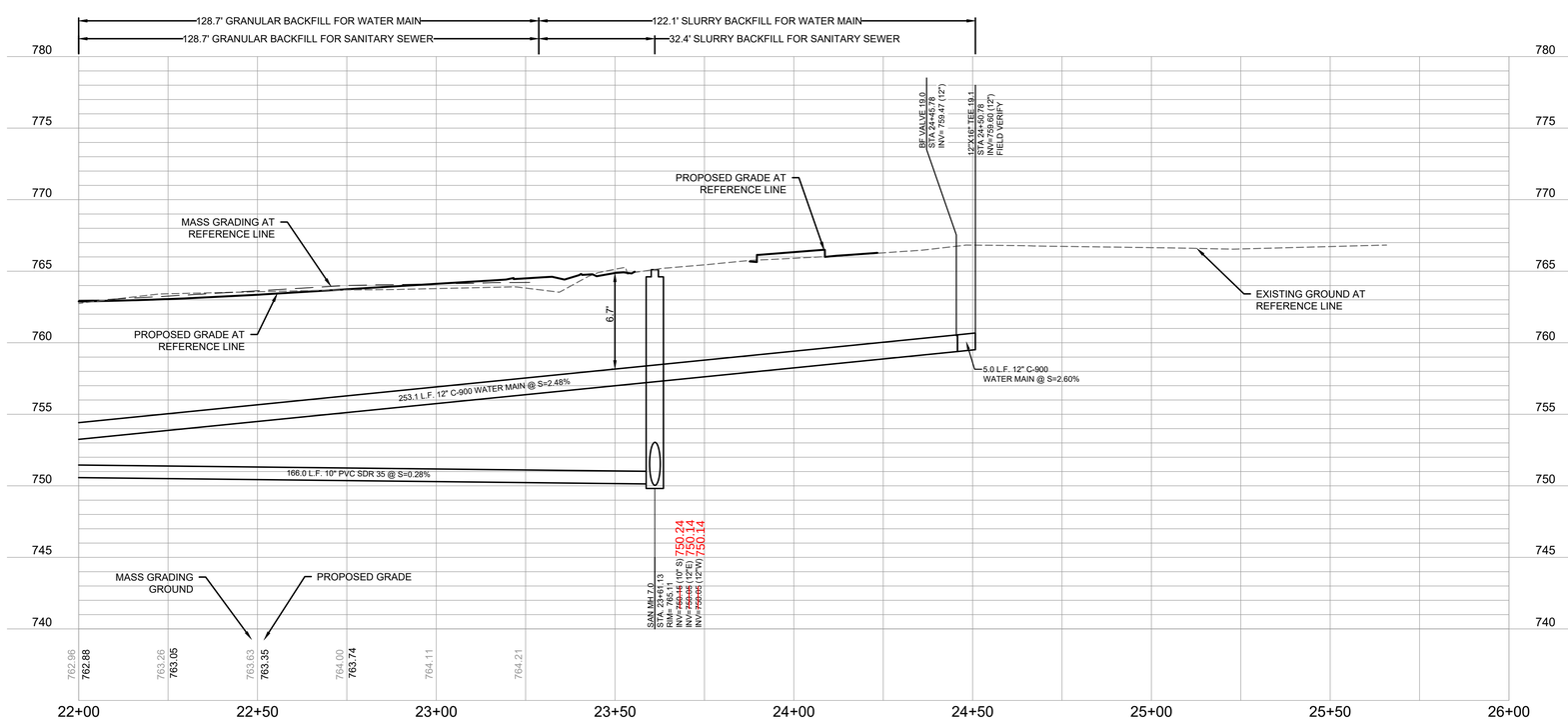

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LEGEND

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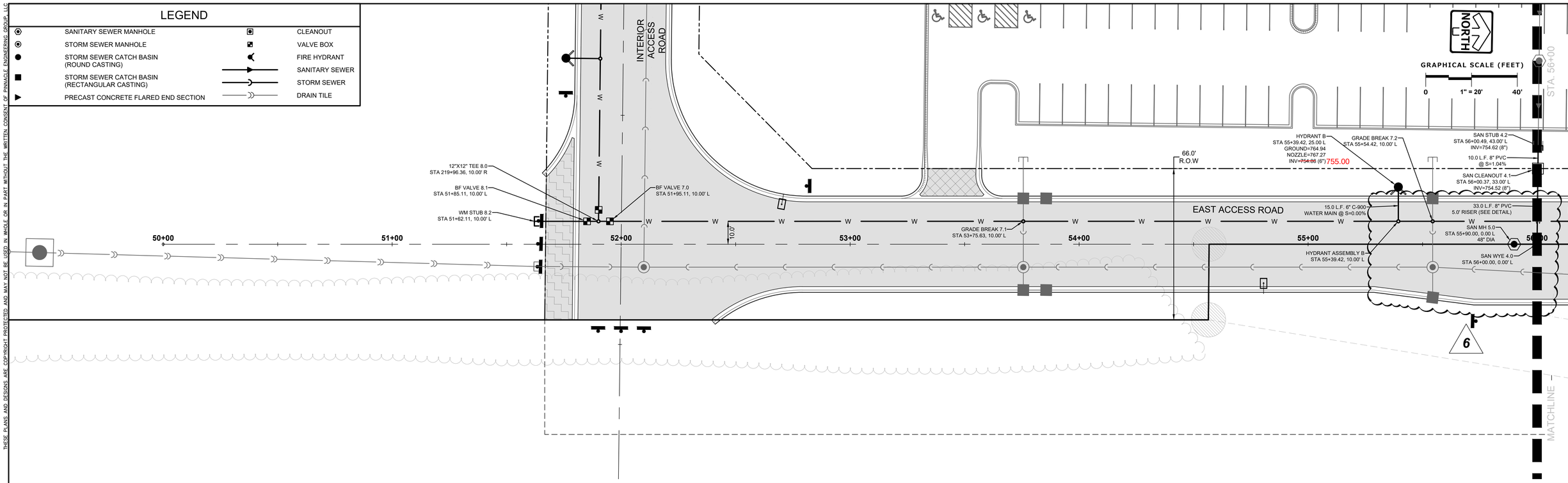
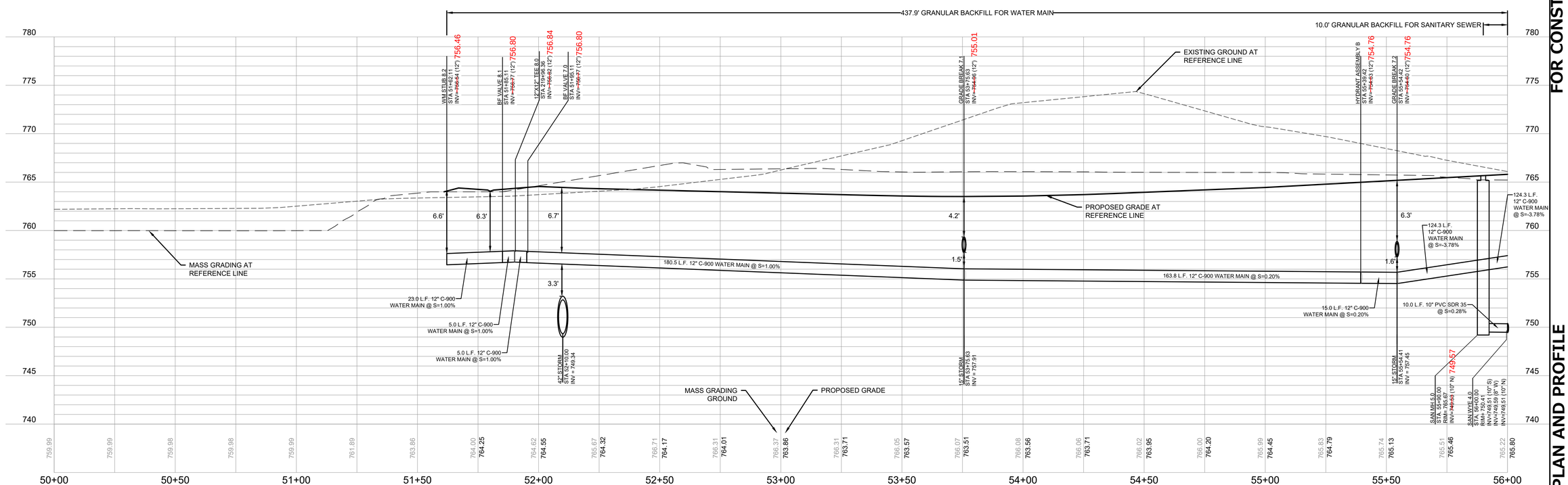
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SANITARY SEWER	
PRECAST CONCRETE FLARED END SECTION		STORM SEWER	
		DRAIN TILE	





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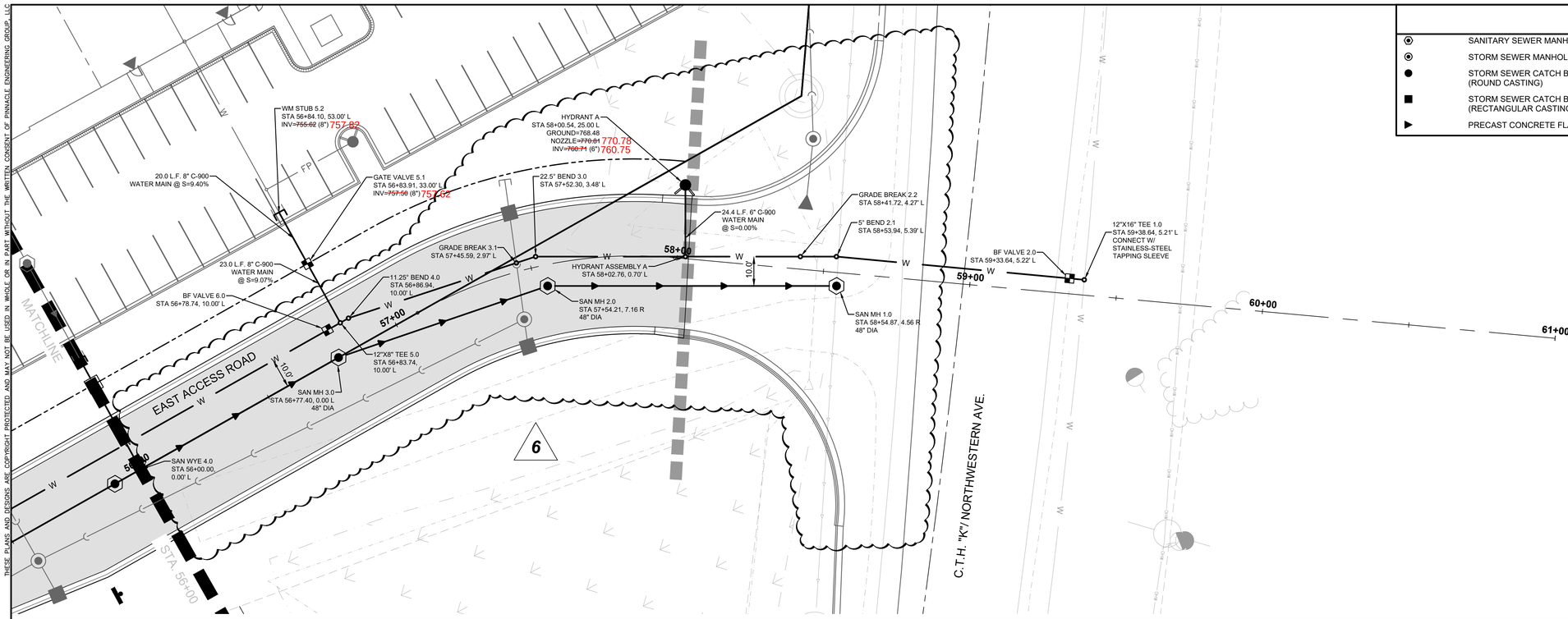

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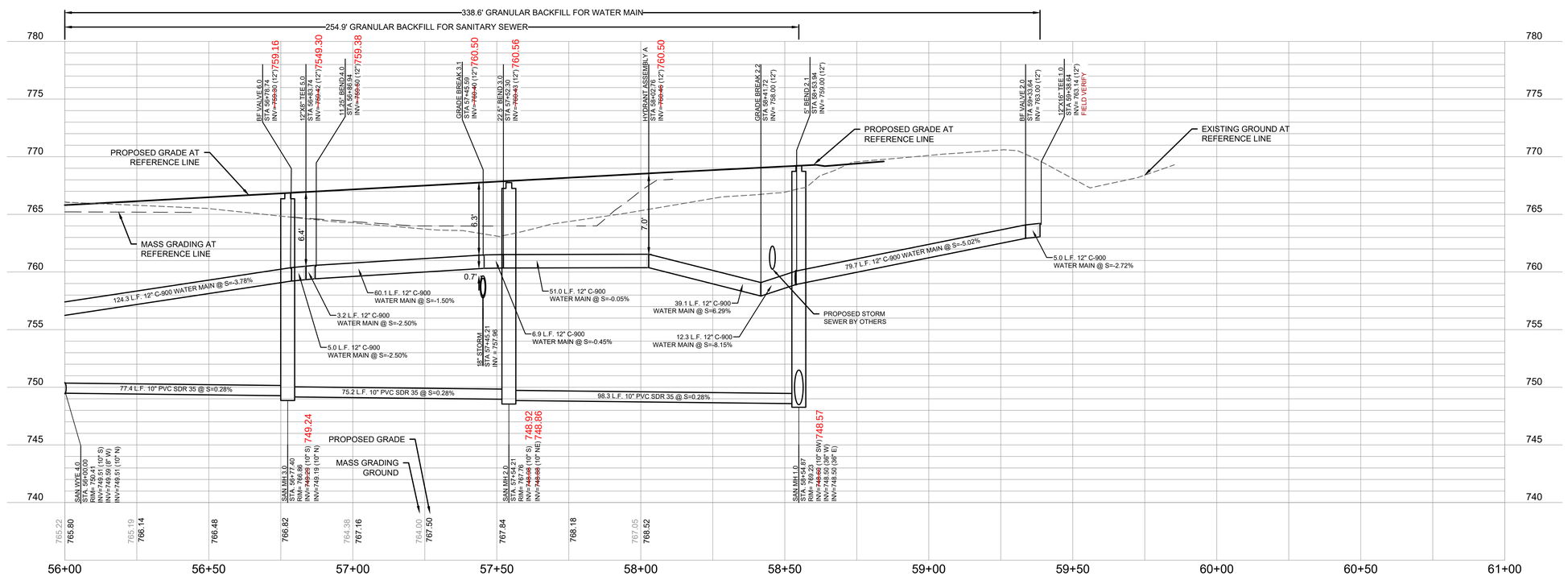

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

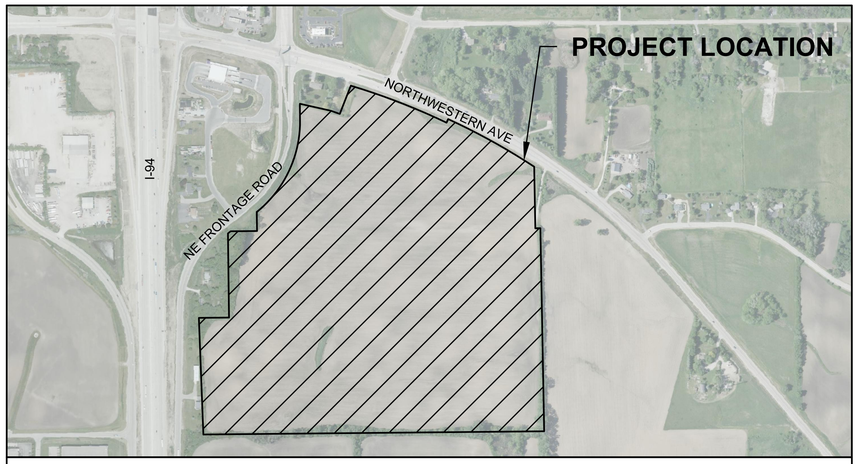
FOR

CALEDONIA CORPORATE PARK

VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

PLANS PREPARED FOR:

ZILBER PROPERTY GROUP SM



LOCATION MAP
SCALE: 1" = 400'

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
UTILITY CROSSING		V
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
CAUTION EXISTING UTILITIES NEARBY		CAUTION EXISTING UTILITIES NEARBY
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 4"	
SOIL BORING	B-0	B-1
TOPSOIL PROBE	P-0	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS MIDWEST, LLC DATED DECEMBER 21, 2021, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL ARE NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO PROVIDE PLAN AND GEOTECHNICAL REPORT FOR FILLED AREAS WHERE BUILDING WILL OCCUR. CERTIFICATION OF THE FILL AREAS AND ITS COMPACTION SHALL BE PROVIDED. CONTACT THE VILLAGE OF CALEDONIA BUILDING INSPECTOR @ 262-835-6420 FOR DETAILS OF REQUIREMENTS AND INSPECTIONS.
4. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
5. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
7. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
8. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
9. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
10. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
11. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
12. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
13. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
14. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
15. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3 - C-5	GRADING PLAN
C-6 - C-11	STORM SEWER PLAN & PROFILE
C-12 - C-14	SITE STABILIZATION
C-15 - C-19	CONSTRUCTION DETAILS

PROJECT TEAM CONTACTS

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REQUIRED SUBMITTALS FOR APPROVAL

1. TRENCH BACKFILL
2. PIPE BEDDING

REQUIRED SUBMITTALS FOR RECORDS

1. STORM SEWER
2. LIME MIX DESIGN (IF APPLICABLE)

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2022

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

DRAFTED: KM DESIGNED: ABA REVIEWED: AJS

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COVER SHEET

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4	PER VILLAGE COMMENTS	8-3-22	

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PEG PM ABA
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SCALE N.T.S.

SHEET C-1 OF C-19

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COVER SHEET

CONSTRUCTION SET

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LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE
STORM MANHOLE
STORM INLET
CLEANOUT
CATCH BASIN
LATERAL
UNKNOWN MANHOLE
WELL
HYDRANT
WATER VALVE
DOWN SPOUT
SPRINKLER VALVE
WATER SHUT OFF
STANDPIPE
WATER MANHOLE
FLOOD LIGHT
LIGHT POLE
TRAFFIC SIGNAL
UTILITY POLE
GUY WIRE
FIBER OPTIC MARKER
FIBER OPTIC MANHOLE/VAULT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE/VAULT
TELEPHONE MARKER
TRANSFORMER
ELECTRIC METER/PEDESTAL
ELECTRIC MANHOLE/VAULT
CABLE TV RISER/BOX
CABLE TV MANHOLE/VAULT
GAS VALVE
GAS METER
GAS MARKER
AIR CONDITIONING UNIT
VENT
DIRECTIONAL ARROW
DUMPSTER
HANDICAP STALL
SPOT ELEVATION
SIGN
MAIL BOX
FLAG POLE
BASKETBALL HOOP
BOLLARD
CROSS CUT
IRON PIPE
IRON REBAR/ROD
MAG NAIL
SECTION MONUMENT
BENCH MARK
CONIFER TREE
DECIDUOUS TREE
BUSH
WETLAND SYMBOL

CL. =CENTERLINE
CONC. =CONCRETE
EL. =ELEVATION
EXT. =EXISTING
INV. =INVERT
MON. =MONUMENT
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.O.W =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
W/ =WITH
(R) =RECORDED AS
(D) =DEEDED AS

SANITARY SEWER
STORM SEWER
WATER MAIN
FIBER OPTIC LINE
TELEPHONE LINE
ELECTRIC LINE
OVERHEAD WIRES
CABLE TELEVISION
GAS MAIN
WETLANDS
TREE LINE
NO ACCESS

EXISTING CONDITIONS SURVEY:

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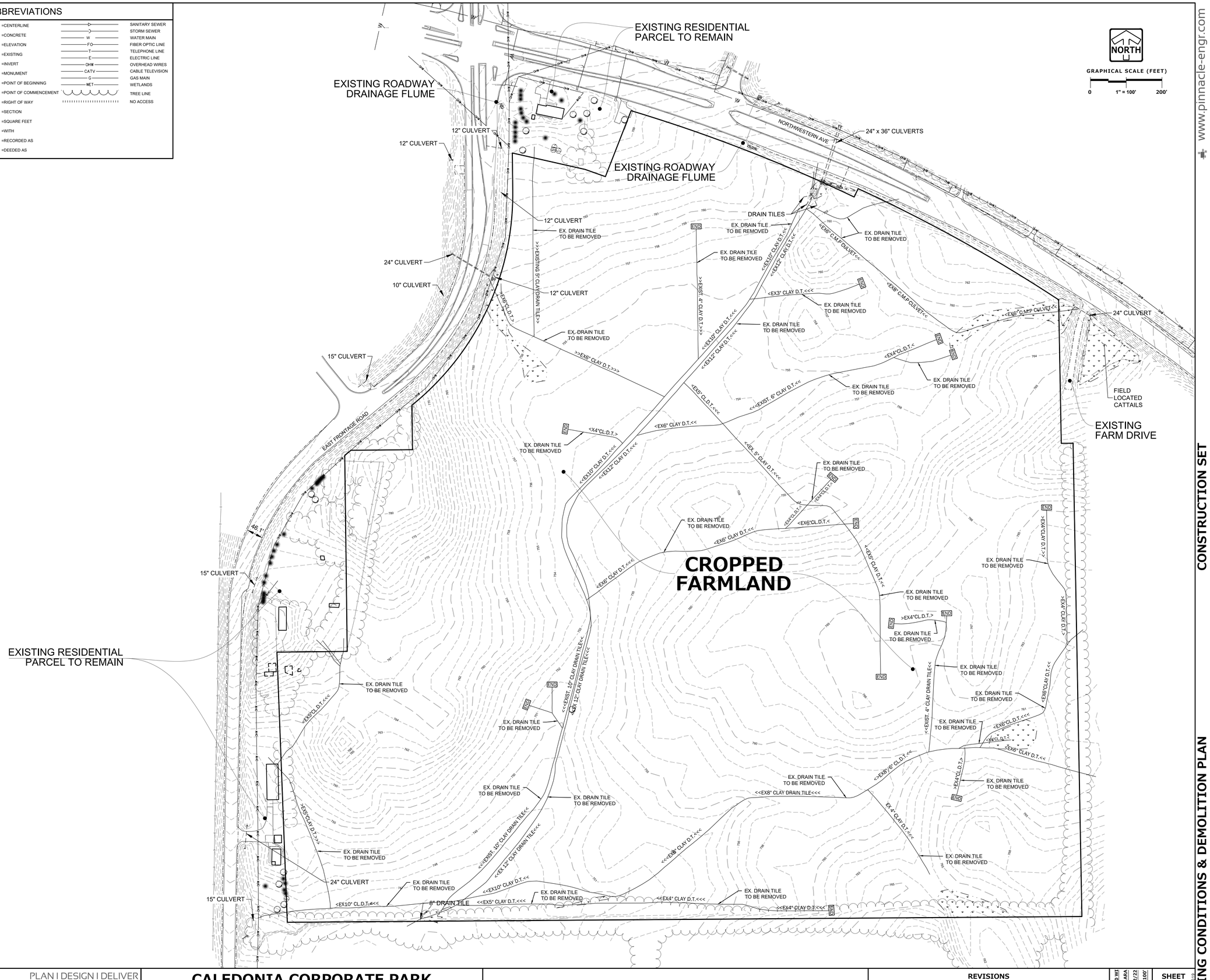
CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



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EXISTING CONDITIONS & DEMOLITION PLAN

REVIEWED: AJS
DESIGNED: ARA
DRAWN: AM

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EXISTING CONDITIONS & DEMOLITION PLAN

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PEG PM ARA
START DATE 04/12/22
SCALE 1" = 100'

SHEET
C-2
of
C-19

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Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\MASS GRADING\1912.00-WI MG EXISTING CONDITIONS & DEMOLATION PLAN.DWG

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STORM SEWER SHALL BE TIE BOLTED FOR A MINIMUM OF 3 JOINTS FROM ALL FLARED END SECTIONS (SEE DETAIL ON C-17)

EXISTING CONDITIONS SURVEY:

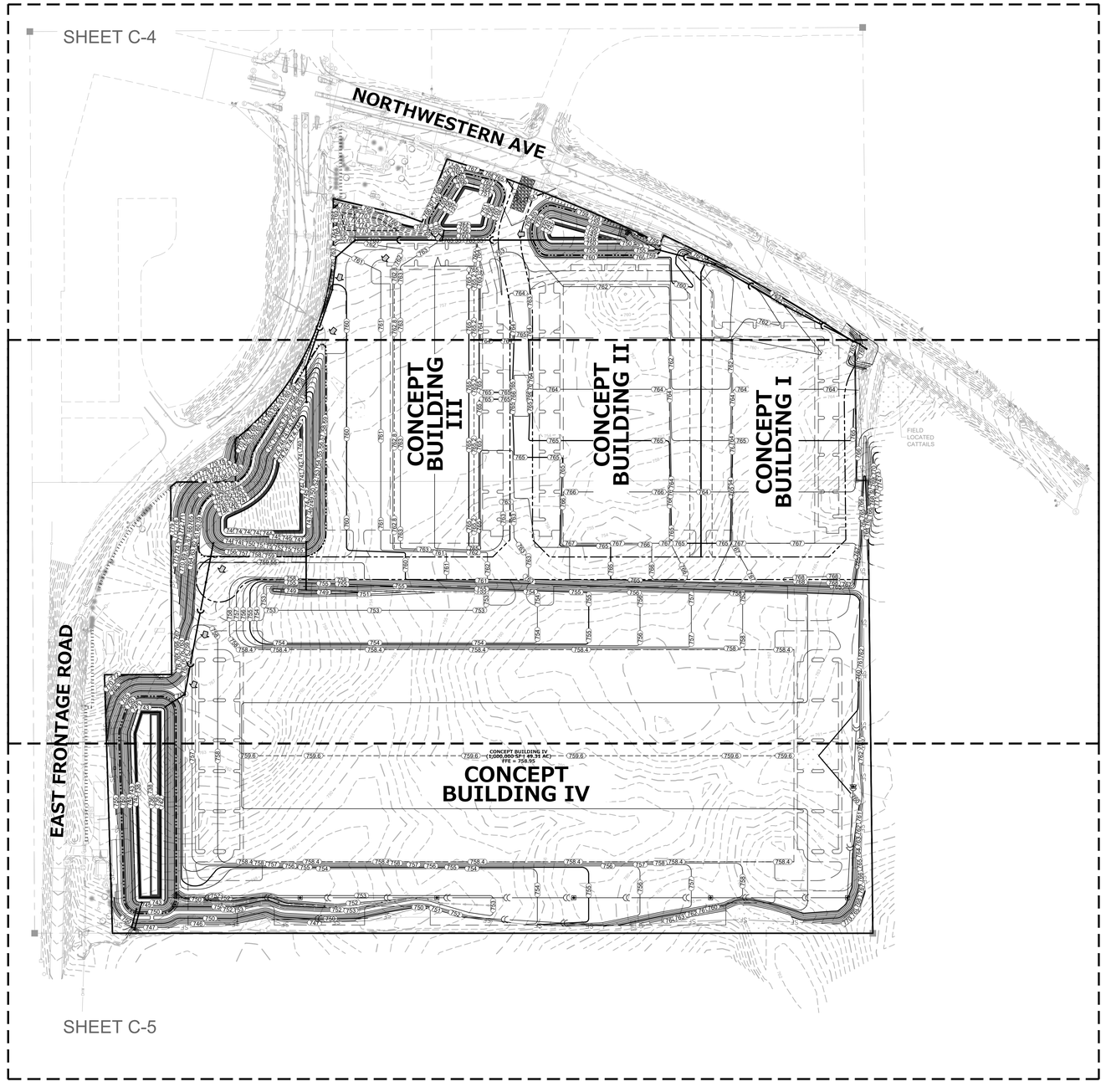
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

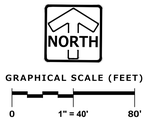
GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF CALEDONIA AND RACINE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. THE EXISTING STORM SEWER AND UNDERDRAIN SYSTEMS SHALL BE FLAGGED SO THAT IT IS NOT DISTURBED DURING CONSTRUCTION.





LEGEND

	PROPOSED FLARED END SECTION
	STORM CATCH BASIN
	CURB CATCH BASIN
740	PROPOSED CONTOUR
740	PROPOSED TOPSOIL CONTOUR
750.00	SPOT ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
EP	EDGE OF PAVEMENT
	DIRECTION OF SURFACE FLOW
	OVERFLOW RELIEF ROUTING
	DITCH OR SWALE
	NORMAL WATER LEVEL (NWL)
	HIGH WATER LEVEL (HWL)

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CONSTRUCTION SET

GRADING PLAN OVERVIEW

DRAFTED: KM DESIGNED: ARA REVIEWED: AJS

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GRADING PLAN OVERVIEW

REVISIONS

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PEG JOB No. 1912.00 WI
PEG PM ARA
START DATE 04/12/22
SCALE 1" = 150'

SHEET C-3 OF C-19

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NOTE: ALL CONNECTIONS TO EXISTING DRAIN TILE SHALL BE MADE WITH FERNCO FITTINGS OR APPROVED EQUAL

NOTE: FOR AREAS WITH MORE THAN 3.0' OF FILL, CONTRACTOR SHALL PROVIDE GEO-TECHNICAL REPORTS TO THE VILLAGE

CONTRACTOR SHALL SUBMIT RETAINING WALL PLANS AND DESIGN, STAMPED BY A PROFESSIONAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF THE WALL.

NORTH

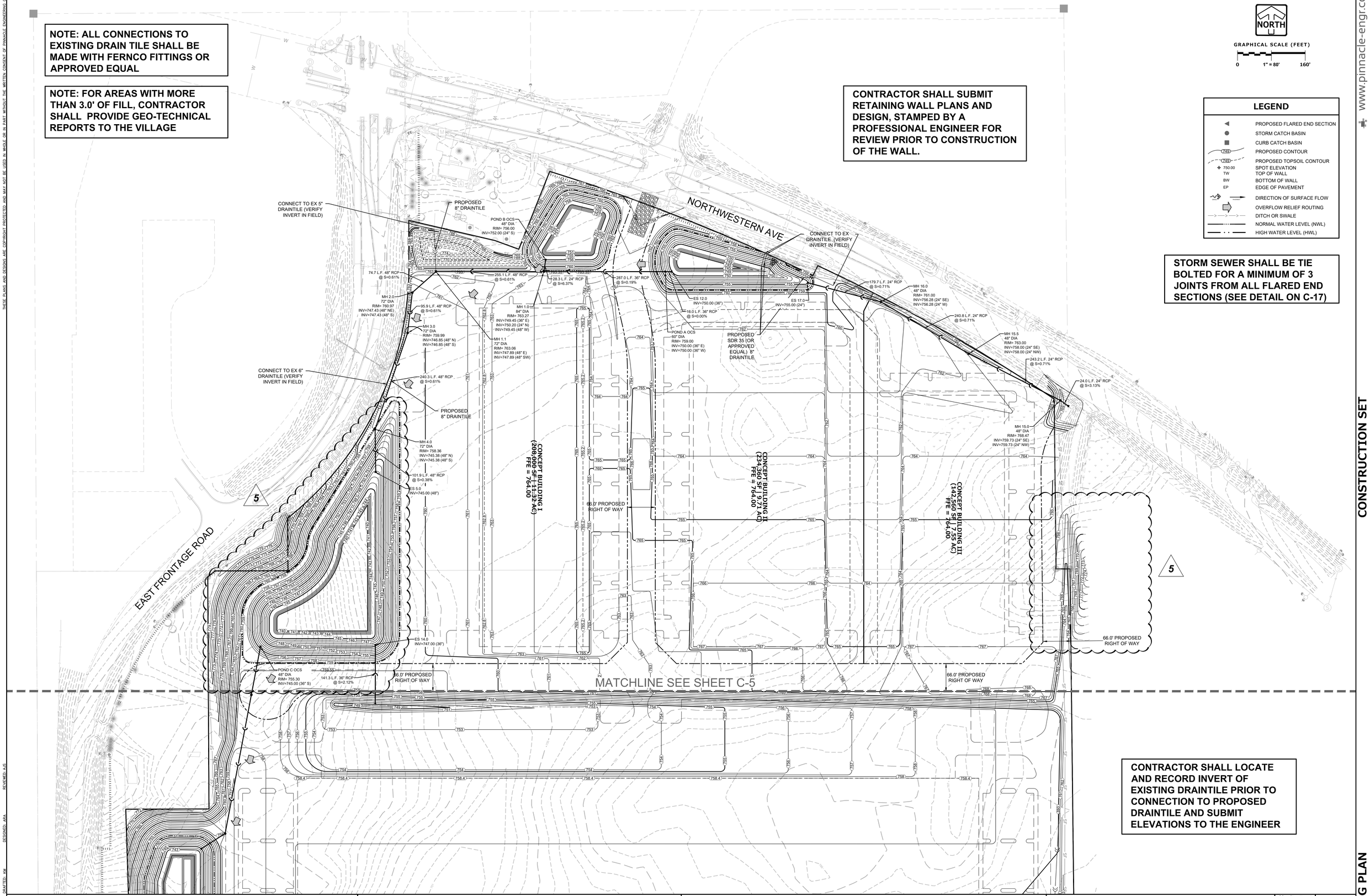
GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

LEGEND

- PROPOSED FLARED END SECTION
- STORM CATCH BASIN
- CURB CATCH BASIN
- PROPOSED CONTOUR
- PROPOSED TOPSOIL CONTOUR
- 750.00 SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- EP EDGE OF PAVEMENT
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- DITCH OR SWALE
- NORMAL WATER LEVEL (NWL)
- HIGH WATER LEVEL (HWL)

STORM SEWER SHALL BE TIE BOLTED FOR A MINIMUM OF 3 JOINTS FROM ALL FLARED END SECTIONS (SEE DETAIL ON C-17)



CONTRACTOR SHALL LOCATE AND RECORD INVERT OF EXISTING DRAINTILE PRIOR TO CONNECTION TO PROPOSED DRAINTILE AND SUBMIT ELEVATIONS TO THE ENGINEER

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CONSTRUCTION SET

GRADING PLAN

REVIEWED: AJS
DESIGNED: ARA
DRAFTED: KM

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PEG PM ARA
START DATE 04/12/22
SCALE 1" = 80'

SHEET C-4 of C-19

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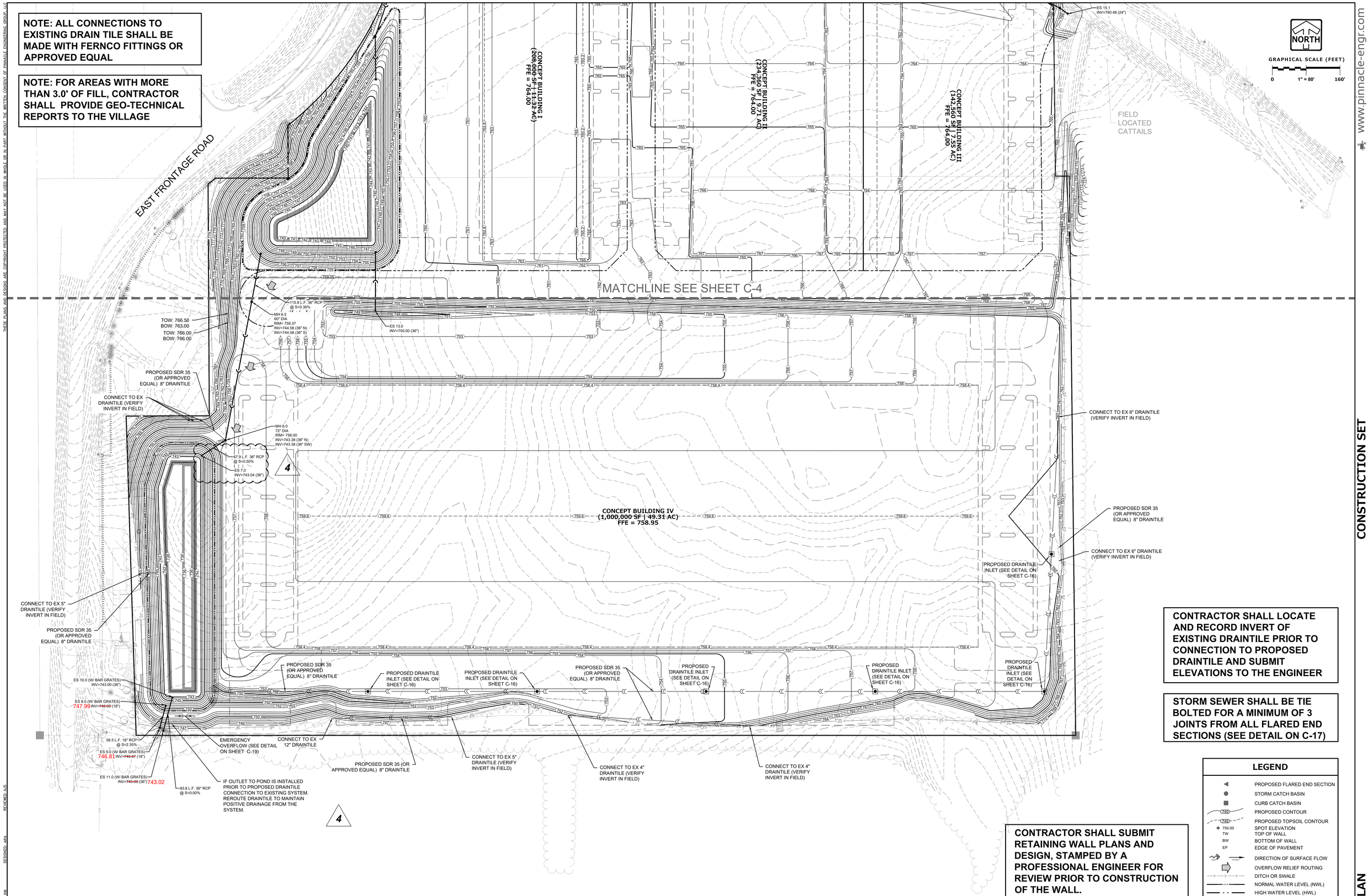
NOTE: ALL CONNECTIONS TO EXISTING DRAIN TILE SHALL BE MADE WITH FERNCO FITTINGS OR APPROVED EQUAL

NOTE: FOR AREAS WITH MORE THAN 3.0' OF FILL, CONTRACTOR SHALL PROVIDE GEO-TECHNICAL REPORTS TO THE VILLAGE



CONTRACTOR SHALL LOCATE AND RECORD INVERT OF EXISTING DRAINTILE PRIOR TO CONNECTION TO PROPOSED DRAINTILE AND SUBMIT ELEVATIONS TO THE ENGINEER

STORM SEWER SHALL BE TIE BOLTED FOR A MINIMUM OF 3 JOINTS FROM ALL FLARED END SECTIONS (SEE DETAIL ON C-17)

CONTRACTOR SHALL SUBMIT RETAINING WALL PLANS AND DESIGN, STAMPED BY A PROFESSIONAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF THE WALL.

LEGEND

- PROPOSED FLARED END SECTION
- STORM CATCH BASIN
- CURB CATCH BASIN
- 740 — PROPOSED CONTOUR
- 740 — PROPOSED TOPSOIL CONTOUR
- 750.00 — SPOT ELEVATION
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- EP — EDGE OF PAVEMENT
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
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- NORMAL WATER LEVEL (NWL)
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CONSTRUCTION SET

GRADING PLAN

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GRADING PLAN

REVISIONS

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2	PER VILLAGE COMMENTS	7-28-22	
3	PER VILLAGE COMMENTS	8-1-22	
4	PER VILLAGE COMMENTS	8-3-22	

PEG JOB No. 1912.00 WI
PEG PM ARA
START DATE 04/12/22
SCALE 1" = 80'

SHEET C-5 OF C-19

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ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

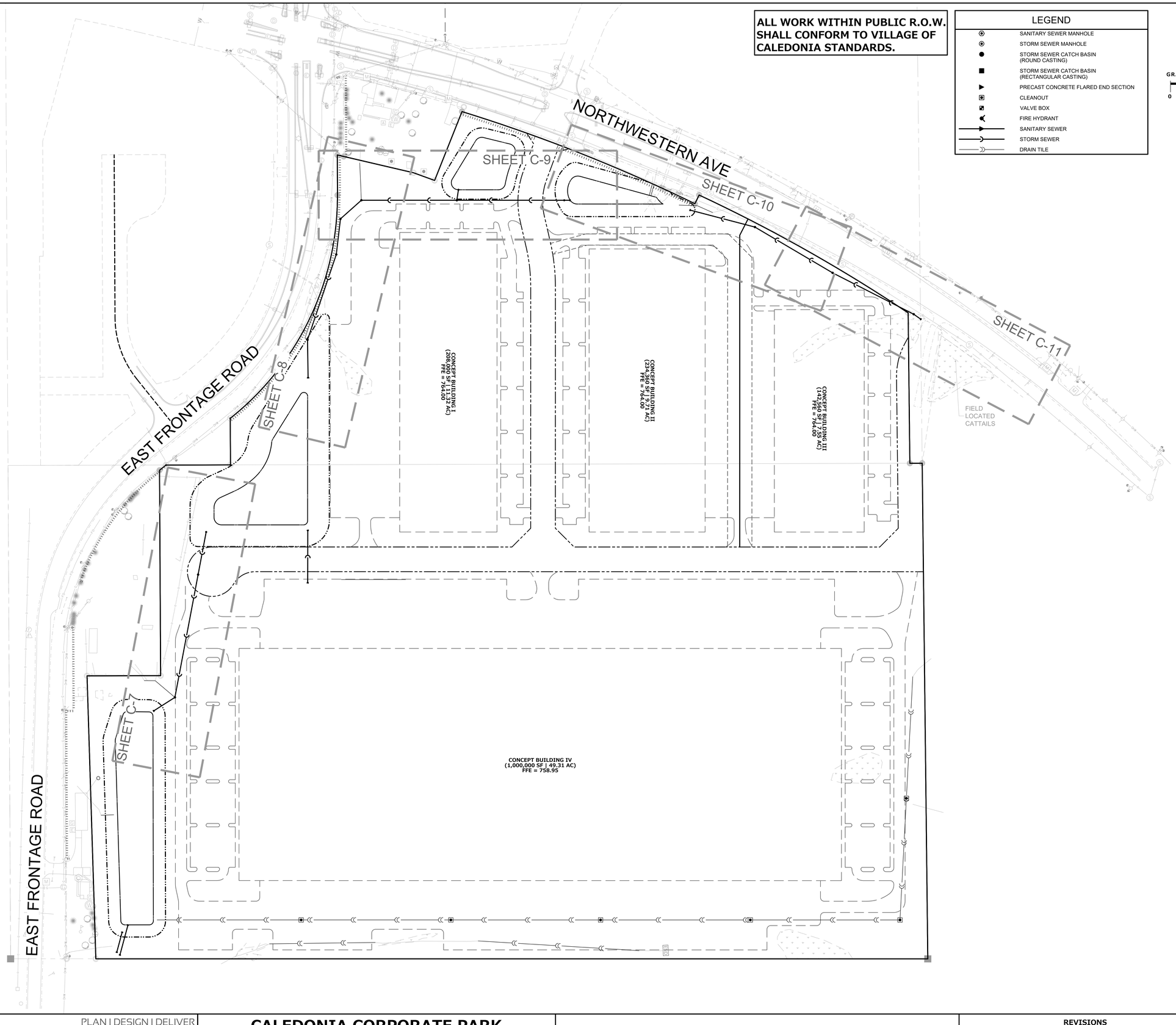
LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'



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

CALEDONIA, WI

STORM SEWER PLAN & PROFILE OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	6-09-22	
2	PER VILLAGE COMMENTS	7-28-22	
3	PER VILLAGE COMMENTS	8-1-22	
4	PER VILLAGE COMMENTS	8-3-22	

PEG JOB No. 1912.00 WI
PEG PM ARA
START DATE 04/12/22
SCALE 1" = 100'

SHEET C-6 OF C-19

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STORM SEWER PLAN & PROFILE OVERVIEW

DRAFTED: KM DESIGNED: ARA REVIEWED: AJS

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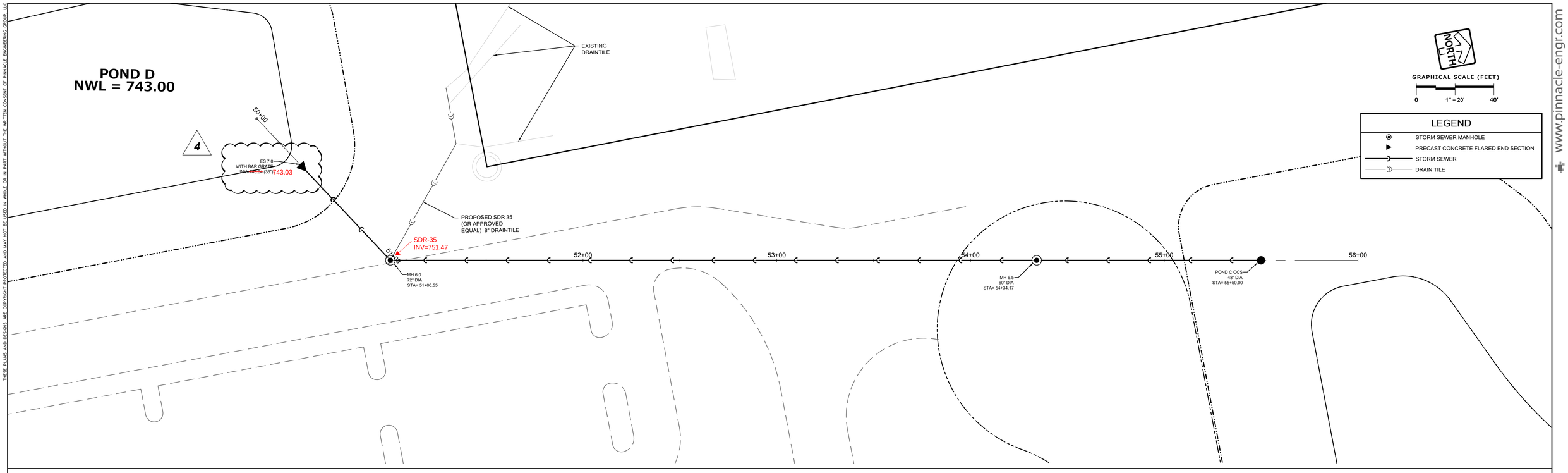

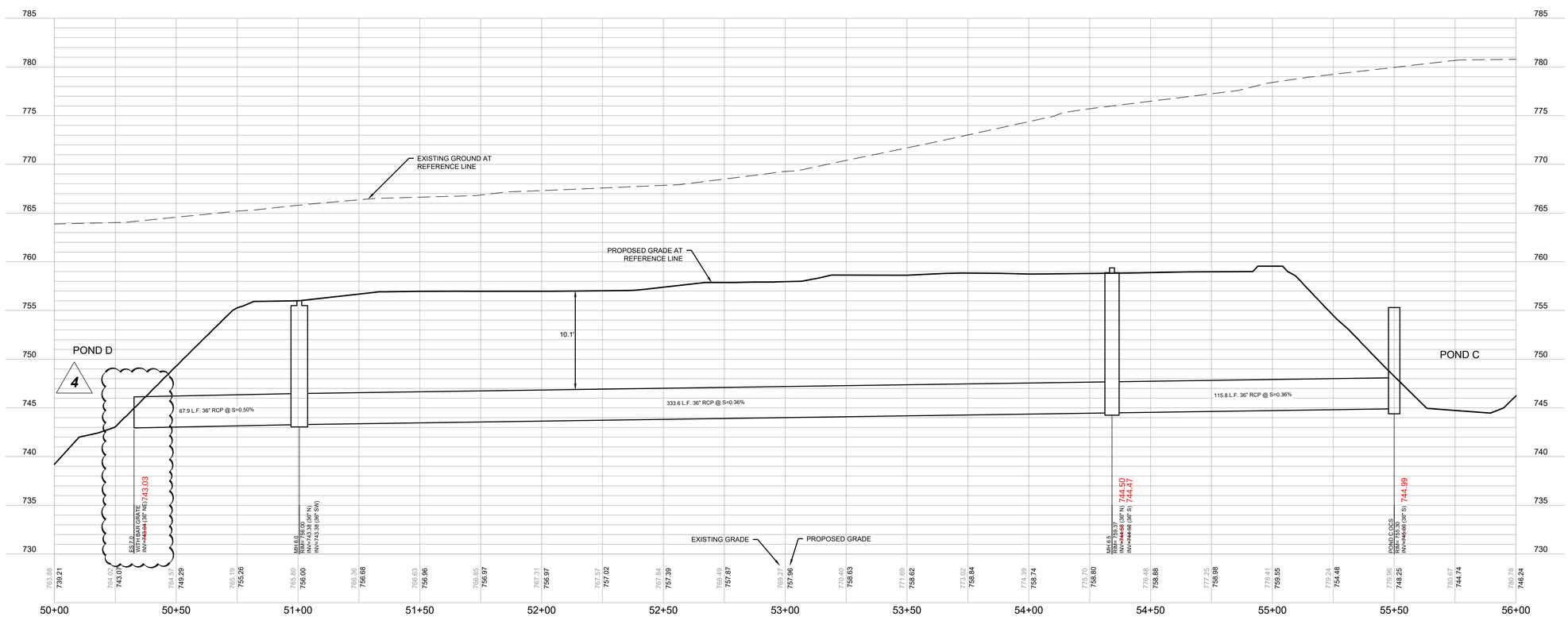

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3	PER VILLAGE COMMENTS	8-1-22	
4	PER VILLAGE COMMENTS	8-3-22	

PEG JOB No. 1912.00 WI
DESIGNED ARA
DRAFTED KM
REVIEWED AJS
PEG PM
START DATE 04/12/22
SCALE 1" = 20'

SHEET
C-7
of
C-19

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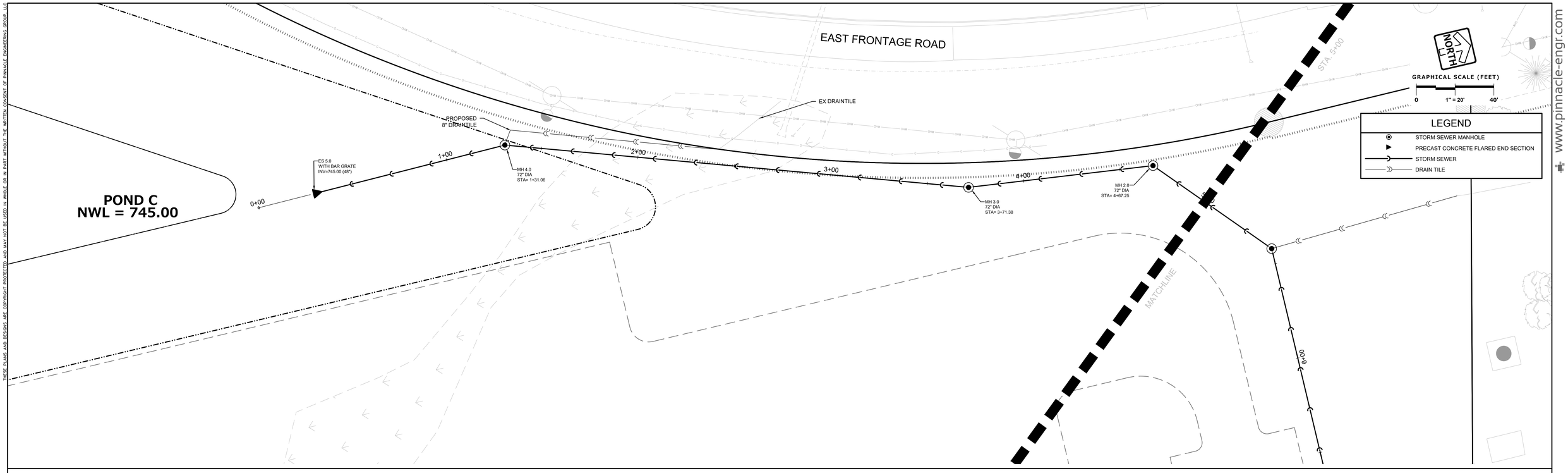

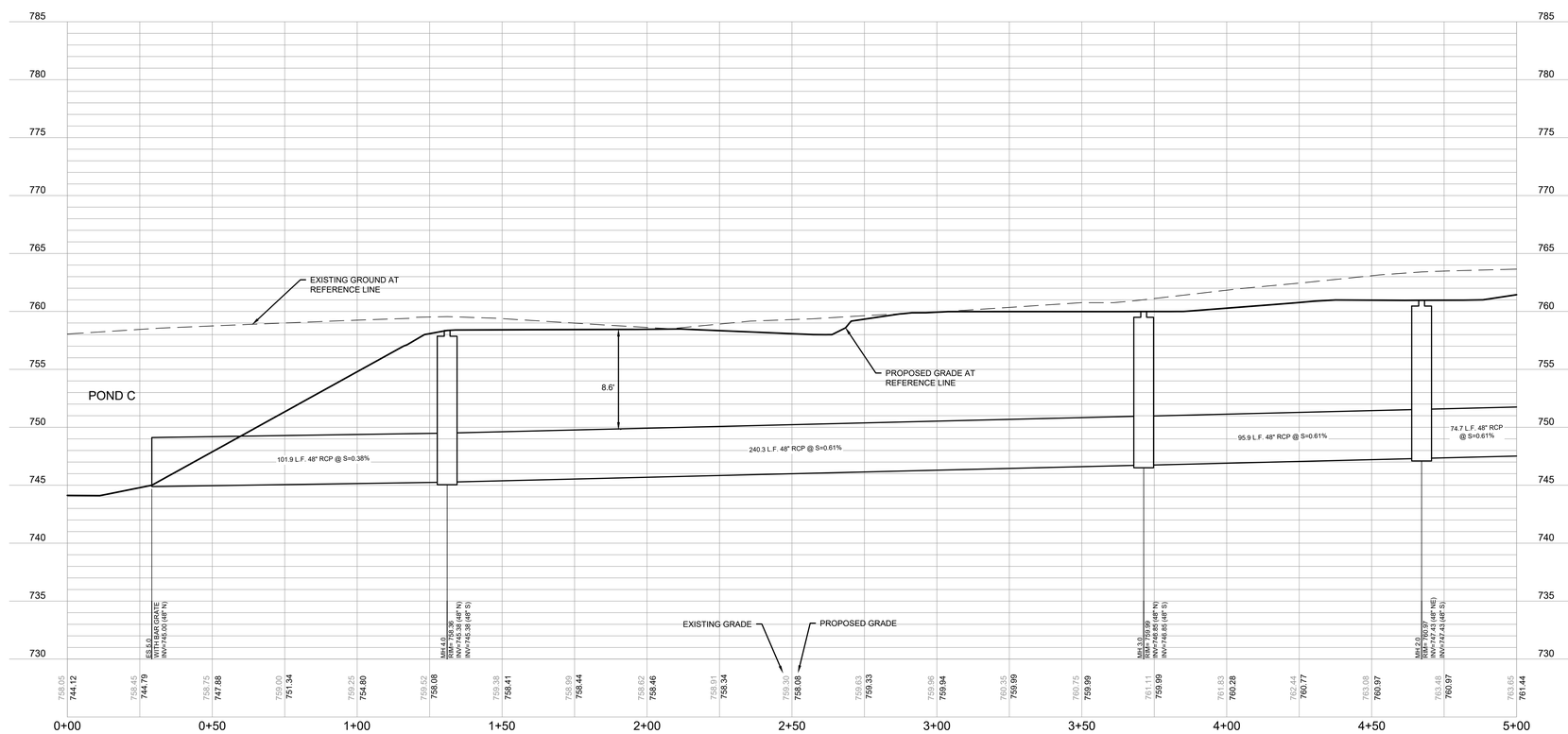

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STORM SEWER PLAN & PROFILE

REVISIONS

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PEC JOB No. 1912.00 WI
PEC PM ARA
START DATE 04/12/22
SCALE 1" = 20'

SHEET
C-8 & C-19

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STORM SEWER PLAN & PROFILE

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REVIEWED: AJS
DESIGNED: ARA
DRAFTED: KM

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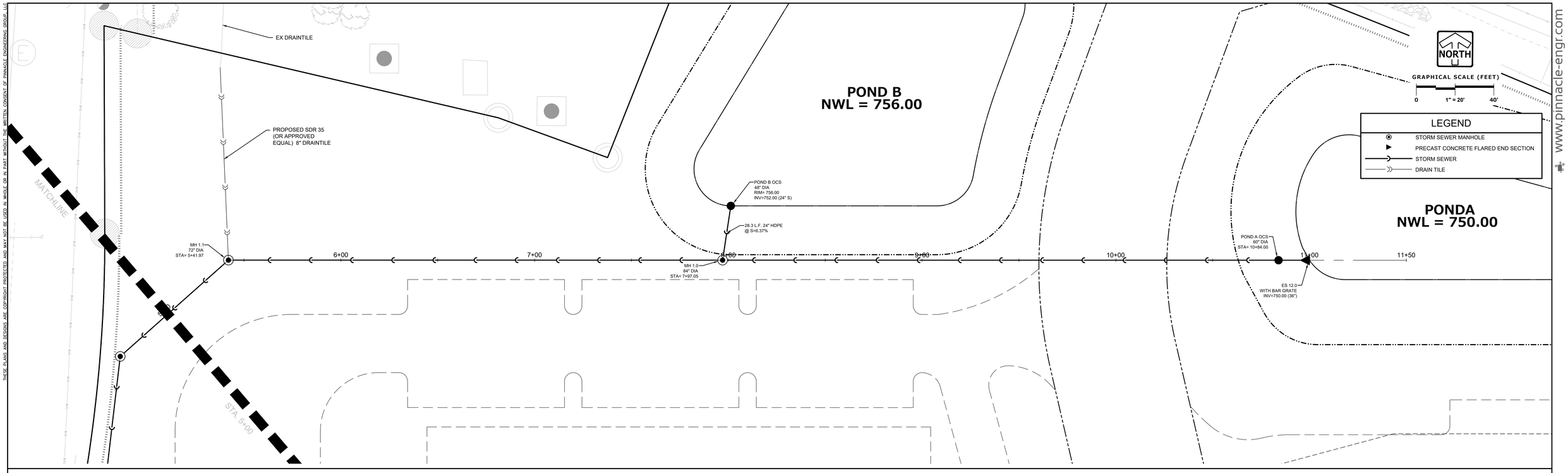

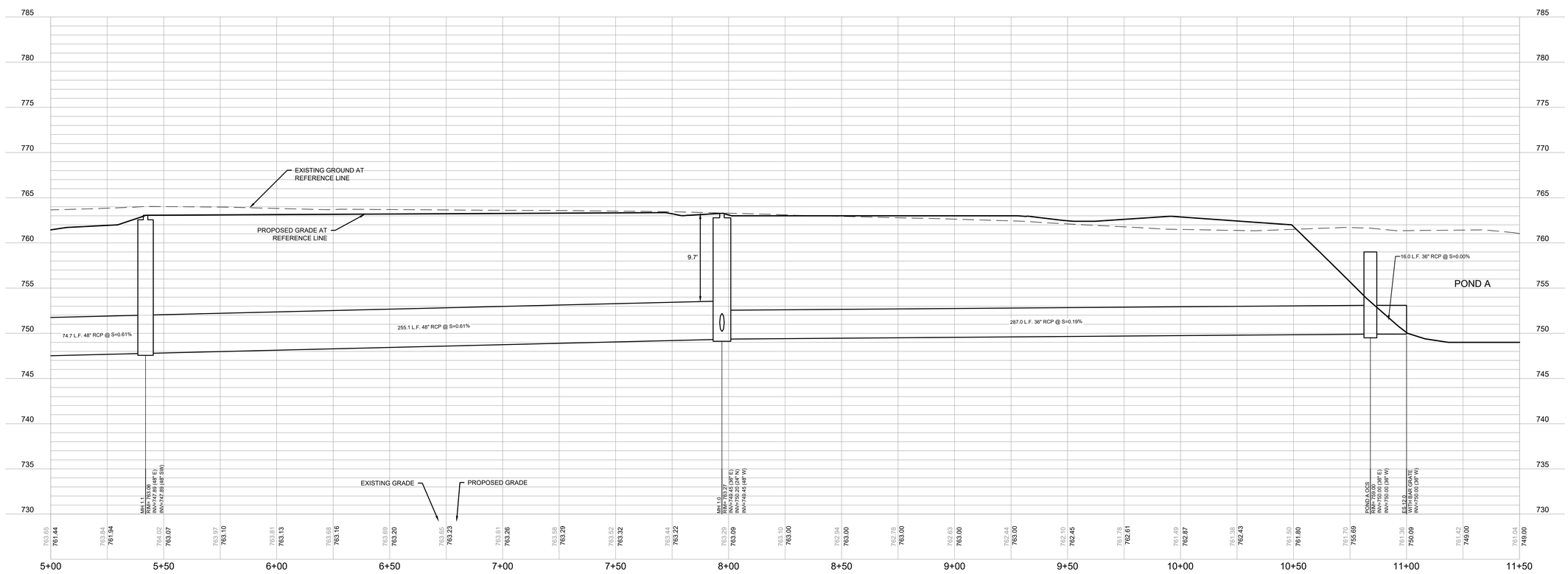

REVIEWED: AJS
DESIGNED: ARA
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PEC JOB No. 1912.00 WI
PEC PM ARA
START DATE 04/12/22
SCALE 1" = 20'

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&
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STORM SEWER PLAN & PROFILE

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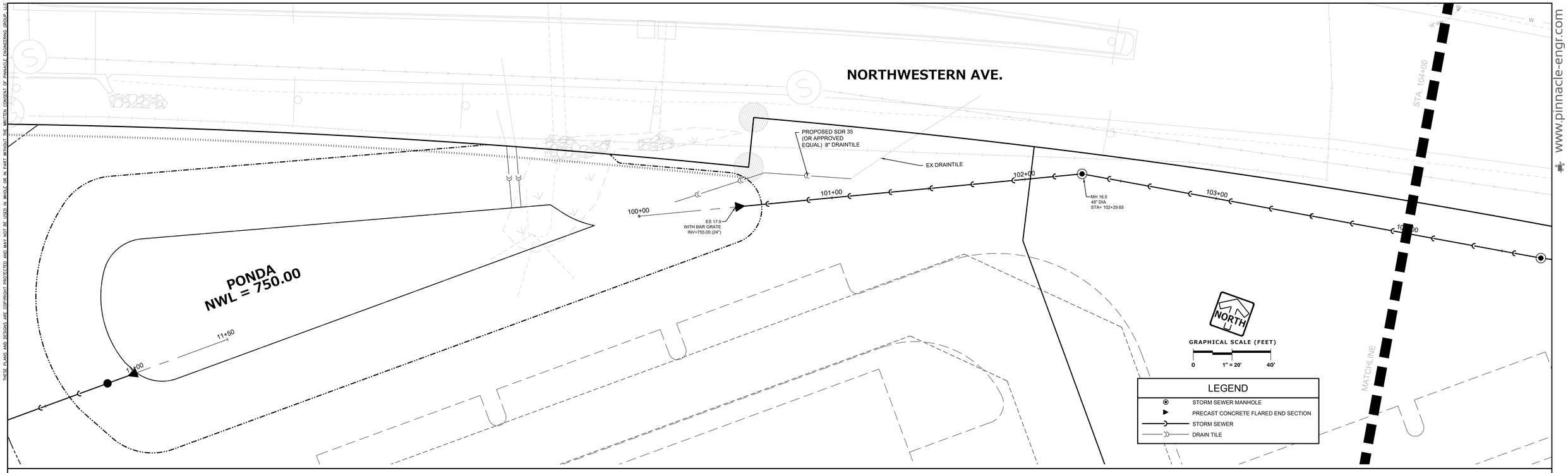

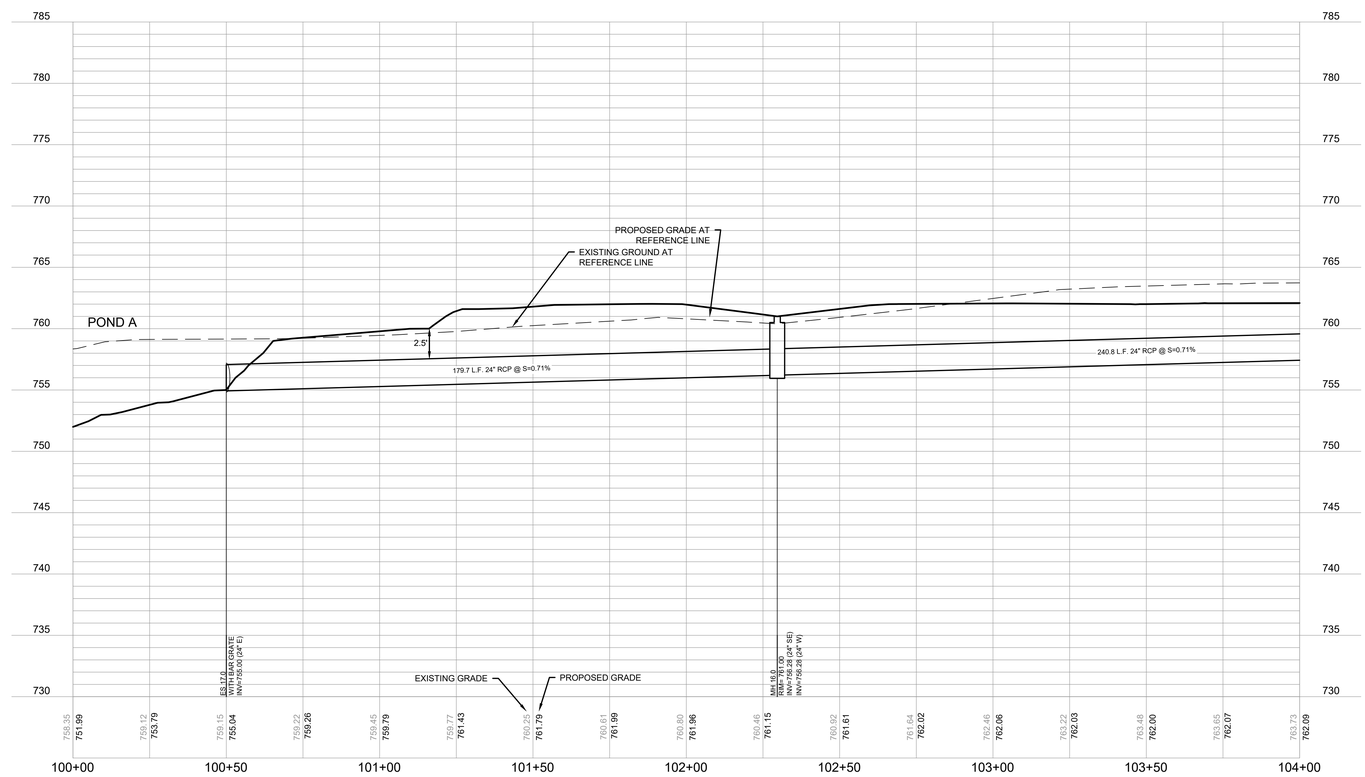

REVIEWED: AJS
DESIGNED: ARA
DRAFTED: KM

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PEC PM ARA
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SHEET
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STORM SEWER PLAN & PROFILE

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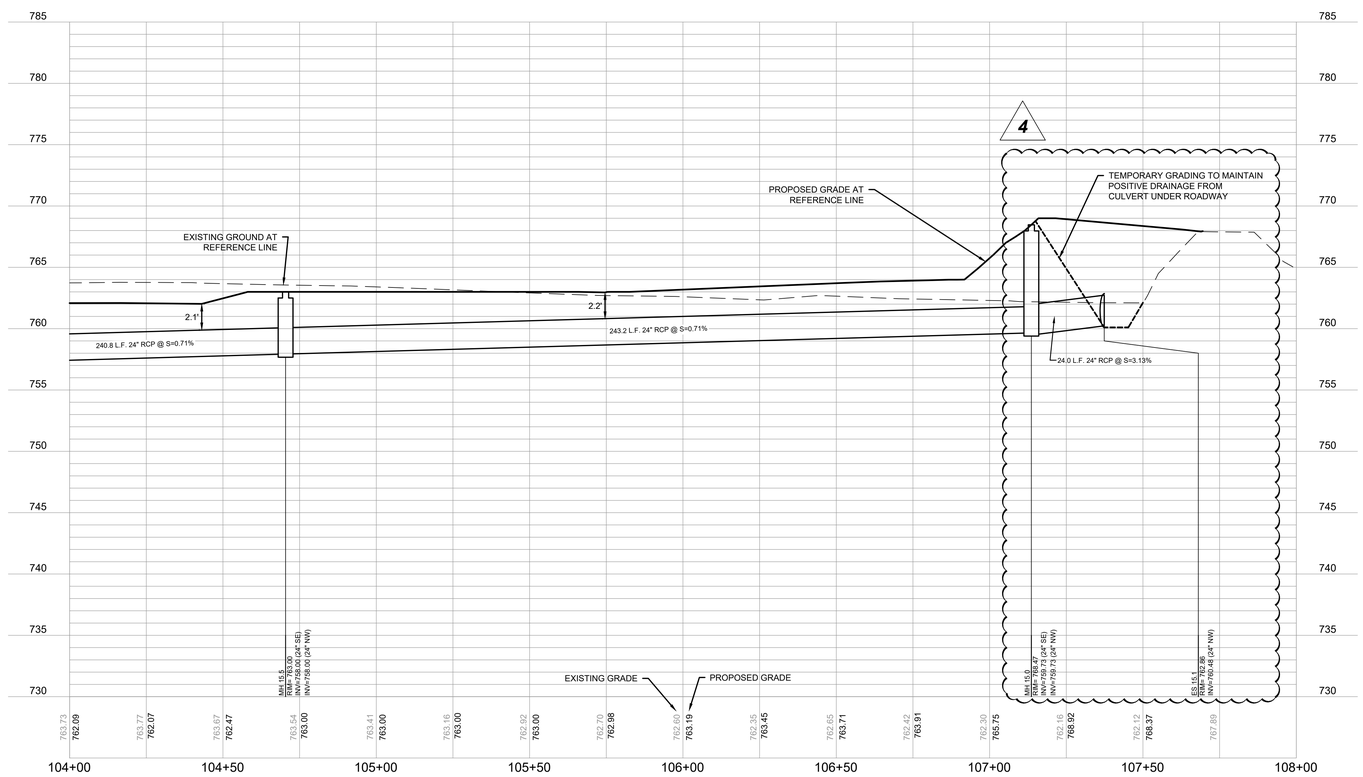

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STORM SEWER PLAN & PROFILE

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DESIGNED: ARA
DRAFTED: KM

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3	PER VILLAGE COMMENTS	8-1-22	
4	PER VILLAGE COMMENTS	8-3-22	

PEC JOB No. 1912.00 WI
PEC PM ARA
START DATE 04/12/22
SCALE 1" = 20'

SHEET
C-11 & C-19

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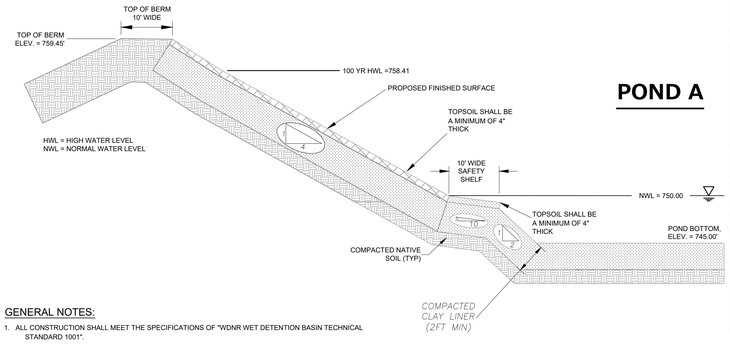
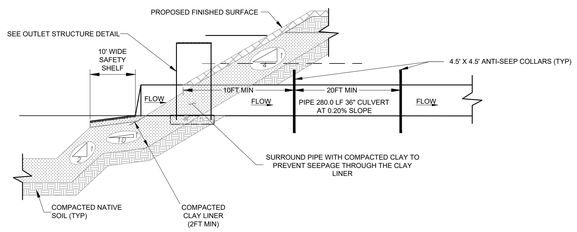
POND A



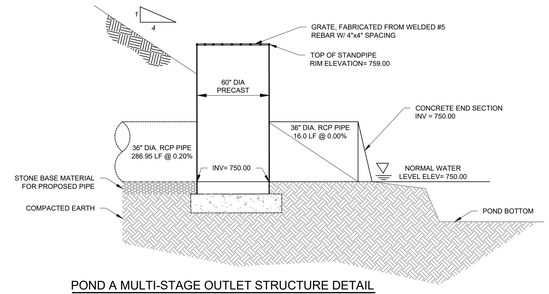
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

POND A CROSS SECTION
NTS



POND A OUTLET PIPE
NTS



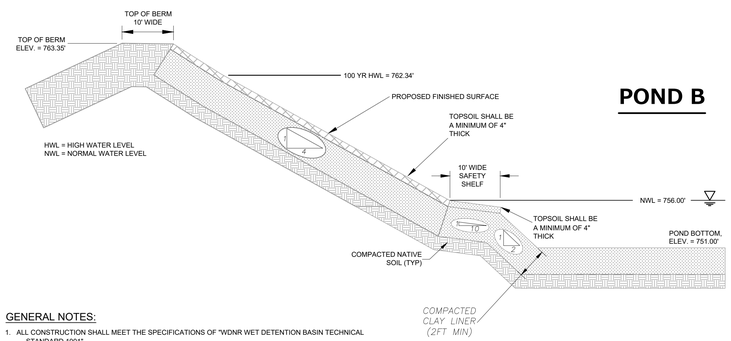
POND A MULTI-STAGE OUTLET STRUCTURE DETAIL
NTS

NOTES:

1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

4

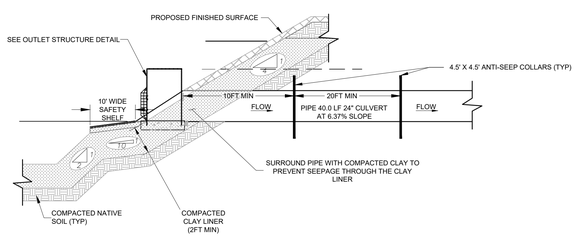
POND B



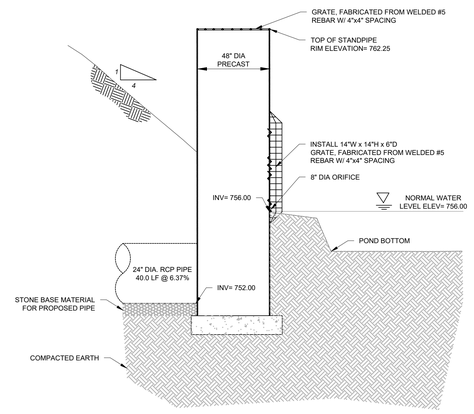
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

POND B CROSS SECTION
NTS



POND B OUTLET PIPE
NTS



POND B MULTI-STAGE OUTLET STRUCTURE DETAIL
NTS

NOTES:

1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

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CONSTRUCTION SET

CONSTRUCTION DETAILS

DRAFTED: KM DESIGNED: ABA REVIEWED: AJS

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CALEDONIA CORPORATE PARK

CALEDONIA, WI

CONSTRUCTION DETAILS

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4	PER VILLAGE COMMENTS	8-3-22	

PEG JOB No. 1912.00 WI
PEG PM ABA
START DATE 04/12/22
SCALE N.T.S.

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SHEET C-18 OF C-19

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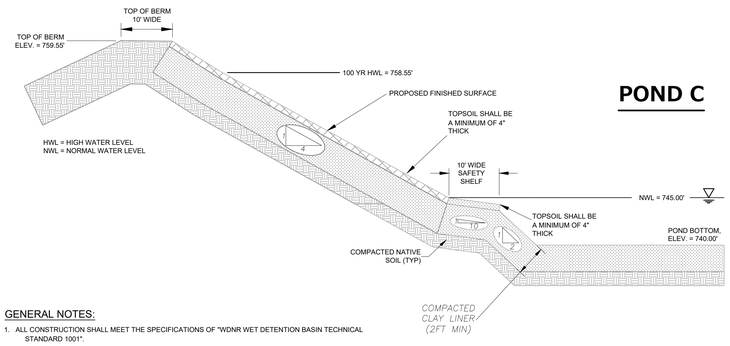
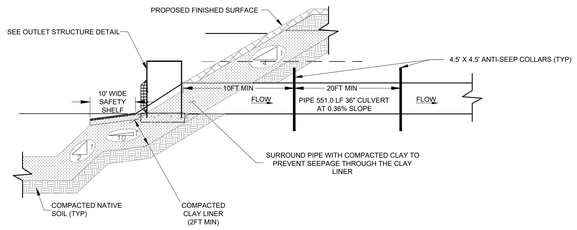
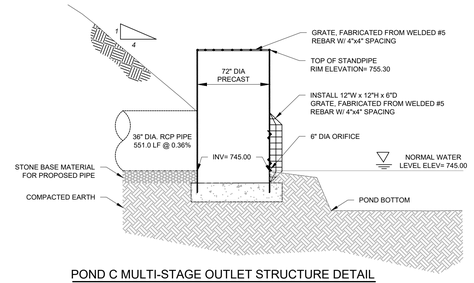
POND C







POND C MULTI-STAGE OUTLET STRUCTURE DETAIL

NTS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
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6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

POND C CROSS SECTION

NTS

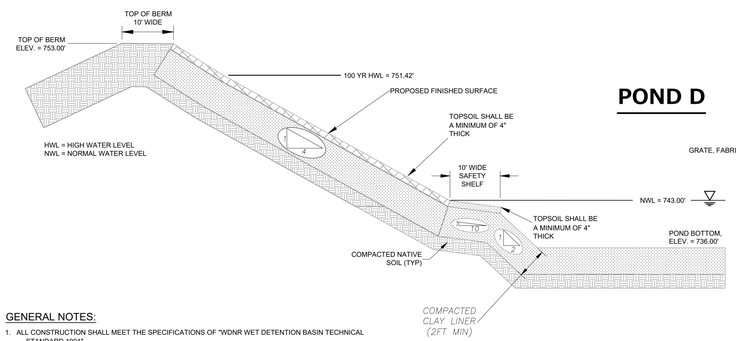
NOTES:

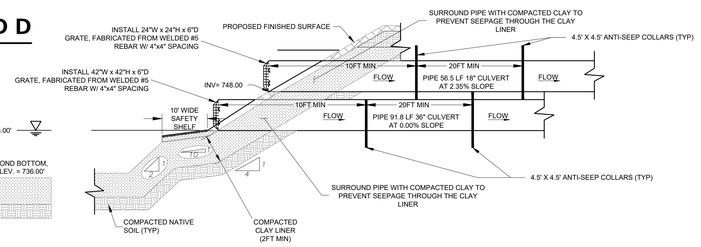
1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

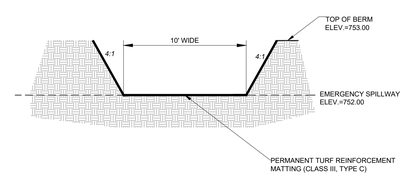
POND C OUTLET PIPE

NTS

POND D







GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

POND D CROSS SECTION

NTS

NOTES:

1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

POND D OUTLET PIPE

NTS

NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.

POND D BROAD CRESTED WEIR

NTS

DRAFTED: KM DESIGNED: ABA REVIEWED: AJS

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

CALEDONIA CORPORATE PARK

CALEDONIA, WI

CONSTRUCTION DETAILS

REVISIONS

1	MUNICIPAL SUBMITTAL	6-09-22	
2	PER VILLAGE COMMENTS	7-28-22	
3	PER VILLAGE COMMENTS	8-1-22	
4	PER VILLAGE COMMENTS	8-3-22	

PEG JOB No. 1912.00 WI
PEG PM ABA
START DATE 04/12/22
SCALE N.T.S.

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SHEET C-19 OF C-19

CONSTRUCTION SET

CONSTRUCTION DETAILS

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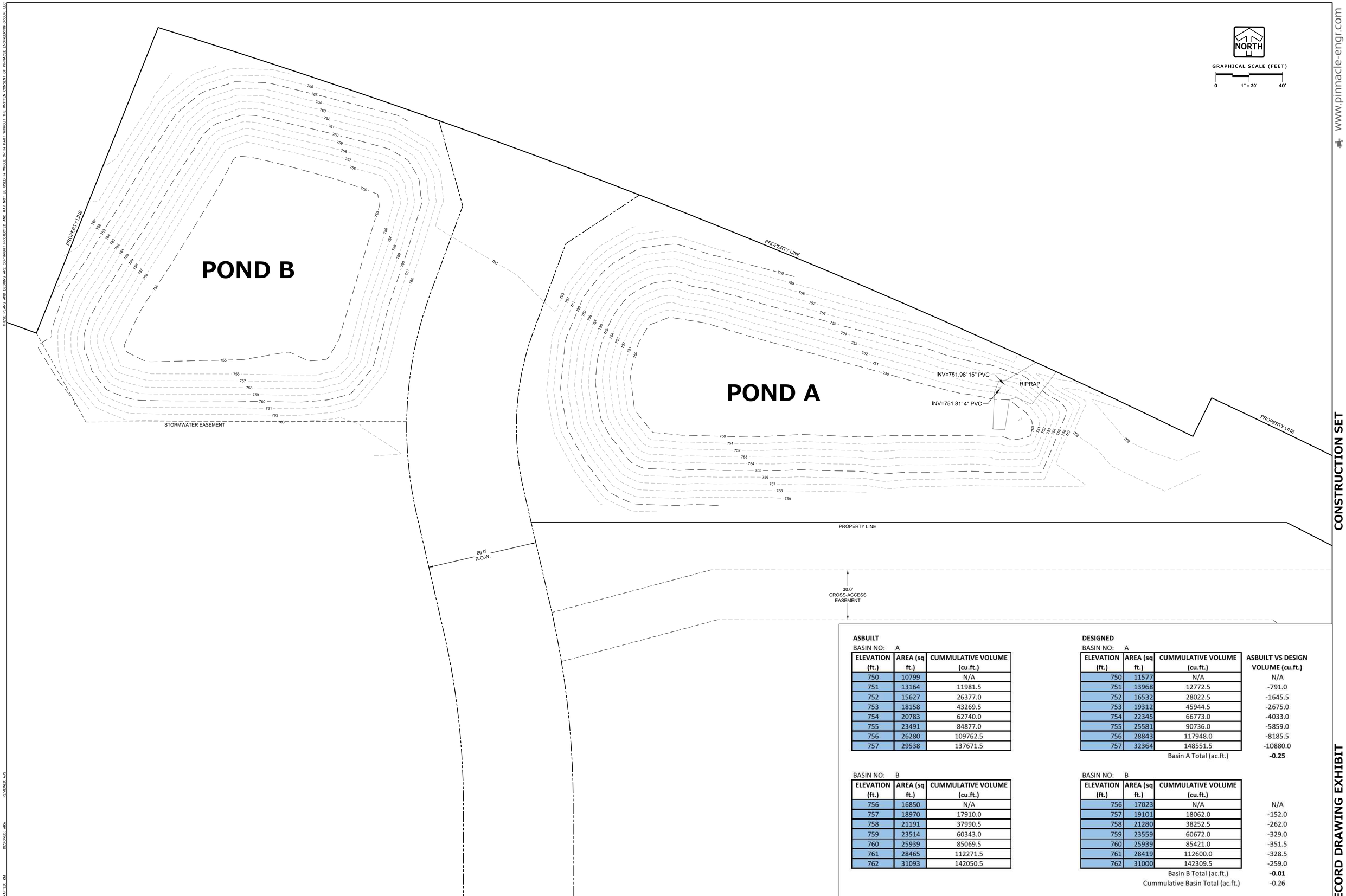

ASBUILT

BASIN NO: A

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)
750	10799	N/A
751	13164	11981.5
752	15627	26377.0
753	18158	43269.5
754	20783	62740.0
755	23491	84877.0
756	26280	109762.5
757	29538	137671.5

BASIN NO: B

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)
756	16850	N/A
757	18970	17910.0
758	21191	37990.5
759	23514	60343.0
760	25939	85069.5
761	28465	112271.5
762	31093	142050.5

DESIGNED

BASIN NO: A

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)	ASBUILT VS DESIGN VOLUME (cu.ft.)
750	11577	N/A	N/A
751	13968	12772.5	-791.0
752	16532	28022.5	-1645.5
753	19312	45944.5	-2675.0
754	22345	66773.0	-4033.0
755	25581	90736.0	-5859.0
756	28843	117948.0	-8185.5
757	32364	148551.5	-10880.0
		Basin A Total (ac.ft.)	**-0.25**

BASIN NO: B

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)	
756	17023	N/A	N/A
757	19101	18062.0	-152.0
758	21280	38252.5	-262.0
759	23559	60672.0	-329.0
760	25939	85421.0	-351.5
761	28419	112600.0	-328.5
762	31000	142309.5	-259.0
		Basin B Total (ac.ft.)	**-0.01**
		Cummulative Basin Total (ac.ft.)	-0.26

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CALEDONIA, WI

BASIN RECORD DRAWING EXHIBIT

REVISIONS

1	MUNICIPAL SUBMITTAL	6-09-22
2	PER VILLAGE COMMENTS	7-28-22
3	PER VILLAGE COMMENTS	8-1-22
4	PER VILLAGE COMMENTS	8-3-22

PEG JOB No: 1912.00 WI
PEG PM: ARA
START DATE: 04/12/22
SCALE: 1" = 20'

SHEET
EX-1
&
EX-1

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DRAFTED: KM
DESIGNED: ARA
REVIEWED: AJS

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ASBUILT

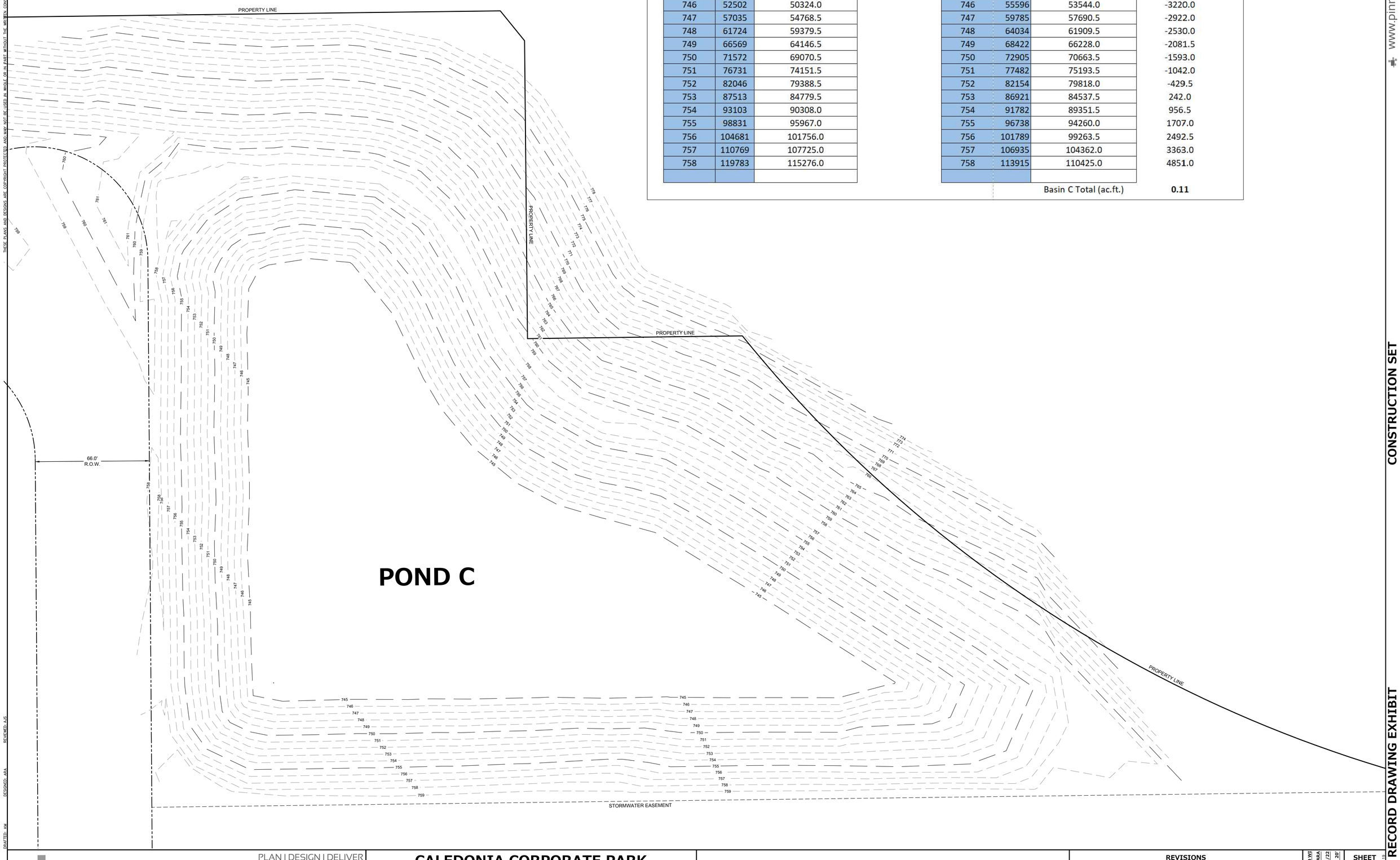
BASIN NO: C

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)
745	48146	N/A
746	52502	50324.0
747	57035	54768.5
748	61724	59379.5
749	66569	64146.5
750	71572	69070.5
751	76731	74151.5
752	82046	79388.5
753	87513	84779.5
754	93103	90308.0
755	98831	95967.0
756	104681	101756.0
757	110769	107725.0
758	119783	115276.0

DESIGNED

BASIN NO: C

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)	ASBUILT VS DESIGN VOLUME (cu.ft.)
745	51492	N/A	N/A
746	55596	53544.0	-3220.0
747	59785	57690.5	-2922.0
748	64034	61909.5	-2530.0
749	68422	66228.0	-2081.5
750	72905	70663.5	-1593.0
751	77482	75193.5	-1042.0
752	82154	79818.0	-429.5
753	86921	84537.5	242.0
754	91782	89351.5	956.5
755	96738	94260.0	1707.0
756	101789	99263.5	2492.5
757	106935	104362.0	3363.0
758	113915	110425.0	4851.0
		Basin C Total (ac.ft.)	**0.11**



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REVISIONS

PEG JOB No. 1912.00 WI
PEG PM ARA
START DATE 04/12/22
SCALE 1" = 20'

SHEET EX-1 OF EX-1

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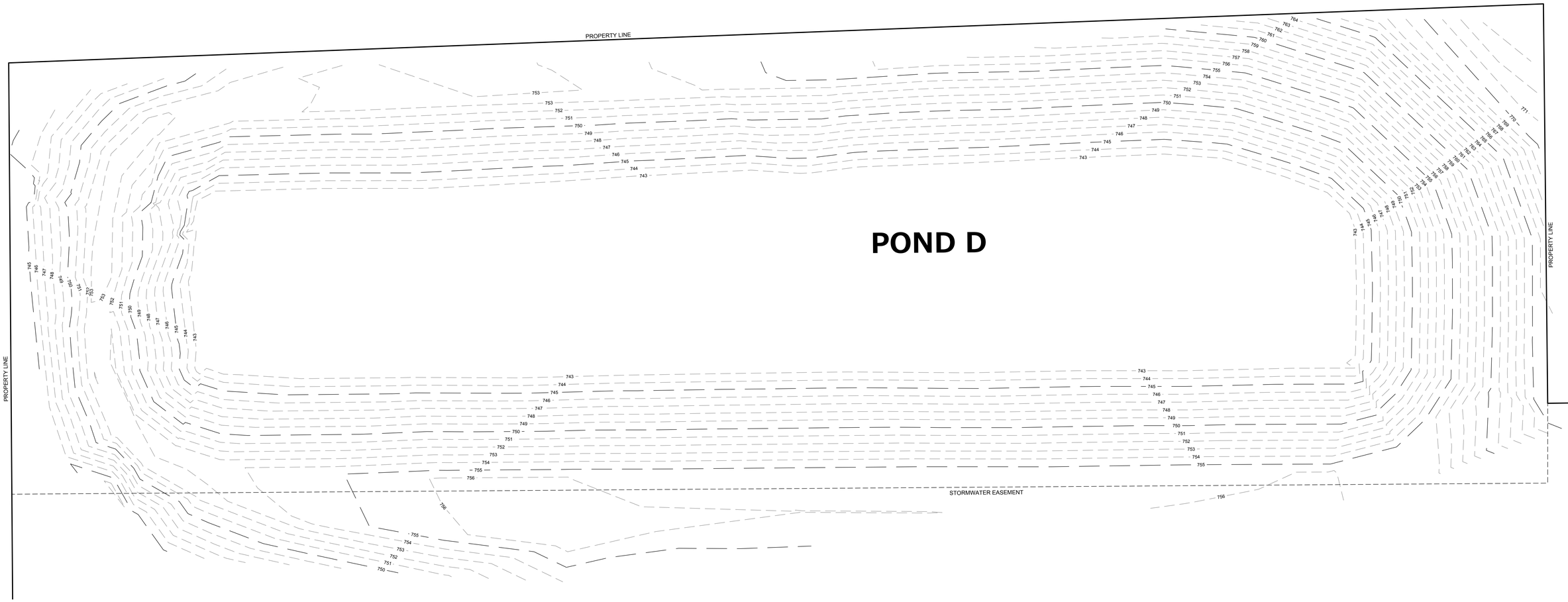

ASBUILT

BASIN NO: D

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)
743	55965	N/A
744	60959	58462.0
745	66003	121943.0
746	70155	190022.0
747	76423	263311.0
748	81806	342425.5
749	87252	426954.5
750	92780	516970.5
751	98410	612565.5

DESIGNED

BASIN NO: D

ELEVATION (ft.)	AREA (sq ft.)	CUMMULATIVE VOLUME (cu.ft.)	ASBUILT VS DESIGN VOLUME (cu.ft.)
743	52978	N/A	N/A
744	58188	55583.0	2879.0
745	63499	116426.5	5516.5
746	68910	182631.0	7391.0
747	74422	254297.0	9014.0
748	80035	331525.5	10900.0
749	85748	414417.0	12537.5
750	91561	503071.5	13899.0
751	97475	597589.5	14976.0
		Basin D Total (ac.ft.)	**0.34**

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BASIN RECORD DRAWING EXHIBIT

REVISIONS

PEC JOB No. 1912.00-WI
PEC PM ARA
START DATE 04/12/22
SCALE 1" = 20'

SHEET
EX-1
&
EX-1

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MEMORANDUM

DATE: **Wednesday, January 17, 2024**

TO: **Committee of the Whole**

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

RE: **Acceptance of Infrastructure & Road – Corona Drive Extension**

BACKGROUND INFORMATION

The Village and the Richard & Diane Ruffo Revocable Trust dated 4/22/2009 entered into a Development Agreement for the Corona Drive Extension. The lot, in order to be buildable, requires public improvements such as the subdivision system to be made. The necessary public improvements include the Sanitary Sewer Main, Sanitary Sewer lateral, Watermain, Water lateral, Storm Water Facilities and the road.

The work for the Corona Drive Extension, has been completed and has been inspected for compliance with the approved plans and specifications. Asbuilt plans have been received and also reviewed.

It is hereby recommended that the infrastructure and the road for the Corona Drive Extension be accepted by the Village Board.

RECOMMENDATION

Move to recommend that a Resolution be approved by the Village Board to accept the Infrastructure and Road for the Corona Drive Extension.

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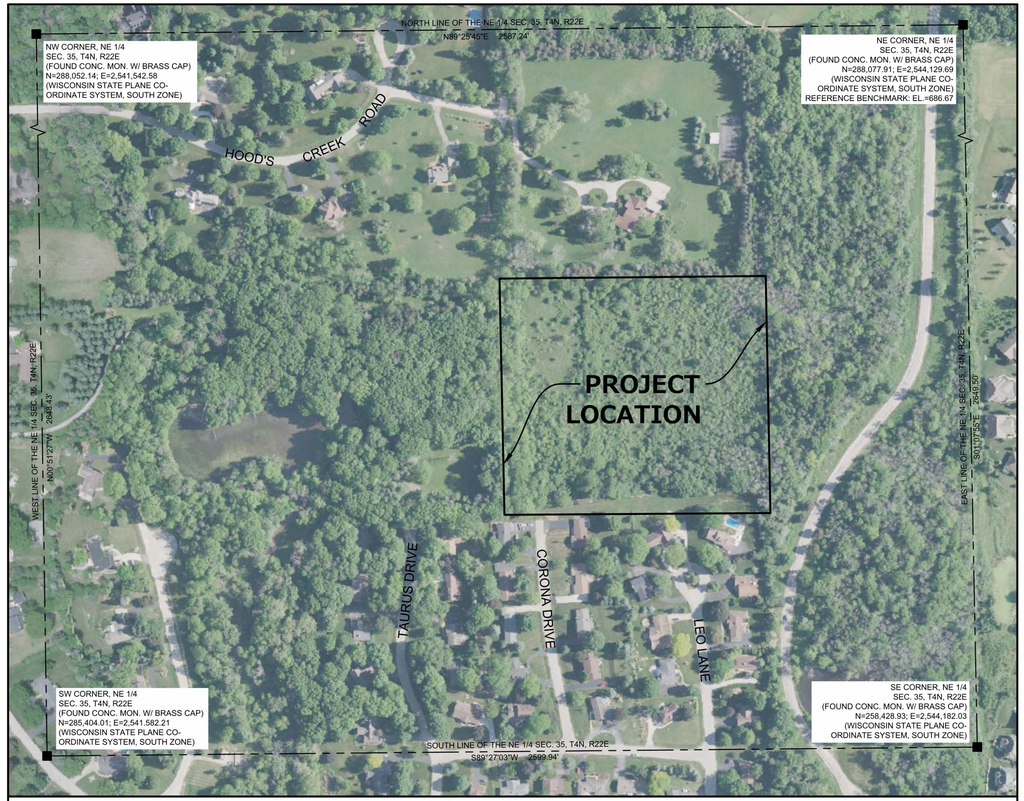
LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	S
STORM SEWER MANHOLE	ST	ST
STORM SEWER CATCH BASIN (ROUND CASTING)	D	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT	C	C
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING	B-0	B-1
TOPSOIL PROBE	P-0	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	SF	SF
FENCE LINE, CHAIN LINK OR IRON	O	O
FENCE LINE, WOOD OR PLASTIC	□	□
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
FYG	FINISHED YARD GRADE	TS	TOP OF SIDEWALK
HWL	HIGH WATER LEVEL	TW	TOP OF FOUNDATION WALL
INV	INVERT	WM	WATER MAIN
L	LENGTH OF CURVE	△	INTERSECTION ANGLE



LOCATION MAP
SCALE: 1" = 200'

ENGINEERING IMPROVEMENT PLANS
FOR
CORONA DRIVE EXTENSION

VILLAGE OF CALEDONIA, WI

PLANS PREPARED FOR

RICHARD & DIANE RUFFO REVOCABLE TRUST

ATTN: RICHARD RUFFO
9 IRONWOOD COURT
RACINE, WI 53402
PHONE: 262-994-5550

INDEX OF SHEETS

C-1	COVER SHEET
C-2	PROP. SANITARY SEWER PLAN & PROFILE
C-3	PROP. WATER MAIN PLAN & PROFILE
C-4	PROP. PAVING AND STORM SEWER PLAN & PROFILE
C-5	GRADING & EROSION CONTROL PLAN
C-6 - C-7	CONSTRUCTION DETAILS

RECORD DRAWINGS

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
3. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
5. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
6. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
7. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
8. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
9. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
10. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
11. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
12. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

APPLICANT/ DEVELOPER

RICHARD & DIANE RUFFO REVOCABLE TRUST
ATTN: RICHARD RUFFO
9 IRONWOOD COURT
RACINE, WI. 53402
(262) 994-5550

CIVIL ENGINEERING CONTACTS

PINNACLE ENGINEERING GROUP
ATTN: ANTHONY S. ZANON, P.E.
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

WISCONSIN ANTHONY S. ZANON E-33708 WAUKESHA WI PROFESSIONAL ENGINEER
EXPIRATION DATE: JULY 31st, 2024

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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FOR CONSTRUCTION

COVER SHEET

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

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CHICAGO | MILWAUKEE : NATIONWIDE

CORONA DRIVE EXTENSION
VILLAGE OF CALEDONIA, RACINE CO.

COVER SHEET

REVISIONS

1	VILLAGE COMMENTS	03-30-23
2	DNR NOI SUBMITTAL	05-19-23

PEG JOB No. 2893.00
PEG PM ASZ
START DATE 02-07-23
SCALE N/A

SHEET C-1 / C-7

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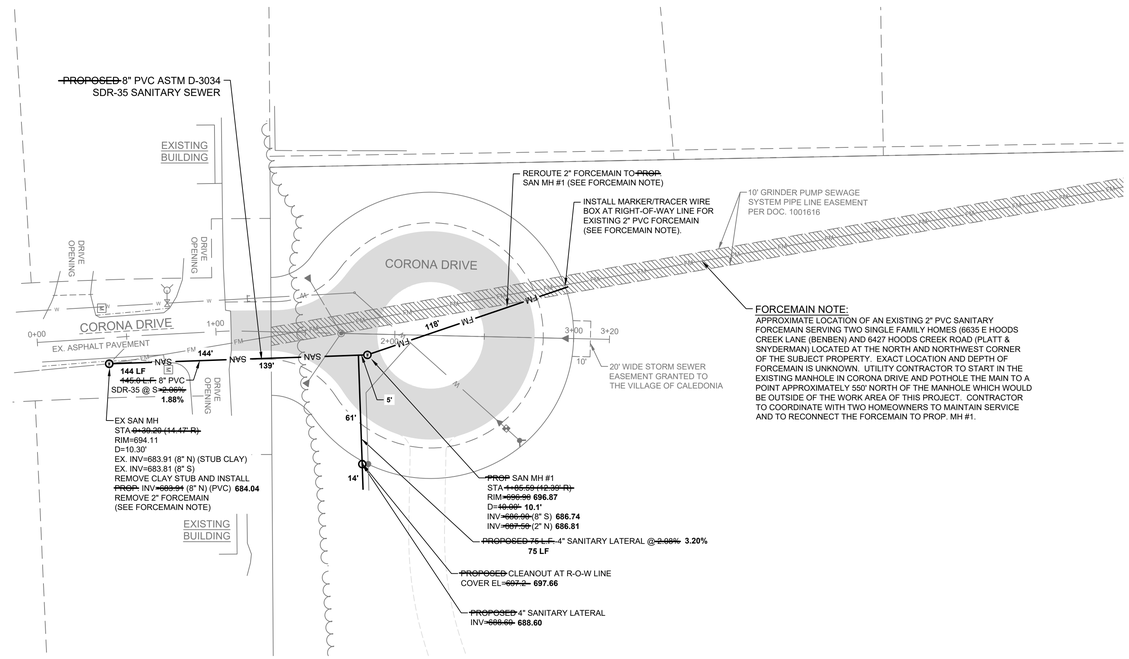
INSTALLED BY WANASEK
AUGUST 2023 - SEPTEMBER 2023

RECORD DRAWINGS BY:
FOTH INFRASTRUCTURE

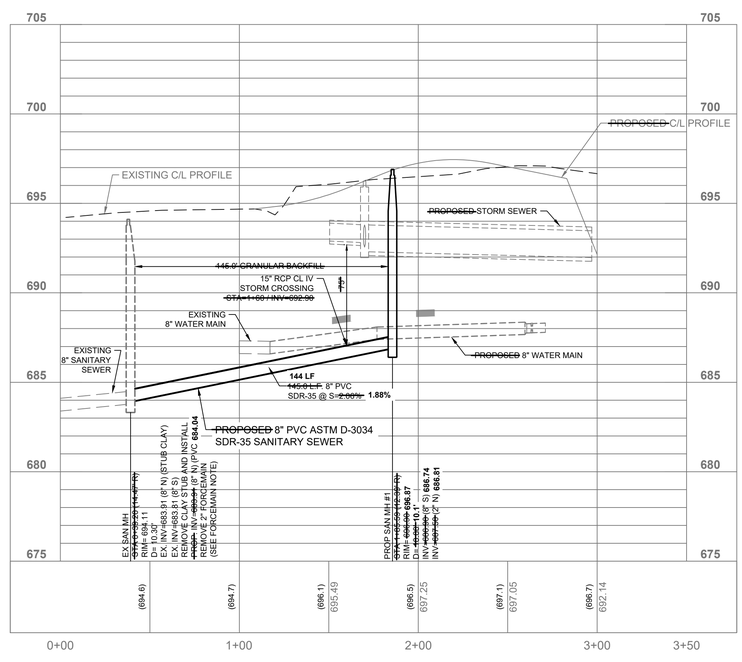
Foth



FORCEMAIN NOTE:
APPROXIMATE LOCATION OF AN EXISTING 2" PVC SANITARY FORCEMAIN SERVING TWO SINGLE FAMILY HOMES (6635 E HOODS CREEK LANE (BENBEN) AND 6427 HOODS CREEK ROAD (PLATT & SNYDERMAN) LOCATED AT THE NORTH AND NORTHWEST CORNER OF THE SUBJECT PROPERTY. EXACT LOCATION AND DEPTH OF FORCEMAIN IS UNKNOWN. UTILITY CONTRACTOR TO START IN THE EXISTING MANHOLE IN CORONA DRIVE AND POTHOLE THE MAIN TO A POINT APPROXIMATELY 550' NORTH OF THE MANHOLE WHICH WOULD BE OUTSIDE OF THE WORK AREA OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH TWO HOMEOWNERS TO MAINTAIN SERVICE AND TO RECONNECT THE FORCEMAIN TO PROP. MH #1.

NORTH

GRAPHICAL SCALE (FEET)
0 — 1" = 40' — 80'



1" = 4'
0
0
1" = 40'

NOTE:

SEE ADDITIONAL NOTES AND DETAILS ON SHEETS 6 AND 7.

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Contact Diggers Hotline, Inc., Etc.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974)
REQUIRES NON 9 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ

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CORONA DRIVE EXTENSION
VILLAGE OF CALEDONIA, RACINE CO.

PROP. SANITARY SEWER PLAN & PROFILE

REVISIONS

1	VILLAGE COMMENTS	03-30-23	RECORD DRAWINGS	12-21-2023
2	DNR NOI SUBMITTAL	05-19-23		
3	TOPSOIL PILE LOCATION	07-20-23		

PEG JOB No. 2893.00
PEG PM ASZ
START DATE 02-07-23
SCALE 1" = 40'

SHEET
C-2
C-7

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FOR CONSTRUCTION

PROP. SANITARY SEWER PLAN & PROFILE

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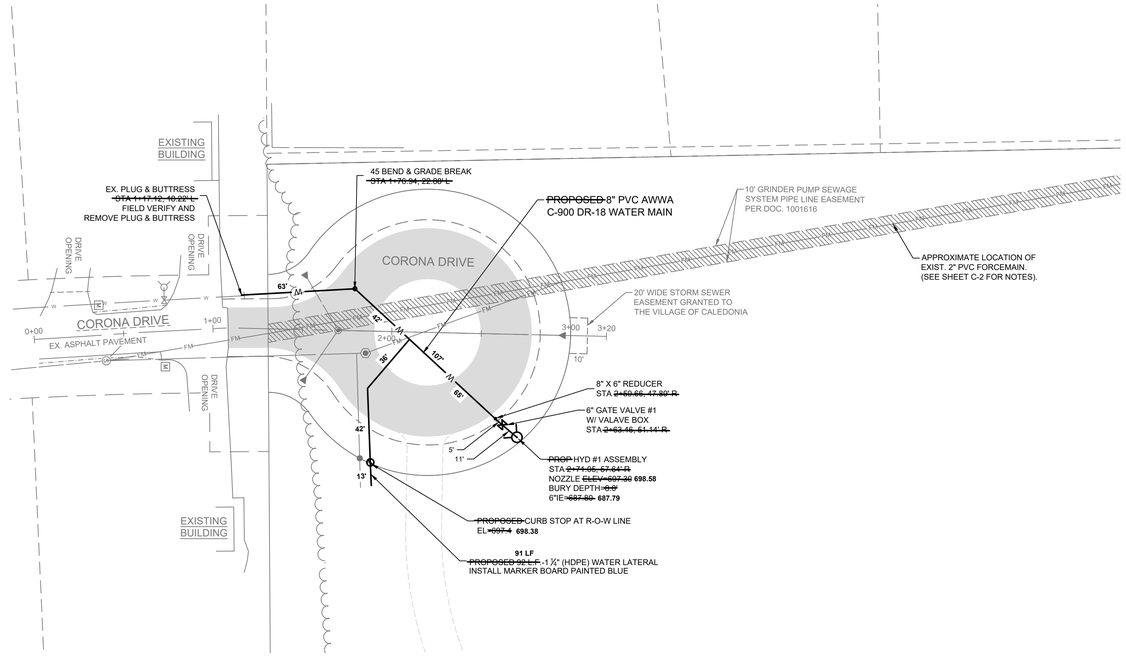
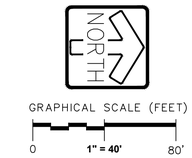
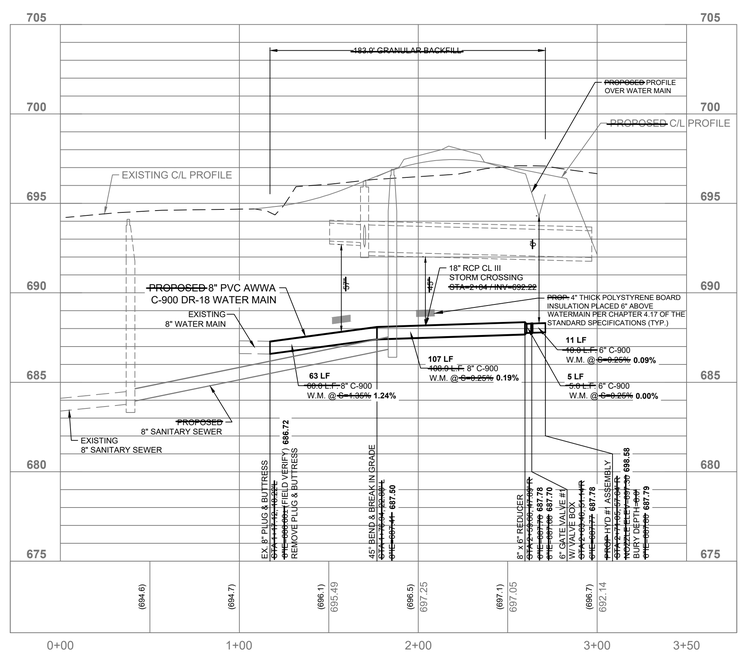
INSTALLED BY WANASEK
AUGUST 2023 - SEPTEMBER 2023

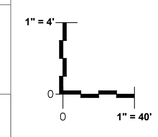
RECORD DRAWINGS BY:
FOTH INFRASTRUCTURE

Foth









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PROP. WATER MAIN PLAN & PROFILE

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START DATE 02-07-23
SCALE 1" = 40'

SHEET
C-3
C-7

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NORTH

GRAPHICAL SCALE (FEET)
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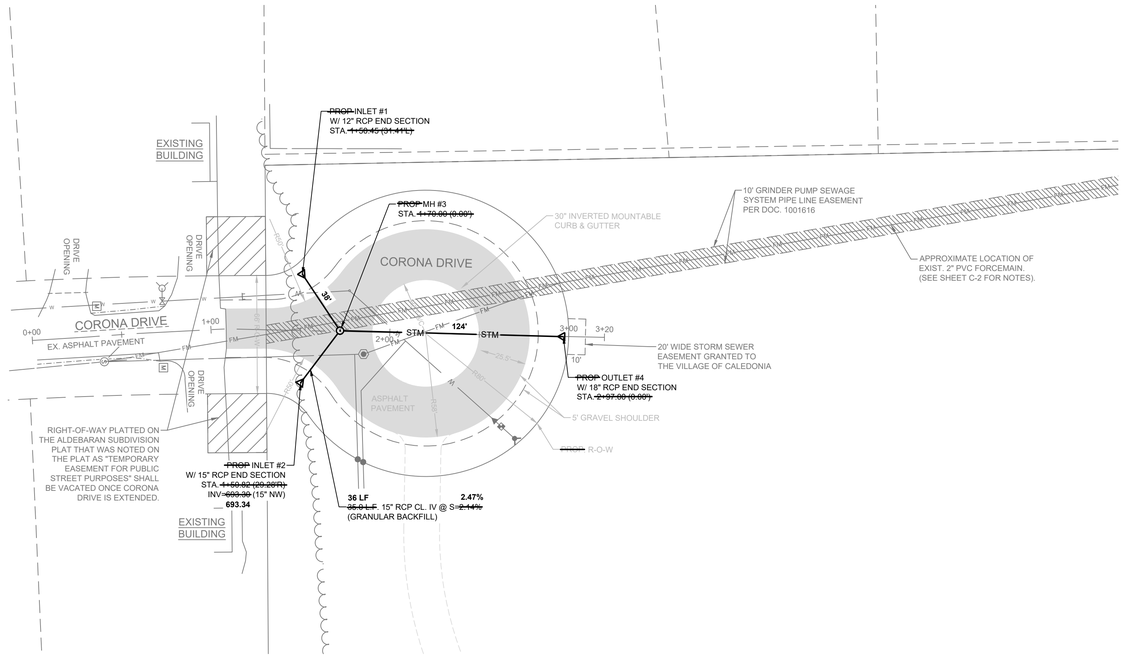

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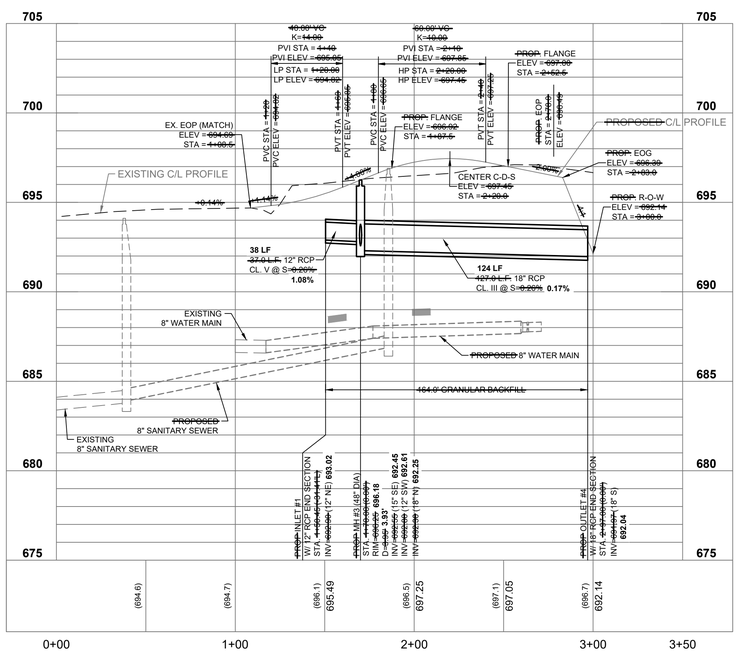

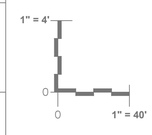

Missing or invalid reference
File: .\DETAILS\caledonia rural local road cross section
Sheet: 1

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CORONA DRIVE EXTENSION
VILLAGE OF CALEDONIA, RACINE CO.

PROP. PAVING AND STORM SEWER PLAN & PROFILE

REVISIONS

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PEG JOB No. 2893.00
PEG PM ASZ
START DATE 02-07-23
SCALE 1" = 40'

SHEET
C-4
C-7

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PROP. PAVING AND STORM SEWER PLAN & PROFILE FOR CONSTRUCTION

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MEMORANDUM

DATE: **Wednesday, January 17, 2024**

TO: **Committee of the Whole**

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

RE: **6243 Charles Street – Utility Bill Concern**

BACKGROUND INFORMATION

At the December Utility District Commission meeting, Ms. Jody Kardos was present and raised a concern about how she was being charged for Sanitary Sewer on her property. Ms. Kardos recently built a detached garage and as part of the construction of the garage, living space was incorporated into the garage. Prior to the construction of the garage, Ms. Kardos was informed that she would be charged for 2 units of sewer due to the living space. Ms. Kardos is now contesting that she should not be charged with 2 units of sewer.

Director Bunkelman provided a couple of examples of where he believed that the same scenario exists and was directed to review the billing system to find out if there are similar situations and how those situations are billed. The Commission wants to be consistent and not set precedence.

After reviewing the billing system there are 3 situations that are similar to Ms. Kardos' where the property is charged multiple units of sewer for a detached garage. These are 5509 Middle Road, 2714 4 ½ Mile Road, and 9519 Caddy Lane. A 4th situation will be updated shortly pending the release of an occupancy permit at 6651 Charles Street.

The Caledonia Utility District at their January Meeting made the following motion upon receiving the information on the other properties with similar sewer charges. Trustee Wishau moved to recommend that no changes are made to the Utility Bill at 6243 Charles Street reducing the number of sewer units. Seconded by Commissioner Kaplan. Motion carried 5-0.

Ms. Kardos suggests that Ordinance 9-4-7(b)(1)(j) be reviewed by the Commission and have the range of sewer units charged for a Garage changed from 1 to 2 to 0 to 2. She feels that this would allow a situation like hers to have the sewer charge reduced. The Commission informed Ms. Kardos that Ordinances are not determined or set by the Commission and that she would need to appeal to the Committee of the Whole and the Village Board.

It is anticipated that Ms. Kardos will attend the Committee of the Whole meeting to present her case to change the Ordinance. Staff recommends that the Ordinance remain as currently written.

RECOMMENDATION

Move to keep Ordinance 9-4-7(b)(1)(j) as written subject to the following:

1. **Incorporating living space into the detached garage can increase the amount of sewer discharge created by the property.**
2. **The detached garage could be utilized as a rental unit (pending proper Zoning).**
3. **Ms. Kardos was informed prior to the construction of the detached garage that with living space incorporated into the garage that the property would be charged for an additional unit of sewer.**
4. **Changing the Ordinance would affect other properties with the same situation which generate the same or increased sanitary sewer flow.**

Sec. 145.245(1)(a), as amended from time-to-time, or sooner if any applicable Federal law, Wisconsin Statute, Wisconsin Administrative Code, Racine County ordinance or other local regulation so requires. Notwithstanding the time-period required for connection to a public sewer main, the owner of any parcel served by a system that has failed shall take immediate action to address the Failure and abate any health hazard that may be caused by such Failure.

(2) **Other Use.** The owner of a Building zoned for any other purpose shall have all plumbing connected to a sewer main at the expense of the Building's owner if any part of the parcel, upon which the Building is located, is within 500 feet of a sewer main or the right-of-way in which a sewer main is located.

(c) **Time to Connect and Connection Charge.** The connection shall be made within six (6) months from the date the owner or occupant of the property receives written notice from the Village or District that a sewer main is available to serve the property and the applicable connection charge shall be paid to the District and Village in accordance with Section 9-4-5 of the Village's Code of Ordinances.

(d) **Sewerage Charge.** The initial sewerage charge applicable to the property shall be due when the connection to the sewer main is made, or sixty (60) days after written notice of sewer availability is given to the owner or occupant of the property, whichever comes first, whether or not a building on the premises is inhabited or not. This charge shall be due and payable regardless of whether the connection is made and/or whether the service is utilized once connected. Subsequent charges become due and payable on a quarterly basis.

(e) **Connection to Manholes Prohibited**. Connections shall be made to the sewer main and not directly to a manhole, unless written permission is granted by the District Manager, and the connection is made as directed.

(f) **Repair and Maintenance.** The property owner shall be responsible for (1) all repair, replacement and maintenance costs associated with the lateral from the private property line to the building being served, and (2) all costs associated with lateral cleaning and root removal from the sewer main to the building being served. Except for cleaning and root removal costs, the Utility shall be responsible for all repairs, replacement and maintenance costs for that portion of the lateral contained within the public road right-of-way.

SEC. 9-4-7 BASIS FOR SEWER SERVICE CHARGES.

(a) **Basis.** It is determined and declared to be necessary and conducive to the protection of the public health, safety, welfare, and convenience of the Village of Caledonia to levy and collect charges, rentals, or rates of service upon all the lands, lots, premises and additions served by the sanitary sewerage system of the Utility District.

(b) **Sewer Customers.**

(1) Customers of the sewerage system of the District and additions shall be assessed upon the basis of the following units:

Type Of Customer		Charge Units
a.	Single Family Dwelling	1
b.	House Trailer	1
c.	Multiple Family Dwelling	1st Unit = 1; Each Additional Unit = .75

d.	Store	1 to 10
e.	Tavern	2
f.	Bowling Alley	1 for each 4 alleys
g.	Hotel or Motel	1 for each 4 rooms
h.	Lunch Room	1 to 2
i.	Restaurant	1 to 10
j.	Garage	1 to 2
k.	Gas Station	1 to 2
1.	School	1 for each 50 pupils
m.	Church	1 to 5
n.	Hall	1 to 5
o.	Office Building	1st Unit = 1; Each Additional Unit = .75
p.	Building for Commercial/ Industrial Rentals	1st Unit = 1; Each Additional Unit = .75
q.	Post Office	1 to 2
r.	Barber/Beauty Shop	1 to 5
s.	Warehouse	1 to 10
t.	Club House	1 to 2
u.	Shops (Print, Welding, Shoemaker, Blacksmith, etc.)	1 or more
v.	Bakery	1 to 5
w.	Funeral Home	1 to 5
x.	Greenhouse	1 to 5
y.	Bank	1 to 5
z.	Feed Mill	1 to 5
aa.	Railroad Depot	1 to 10

(2) Where the number of charge units specified above are variable or in a range, the District shall determine the number of such charge units as to reflect the estimated volume of sewerage that will emanate from the customer in comparison with the usual volume emanating from a single family dwelling. In no event shall any customer pay less than one charge unit.

(3) Where the customer is not listed above, the District shall determine the number of charge units by (a) estimating the volume of sewerage that will emanate from the customer in comparison with the usual volume emanating from a single family dwelling or (b) estimating the volume of sewerage that will emanate from the customer based upon the metered volume of water used by the customer as compared to the usual volume of water used in a single family dwelling.

(4) The District may increase or decrease, in its sole discretion, the number of charge units where the above schedule would result in an inequitable charge to the customer and/or would result in an insufficient number of charge units.

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

(1) Category A. Customers as defined in s. 9-4-3(a)(3) shall pay a total service charge of $170.00/quarter, effective September 15, 2022.

(2) Category B. Customers as defined in s. 9-4-3(a)(4) shall pay a user charge, as determined by the District, based upon (without limitation) the costs of collection,

Tony Bunkelman

From: Megan O'Brien
Sent: Tuesday, January 9, 2024 11:38 AM
To: Megan O'Brien
Subject: FW: January 11th Commision Meeting

All,

Please see the attached email from Lee Wishau.

Thank you,

Megan O'Brien
Public Services Administrative Coordinator

VILLAGE OF CALEDONIA

5043 Chester Lane, Racine, WI 53402
Village Hall: 262-835-4451 | Direct 262-835-6435
Email: mobrien@caledonia-wi.gov
Website: Caledonia-wi.gov

From: Lee Wishau <LWishau@caledonia-wi.gov>
Sent: Tuesday, January 9, 2024 11:36 AM
To: Megan O'Brien <MOBrien@caledonia-wi.gov>
Subject: Fw: January 11th Commision Meeting

Please forward to all utility commission members.

Thanks,
Lee

From: Jody Kardos <jjkardos1@gmail.com>
Sent: Monday, December 18, 2023 9:52 AM
To: Lee Wishau <LWishau@caledonia-wi.gov>
Cc: Fran Martin <fmartin@caledonia-wi.gov>
Subject: January 11th Commision Meeting

Lee,
Good morning. At the Dec. 6th Utility District meeting during our conversation regarding the added sewer charge unit/s associated with the addition of a garage, it was explained to me that my added sewer charge unit was imposed because I chose to add a separate meter onto the water lateral rather than attempt to tunnel under the house and up under the foundation/slab and kitchen sink base area to attach the garage water pipe to the existing house meter.

Again, the *combined* water and sewer usage of my *house and garage*, which now includes a washing machine and second bathroom, does not exceed the usage of other single-family dwellings having one kitchen sink, two bathrooms, and a washing machine.

So that all customers in the same or similar situation may be charged equitably, rather than ask for a special exemption from the added sewer charge for my garage, I'd like to request that the Commision discuss and vote on a proposal to change," Chapter 4 - Caledonia Sewer Utility District Regulations and Rates SEC. 9-4-7 (b)," removing, "j. Garage," and instead adding a statement that garages, whether attached or detached from, "a. Single Family Dwelling," and whether metered on a shared meter or metered separately on the same lateral be included in the assigned single charge unit for a single-family dwelling.

Because the additional sewer usage for any garage, whether attached or detached, would likely not cause combined volume of sewer usage to exceed the range of usage for single- family dwellings or justify doubling the sewer bill, and the location of the metering should not dictate charging a double flat rate for a home's sewer bill, making this change would be fair and equitable to the Village of Caledonia Utility District customers.

Very Best Regards,

Jody J. Kardos
m:414.837.8928

Village of CALEDONIA

Tyler Helsel, Ast. Village Attorney
5043 Chester Lane
Racine, WI 53402

Phone: 262-835-6412
Fax: 262-835-2388
www.caledonia-wi.gov

MEMORANDUM

To: Village Board
From: Tyler Helsel, Assistant Village Attorney
Date: January 18, 2024
Re: Personnel Committee

Village Board:

It has come to my attention after reviewing the Employee Handbook, as well as the Fire and Police contracts, that the former Personnel Committee played a vital role in the grievance process for both represented and non-represented employees. Although it is still staff's intention to keep many former Personnel Committee matters, such as compensation and certain hiring decisions, before the Committee of the Whole, it is our recommendation that the Village Board reestablish the Personnel Committee for the limited role of appeals of grievance matters under the Employee Handbook and union contracts.

Thank you,

Tyler Helsel
Ast. Village Attorney

Below are some further resources that may be useful to what the Village Board is looking for in terms of community demographics and business information:

- Greater Racine County: RCEDC created a profile that includes prominent employers for each community we serve: https://greaterracinecounty.com/live-here/communities/village-of-caledonia/
- RCEDC also maintains a data feed from GIS Planning that showcases community demographics at this link: https://rcedc.org/why-racine/communities/caledonia/
- WEDC also presents data on Caledonia from GIS Planning slightly differently, you can also access more details about businesses under the business tab. Here you can filter by # of employees, revenue, etc. As you click on industry you can see industry names.
- Other good data sources: Census Bureau: https://www.census.gov/quickfacts/caledoniavillagewisconsin and Wisconsin DWD: https://jobcenterofwisconsin.com/wisconomy/

People

The total population of Caledonia is 25,182. The median age is 44.17

25,182

Total Population

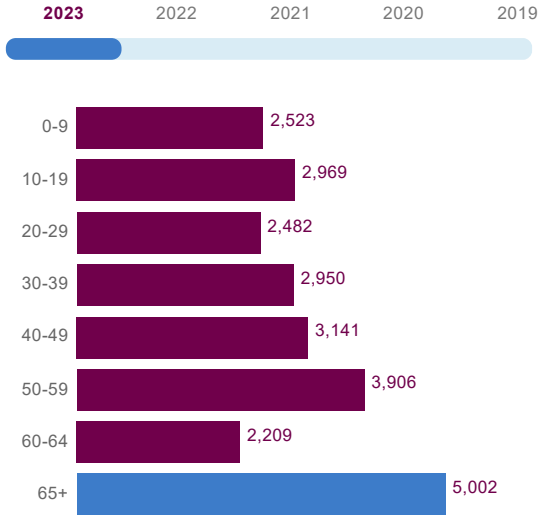
49.77%

Male

50.23%

Female

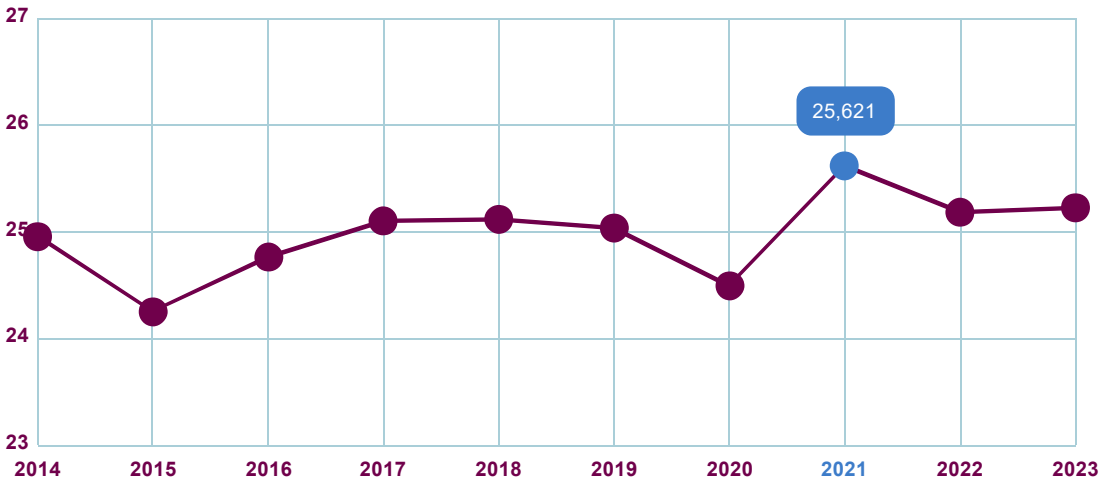
Age Distribution



Median Age

44

Population Growth (in thousands)



Educational Attainment

43.85% of the population in Caledonia have an associate's degree or higher. 93.26% have a high school degree or higher.

< Grade 9	Grade 9-12	High School	Some College	Assoc Degree	Bach Degree	Grad Degree
1.98%	4.76%	28.33%	21.08%	10.29%	21.28%	12.28%

0
in the community
37
within 50 miles

Colleges

offer associate's Degree or Certificate

0
in the community
57
within 50 miles

Universities

offer Bachelor's Degree or Higher

Labor Force

Caledonia has a labor force of 13,381 people, with an unemployment rate of 3.3%.

13,381	3.3%	▲ 0.6%
Labor Force	Unemployment Rate	Unemployment Rate Change (1 year)

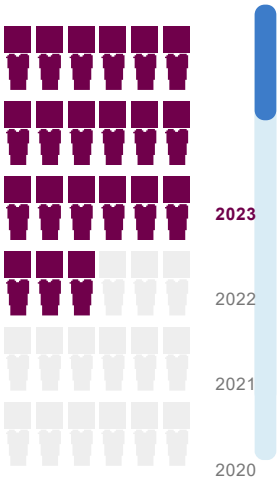
Talent

What are the largest job counts by occupation?

Production Workers	Office and Administrative support	Executive, Managers, and Administrators	Sales	Building and Grounds maintenance
12.46%	**12.06%**	**9.98%**	**8.46%**	**7.1%**
633	613	507	430	361

Total Employees

5,081



The work distribution of total employees in Caledonia is:

44% Blue Collar

55% White Collar

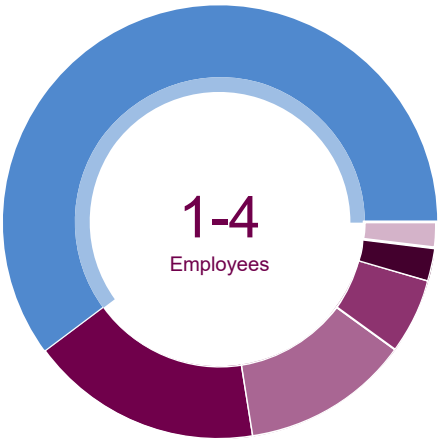
Total Establishments

479

Businesses and Jobs

Caledonia has a total of 479 businesses.

How many employees do businesses in Caledonia have?



1-4 Employees	60.13%
5-9 Employees	17.33%
10-19 Employees	12.53%
20-49 Employees	5.64%
50-99 Employees	2.51%
100+ Employees	1.88%

Income and Spending

Households in Caledonia earn a median yearly income of $96,697. 48.3% of the households earn more than the national average each year. Household expenditures average $85,625 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

$96,697

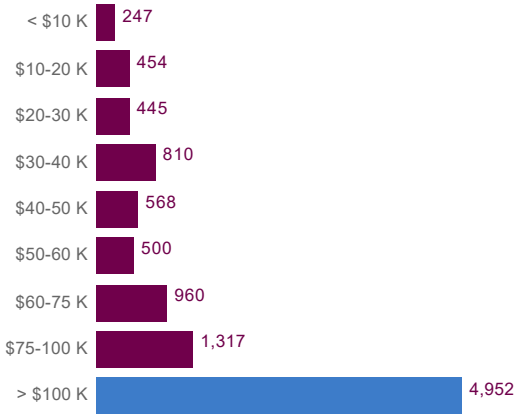
Median Household Income

29% more than the county

29% more than the state

22% more than the nation

Income Distribution



How do people spend most of their money?

PER HOUSEHOLD

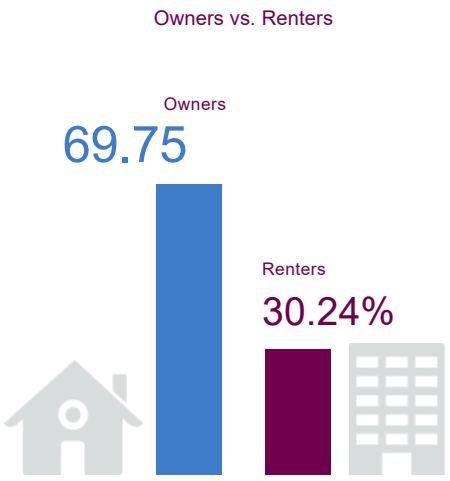
Shelter	Transportation	Food and Beverages	Health Care	Utilities
$17,936	$15,559	$12,459	$7,091	$6,038

$85,625

Median Household Expenditure

Housing

There are 40% more households who own their homes than there are renters.



Transportation

Residents spend an average of 24 minutes commuting to work. Caledonia is served by 26 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.

24min
Commute Travel Time

1 + 26(+50 miles)
Airports in Community

Interstate
In Community

Freight Rail
In Community

Taxes

Top State Corporate Income Tax
7.9%

Top State Corporate Capital Gains Tax
7.9%

Top State Personal Income Tax
7.65%

Top State Personal Capital Gains Tax
7.7%

State Sales Tax
5%