



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Thursday, January 11, 2024 – 6:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

THIS WILL BE AN IN-PERSON MEETING

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. Utility District Regular Meeting – December 6, 2023
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Utility Operator Staffing Update
- 6. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 7. Project Updates**
 - a. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - b. Annual Televising Program – Sanitary Sewer
 - c. Water Impact Fee / Sewer Connection Fee Update
 - d. Central Lift Station Safety Site & Attenuation Basin
 - e. TID #4 Elevated Storage Tank & Adams Road Watermain
 - f. Hoods Creek – Aldebaran Brushing Project
 - g. Turtle Creek Restoration
- 8. Action Items**
 - a. 6243 Charles Street – Utility Bill Concern
 - b. Approval - Onsite Civil Engineering Infrastructure Plan & Storm Water Management Plan – Waters Edge Place – CCM-Caledonia LLC
 - c. Acceptance of Infrastructure – Corona Drive Extension
 - d. Authorization of Signatures – Water and Sewer Assessment Agreement – 13108 4 Mile Road
 - e. Authorization of Signatures – Water and Sewer Assessment Agreement – 13510 4 Mile Road
 - f. Authorization of Signatures – Water and Sewer Assessment Agreement – 13010 4 Mile Road
- 9. Adjournment**

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

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, December 6, 2023. The meeting was called to order by President Howard Stacey at 6:00 pm.

2. Roll Call – Those present were President Howard Stacey, Commissioners Robert Kaplan, Dave Ruffalo and Trustee Lee Wishau. Commissioner John Strack was excused. Also, present was Public Services Director Anthony Bunkelman.

3. Approval of Minutes

a. Upon a motion by Trustee Wishau and seconded by Commissioner Kaplan, the Commission approved the minutes from the Utility District's previous regular meeting held November 1, 2023. **Motion carried.**

4. Citizens Comments

DRAFT

5. Communications & Announcements

a. Racine Water Utility Agenda & Minutes

The Commission looked over the agenda and minutes from the November 21st meeting of the Racine Water Utility. Director Bunkelman gave a brief summary of the meeting.

b. Racine Wastewater Utility Agenda & Minutes

The Commission looked over the agenda and minutes from the November 21st meeting of the Racine Wastewater Utility. Director Bunkelman gave a brief summary of the meeting.

c. Utility Operator Staffing Update

Director Bunkelman indicated that the open position would need to be reposted because the last posting did not provide any viable candidates.

6. Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$442,467.74 from the December 1 invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$26,673.31 from the December 1 invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$8,006.67 from the December 1 invoice list. Seconded by Commissioner Ruffalo. **Motion carried.**

7. Project Updates

a. Construction Contract Status

The last contract is being wrapped up with this meeting.

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

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

c. Annual Televising Program – Sanitary Sewer

Continue to perform repairs that staff can perform.

DRAFT

d. Water Impact Fee / Sewer Connection Fee Update

The Committee of the Whole, at their November 28 meeting, approved and recommended forwarding the REU Ratio table to the Village Board for Approval. This item will be on the Village Board on December 12.

e. Central Lift Station Safety Site & Attenuation Basin

The Committee of the Whole, at their November 28 meeting, approved and recommended forwarding to the Village Board the Sole Source purchase of the Air Release Valves for the forcemain. This item will be on the Village Board on December 12.

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

Elevated Tank Plans at DNR for approval. Awaiting any comments. Plan Commission and Village Board approved the entitlement process for the Elevated Storage Tank. Final Design meeting to be held soon.

g. Hoods Creek – Aldebaran Brushing Project

Contractor has expended the budget for 2023 and will continue work in 2024.

h. Douglas Avenue – OMG Ditch Project

Final work for restoration completed the first week of November. Change Order #3 on agenda for miscellaneous quantities. The Final Pay Request has been received and Final Acceptance is recommended.

i. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easement acquisition. Will be working with Great Lake Tree to remove some of the trees that are creating issues in the Klema Ditch. Discussed 2 properties with Southern Wisconsin Appraisal for various items. Will be providing appropriate easement documents when created.

8. Action Items

a. Authorization of Signatures – Professional Services Contract – Information & Education Program for Meeting the Department of Natural Resources Storm Water Permit Requirements – Root Pike WIN

Trustee Wishau moved to approve the Professional Services Contract with Root Pike Watershed Initiative Network for the Respect our Waters Storm Water Education and Outreach Program for 2 years with the not to exceed amount of \$9,088 and authorize the Public Services Director to execute the Contract. Seconded by Commissioner Kaplan. **Motion carried.**

b. Change Order #3 – STH 32 Stream Restoration Project

DRAFT

Commissioner Kaplan moved to approve Change Order #3 in the amount of \$9,653.00 for the STH 32 Stream Restoration Project. Seconded by Commissioner Ruffalo. **Motion carried.**

c. Final Acceptance – STH 32 Stream Restoration Project

Commissioner Kaplan moved to recommend Final Acceptance of the STH 32 Stream Restoration Project. Seconded by Commissioner Ruffalo. **Motion carried.**

d. Utility Acceptance – Caledonia Corporate Park – TI Investors of Caledonia LLC

Commissioner Kaplan moved to accept the Sanitary Sewer, Sanitary Sewer Laterals, Watermain, Water Laterals, and Storm Water Facilities for the Caledonia Corporate Park subject to a satisfactory review of the Asbuilts and the execution of the Storm Water Pond Easements. Seconded by Trustee Wishau. **Motion carried.**

e. January 2024 Commission Meeting

The January 2024 meeting of the Caledonia Utility District will be held Thursday January 11, 2024.

f. Discussion – 6243 Charles Street – Utility Bill Concern

The owner of 6243 Charles Street, Jody Kardos, was present and stated that she does not feel that she is being billed equitably. The property at 6243 Charles Street is billed for 2 units of sewer.

Ms. Kardos incorporated living space in her recently constructed, detached garage. Ms. Kardos was informed prior to constructing the garage that if she created living space in the garage, she was going to be charged for 2 units of sewer. Ms. Kardos is now petitioning the Commission to reduce her sewer units back to 1. Ms. Kardos referred to the Ordinance having a range of 1 to 2 units for a Garage. She also feels that the Garage reference in the Ordinance is for a commercial business.

Director Bunkelman indicated that he was aware of 2 instances of owners creating living space in their garages.

The Commission requested that information be pulled from Workhorse for similar situations and then they will consider it at the January Commission meeting.

9. Adjournment

Upon a motion by Trustee Wishau and seconded by Commissioner Kaplan, the Commission moved to adjourn the regular meeting at 6:55 pm. **Motion carried.**

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

DRAFT



City of Racine

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

Meeting Agenda Waterworks Commission

Tuesday, December 5, 2023

4:30 PM

City Hall, Room 207

ROLL CALL

[1113-23](#)

Subject: Proposal from CDM Smith for 2024 Lead Service Line Replacement Contract Management

Fiscal Note: Cost of the proposal is \$222,092.

Attachments:

[LSL assistance proposal cdm smith revised 20231130](#)

Adjournment

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



City of Racine

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

Meeting Minutes - Draft

Waterworks Commission

Tuesday, December 5, 2023

4:30 PM

City Hall, Room 207

ROLL CALL

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

EXCUSED: 1 - Jason Meekma

[1113-23](#)

Subject: Proposal from CDM Smith for 2024 Lead Service Line Replacement Contract Management

Fiscal Note: Cost of the proposal is \$222,092, which includes optional services for outreach and loan administration tasks.

The Water Utility Director presented an amended proposal from CDM Smith, which detailed the community outreach portion of the project as being an optional task. Discussion had occurred at the November 21, 2023, Commission meeting regarding using local non-profit agencies to engage with the community to initiate the objectives of replacing lead laterals compatible with the City's Lead Service Line (LSL) replacement ordinance. It was the opinion of the City Attorney's Office that outreach in this context is not solely specific to non-profit partners, but is an encouraged task amongst multiple involved parties.

A motion was made by Mayor Mason, seconded by President Tate II, with motion to Approve the proposal submitted by CDM Smith, with the understanding that a Request for Proposal (RFP) be solicited for 2025 LSL replacement management.

There being no further business to address, the meeting was adjourned at 5:03 p.m.

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
ACH - SUPERFLEET							
Water Utility Fund	1730	ACH - SUPERFLEET	EJ974 112023	NOVEMBER FUEL CHARGES IN	11/20/2023	.15	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	1730	ACH - SUPERFLEET	EJ974 112023	NOVEMBER FUEL CHARGES IN	11/20/2023	.16	501-00-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						.31	
ACH - WE ENERGIES							
Sewer Utility Fund	380	ACH - WE ENERGIES	4827568891	NOVEMBER 23 GAS & ELECTRI	12/01/2023	12,793.79	501-00-64140 Utilities
Water Utility Fund	380	ACH - WE ENERGIES	4827568891	NOVEMBER 23 GAS & ELECTRI	12/01/2023	2,090.80	500-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	4827568891	NOVEMBER 23 GAS & ELECTRI	12/01/2023	263.15	502-00-64140 Utilities
Total ACH - WE ENERGIES:						15,147.74	
AMERICAN WATER WORKS							
Water Utility Fund	80	AMERICAN WATER WORKS	7002163326	2024-2025 MEMBERSHIP DUES	10/24/2023	275.00	500-16200-000 Prepaid Expenses
Total AMERICAN WATER WORKS:						275.00	
BATTERIES PLUS							
Sewer Utility Fund	176	BATTERIES PLUS	P69173129	RIVERBEND GENERATOR BATT	01/03/2024	464.50	501-00-64250 Equipment Repairs & Maintenanc
Total BATTERIES PLUS:						464.50	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-420724	OIL; WAASHER FLUID	12/22/2023	76.11	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-420724	OIL; WASHER FLUID	12/22/2023	76.11	501-00-63200 Fuel, Oil, Fluids
Total BUY RIGHT, INC.:						152.22	
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	T969613	MAINT. & REPAIRS	11/22/2023	16,269.90	500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:						16,269.90	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87330	STH 32 STREAM RESTORATION	12/05/2023	1,071.07	502-00-65154 HWY 32 Stream Restoration
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87331	WESTVIEW VILLAGE STORMWA	12/05/2023	733.00	502-00-65156 Westview Village Storm
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87332	TURTLE CREEK RESTORATION	12/05/2023	525.00	502-00-65155 Turtle Creek Restoration
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	87337	RIVER BEND LIFT STATION SAF	12/05/2023	1,026.60	501-18725-000 CIP-Riverbend Safety Site
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	87340	HOODS CREEK ATTENUATION	12/05/2023	1,215.20	501-18736-000 CIP-Hoods Creek Attenuation

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87344	WASHINGTON MEADOWS WAT	12/05/2023	858.60	500-18737-107 CIP - WASHINGTON MEADOWS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87347	CUD GENERAL ENGINEERING	12/05/2023	1,127.80	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	87347	CUD GENERAL ENGINEERING	12/05/2023	2,513.84	501-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87348	SUNDANCE HEIGHTS WATER M	12/05/2023	13,831.62	500-18738-107 CIP - SUNDANCE HEIGHTS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87349	UCMR5 SAMPLING	12/05/2023	128.80	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	87790	NOV 23; HOODS CREEK ATTEN	12/26/2023	644.00	501-18736-000 CIP-Hoods Creek Attenuation
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87801	WASHINGTON MEADOWS WAT	12/26/2023	3,748.00	500-18737-107 CIP - WASHINGTON MEADOWS
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	87807	NOV 30 GENERAL ENGINEERIN	12/26/2023	1,330.19	501-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87807	NOV 30 GENERAL ENGINEERIN	12/26/2023	2,486.19	500-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87811	SUNDANCE HEIGHTS WATER M	12/26/2023	14,496.11	500-18738-107 CIP - SUNDANCE HEIGHTS
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87819	HWY 32 STREAM RESTORATIO	12/26/2023	680.80	502-00-65154 HWY 32 Stream Restoration
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87820	NOV 23; WESTVIEW VILLAGE S	12/26/2023	829.96	502-00-65156 Westview Village Storm
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	87821	NOV 23 STORM SEWER GPS L	12/26/2023	276.00	502-00-65152 GIS Update
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						47,522.78	
G & F EXCAVATING							
Water Utility Fund	687	G & F EXCAVATING	35985	REPAIR WATER MAIN BREAK @	12/04/2023	6,997.50	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35997	WATERMAIN REPAIR @ N. GRE	12/19/2023	4,010.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	36000	REPLACE FIRE HYDRANT; 4 1/2	12/27/2023	3,301.50	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	36001	REPAIR WATER MAIN VALVES	12/29/2023	3,823.75	500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:						18,132.75	
GREAT LAKES TREE & CLEARING LLC							
Storm Water Utility Fund	748	GREAT LAKES TREE & CLEARI	0000682	TREE REMOVAL - YORKTOWN	10/19/2023	4,400.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	748	GREAT LAKES TREE & CLEARI	0000683	REMOVAL OF TREES - HOODS	10/19/2023	24,800.00	502-00-65153 Hood Creek Brushing
Total GREAT LAKES TREE & CLEARING LLC:						29,200.00	
GROVE FARMS							
Water Utility Fund	762	GROVE FARMS	2727	STRAW BALES (10)	12/07/2023	50.00	500-00-64240 Building Repairs & Maintenance
Total GROVE FARMS:						50.00	
JOHNSON CONTROLS SECURITY SOLUTIONS							
Water Utility Fund	969	JOHNSON CONTROLS SECURI	39619042	Q1-24; SECURITY SOLUTIONS	12/09/2023	311.92	500-00-64150 Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	39619042	Q1-24; SECURITY SOLUTIONS	12/09/2023	311.91	501-00-64150 Communication Services

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total JOHNSON CONTROLS SECURITY SOLUTIONS:						623.83	
KORTENDICK HARDWARE							
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162572	CRESTVIEW GEN ROOM HEAT	12/20/2023	8.99	501-00-64250 Equipment Repairs & Maintenance
Total KORTENDICK HARDWARE:						8.99	
LEE MECHANICAL, INC.							
Water Utility Fund	1159	LEE MECHANICAL, INC.	26720	CALEDONIA 8" WM 4 MILE	12/12/2023	3,200.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	1159	LEE MECHANICAL, INC.	27071	CALEDONIA 8" METER REPLAC	12/18/2023	9,007.00	500-00-64240 Building Repairs & Maintenance
Total LEE MECHANICAL, INC.:						12,207.00	
LIGHTHOUSE COMMUNICATIONS							
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1020124	Q4-23; SEWER DISTRICT MAILI	01/02/2024	3,778.56	500-00-64040 Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1020124	Q4-23; SEWER DISTRICT MAILI	01/02/2024	3,778.56	501-00-64040 Postage & Shipping
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1020124	Q4-23; SEWER DISTRICT MAILI	01/02/2024	1,276.24	500-00-64030 Office Supplies
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1020124	Q4-23; SEWER DISTRICT MAILI	01/02/2024	1,276.24	501-00-64030 Office Supplies
Total LIGHTHOUSE COMMUNICATIONS:						10,109.60	
MILWAUKEE METROPOLITAN SEWAGE DISTRICT							
Sewer Utility Fund	1338	MILWAUKEE METROPOLITAN S	CC3-23	2023 CAPITAL CHARGES; MMS	12/26/2023	42,430.00	501-00-62550 Sewer Treatment Charges
Total MILWAUKEE METROPOLITAN SEWAGE DISTRICT:						42,430.00	
MOODYS INVESTORS SERVICE							
Water Utility Fund	1351	MOODYS INVESTORS SERVICE	O0420991	2022-2023 BOND SURVEILLANC	10/27/2023	500.00	500-00-61310 Banking/Financial Charges
Water Utility Fund	1351	MOODYS INVESTORS SERVICE	P0420988	2022-2023 ANNUAL SURVEILLA	10/27/2023	500.00	500-00-61310 Banking/Financial Charges
Total MOODYS INVESTORS SERVICE:						1,000.00	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	4TH QTR WAT	Q4-2023; WATER 11100 S CHICA	12/15/2023	99,328.60	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER UTILITY	4TH QTR WAT	Q4-2023; WATER 11100 S CHICA	12/15/2023	19,239.37	500-00-64180 Public Fire Protection
Water Utility Fund	1423	OAK CREEK WATER UTILITY	4TH QTR WAT	WATER 10014 DUANE CT	12/15/2023	10,505.32	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER UTILITY	4TH QTR WAT	Q4-23; WATER - NICHOLSON	12/15/2023	7,154.43	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5273	WATER TESTS	11/28/2023	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5281	WATER TESTS	12/07/2023	365.00	500-00-62560 Water Sampling and Testing

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5290	WATER SAMPLES	12/22/2023	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:						137,322.72	
RACINE WATER & WASTEWATER UTILITIES							
Water Utility Fund	1574	RACINE WATER & WASTEWATE	2641396	Q4-23; WATER	01/01/2024	358,388.22	500-00-62550 Purchased Water
Water Utility Fund	1574	RACINE WATER & WASTEWATE	2641396	Q4-23; WATER	01/01/2024	49,250.00	500-00-64180 Public Fire Protection
Total RACINE WATER & WASTEWATER UTILITIES:						407,638.22	
RESTOREMORE INC							
Sewer Utility Fund	9267	RESTOREMORE INC	4646	SEWER BACKUP - RIGHT OF W	09/01/2023	2,327.50	501-00-61000 Professional Services
Total RESTOREMORE INC:						2,327.50	
ROOT PIKE WIN							
Storm Water Utility Fund	1697	ROOT PIKE WIN	111-324	TRAINING; ROOT-PIKE WATERS	12/11/2023	4,544.00	502-00-62102 MS4 - PUBLIC EDUCATION
Total ROOT PIKE WIN:						4,544.00	
SHERWIN INDUSTRIES							
Water Utility Fund	1795	SHERWIN INDUSTRIES	SC051614	COLD PATCH	12/22/2023	1,266.72	500-00-64240 Building Repairs & Maintenance
Total SHERWIN INDUSTRIES:						1,266.72	
SJE, INC.							
Sewer Utility Fund	1119	SJE, INC.	CD99506076	VOLUTE SPACER - HOODS CRE	12/07/2023	4,887.80	501-00-64250 Equipment Repairs & Maintenanc
Total SJE, INC.:						4,887.80	
SOUTHERN WISCONSIN APPRAISAL							
Storm Water Utility Fund	1824	SOUTHERN WISCONSIN APPR	CALCREEK-09	APPRAISAL TURTLE CREEK	12/13/2023	2,250.00	502-00-65155 Turtle Creek Restoration
Storm Water Utility Fund	1824	SOUTHERN WISCONSIN APPR	CALCREEK-12	APPRAISAL TURTLE CREEK	12/13/2023	2,250.00	502-00-65155 Turtle Creek Restoration
Storm Water Utility Fund	1824	SOUTHERN WISCONSIN APPR	CALCREEK-13	APPRAISAL TURTLE CREEK	12/13/2023	2,250.00	502-00-65155 Turtle Creek Restoration
Storm Water Utility Fund	1824	SOUTHERN WISCONSIN APPR	CALCREEK-15	APPRAISAL TURTLE CREEK	12/13/2023	2,250.00	502-00-65155 Turtle Creek Restoration
Total SOUTHERN WISCONSIN APPRAISAL:						9,000.00	
ULINE							
Water Utility Fund	2030	ULINE	172286664	GLOVES & COVERALLS	12/18/2023	618.65	500-00-64070 Work Supplies

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	2030	ULINE	172286664	GLOVES & COVERALLS	12/18/2023	618.64	501-00-64070 Work Supplies
Total ULINE:						1,237.29	
WISCONSIN RURAL WATER ASSOC							
Water Utility Fund	2185	WISCONSIN RURAL WATER AS	S6180	MEMBERSHIP RENEWAL	01/01/2024	615.00	500-00-51320 Memberships/Dues
Total WISCONSIN RURAL WATER ASSOC:						615.00	
WORKHORSE SOFTWARE							
Water Utility Fund	2201	WORKHORSE SOFTWARE	5655	UTILITY BILLING SOFTWARE S	12/01/2023	675.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	2201	WORKHORSE SOFTWARE	5655	UTILITY BILLING SOFTWARE S	12/01/2023	675.00	501-00-64300 IT Maintenance & Subscriptions
Total WORKHORSE SOFTWARE:						1,350.00	
Grand Totals:						763,783.87	

PAYMENT TOTALS BY FUND

SEWER UTILITY FUND	\$ 76,379.03
STORMWATER UTILITY FUND	\$ 47,122.98
WATER UTILITY FUND	\$640,281.86
TOTALS	\$763,783.87

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

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

Annual Televising Program – Sanitary Sewer

- Continue to perform repairs that staff can perform.

Water Impact Fee / Sewer Connection Fee Update

- The Village Board adopted the REU Table at the December 12 meeting.

Central Lift Station Safety Site & Attenuation Basin

- Air Release Valves have been ordered. Initial timeline is 12 to 18 weeks. Pump #1 has been pulled and being rebuilt. Pump #1 is able to be repaired in Madison and does not need to be shipped to Kansas City. Impeller wear ring and Volute wear ring are good. Needs new bearing frame assembly. Will be able to restore the pump to factory tolerances. Pump #1 to be completed soon and then will pull Pump #2.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Elevated Storage Tank Plans at DNR for approval. Awaiting any comments.

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

Hoods Creek – Aldebaran Brushing Project

- Contractor will be contacted to begin work again in 2024.

Turtle Creek Restoration

- Southern Wisconsin Appraisal meeting with owners to discuss easements.
- Provided Easement Documents for 4 Properties
- Will be working with Great Lake Tree to remove some of the trees that are creating issues in the Klema Ditch.

MEMORANDUM

DATE: Friday, January 5, 2024

TO: Caledonia Utility District

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 believe 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. 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.

After review of the billing system and similar situations billed identical, it is recommended that there are no changes made to the utility bill at 6243 Charles Street.


RECOMMENDATION

Move to recommend that no changes are made to the Utility Bill at 6243 Charles Street reducing the number of sewer units.

MEMORANDUM

DATE: Thursday, January 4, 2024

TO: Caledonia Utility District

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

RE: Approval - Onsite Civil Engineering Infrastructure Improvement
Plan & Storm Water Management Plan – Waters Edge Place – CCM-
Caledonia LLC

BACKGROUND INFORMATION

Aaron Koch P.E. of Pinnacle Engineering Group has prepared an Onsite Civil Engineering Infrastructure Plan & a Storm Water Management Plan for Waters Edge Place, a 93-unit condominium development, utilizing townhouses and villas located on the East side of Waters Edge Drive. In addition, there will be a Clubhouse which provides a pool and court sports.

The Onsite Civil Engineering Infrastructure Plan details and designs the Public Sanitary Sewer, Private Watermain, Private Storm Water facilities, and Private Road Improvements for the creation of the 93 units.

The proposed Sanitary Sewer will serve the 93 units. There will be 2 branches of Sanitary Sewer extended (1 East & 1 West) off of the existing Sanitary Sewer that bisects the site. Each building will have its own sanitary lateral serving the units in the building.

The proposed Watermain within the site will be private and will provide a lateral to each building. The Watermain will also be for fire protection (internal & with hydrants). The private Watermain will be served from a Master Meter Vault at Waters Edge Drive connected to the existing Public Watermain on Waters Edge Drive.

The proposed Storm Sewer within the site will drain to 1 of the 2 proposed Storm Water Ponds that ultimately discharge to Lake Michigan.

The site is required to provide Storm Water Management by Ordinance. This development falls under Base Storm Water Regulations. Base Storm Water Regulations are that the 100 yr. post development peak runoff must be reduced to or below the 10 yr. predevelopment peak runoff and the 10 yr. post development peak runoff must be reduced to or below the 2 yr. predevelopment peak runoff. The site must also achieve 40% Total Suspended Solids removal as it is a redevelopment project.

The Storm Water Management Plan meets the Ordinance by meeting the required reductions in peak flow (37.6 cfs peak 100 vs 42 cfs peak 10 and 11.4 cfs peak 10 vs 22.3 cfs peak 2) and the required TSS removal (44.6% TSS vs 40% TSS).

The Onsite Civil Engineering Infrastructure Plan has been submitted to and reviewed by the Village Engineer, the Public Services Director, and the Utility District Consultant. The Storm Water Management Plan has been submitted to and reviewed by the Public Services Director. The Onsite Civil Engineering Infrastructure Plan and the Storm Water Management Plan are in conformance with the Ordinance and are ready for Utility District Approval.

Included in this packet are the Onsite Civil Engineering Infrastructure Plan and the Storm Water Management Plan Summary.

RECOMMENDATION

Move to approve the Onsite Civil Engineering Infrastructure Plan and the Storm Water Management Plan for Waters Edge Place subject to the following:

- 1) The Sanitary Sewer Extension is approved by the Racine Wastewater Utility.**
- 2) The Design Engineer determines that the plans approved by the Caledonia Utility District and Engineering Department are technically adequate and are stamped by the Design Engineer.**
- 3) The Final Condominium Plat is submitted and approved by the Village of Caledonia.**
- 4) Legal Descriptions and Exhibits for the required Sanitary Sewer Easements, Master Meter Vault Easement, and Storm Water Pond Easements are provided, and the Developer executes the necessary documents.**
- 5) The applicant obtains all necessary permits from the Village, County and State prior to performing the project.**

STORMWATER MANAGEMENT PLAN

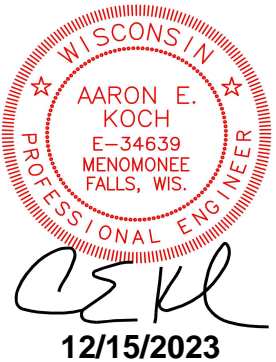


Waters Edge

Caledonia, Wisconsin

PEG Project Number: 2145.01-WI

October 5, 2023



PINNACLE ENGINEERING GROUP

20725 Watertown Road Suite 100 | Brookfield, WI 53186

www.pinnacle-engr.com

TABLE OF CONTENTS

INTRODUCTION	2
DESIGN CRITERIA	2
EXISTING CONDITIONS	2
PROPOSED DEVELOPMENT CONDITIONS	3
ANALYSIS METHODS	3
SUMMARY OF RESULTS	3
Existing Conditions	3
Proposed Conditions	3
Runoff Water Quality	3
Infiltration	4
Protective Areas	4
CONCLUSION	4

APPENDICIES

APPENDIX 1 – MAPS

- Vicinity Map

APPENDIX 2 – PRE-DEVELOPMENT CONDITIONS INFORMATION

- Hydrology Exhibit – Existing Conditions
- Hydrographs

APPENDIX 3 – POST-DEVELOPMENT CONDITIONS (RATE ATTENUATION)

- Hydrology Exhibit – Proposed Conditions
- Hydrographs

APPENDIX 4 – POST-DEVELOPMENT CONDITIONS (WATER QUALITY)

- WinSLAMM Modeling Input Data & Output Computations

APPENDIX 5 – SOIL BORINGS

Questions and comments can be directed to:

Aaron E. Koch, P.E.
Sr. Project Manager | Principal
Phone: 262.754.8888 | Fax: 262.754.8850
aekoch@pinnacle-engr.com



PINNACLE ENGINEERING GROUP
20725 Watertown Road | Suite 100
Brookfield, WI 53186
www.pinnacle-engr.com

INTRODUCTION

The proposed project consists of a removal of an old school campus and construction of a new multi-family complex. The Village of Caledonia and the Wisconsin DNR have jurisdiction on the site with regards to stormwater goals. PEG has prepared a plan which will meet these goals.

DESIGN CRITERIA

Village of Caledonia..... Title 9 Chapter 2– also follows DNR regulations

Wisconsin Department of Natural Resources:..... NR 216 & NR 151

Water Quantity: The Village of Caledonia requires the 100-yr post development peak discharge to not exceed the 10-year predevelopment peak runoff discharge. The post-development runoff discharges for storms up to and including the 10-year shall not exceed the 2-year predevelopment peak discharge. The 1-year proposed storm event must also be kept at or below existing conditions for the 1-year storm per NR 151.

Water Quality: Since the site is a redevelopment, the minimum Village and DNR requirements are to remove 40% of the total suspended solids (TSS) load on an average annual basis from the runoff from the site.

Infiltration: Infiltration is required for sites containing soils suitable for infiltration. In this case, the soil is not suitable for infiltration. Per NR 151, the site is exempt from the need to do infiltration and thus infiltration is not provided as part of this plan.

Protective Areas: The DNR requires a protective area for impervious surfaces that drain into the wetland. The wetland report identifies this wetland as requiring a 10' protective area.

EXISTING CONDITIONS

The site previously contained a school campus which has already been demolished. The school campus condition is still used though as the existing condition of the site since the demolition work was completed recently as part of this project. All of the drainage is ultimately tributary to Lake Michigan. Some of the site previously drained directly to the lake while a large portion drains through a storm sewer line along the north property line. This storm sewer line was determined to be collapsed and non functional and a new storm sewer line was installed in the same general area to convey runoff from the site to the Lake. The geotechnical report shows a variety of near surface materials which also include some fill, but all of the native soils underneath are clay, which will be modeled as soil group C.

POST-DEVELOPMENT CONDITIONS

It is proposed to develop the site as multi family with multiple buildings, driveways, parking, open space and stormwater facilities. Drainage from the new development will be mostly direct two one of the two ponds for treatment. A smaller area is undetained. All runoff will

still be tributary to Lake Michigan through the new storm sewer pipe. Note that the southerly undetained area will be directed to the south instead of the northeasterly pipe. There is a clearly defined path for this water which appears to be a navigable stream. There is already a significant amount of other water that currently flows through this low area. Therefore the addition of a small amount of additional runoff through this flow path is not expected to have any adverse impacts to the property.

The ponds will provide detention and water quality in the form of TSS removal. Ponds will have outlets that will connect to the new storm pipes that discharge to Lake Michigan. Ponds will also have overflows for emergency events.

ANALYSIS METHODS

HydroCAD® (Version 10.00) software has been used to analyze stormwater characteristics for this stormwater management plan. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Rainfall depths for the 1-year, 2-year, 10-year and 100-year storm events are 2.35, 2.67, 3.77, and 5.92 inches in accordance with NOAA Atlas 14 and Village requirements. MSE3 24-hour rainfall distributions are used.

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.4) Source Loading and Management Model.

Note that the east pond volume below 604.25 is not included in the HydroCAD model in the event that the pond bottom is clogged or has not drained down.

SUMMARY OF RESULTS

Existing Conditions

Note that the existing conditions include a small area of Water’s Edge Drive that drains onto the site. While this area would not have to be included in the stormwater goals for the onsite development, for simplicity of the modeling, it has been.

Existing Drainage Data

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
Existing Site Discharge	16.9	80	14.0	17.2	22.3	42.0	83.4

Proposed Drainage Data

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
Area to North Pond	5.4	91	10.0*	12.0	14.3	22.1	37.4
Area to East Pond	9.5	81	10.0*	11.9	15.3	27.8	54.2
Undetained North	0.7	81	10.0*	0.9	1.1	2.1	4.0
Undetained South	1.3	81	10.0*	1.6	2.1	3.8	7.4
North Pond Discharge	---	---	---	1.2	1.3	2.6	23.5
East Pond Discharge	---	---	---	3.6	4.0	5.1	6.4
Proposed Site Discharge	16.8	---	---	6.5	7.6	11.4	37.6

* A Tc of 10.0 min is used as the actual computed is less than the minimum allowed of 10.0 min.

Basin Data

Pond	Basin Bottom	Normal Water	Peak W.S. Elev. 2-year	Peak W.S. Elev. 100-year	Spillway Elev.	Top of Berm Elev.
North Pond	590.0	595.0	597.1	598.7	599.0	600.0
East Pond	---	604.0	605.4	607.1	608.5	609.0

The modeling indicates that the pond will detain the flows so that the peak flow is maintained on the 1 and 2 year storm events. The 10-year post is detained well below the 2-yr pre, as well as the 100-yr post to the 10-yr pre.

The clogged conditions were also studied to determine overflow weir design. During a 100-year even with no outlet other than the spillway, the north pond spillway is half full (approx. 6"). The east pond does not reach the spillway. This was intentional in that overflows down the bluff would be very undesirable, so extra storage was created to minimize overflows even in extreme events.

Runoff Water Quality

Post-development water quality will be obtained in two ponds. Note that the two undetained areas are combined in the model for simplicity. Also note that the model incorporates the runoff from Water's Edge Road and the existing lift station within the drainage areas, though neither are required to be treated, but are included in the model for simplicity, and the water quality goals are still met.

Water Quality Summary

Area/Pond	Ponds of TSS Generated	Pounds of TSS Remaining	Percent Removal
North Pond	1925	507	73.7%
East Pond	1944	1498	22.9%
Undetained	310	310	0%
Total Site	4179	2315	44.6%

Infiltration

Infiltration is not required due to the lack of soils suitable for infiltration. The site contains exclusively clay native soils.

Protective Areas

Protective areas have been maintained on the site layout such that there are no impervious surfaces closer than 10' to the existing wetlands.

CONCLUSION

The stormwater management features for the development have been designed to comply with the Village and DNR regulations. This includes peak flow reduction, water quality and protective areas. The proposed ponds will serve to meet all these of these goals. Maintenance is expected to occur on a regular basis. An agreement with the Village of Caledonia will be executed to ensure this occurs.

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

WATER'S EDGE

CALEDONIA, WISCONSIN

PLANS PREPARED
FOR

CARDINAL CAPITAL
901 SOUTH 70TH STREET
WEST ALLIS, WISCONSIN 53214



PROJECT
LOCATION

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	—	—
UTILITY CROSSING	—	—
LIGHTING	⊗	⊗
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY	⊗	⊗
ELECTRICAL TRANSFORMER OR PEDESTAL	⊗	⊗
POWER POLE	⊗	⊗
POWER POLE WITH LIGHT	⊗	⊗
STREET SIGN	⊗	⊗
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	⊗	⊗
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	⊗	⊗
SOIL BORING	⊗	⊗
TOPSOIL PROBE	⊗	⊗
FENCE LINE, TEMPORARY SILT	—	—
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
CR	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	Δ	INTERSECTION ANGLE

GENERAL NOTES

- 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.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED NOVEMBER 25, 2022 FOR THE 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 FROM 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 IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- 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.
- 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."
- 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.

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: askoch@pinnacle-engr.com	APPLICANT: JACK REICHL CARDINAL CAPITAL 901 SOUTH 70TH STREET WEST ALLIS, WI 53214 (414) 510-4256 E-MAIL: jreichl@cardinalcapital.com

INDEX OF SHEETS	
C000	COVER SHEET
C100	EXISTING CONDITIONS
C101	SITE PLAN
C102	GRADING PLAN
C103	EROSION CONTROL PLAN
C104	OVERALL UTILITY PLAN
C105	SANITARY SEWER OVERALL PLAN
C106 - C-107	SANITARY SEWER PLAN & PROFILE
C108 - C110	WATER MAIN PLAN & PROFILE
C111	STORM SEWER PLAN
C112 - C114	PAVING PLAN
C115 - C117	CONSTRUCTION DETAILS SPECIFICATIONS

△ Revisions

100%
CONSTRUCTION
DOCUMENTS

WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

COVER SHEET

Sheet #

C000



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00

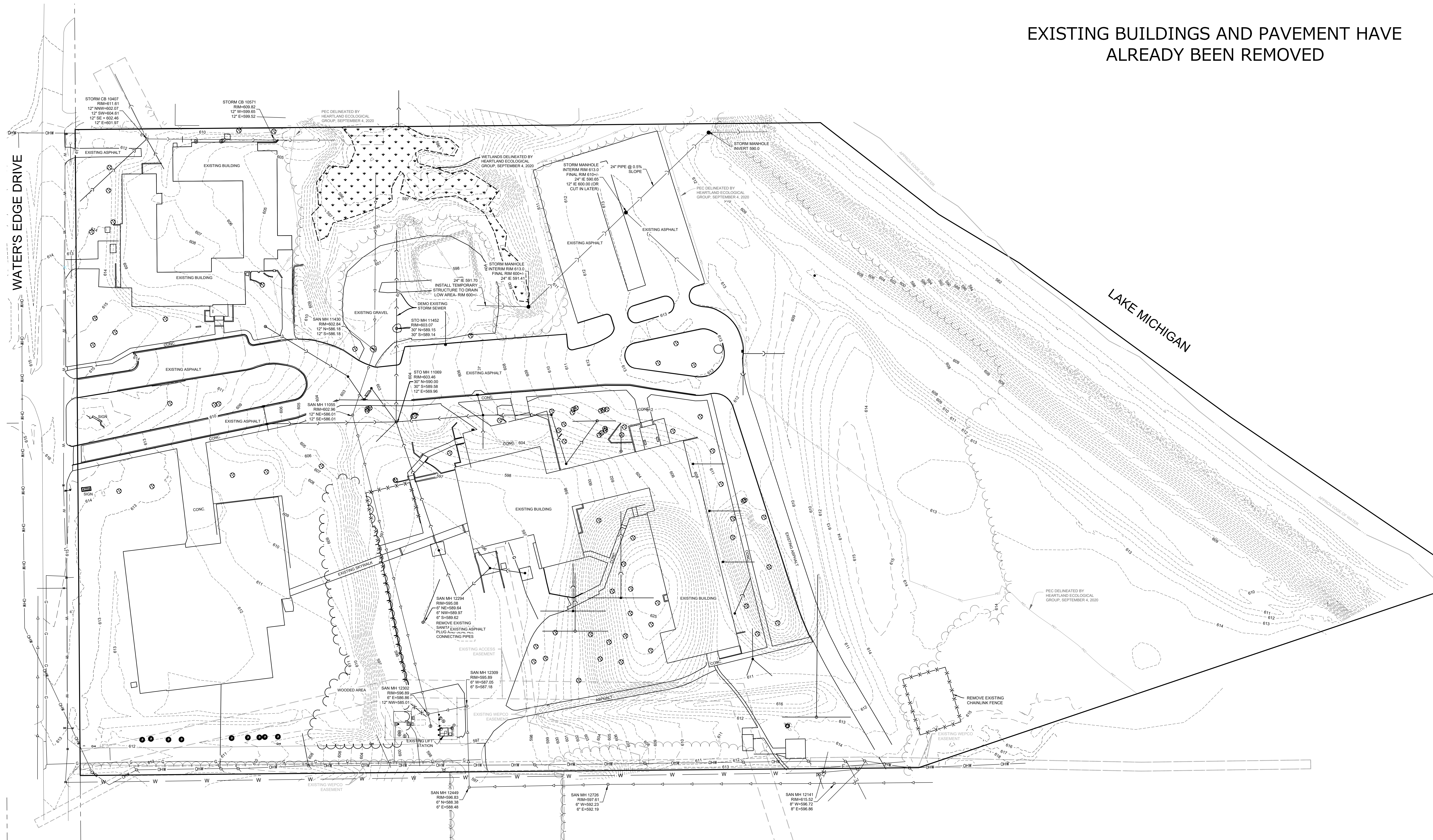


DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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.

EXISTING BUILDINGS AND PAVEMENT HAVE
ALREADY BEEN REMOVED



△ Revisions

100%
CONSTRUCTION
DOCUMENTS

WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

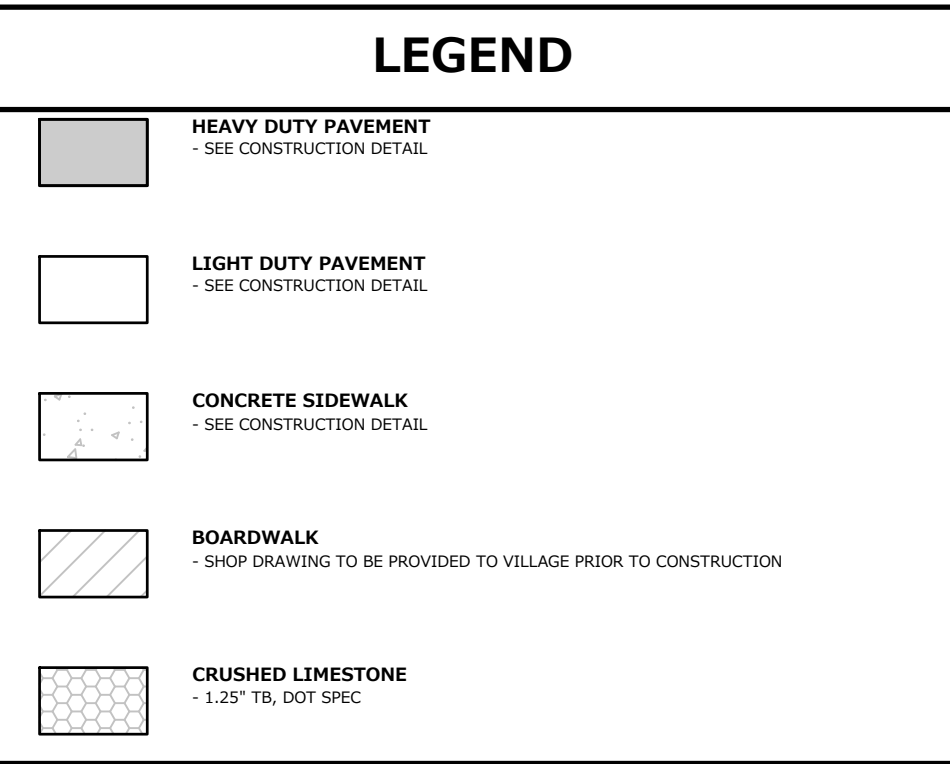
EXISTING
CONDITIONS

Sheet #
C100



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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00



△ Revisions

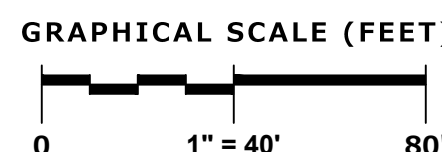
CONSTRUCTION DOCUMENTS

WATER'S EDGE
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

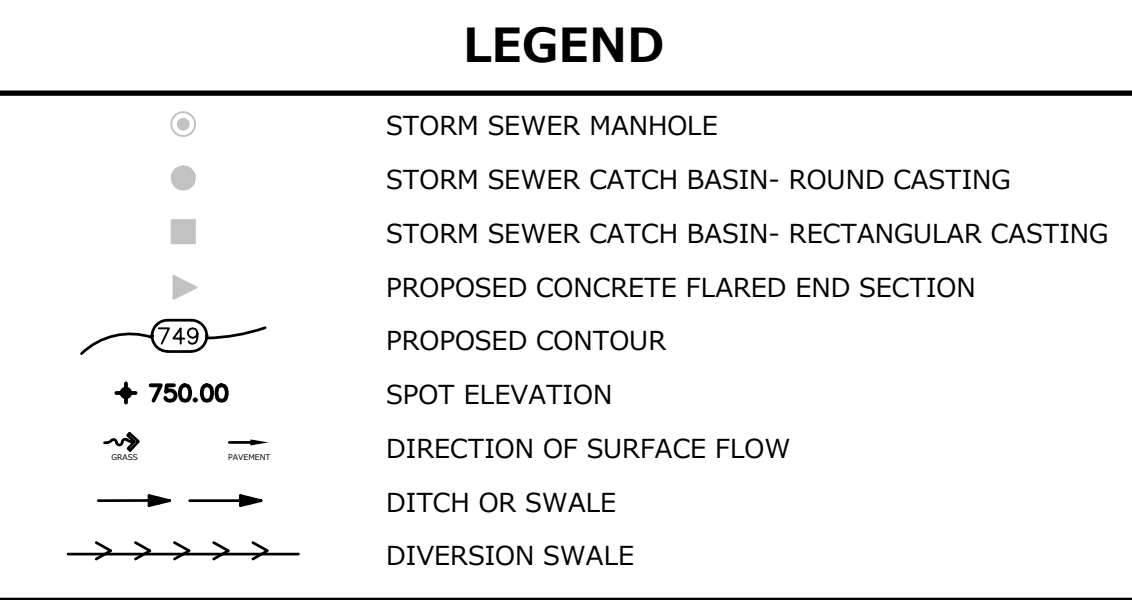
Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

Sheet #

C101



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00

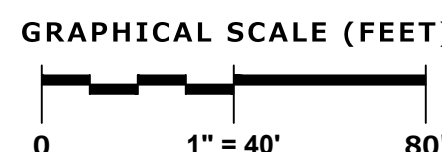


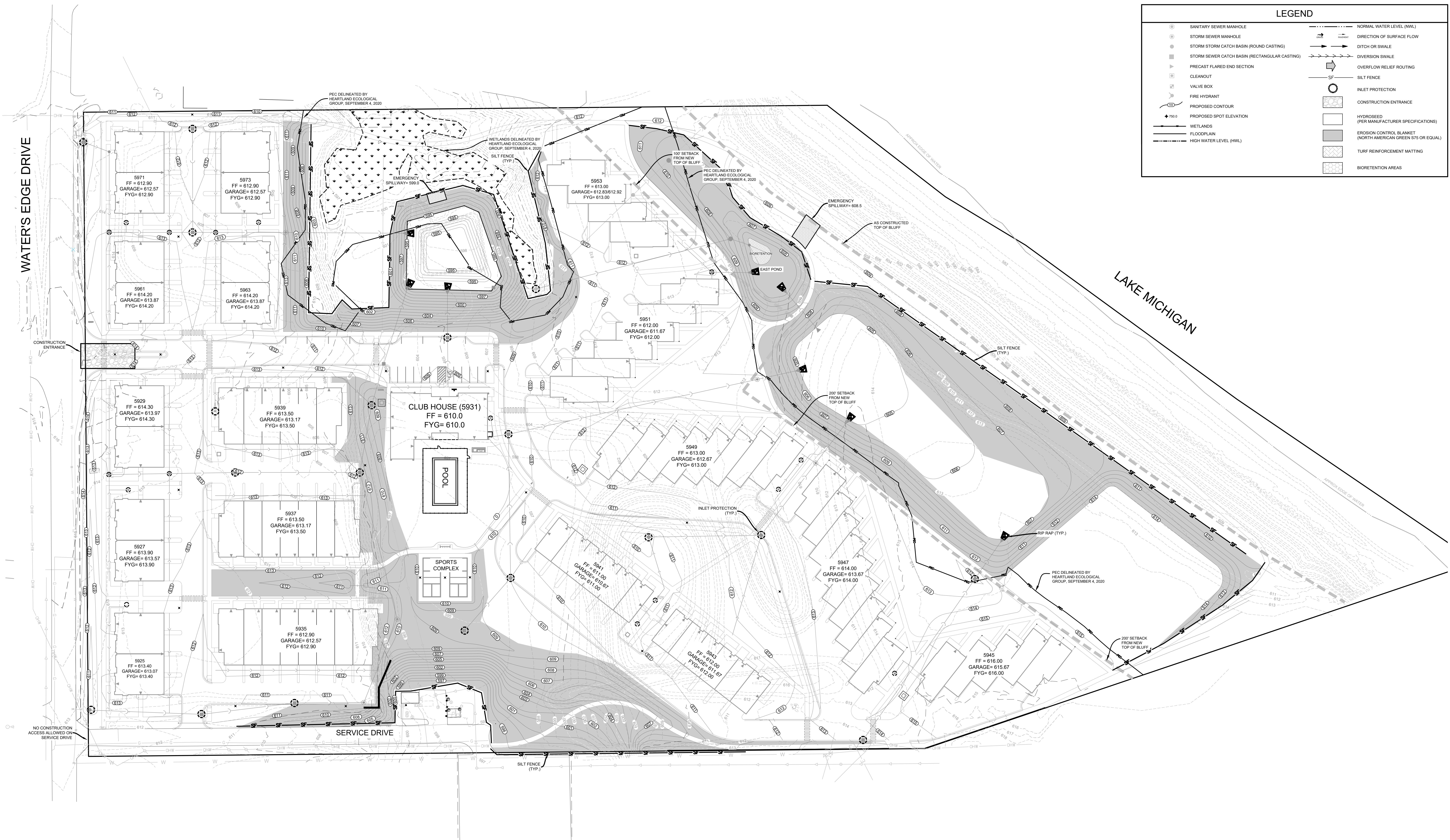
100%
CONSTRUCTION
DOCUMENTS

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

Sheet #

C102





LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM STORM CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	WETLANDS
	FLOODPLAIN
	HIGH WATER LEVEL (HWL)
	NORMAL WATER LEVEL (NWL)
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	INLET PROTECTION
	CONSTRUCTION ENTRANCE
	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	TURF REINFORCEMENT MATTING
	BIORETENTION AREAS

△ Revisions

100%
CONSTRUCTION
DOCUMENTS
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

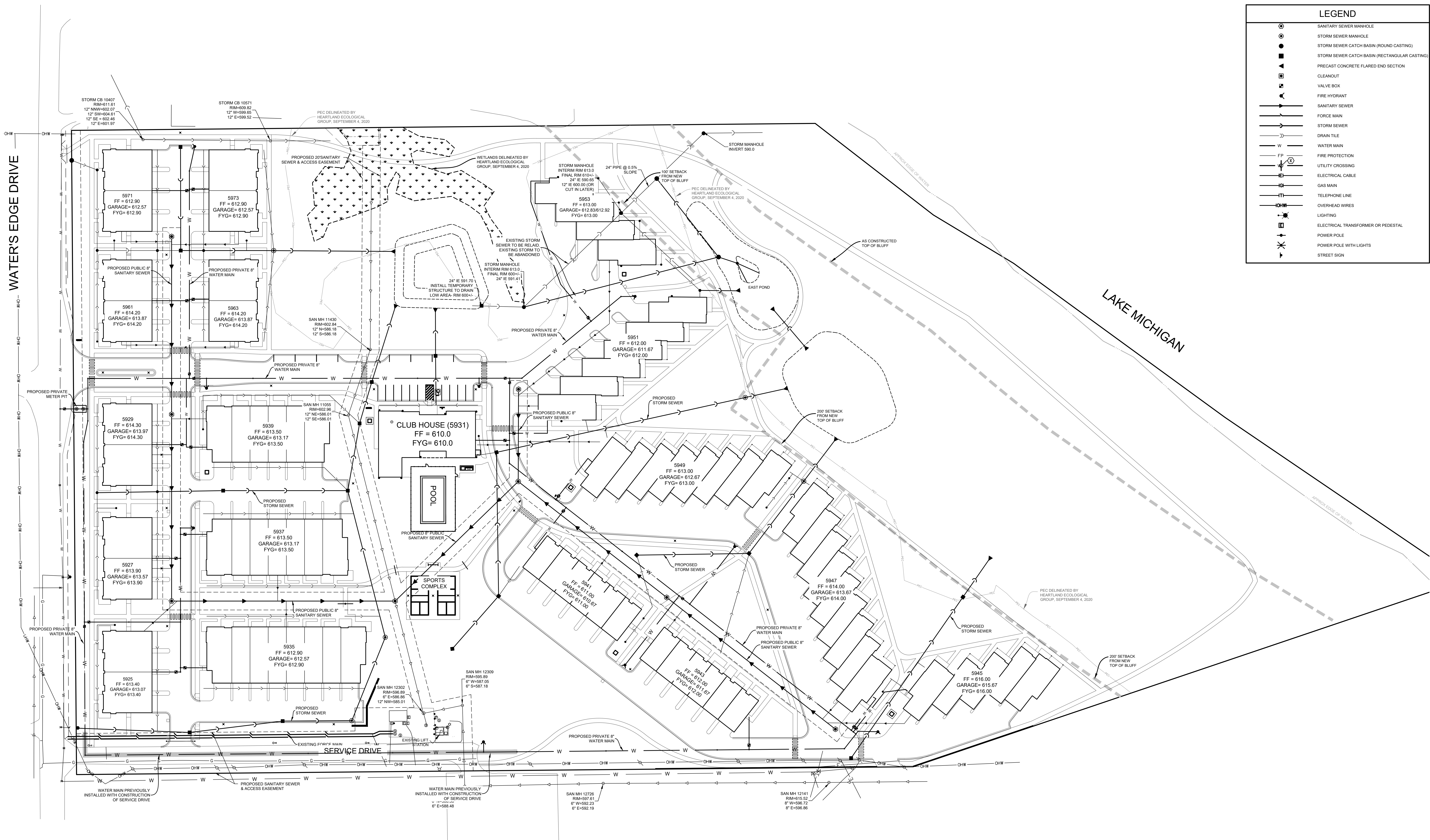
EROSION CONTROL
PLAN

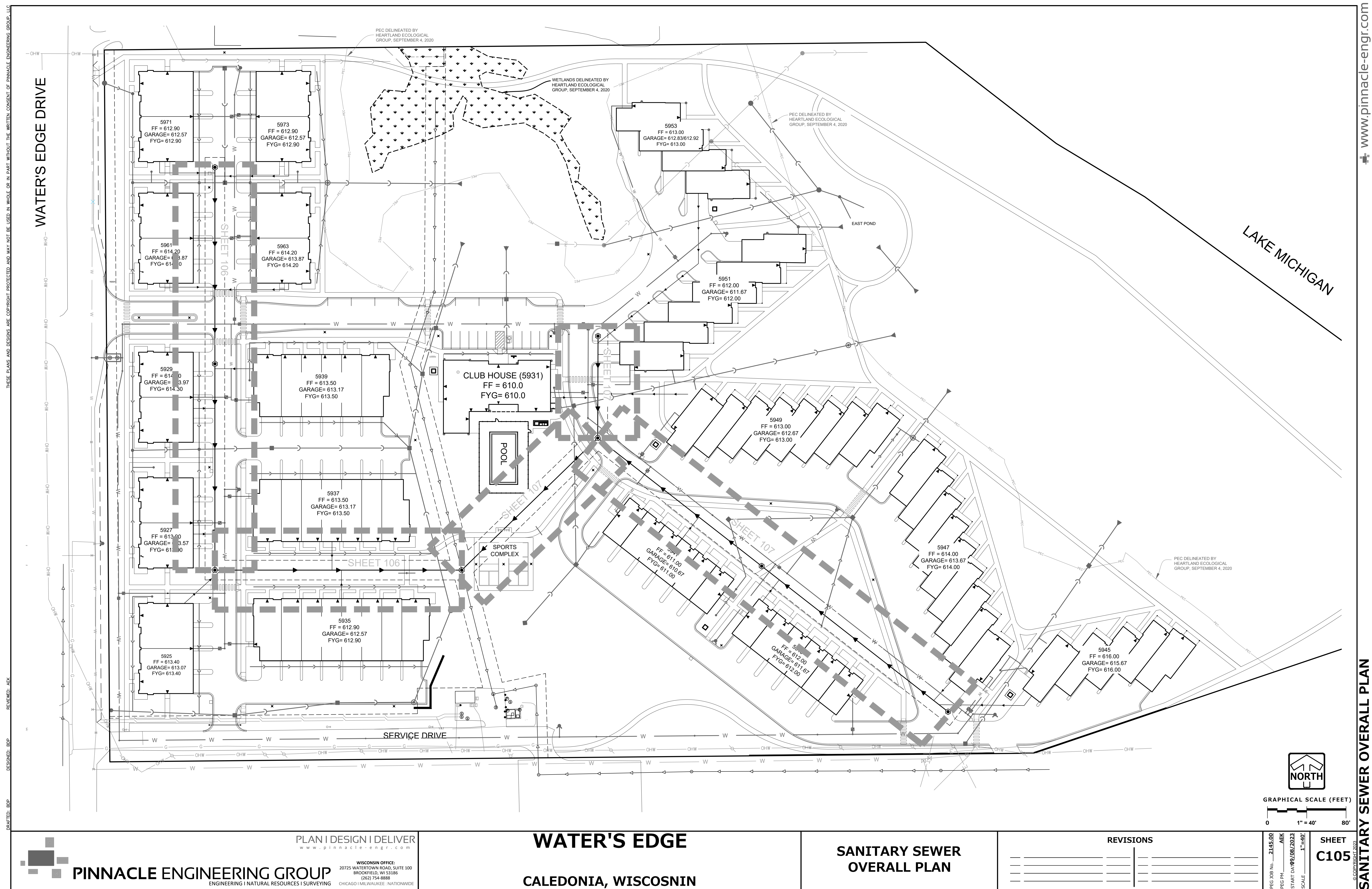
Sheet #
C103



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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00





△ Revisions

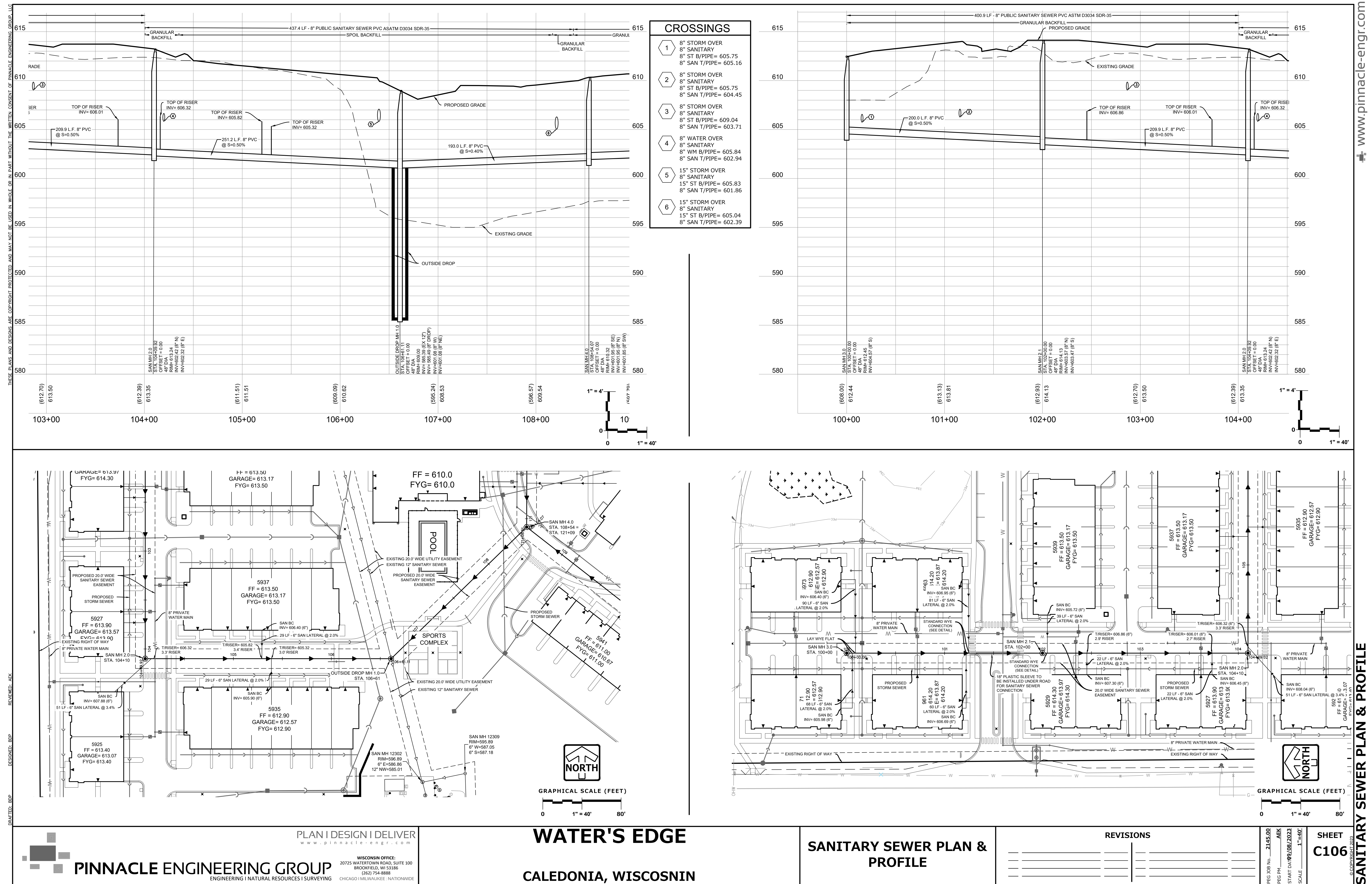
100%
CONSTRUCTION
DOCUMENTS

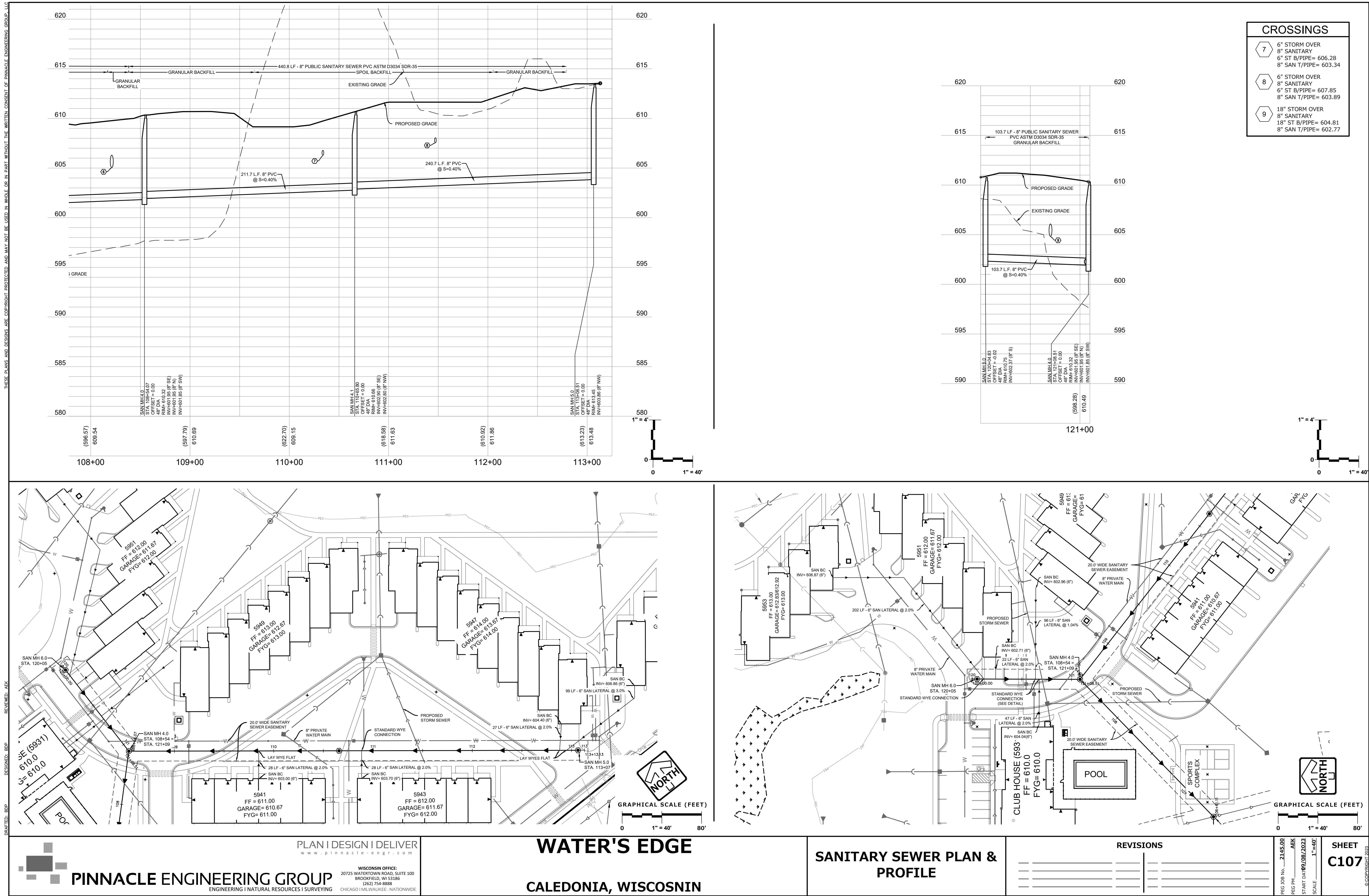
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

SANITARY SEWER OVERALL PLAN

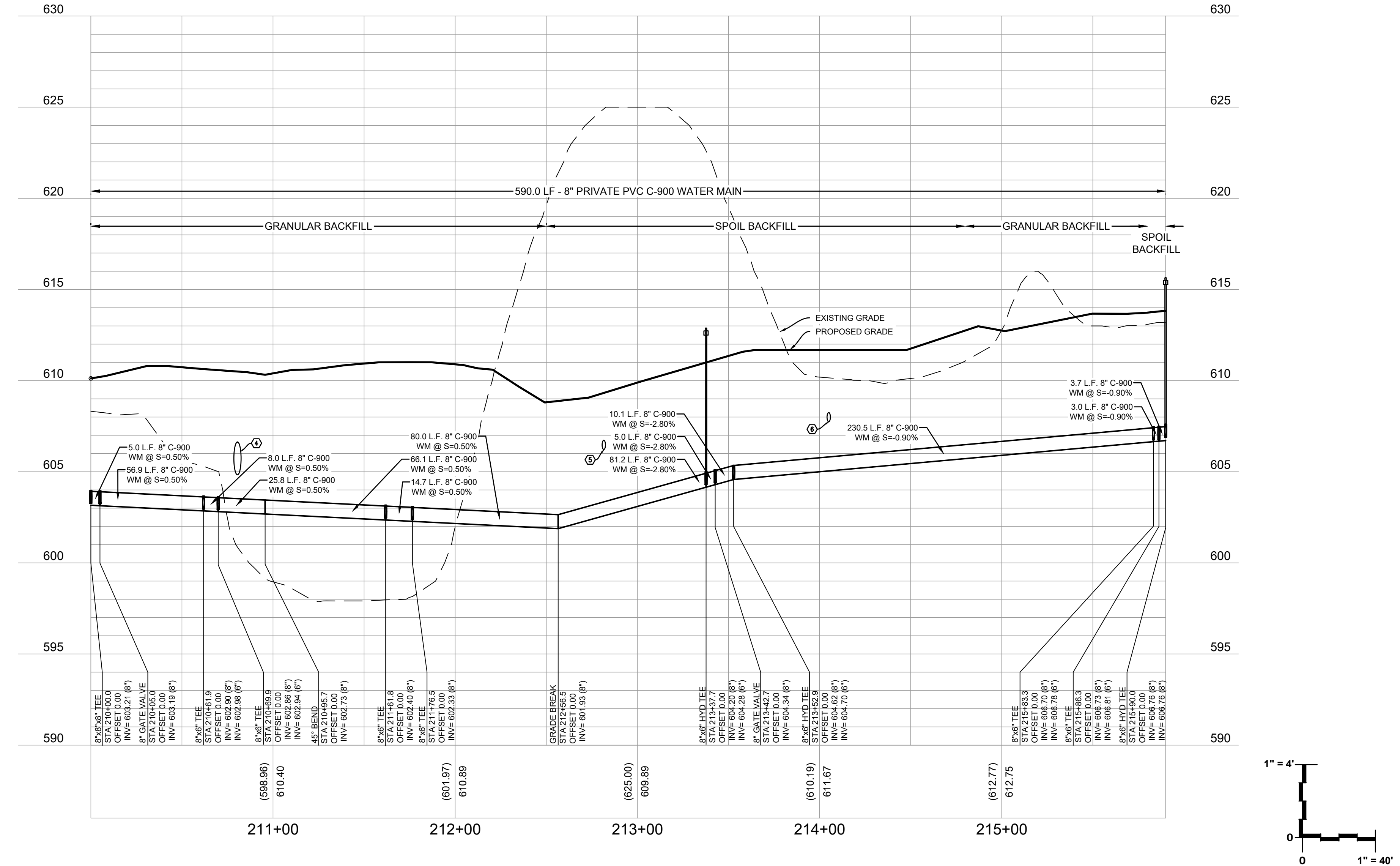
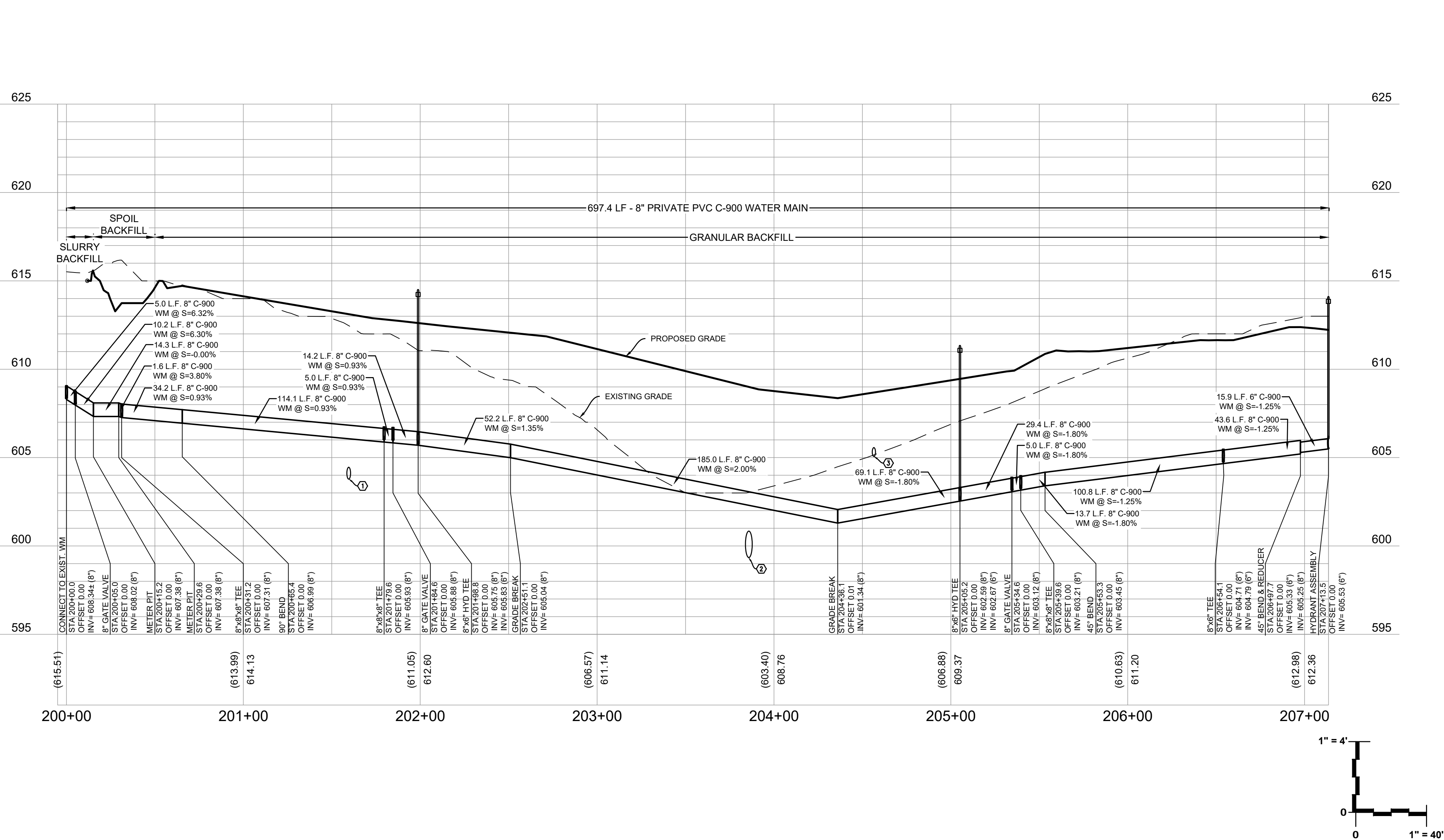
Sheet # C105





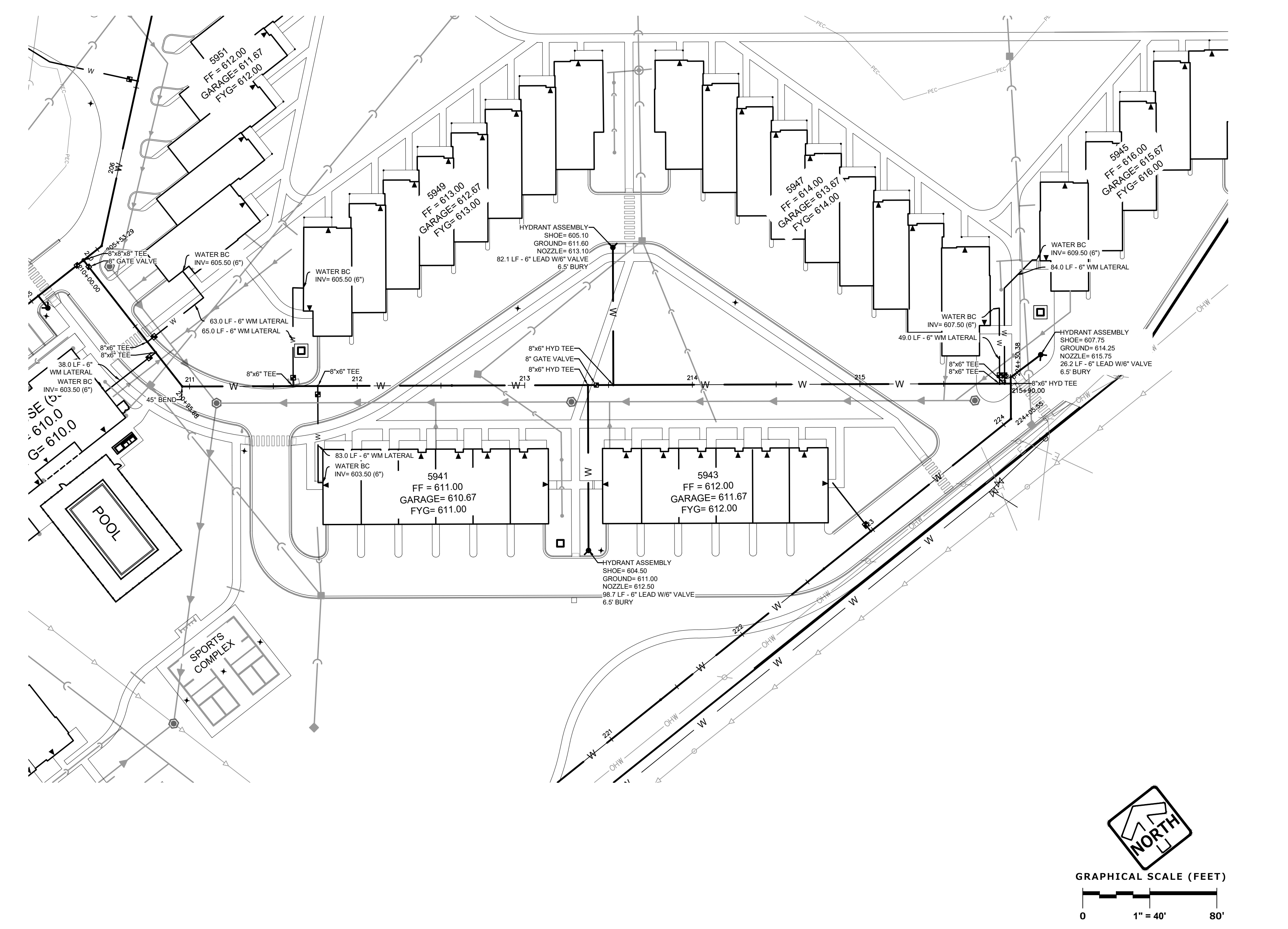
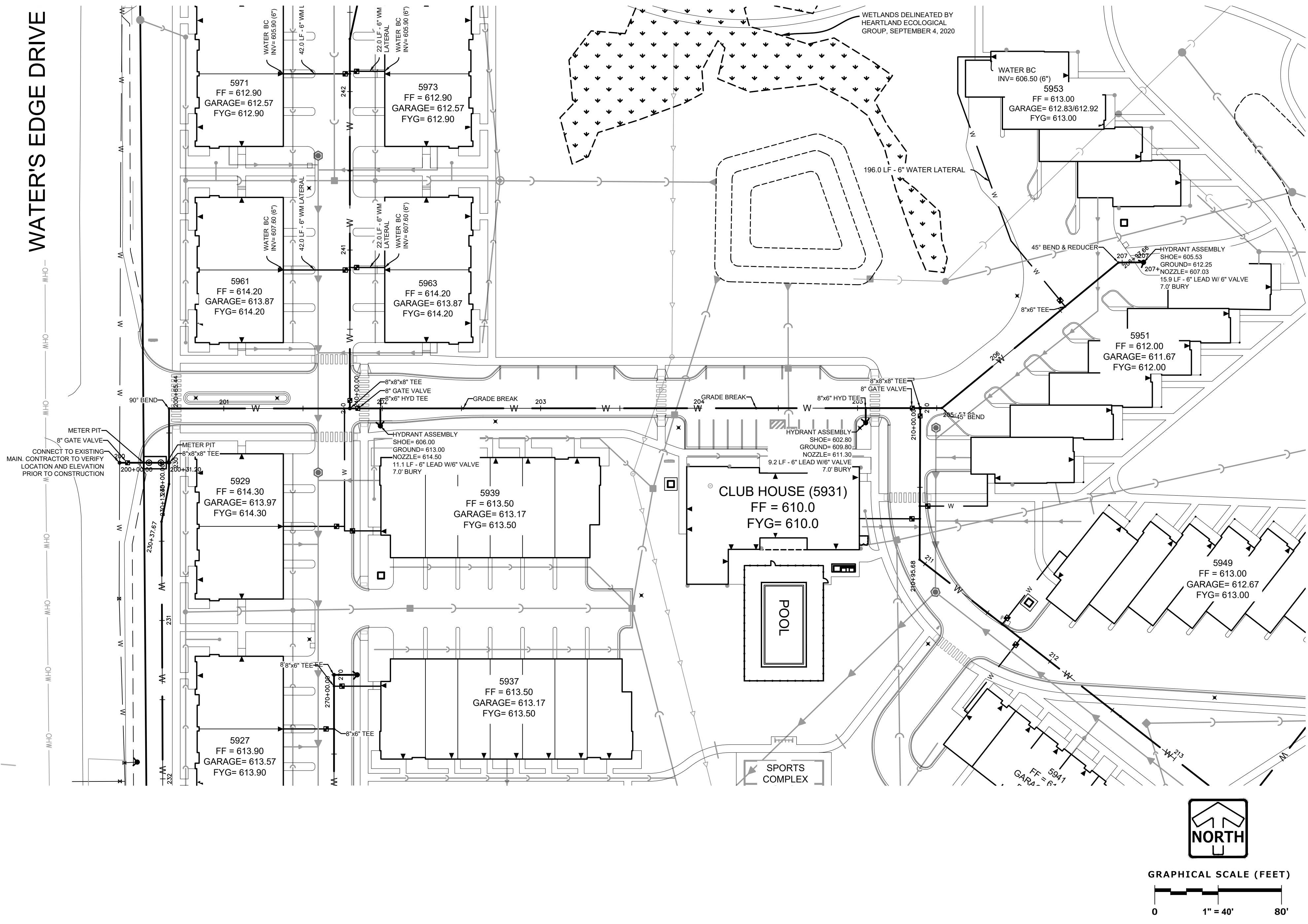
www.pinnacle-engr.com

SANITARY SEWER PLAN & PROFILE



CROSSINGS					
1	8" WATER OVER	18" STORM OVER	4	8" WATER OVER	6" ST B/PIPE= 604.83
2	8" WATER OVER	15" STORM OVER	5	8" WATER OVER	6" ST B/PIPE= 606.22
3	8" WATER OVER	6" STORM OVER	6	8" WATER OVER	6" ST B/PIPE= 607.44
	8" SANITARY				8" WM T/PIPE= 603.46
	8" ST B/PIPE= 606.12				8" WM T/PIPE= 603.30
	8" SAN T/PIPE= 604.45				8" WM T/PIPE= 603.38
	8" WM B/PIPE= 602.35				
	15" ST T/PIPE= 600.39				
	8" WM B/PIPE= 605.06				
	8" WM T/PIPE= 602.38				

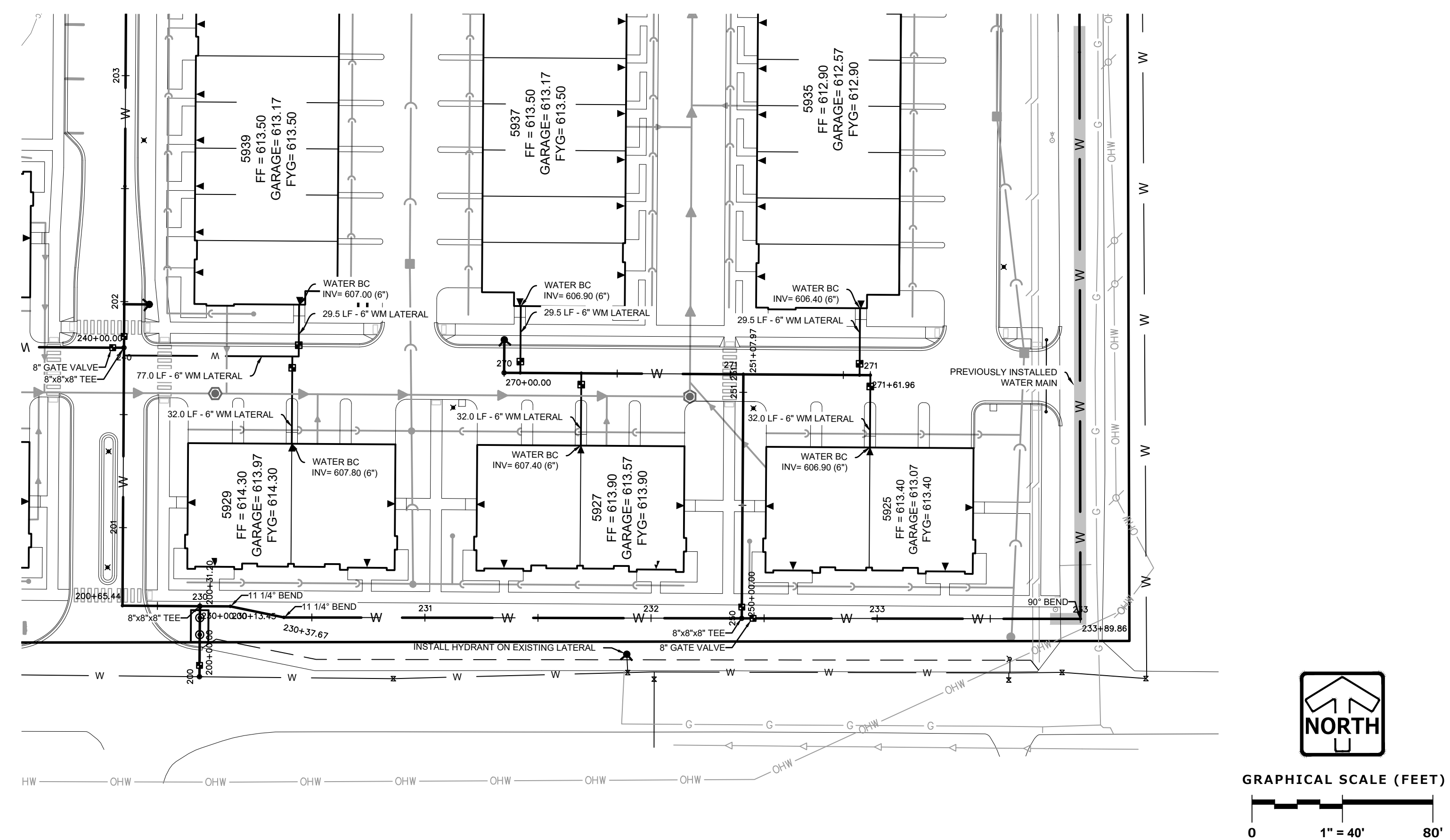
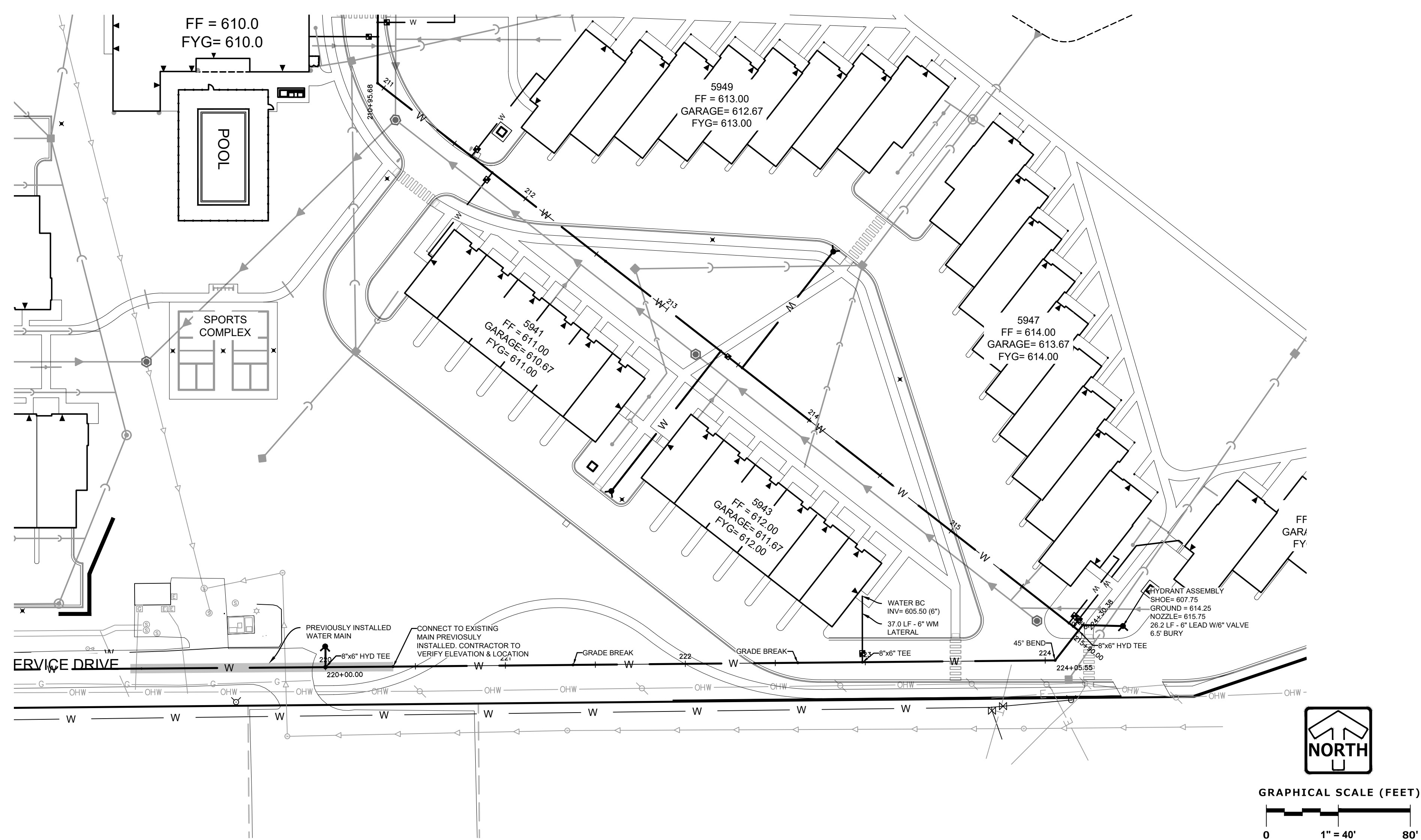
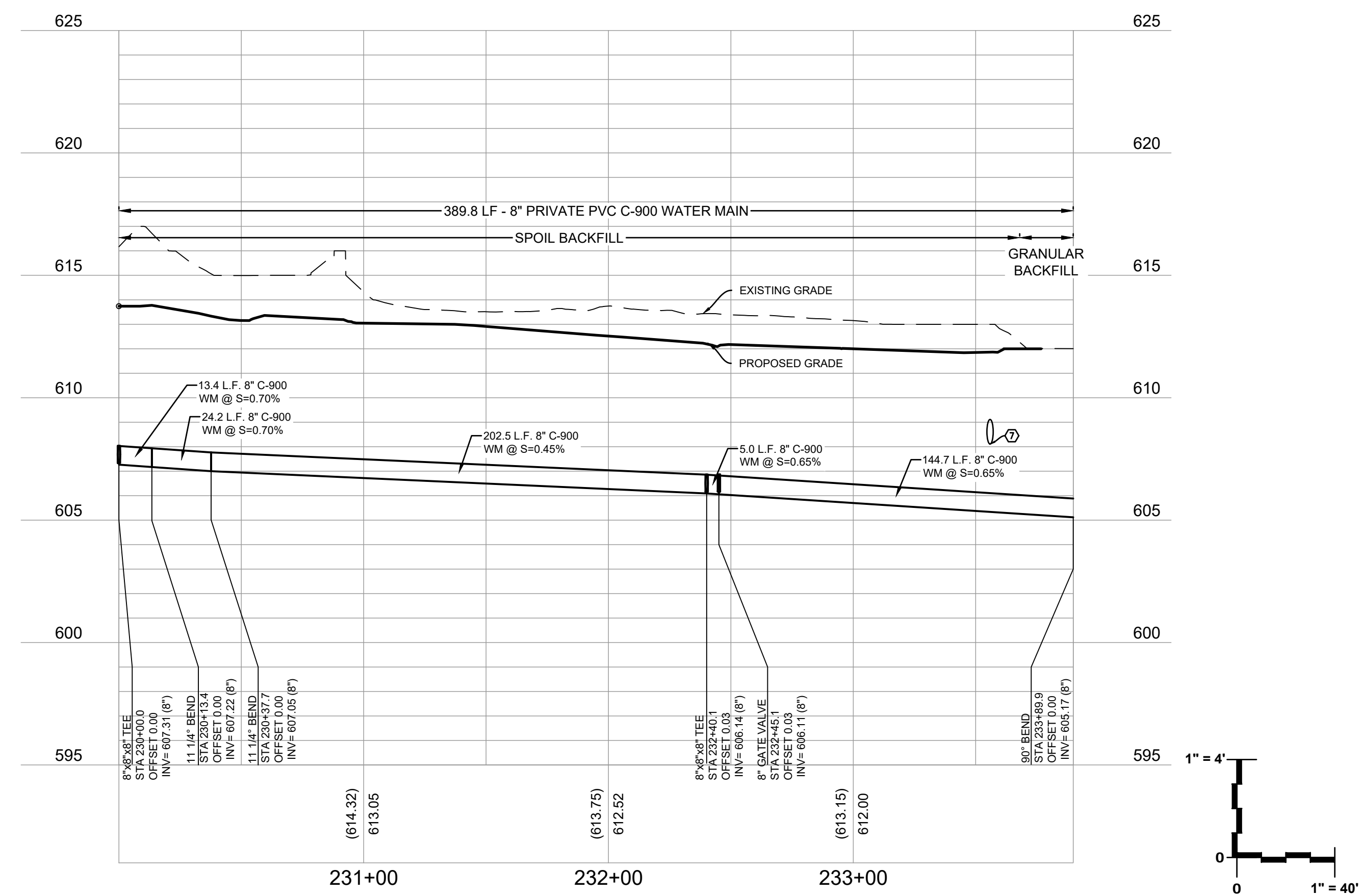
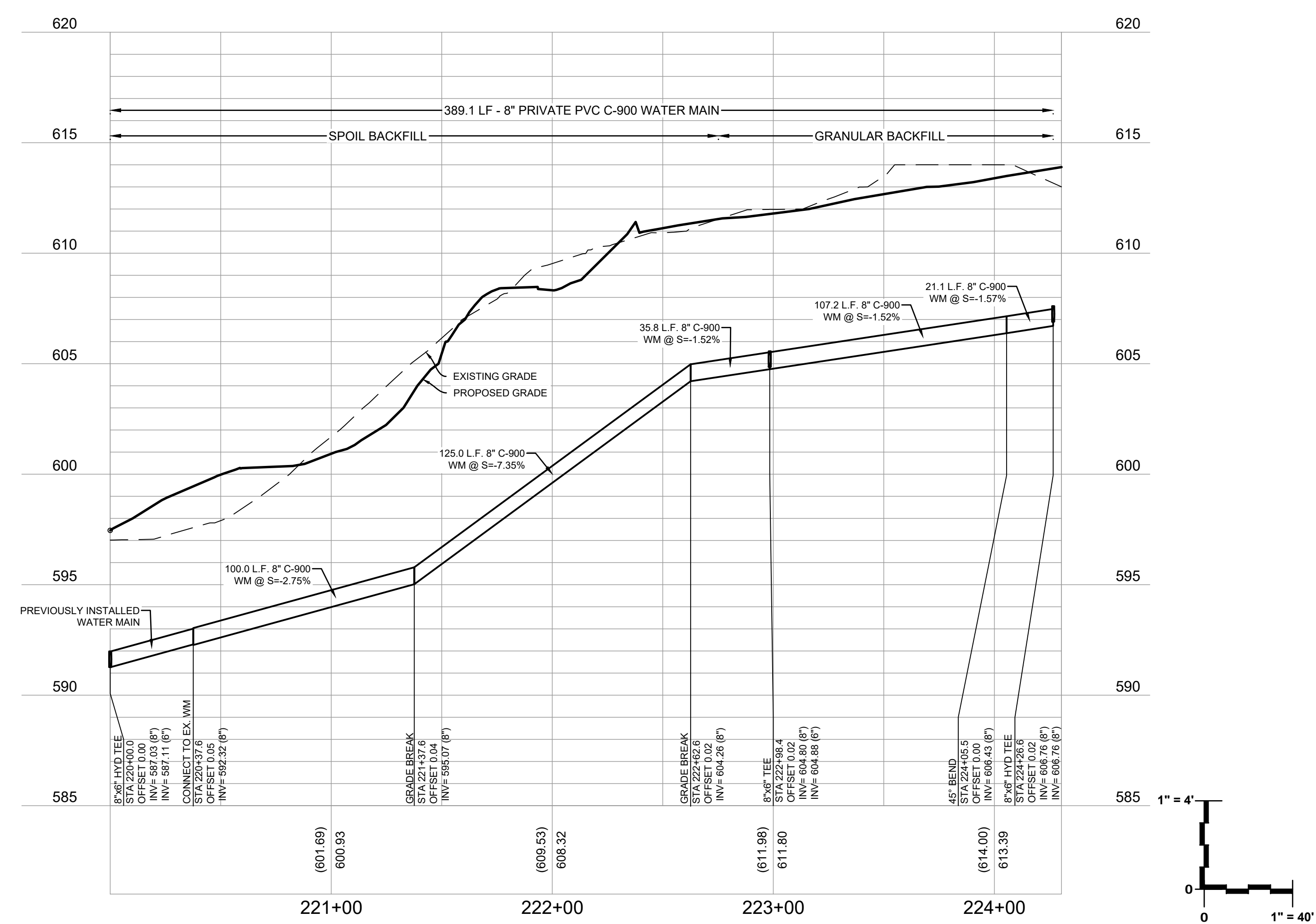
TRACER WIRE SHALL BE
INSTALLED ON ALL BURIED
WATER MAIN PIPES



Revisions

100%
CONSTRUCTION
DOCUMENTS
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title



CROSSINGS	
7	12" STORM OVER 8" WATER 12" ST B/PIPE= 608.02 8" WM T/PIPE= 606.03
7A	12" STORM OVER 8" WATER 12" ST B/PIPE= 608.11 8" WM T/PIPE= 606.03

TRACER WIRE SHALL BE
INSTALLED ON ALL BURIED
WATER MAIN PIPES

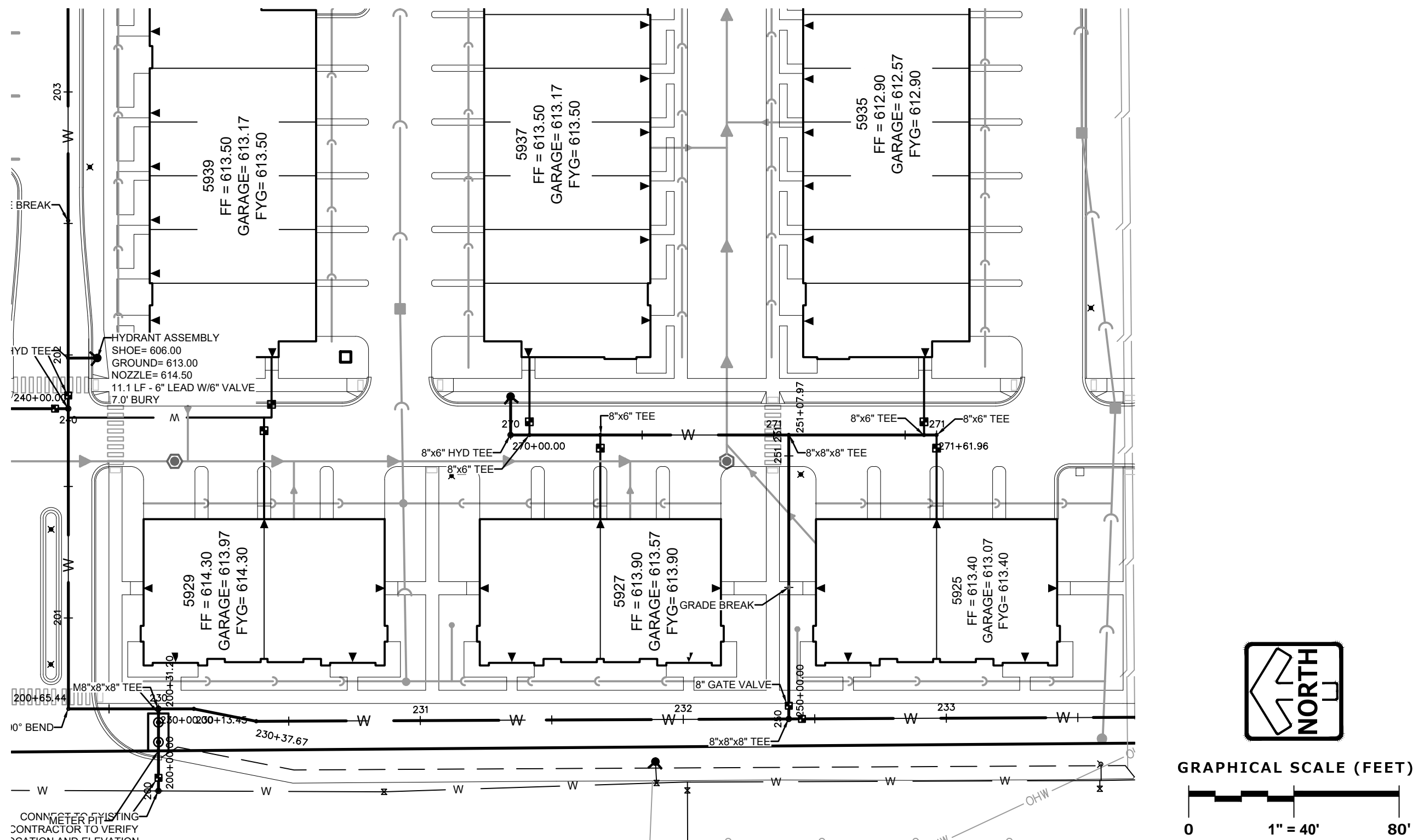
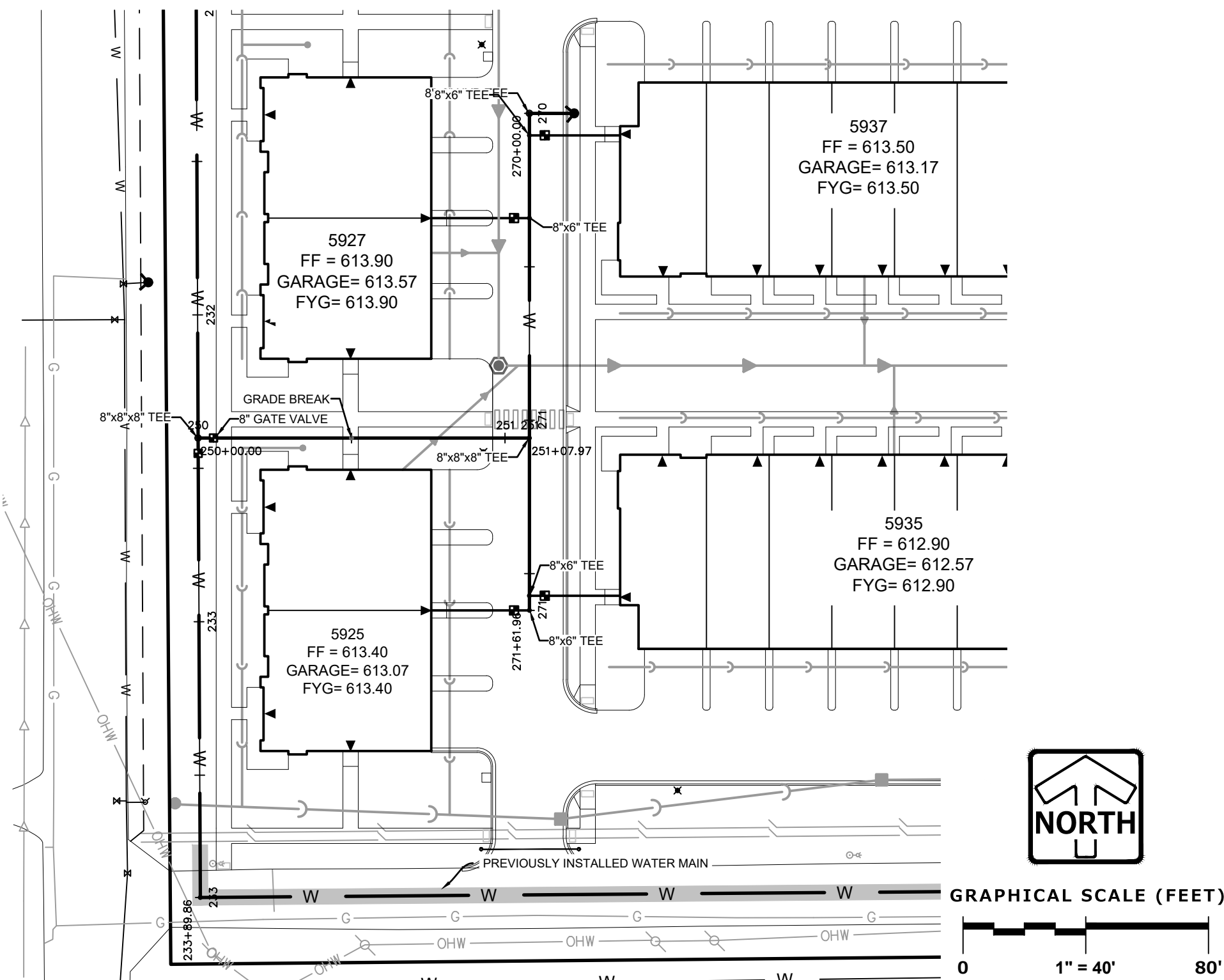
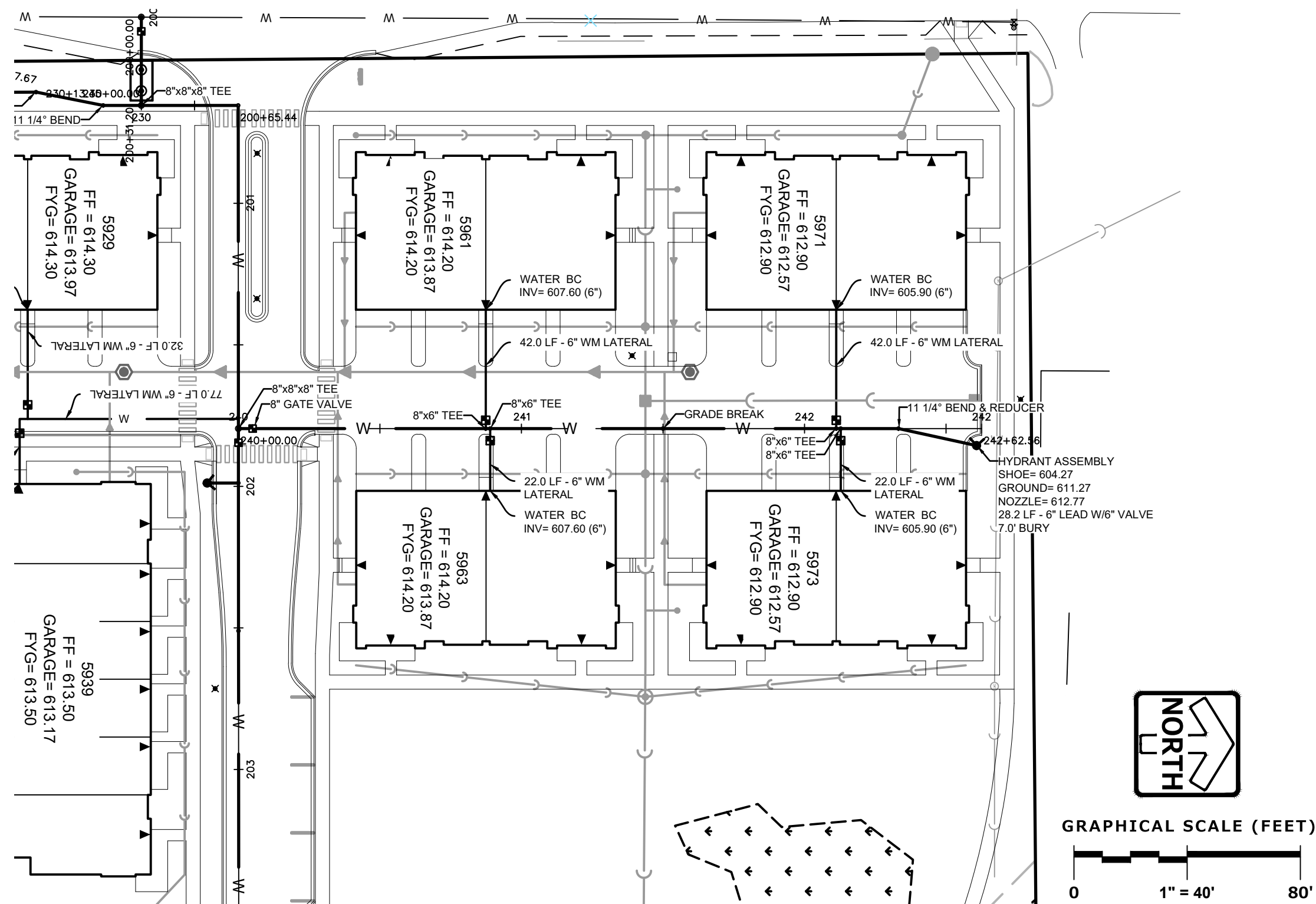
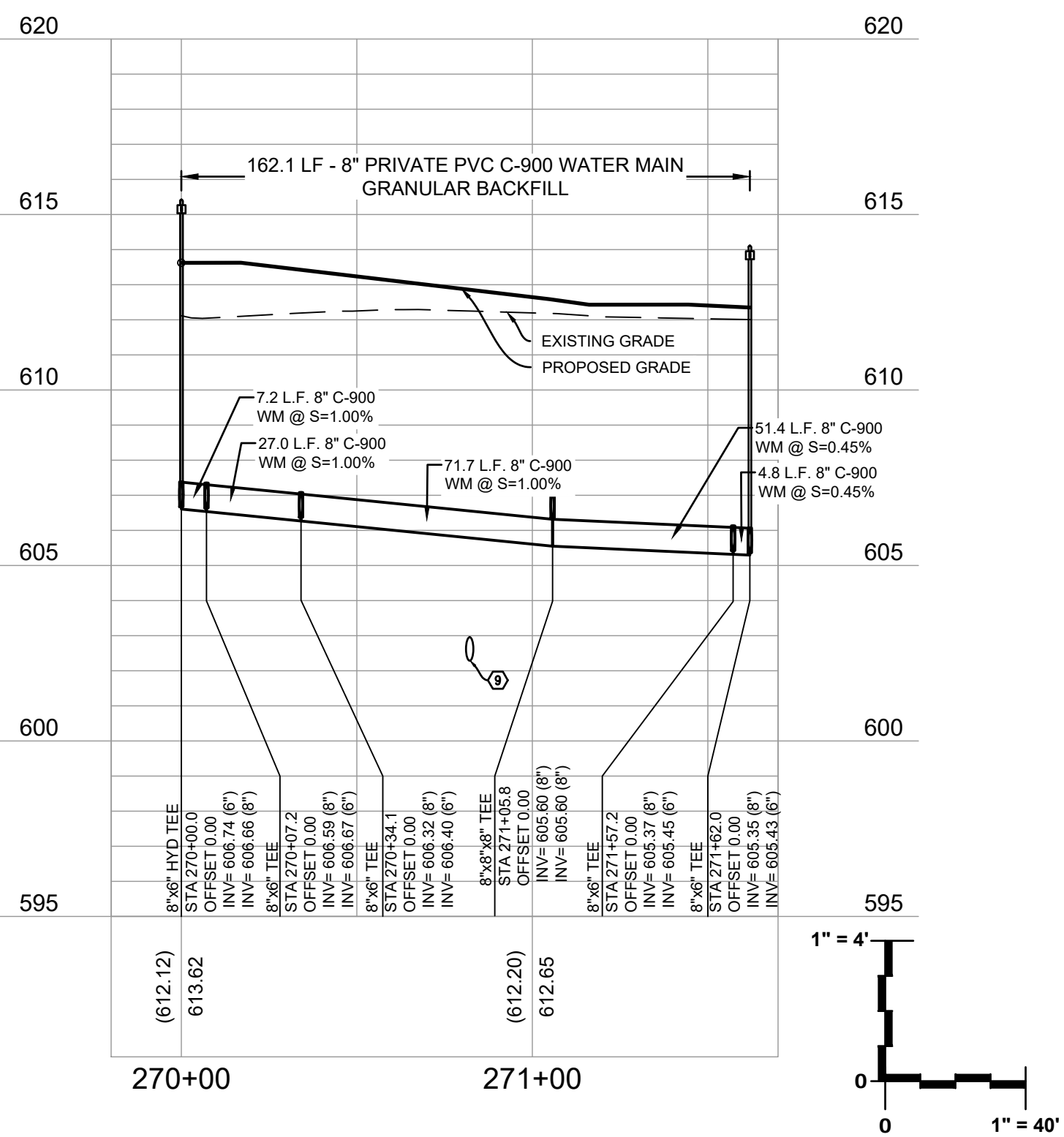
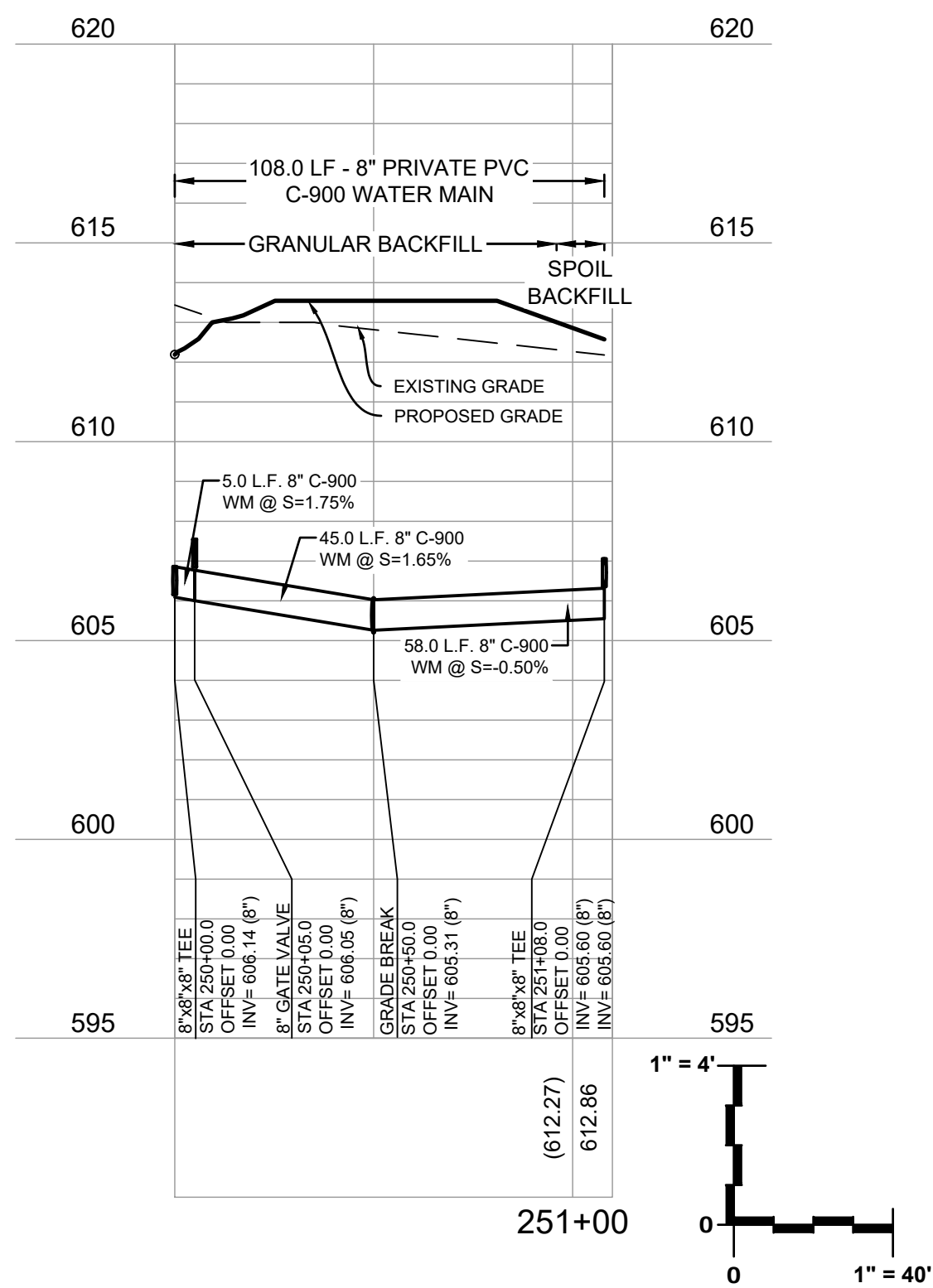
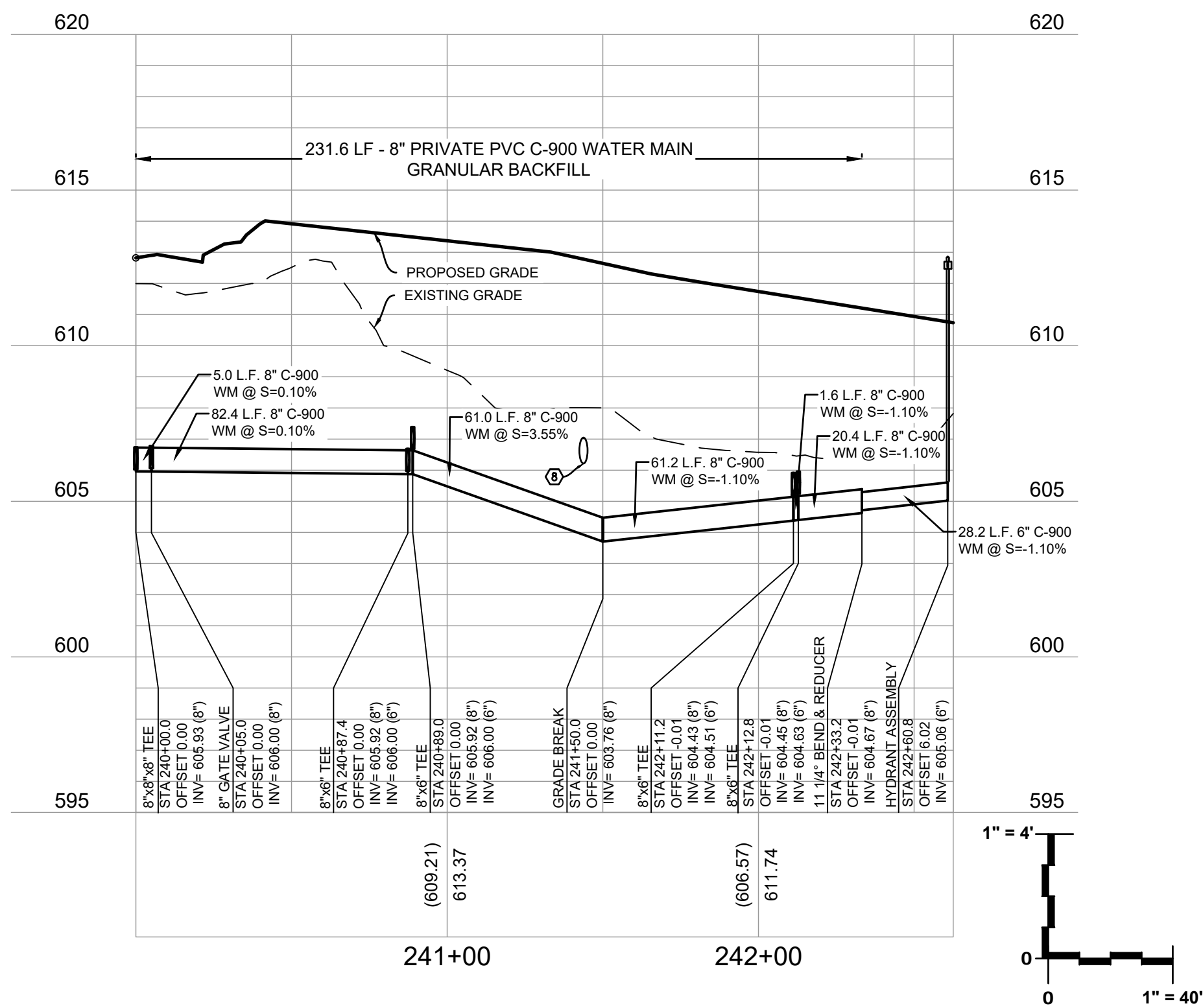
Revisions

100%
CONSTRUCTION
DOCUMENTS
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

CROSSINGS	
<div>8</div> 10" STORM OVER 8" WATER 10" ST B/PIPE = 605.64 8" WM T/PIPE = 604.02	<div>9</div> 8" WATER OVER 8" SANITARY 8" WM B/PIPE = 603.84 8" SAN T/PIPE = 602.95

TRACER WIRE SHALL BE
INSTALLED ON ALL BURIED
WATER MAIN PIPES



Revisions

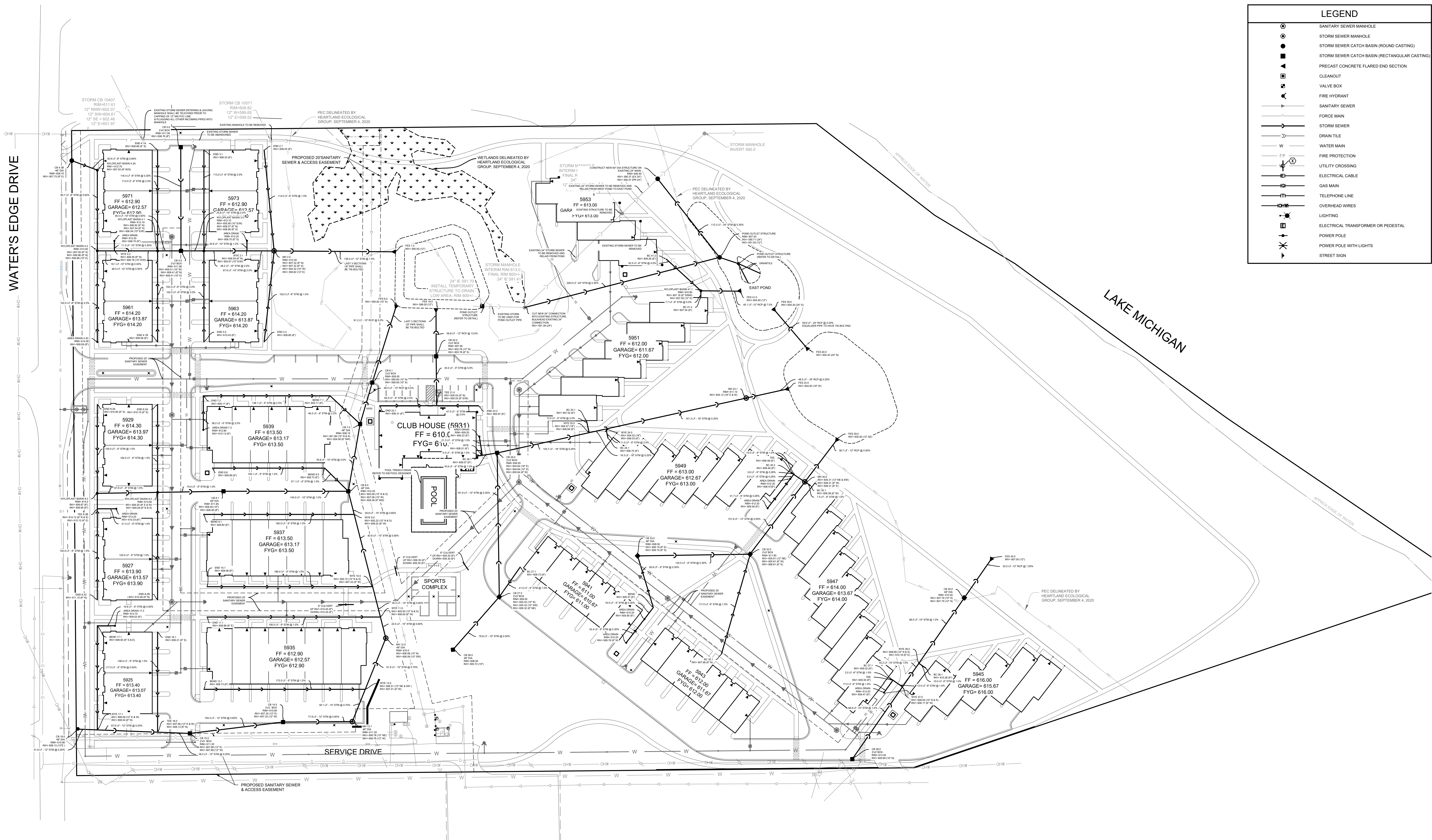
100%
CONSTRUCTION
DOCUMENTS

WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

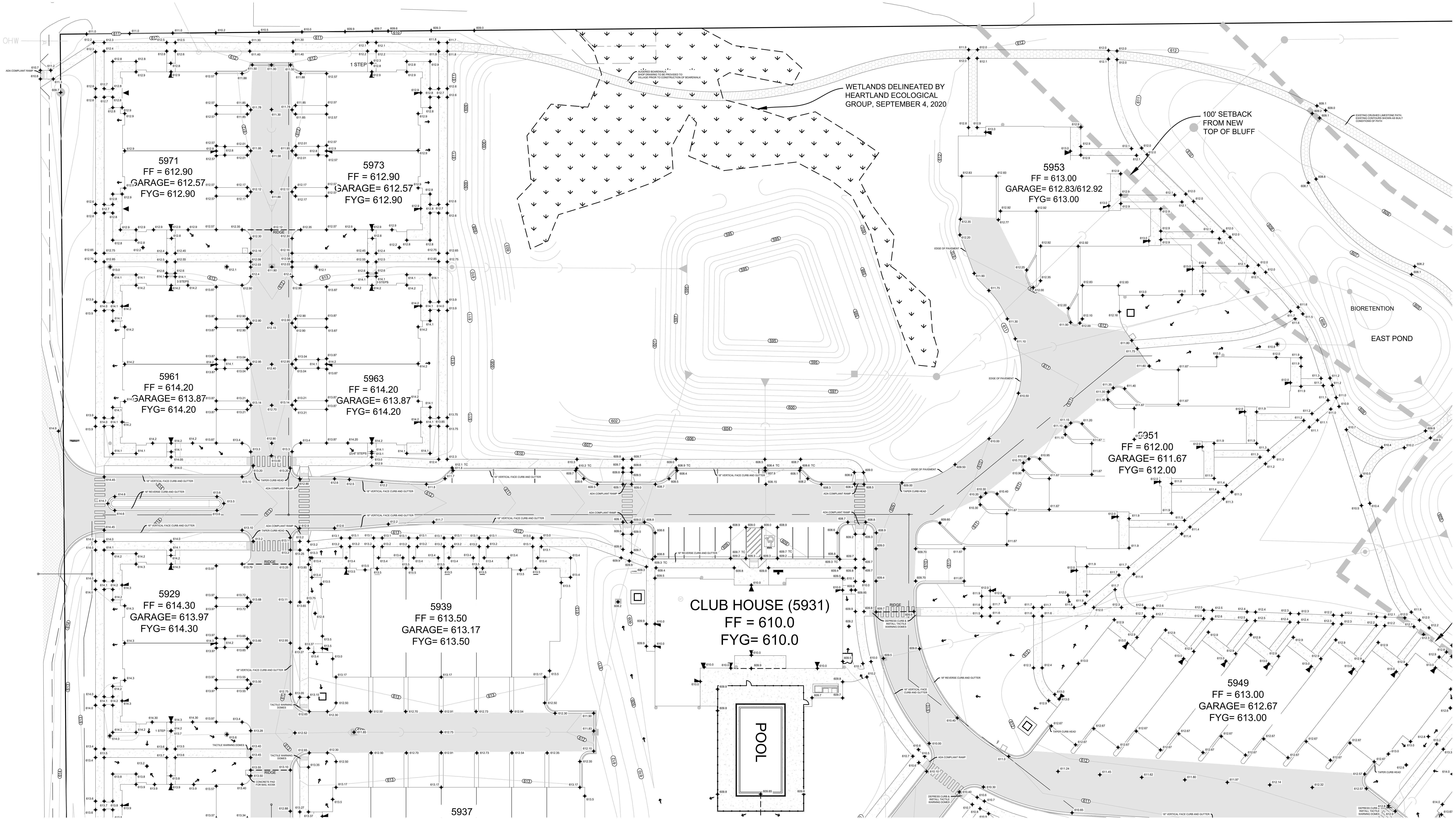
Water's Edge Road
 Hedonia, WI 53108
 Date Issued: 12/12/2023
 NKA project #: 220504
 Sheet Title

WATER MAIN PLAN
Sheet # **C110**

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00



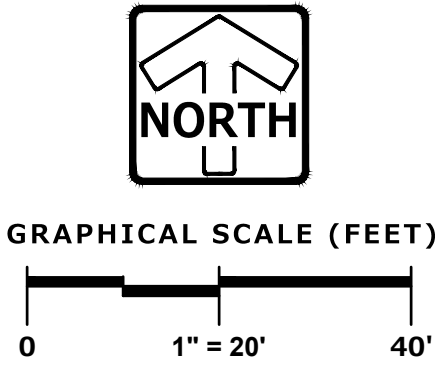
LEGEND	
	HEAVY DUTY PAVEMENT - SEE CONSTRUCTION DETAIL
	LIGHT DUTY PAVEMENT - SEE CONSTRUCTION DETAIL
	CONCRETE SIDEWALK - SEE CONSTRUCTION DETAIL
	BOARDWALK - SHOP DRAWING TO BE PROVIDED TO VILLAGE PRIOR TO CONSTRUCTION
	CRUSHED LIMESTONE - 1.5" TO 2.0" SPEC.



△ Revisions

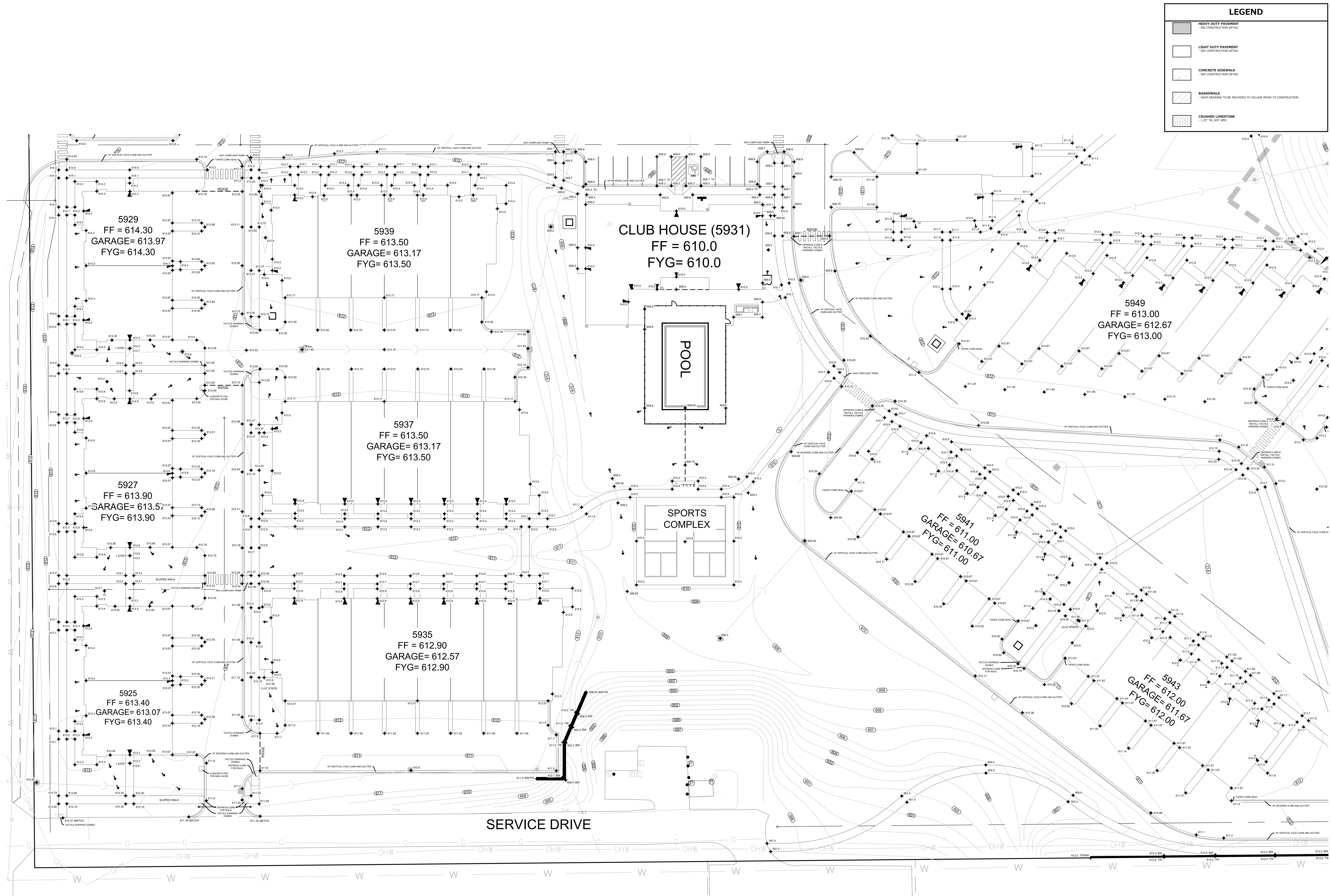
100%
CONSTRUCTION
DOCUMENTS
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00

PAVING PLAN
Sheet # **C112**



△ Revisions

100%
CONSTRUCTION
DOCUMENTS
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

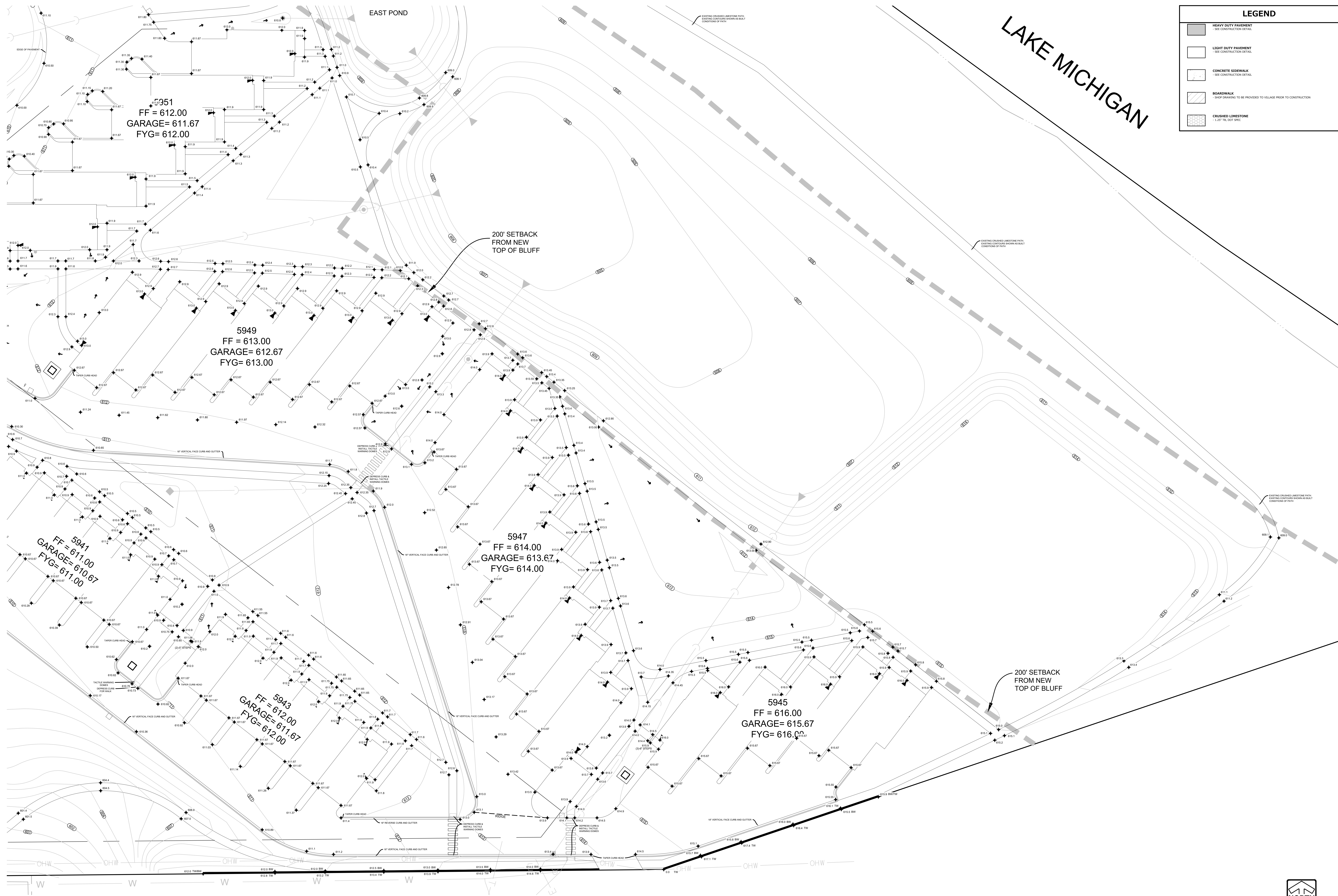
Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title



GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00

PAVING PLAN
Sheet # **C113**



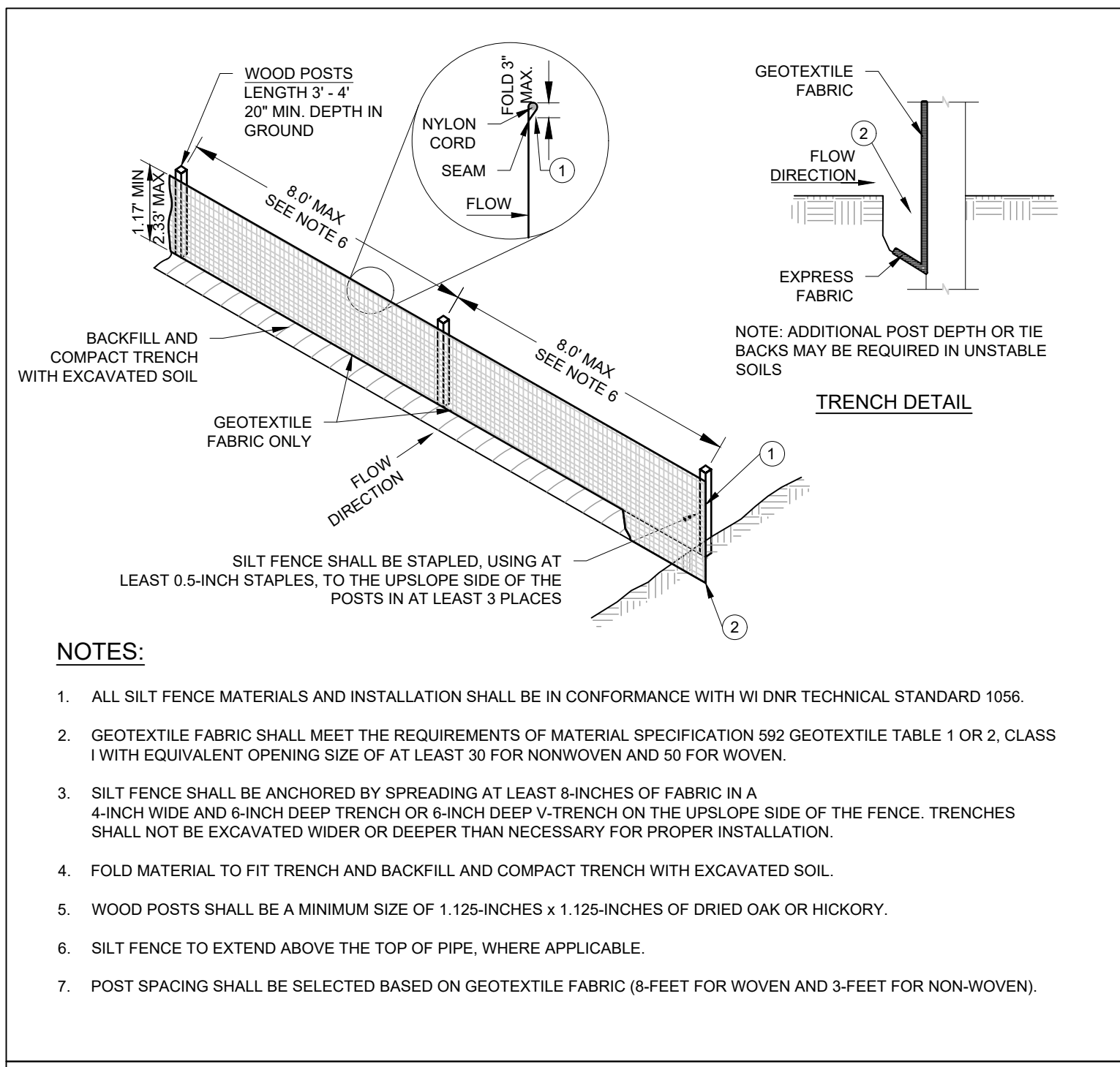
△ Revisions

100%
CONSTRUCTION
DOCUMENTS
WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

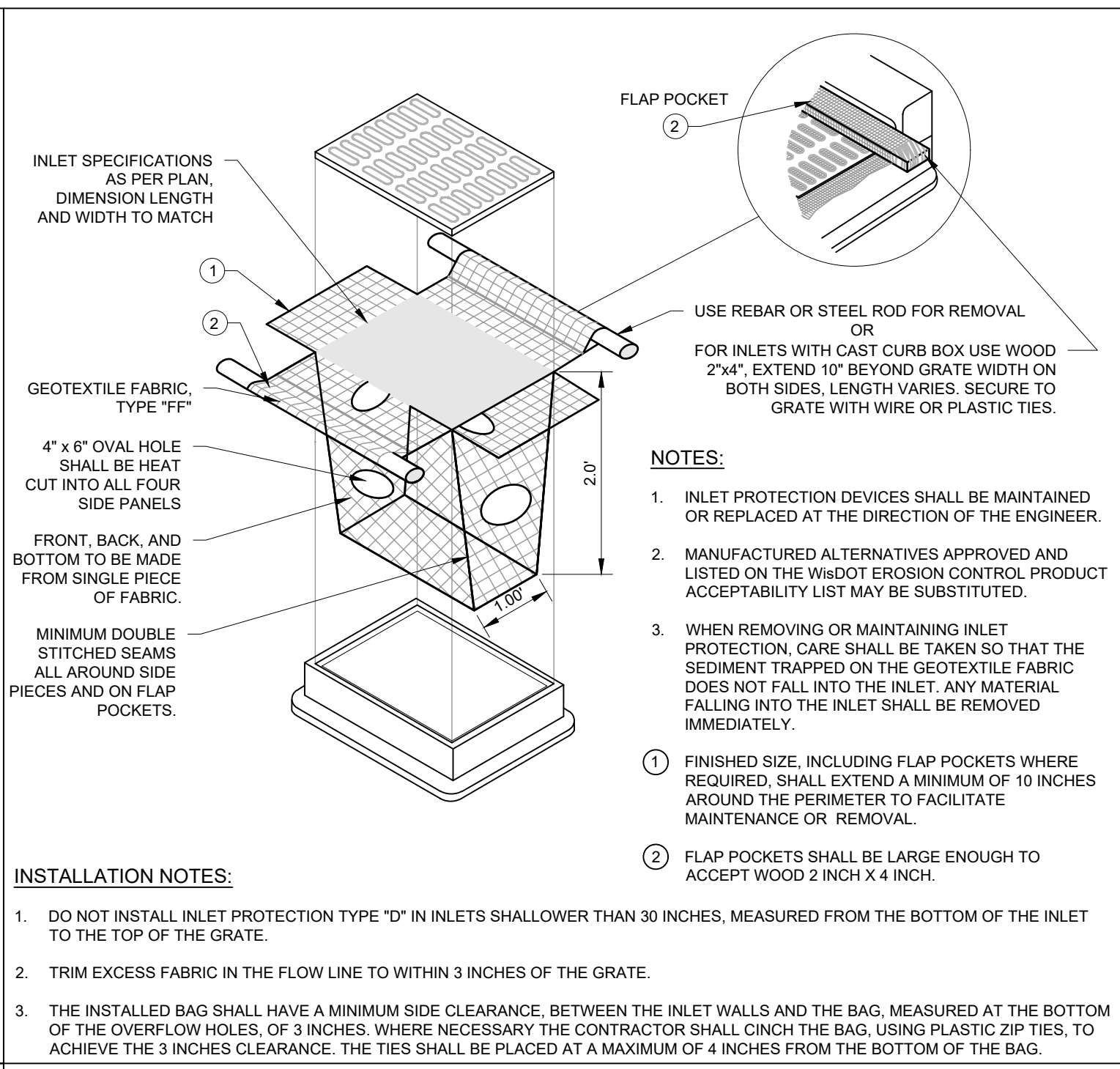
Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00

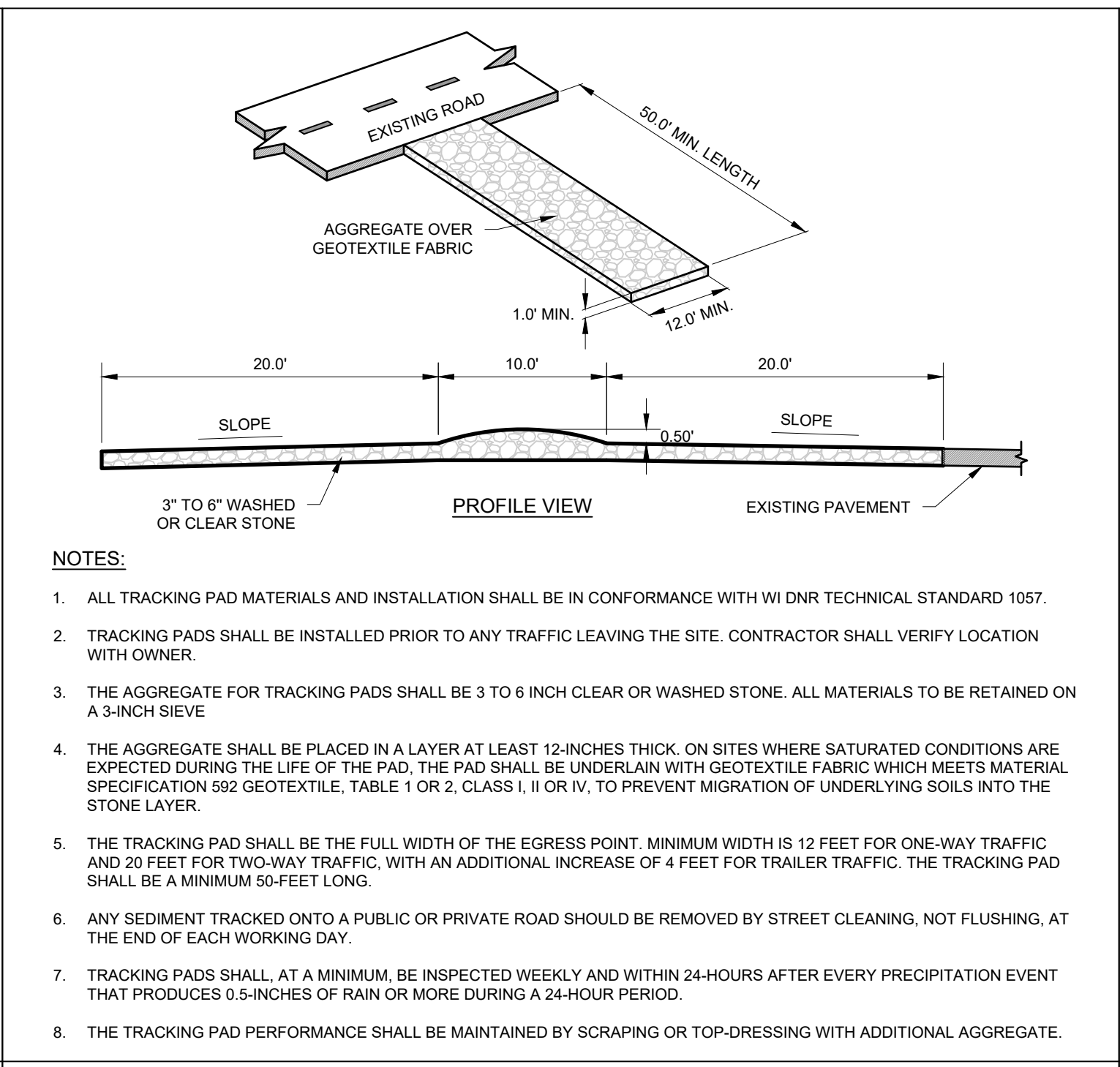
PAVING PLAN
Sheet # **C114**



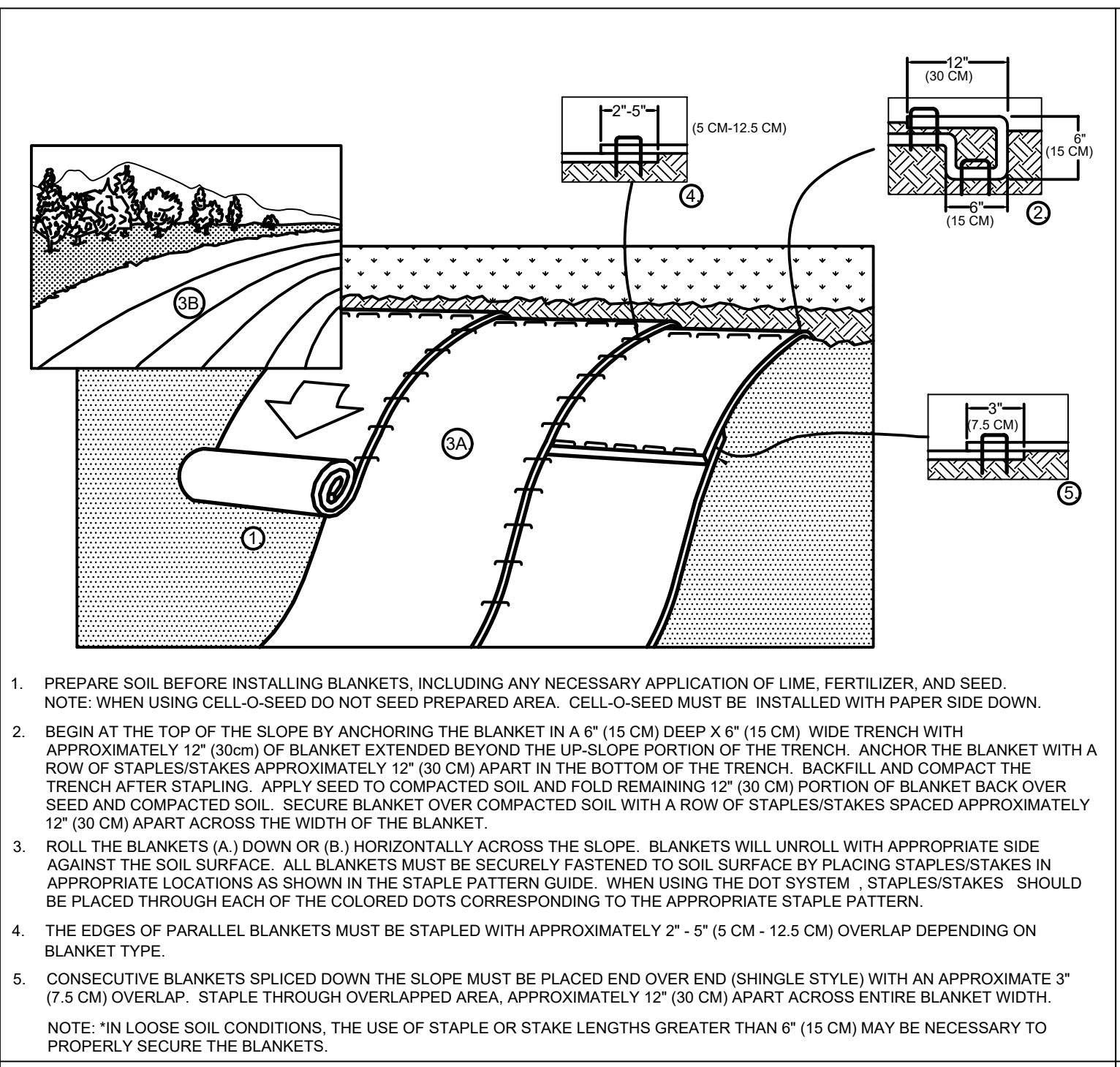
SILT FENCE



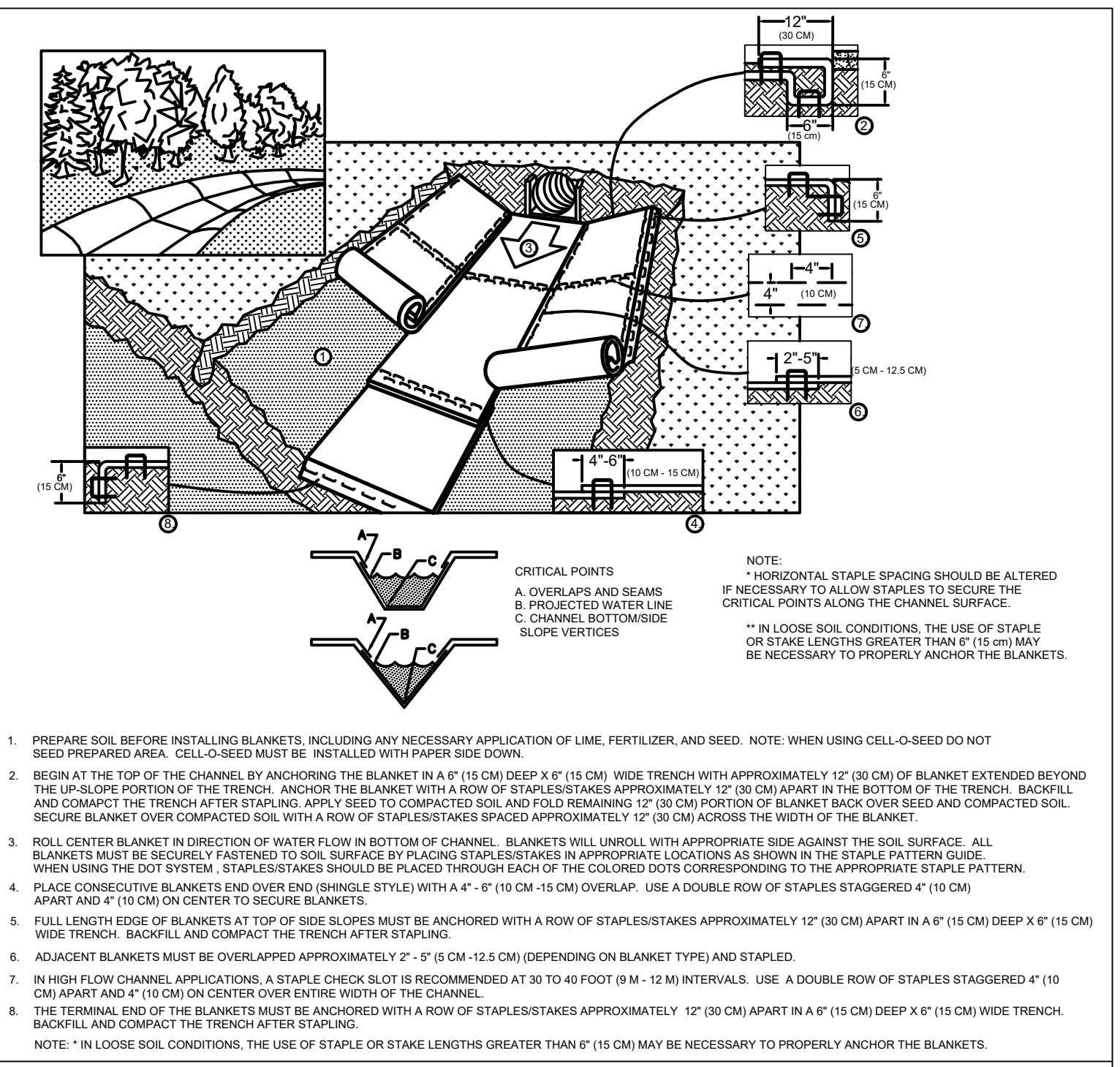
INLET PROTECTION



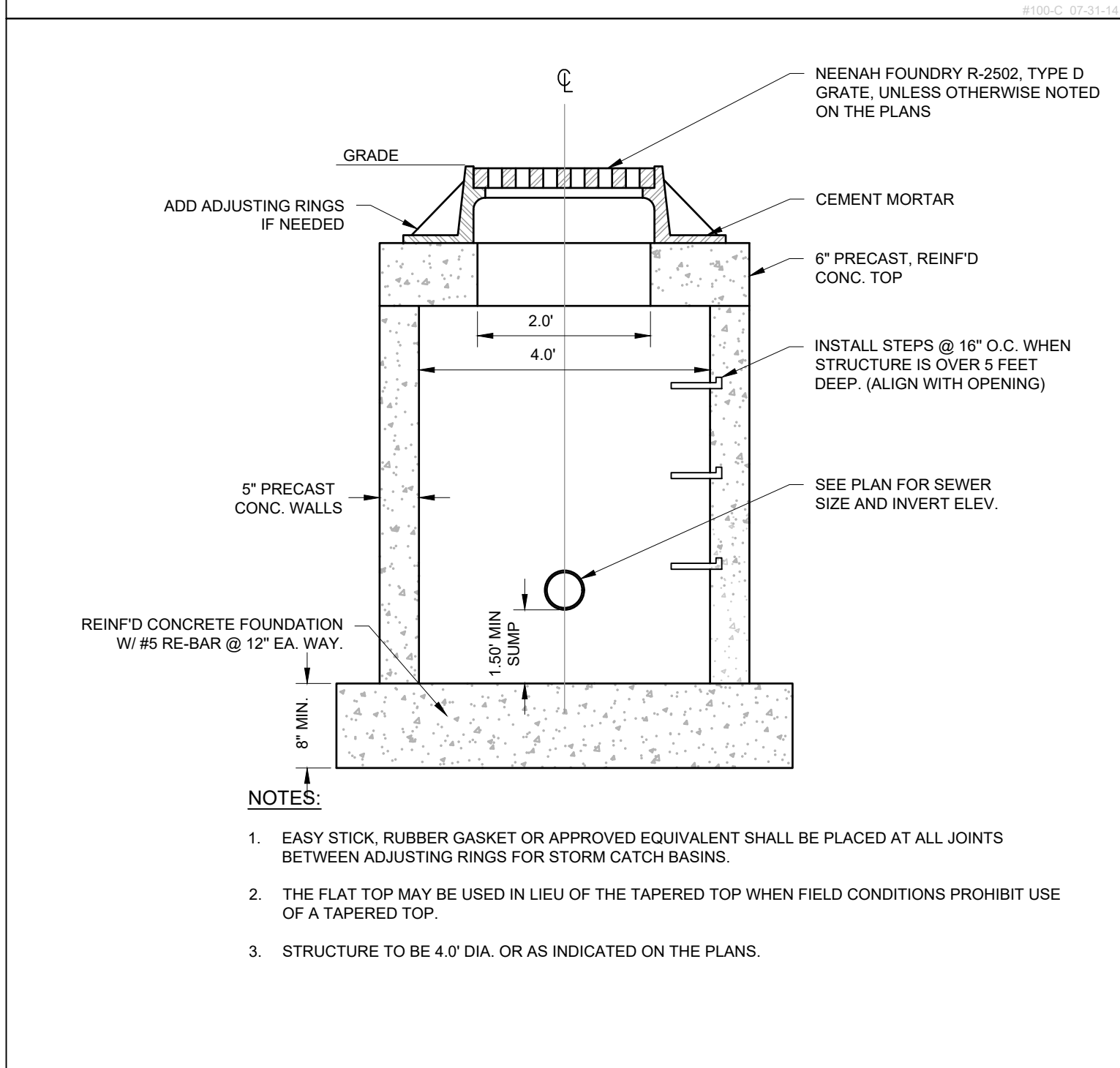
CONSTRUCTION ENTRANCE



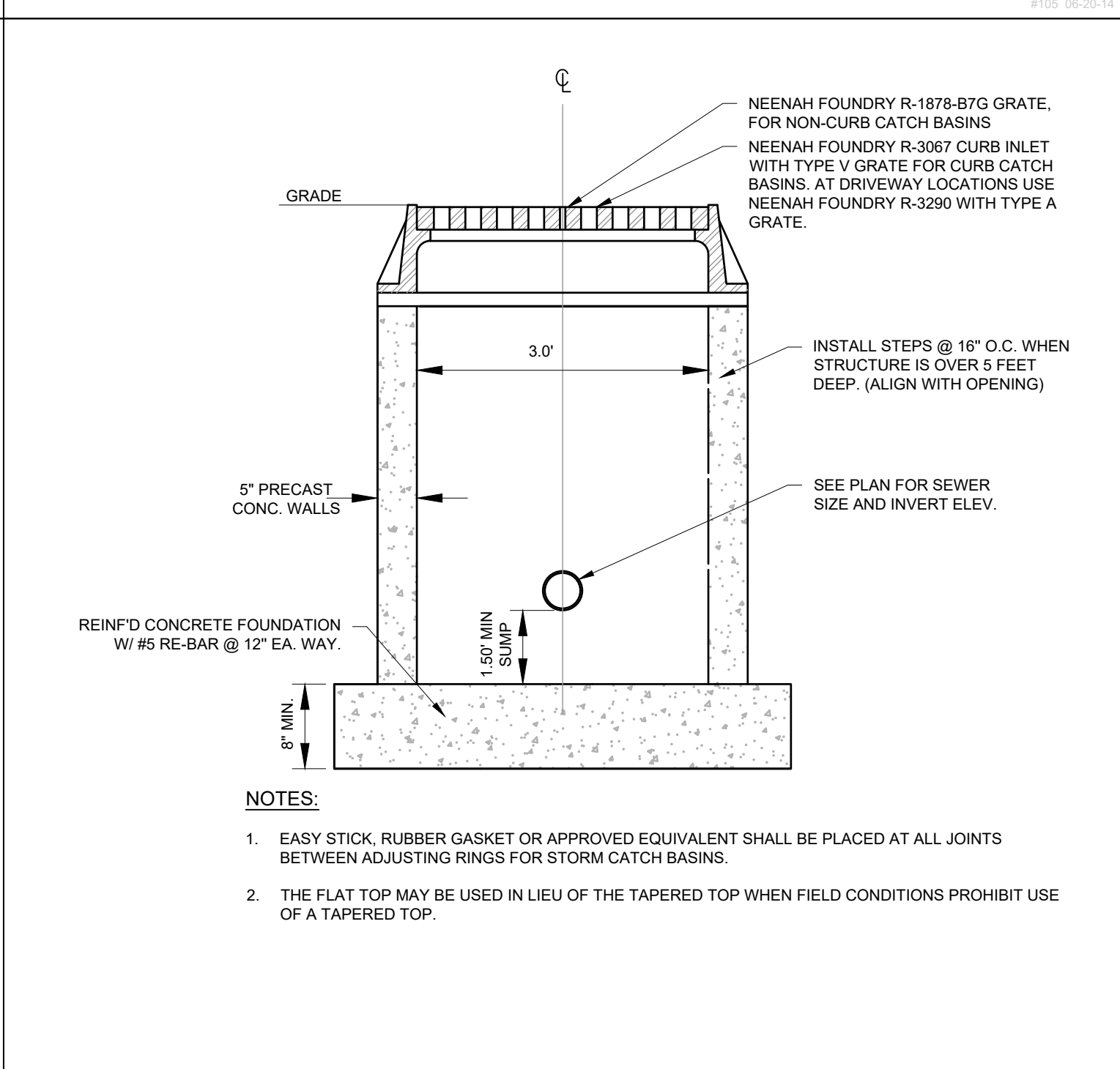
EROSION MATTING - SLOPE INSTALLATION



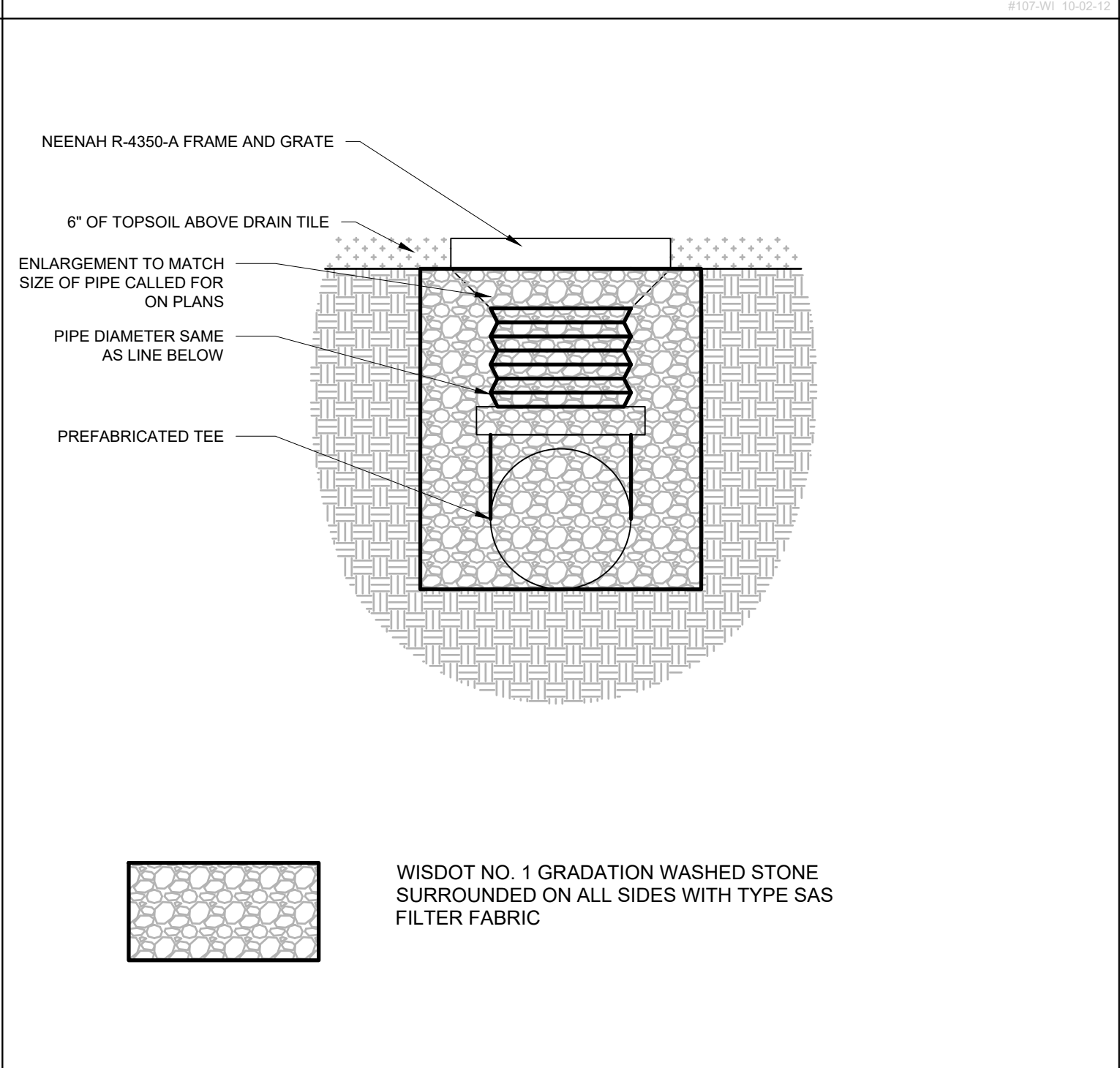
EROSION MATTING - CHANNEL INSTALLATION



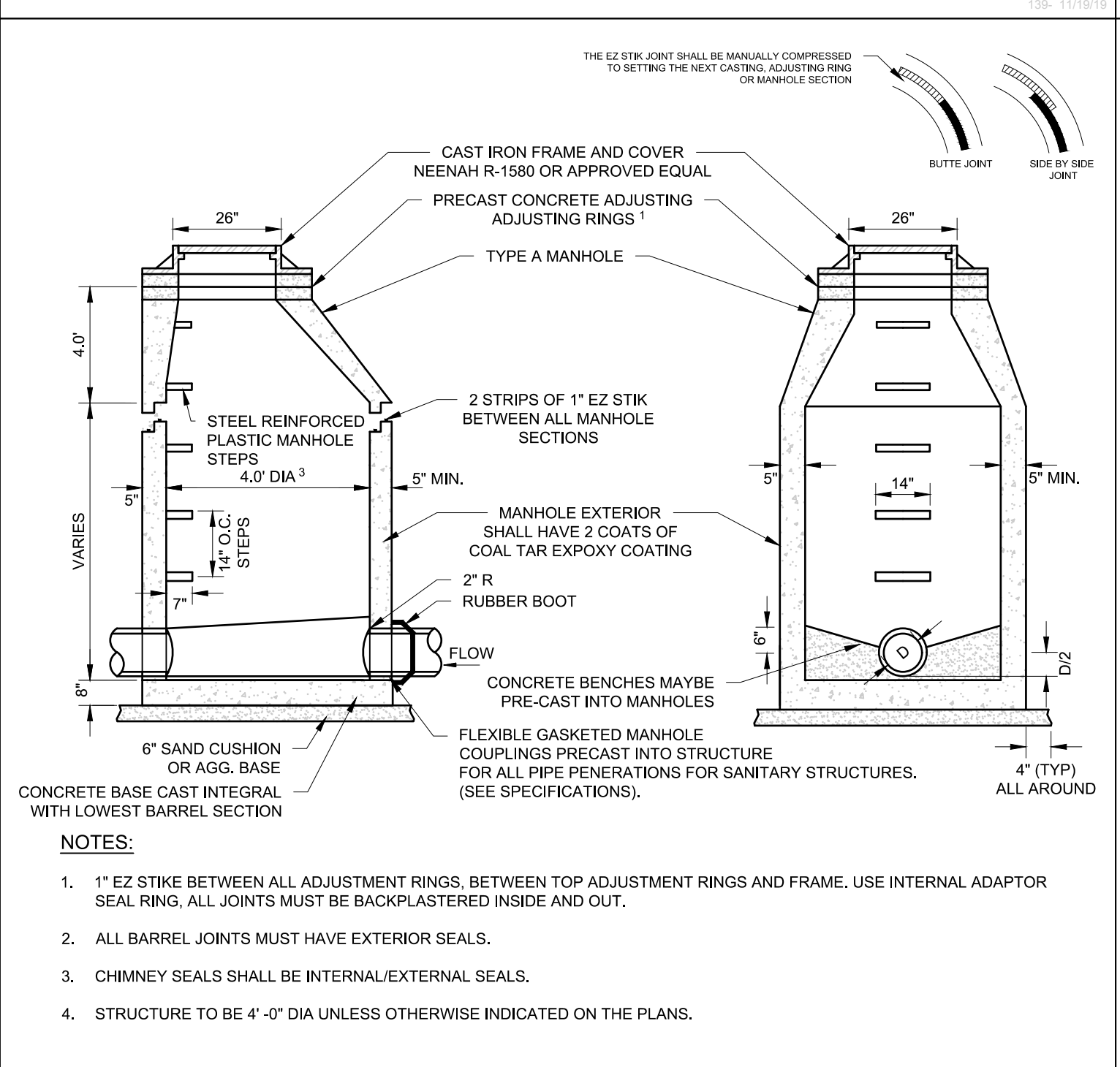
CATCH BASIN



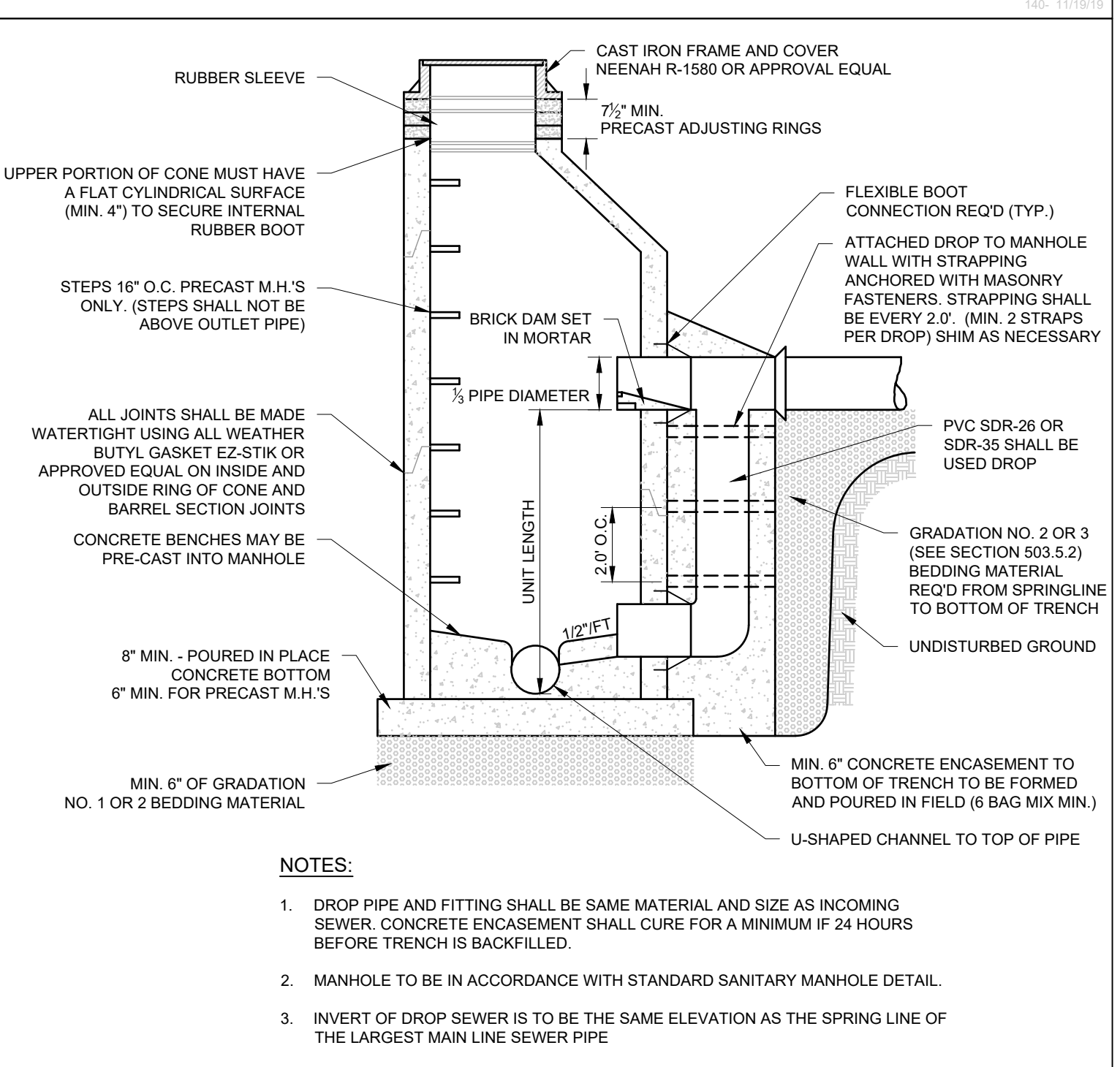
2' x 3' CATCH BASIN



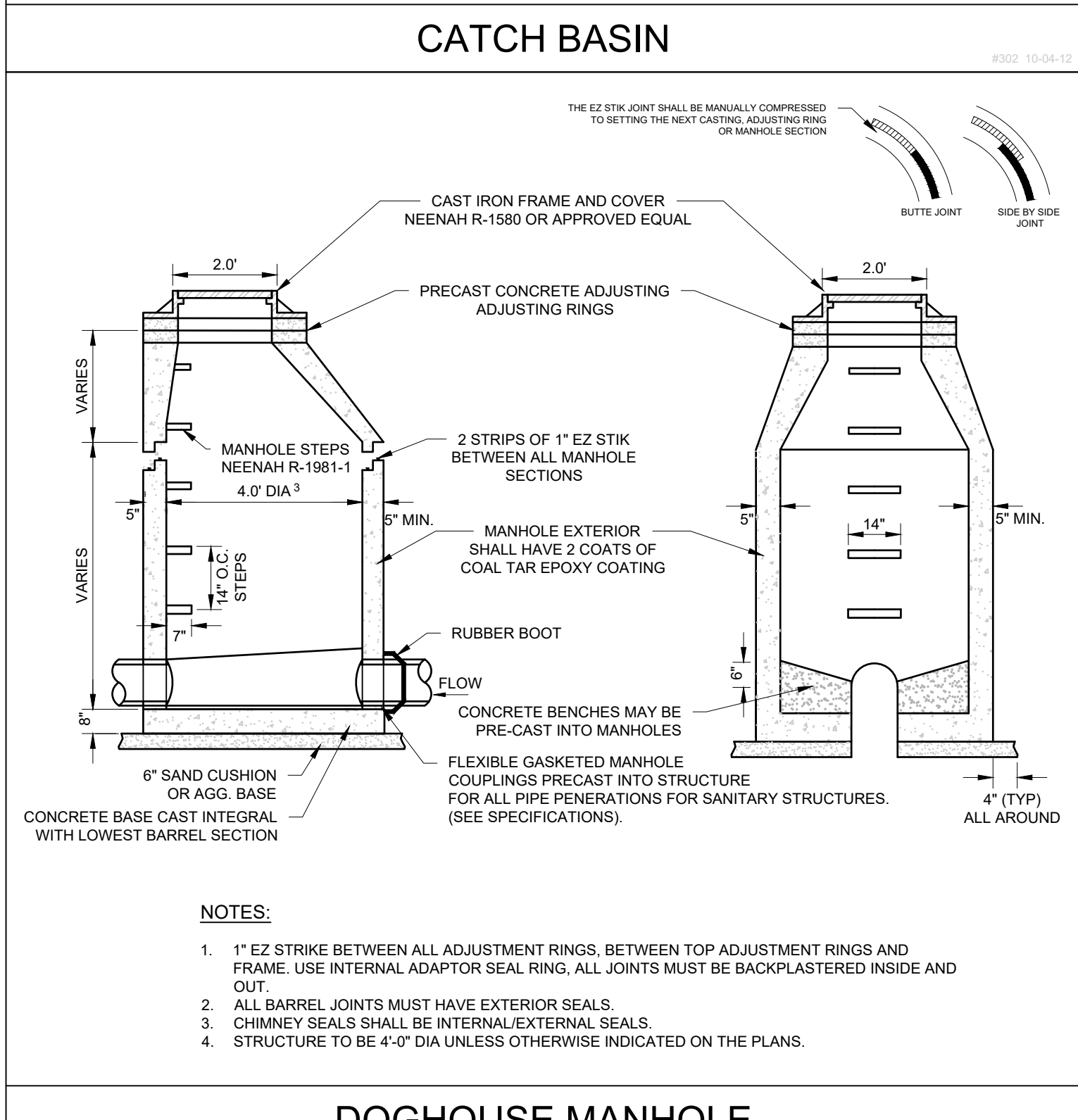
AREA DRAIN



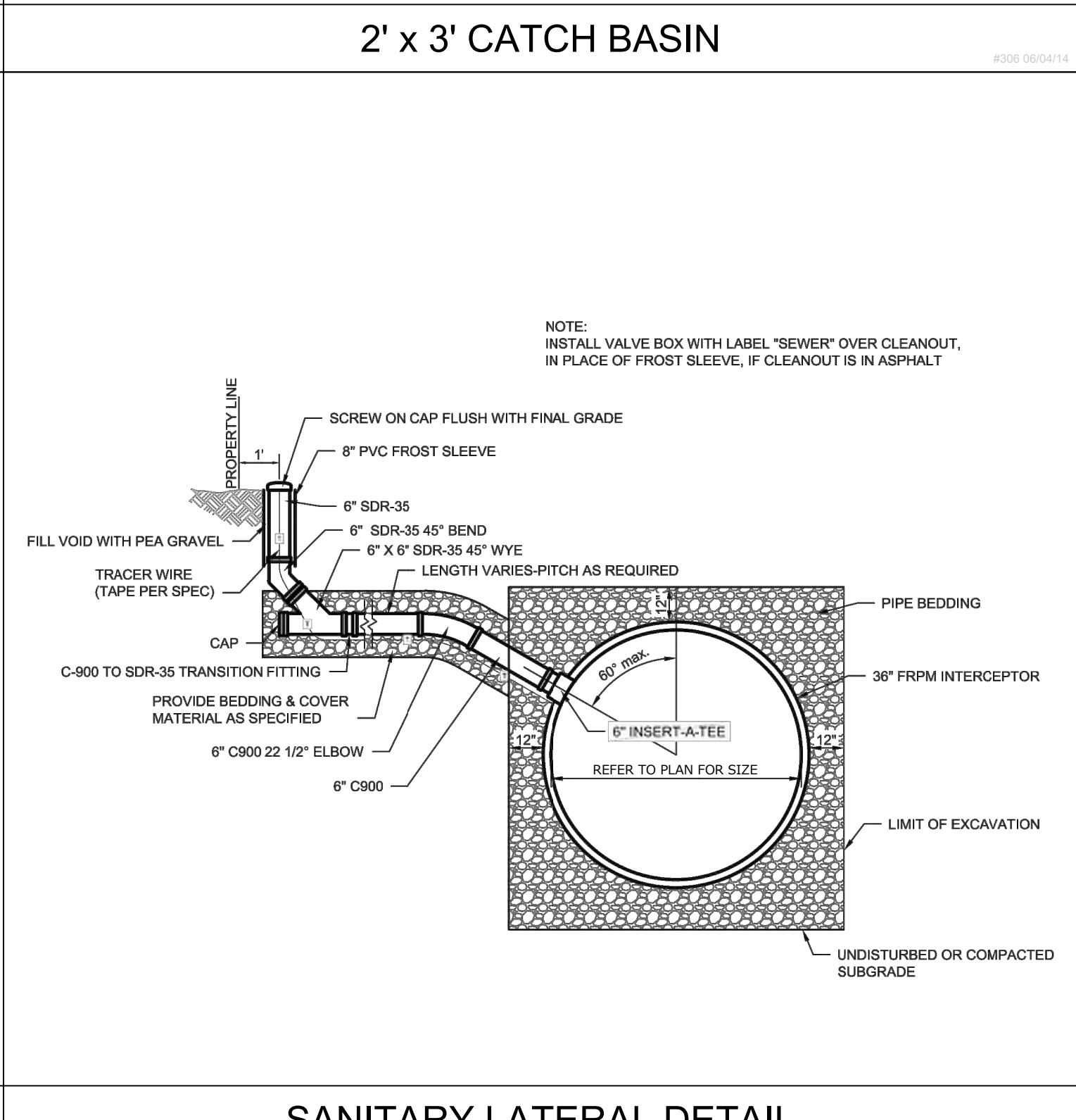
SANITARY MANHOLE



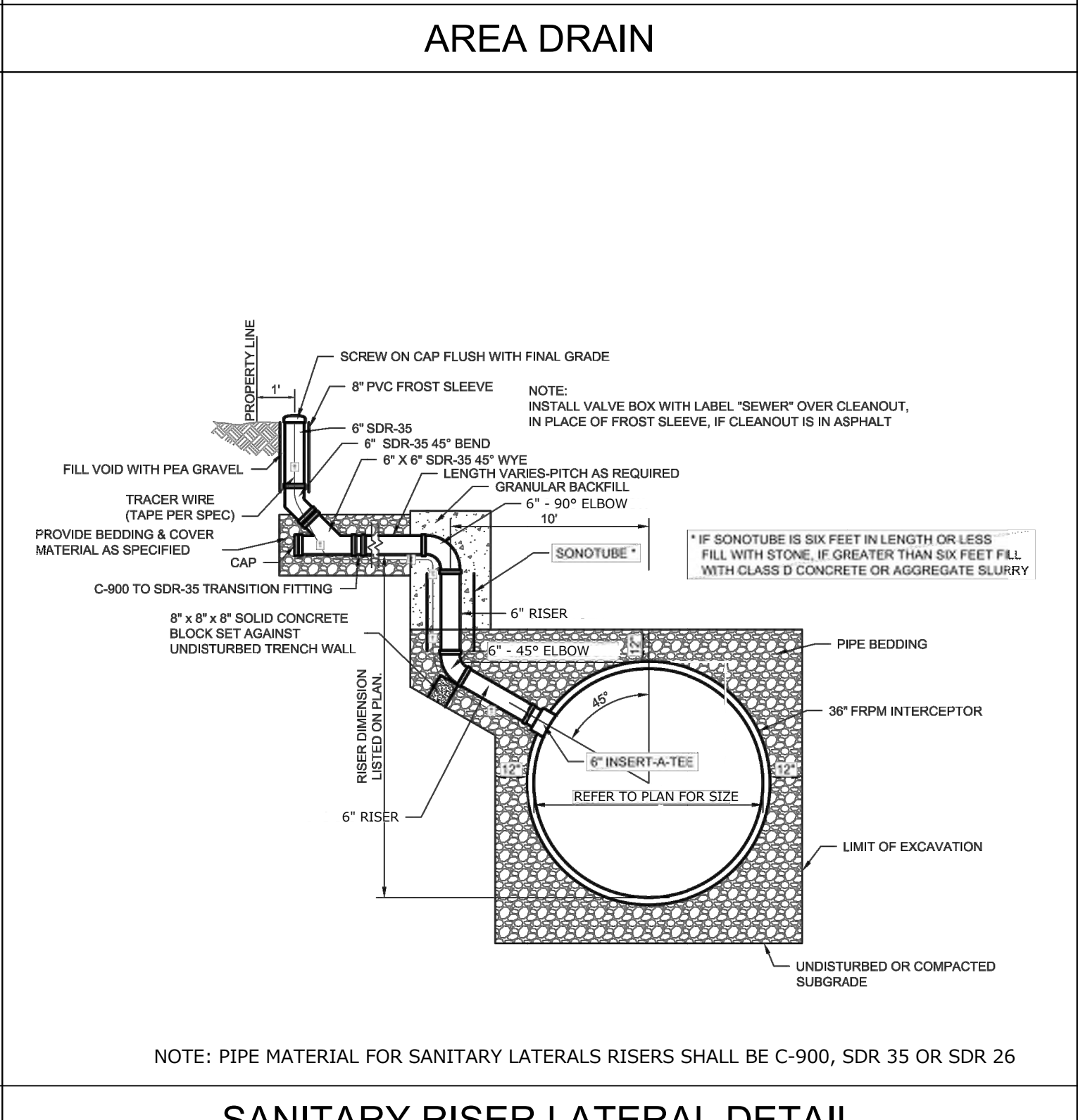
OUTSIDE DROP MANHOLE



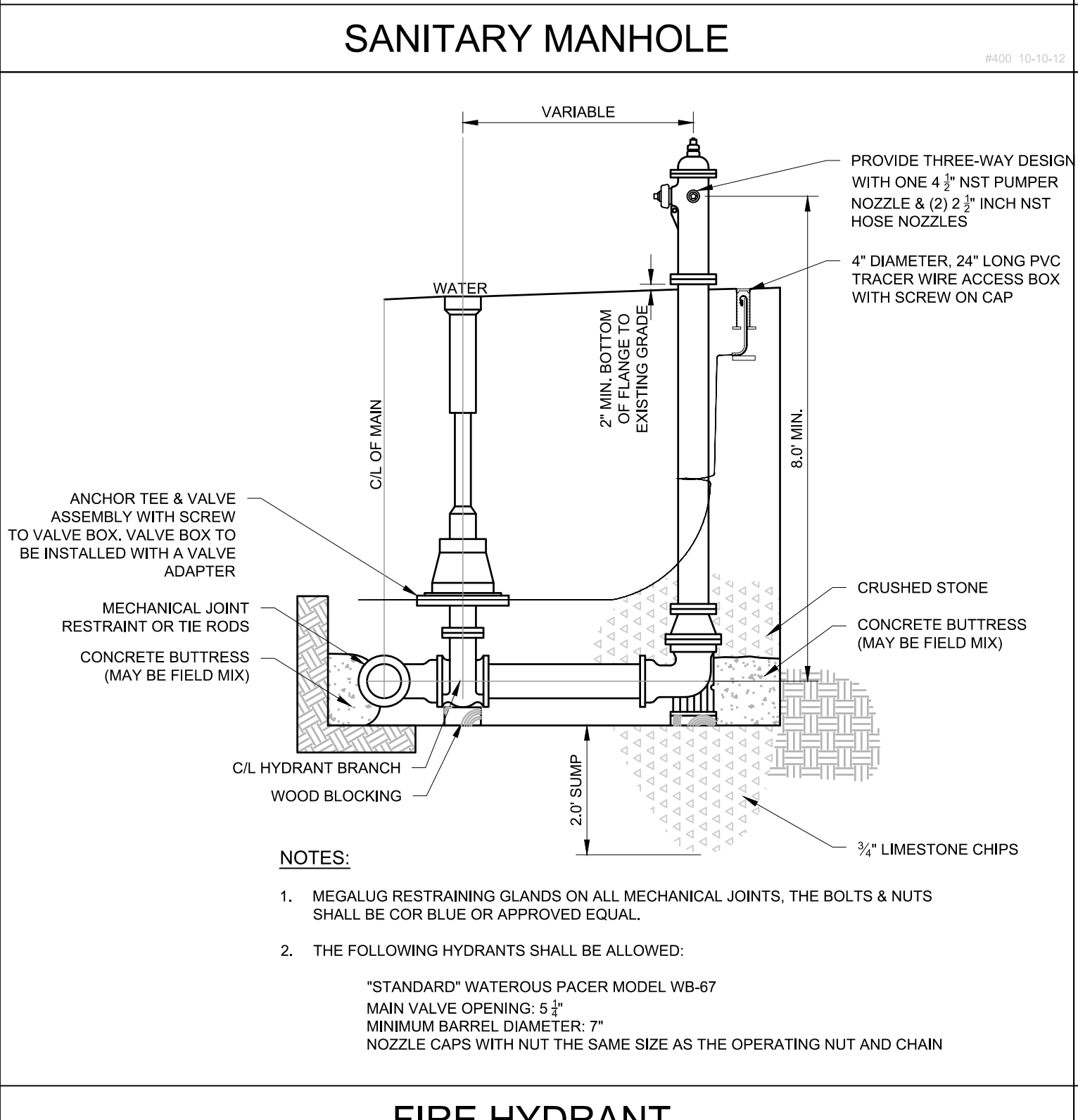
DOGHOUSE MANHOLE



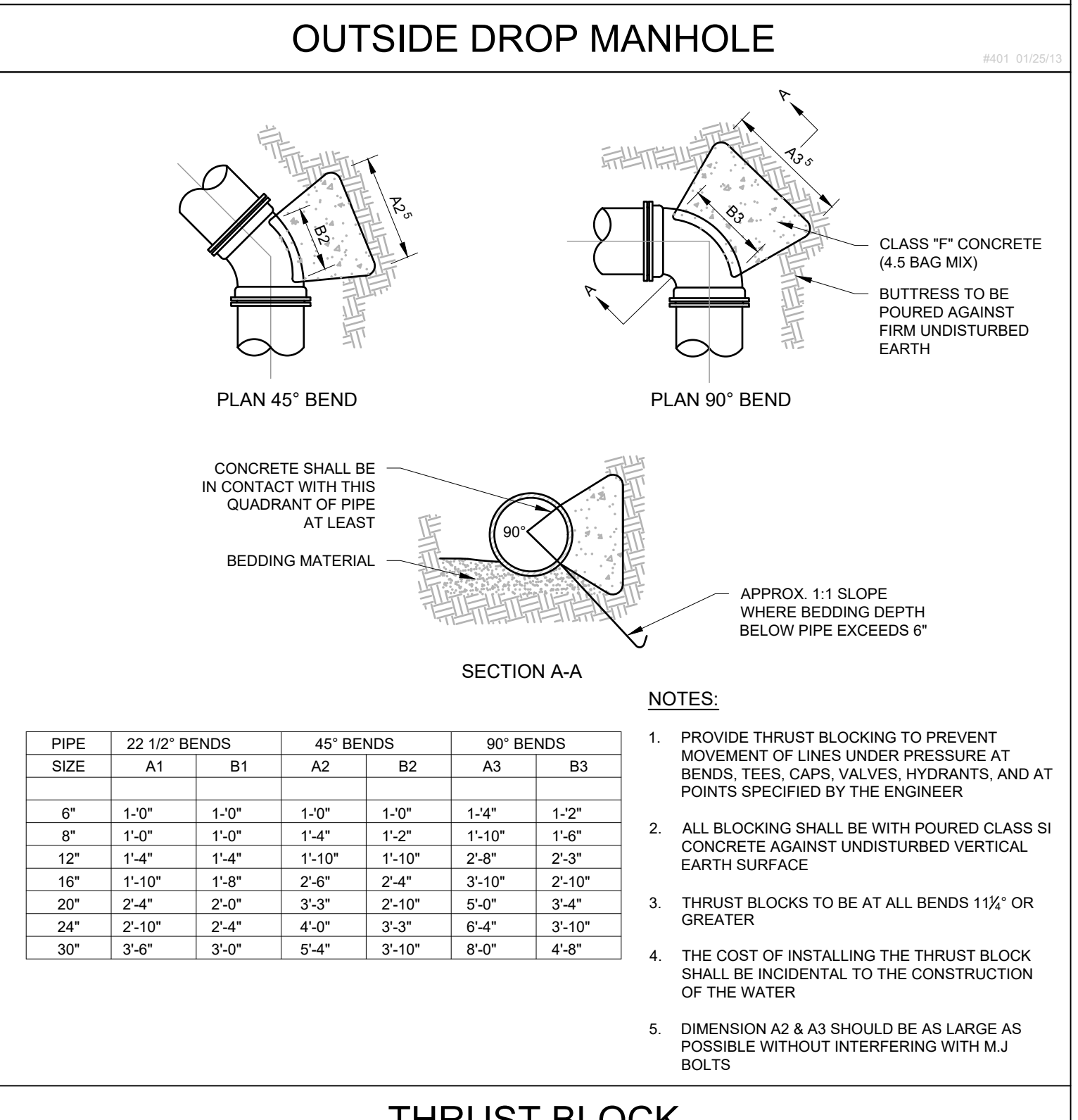
SANITARY LATERAL DETAIL



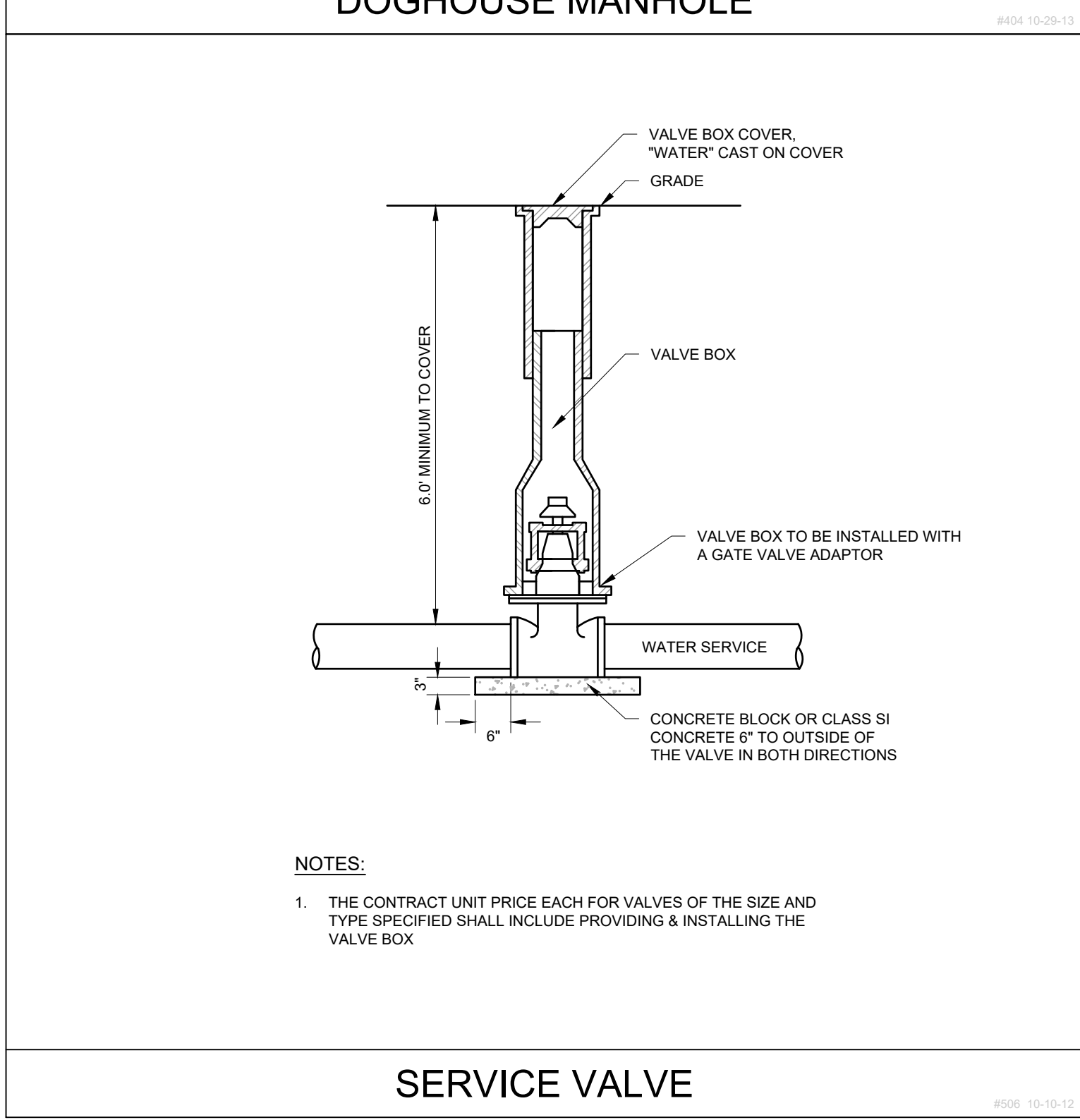
SANITARY RISER LATERAL DETAIL



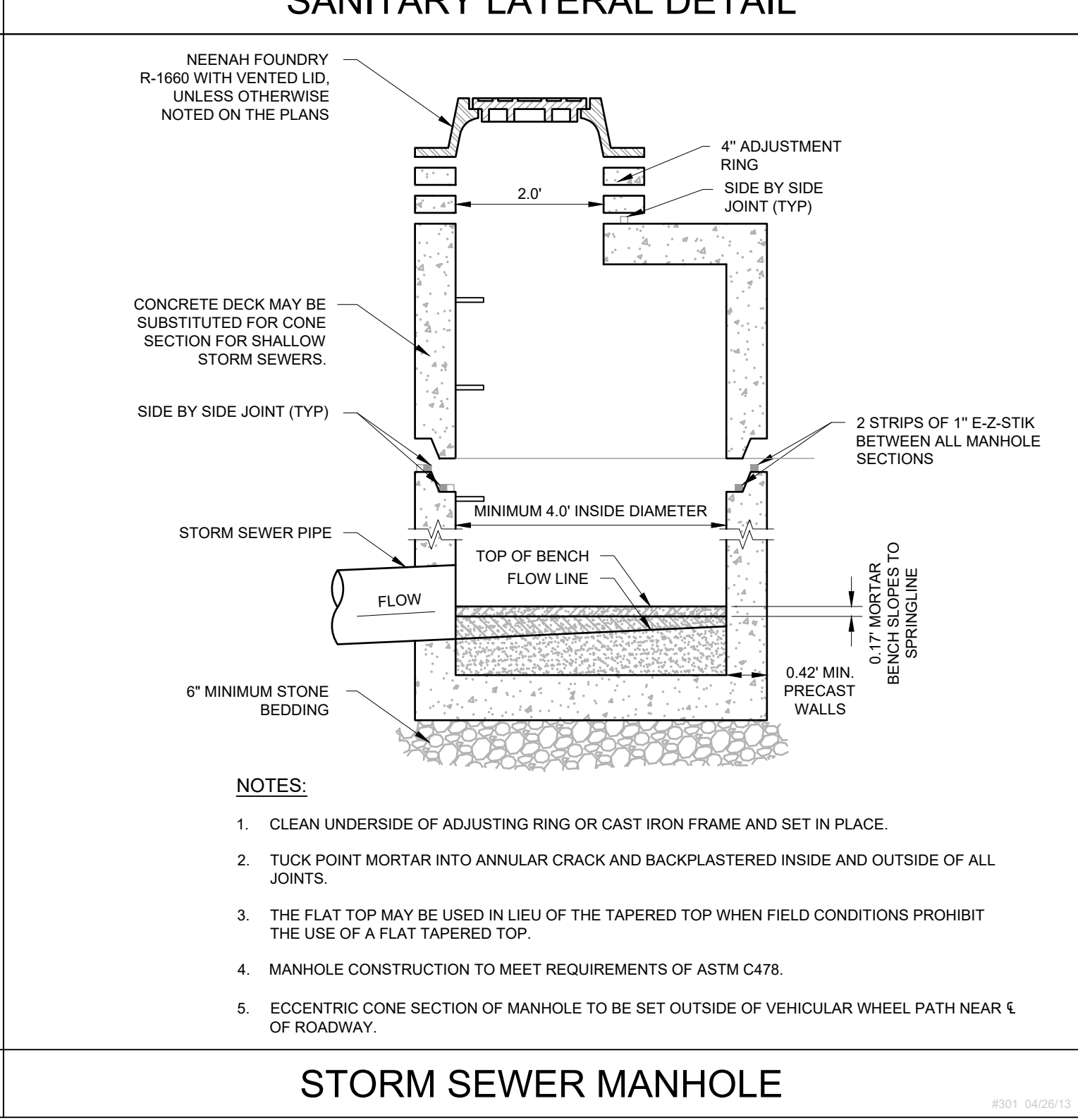
FIRE HYDRANT



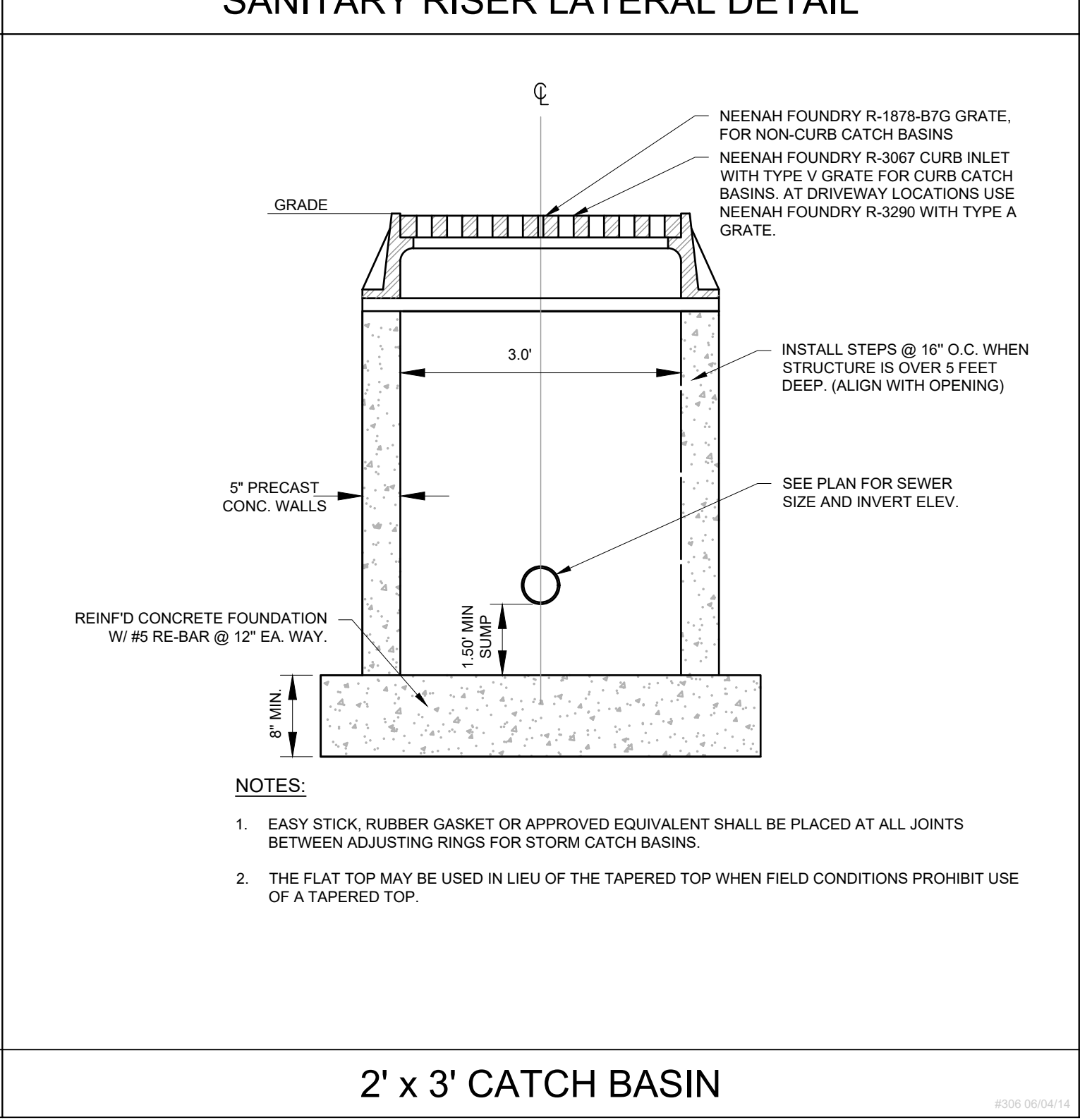
THRUST BLOCK



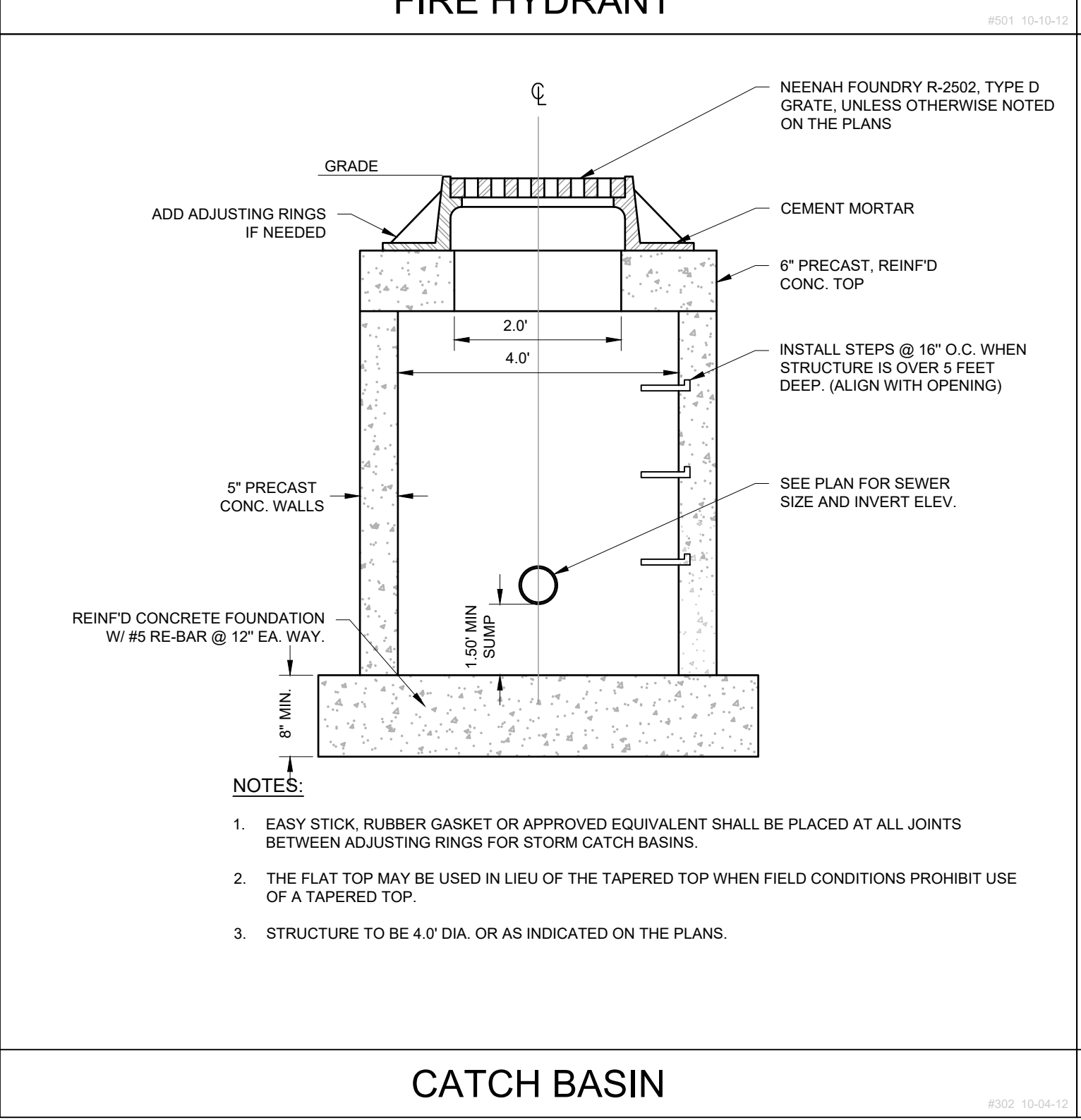
SERVICE VALVE



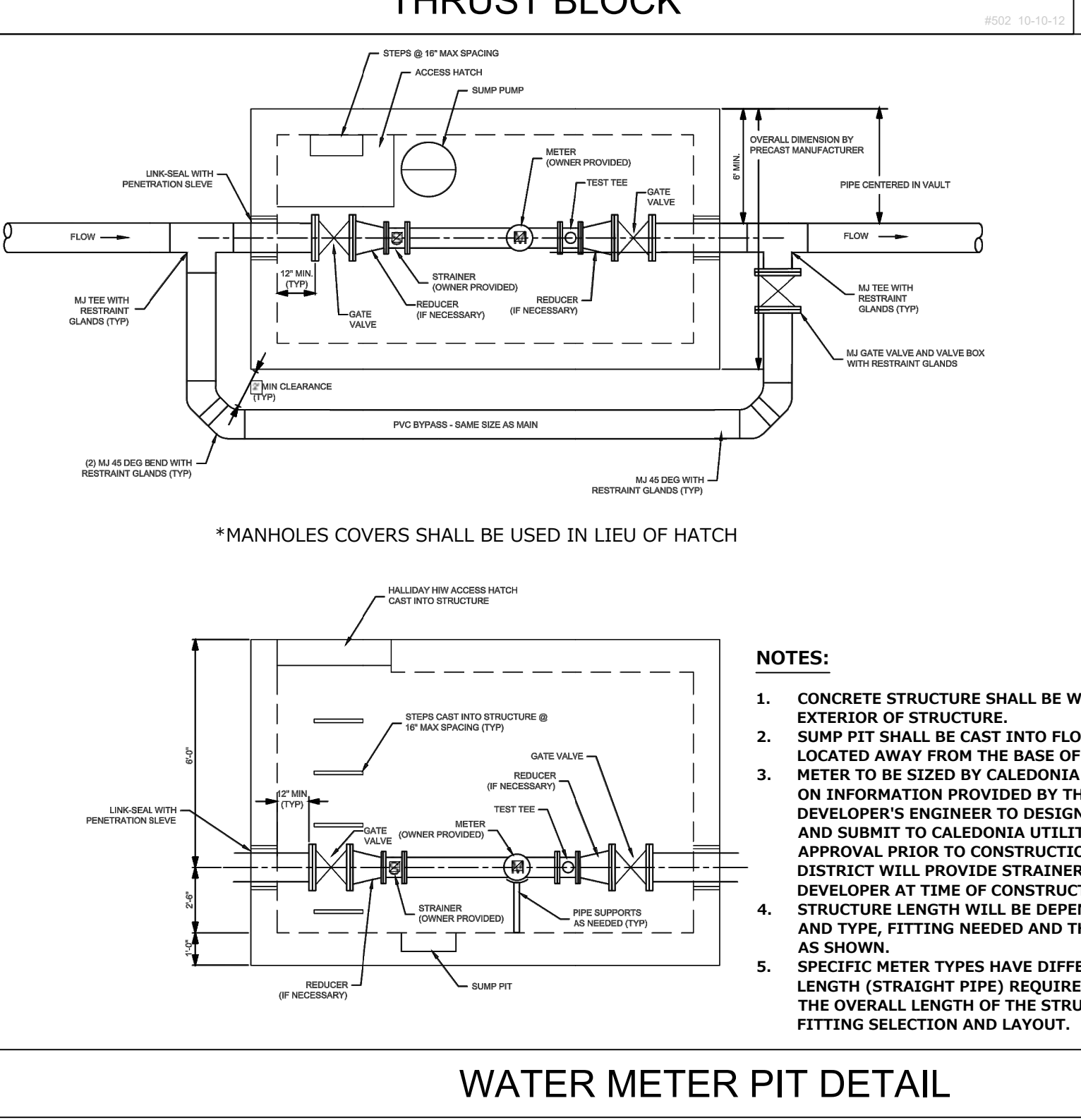
STORM SEWER MANHOLE



2' x 3' CATCH BASIN

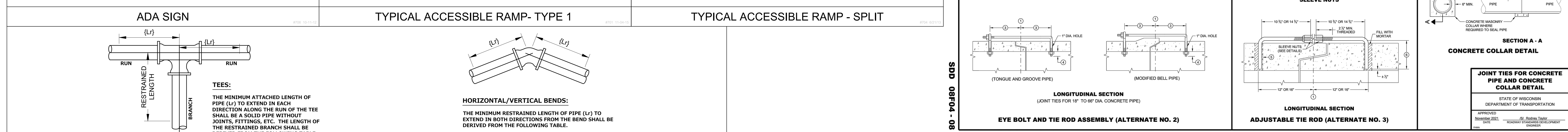
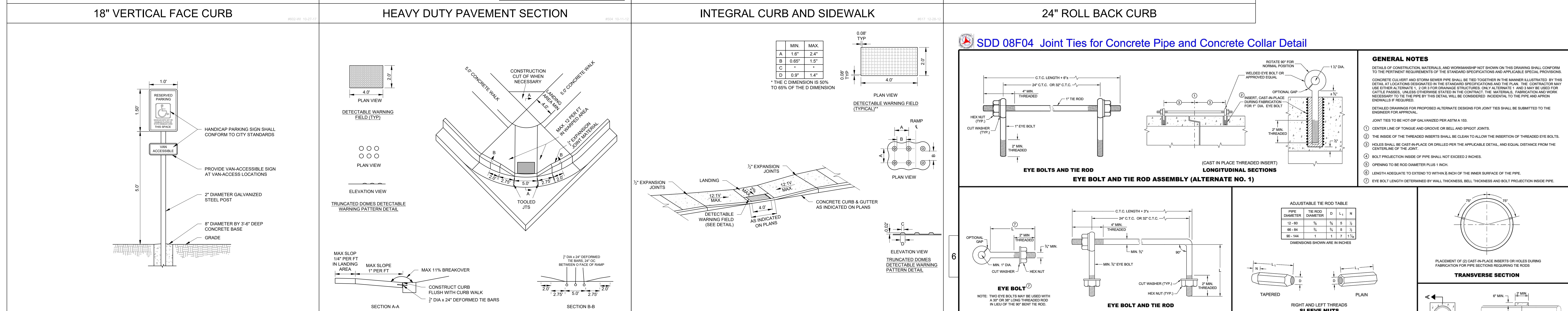
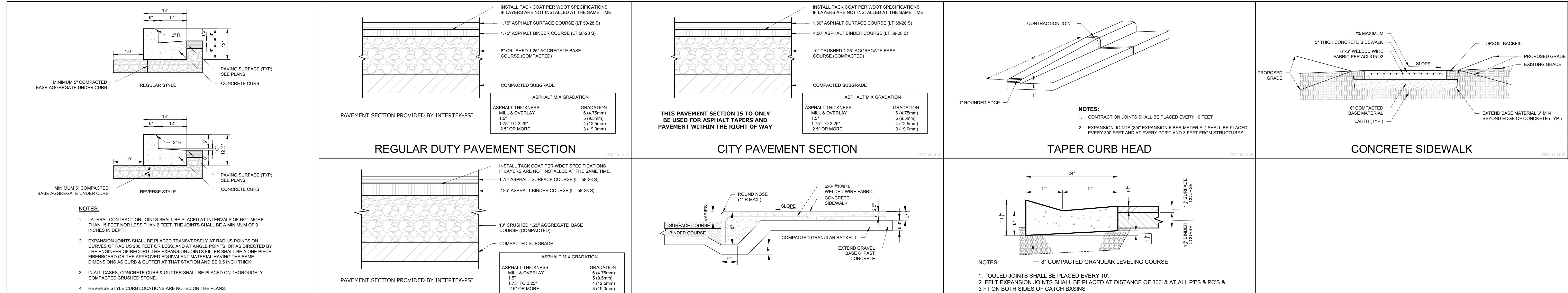
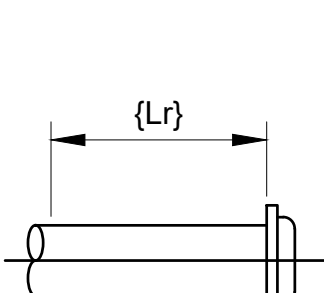


CATCH BASIN



WATER METER PIT DETAIL



[illegible]

DEAD END SIZE	MINIMUM RESTRAINED LENGTH
6"	18'
8"	23'

PIPE SIZE	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND
11 1/4"	11 1/4"	11 1/4"	22 3/4"	22 3/4"	45"	45"
8"	1'	2'	2'	4'	4'	7'

NOTES:

1. THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:
 - A) ALL 6" & 8" PIPE MATERIAL IS PVC.
 - B) THE SOIL TYPE IS "CL" AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS, ASTM STANDARD D 2487.
 - C) THE TEST PRESSURE OF THE WATER SYSTEM IS EIGHTY POUNDS PER SQUARE INCH (80 PSI).
 - D) THE TRENCH IS TYPE 5, AS PER ANSI/AWWA C150/A21.5, TRENCH CONDITIONS.
 - E) THE DEPTH OF COVER IS SIX FEET (6').
 - F) THE SAFETY FACTOR SHALL BE 1.5.
2. IF THE FIELD CONDITIONS VARY SIGNIFICANTLY FROM THESE PARAMETERS, THE CONTRACTOR SHALL IMMEDIATELY ADVISE VILLAGE OF CALEDONIA FIELD INSPECTOR. THE VILLAGE OF CALEDONIA FIELD INSPECTOR WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OR RESTRAINED PIPE NECESSARY TO MEET THE EXISTING CONDITIONS.

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O. STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURE, CONSTRUCTION OF HIGHWAYS AND STRUCTURES, 2008 EDITION, WITH THE LATEST REVISIONS, AND THE WISCONSIN D.O. STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 390.30-390.33, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUBLIC PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND TESTING OF ALL UTILITIES TO BE INSTALLED OR REPAIRED.
5. THE CONTRACTOR SHALL INDENIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SURFACE AND OTHER EXISTING CONSTRUCTION FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION AND INSTALLATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS. IF DAMAGE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING CONSTRUCTION FACILITIES (ON THE THREAT OF EROSION HAS PASSED WITH THE CONSTRUCTION).
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT OF WAY ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- [illegible]

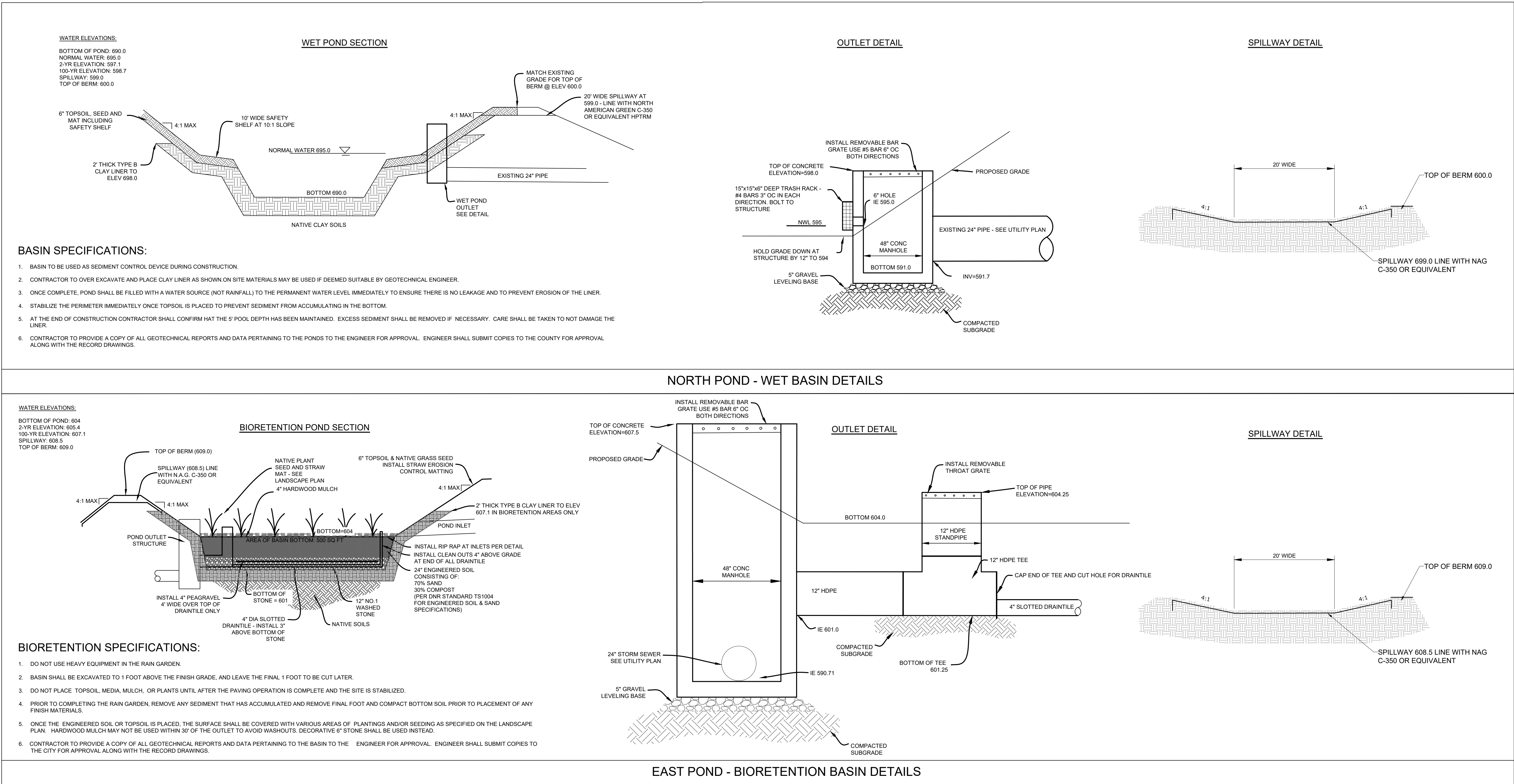
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.

SPECIFICATIONS FOR PRIVATE UTILITIES

- [illegible]

SPECIFICATIONS FOR PAVING

- [illegible]



△ Revisions

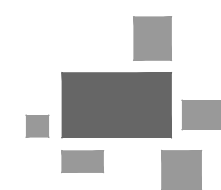
100%
CONSTRUCTION
DOCUMENTS

WATER'S EDGE -
PHASE 1 -
TOWNHOMES &
CLUBHOUSE

Water's Edge Road
Caledonia, WI 53108
Date Issued: 12/12/2023
RINKA project #: 220504
Sheet Title

CONSTRUCTION
DETAILS &
SPECIFICATIONS

Sheet #
C117




PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJECT #: 2145.00

MEMORANDUM

DATE: Thursday, January 4, 2024

TO: Caledonia Utility District

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

RE: Acceptance of Infrastructure – 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 subdivision system includes the Sanitary Sewer Main, Sanitary Sewer lateral, Watermain, Water lateral, and Storm Water Facilities.

The work for the Corona Drive Extension, including the subdivision system, 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 subdivision system of the Corona Drive Extension be accepted by the Utility District.

RECOMMENDATION

Move to accept the Subdivision System for the Corona Drive Extension.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
FIRE PROTECTION		
ELECTRICAL CABLE		
OVERHEAD WIRES		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		
CAUTION EXISTING UTILITIES NEARBY		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
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	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	Δ	INTERSECTION ANGLE

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

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		

PEC JOB NO. 2893.00

ASZ

START DATE 02-07-23

SCALE N/A

SHEET

C-1

C-7

© COPYRIGHT 2018

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

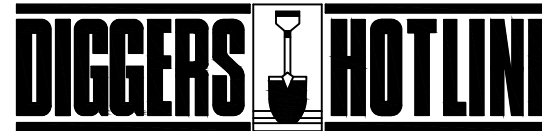
RECORD DRAWINGS

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



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

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.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

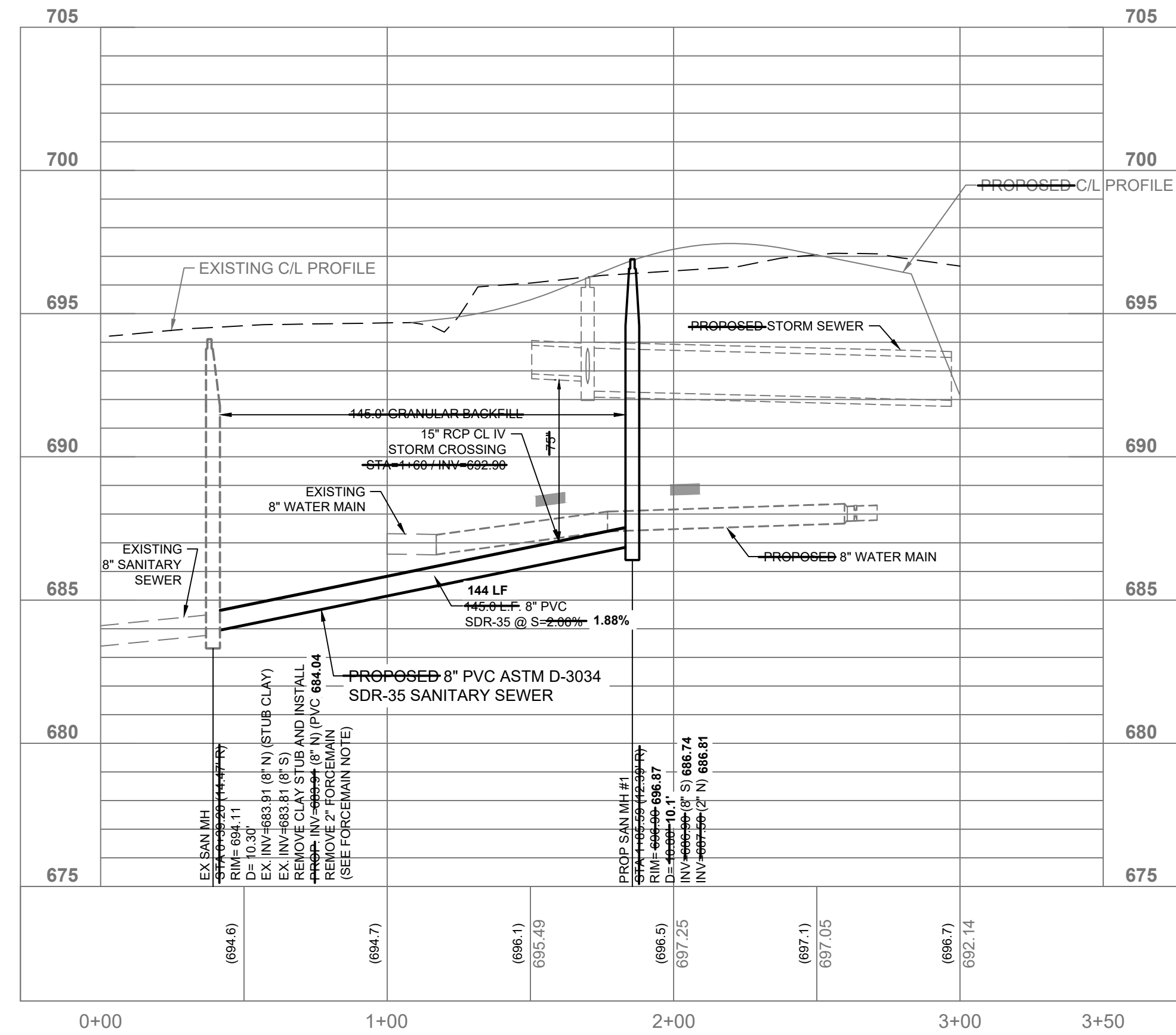
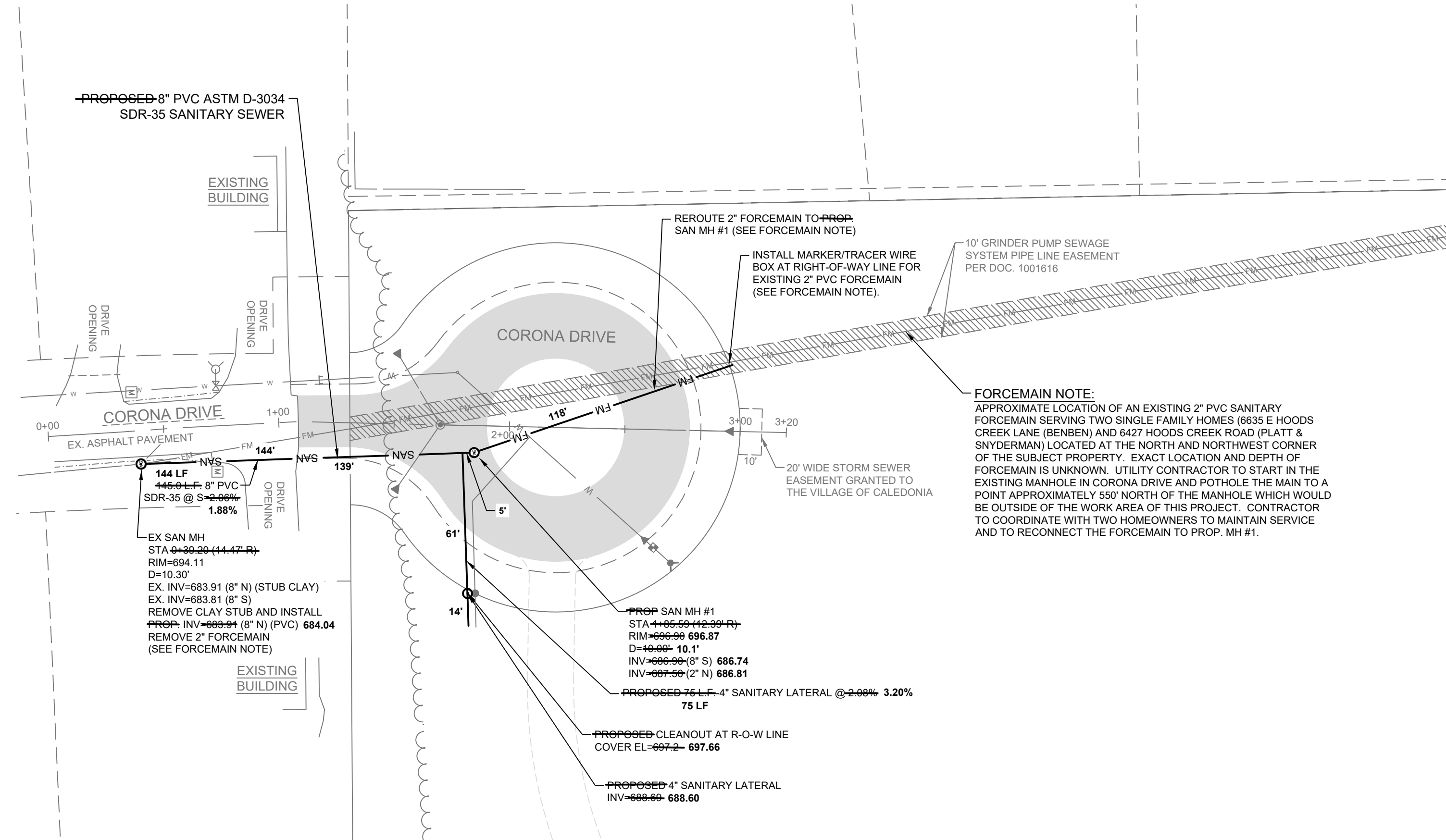
DESIGNED: BR

DRAFTED: BR

REVIEWED: ASZ

INSTALLED BY WANASEK
AUGUST 2023 - SEPTEMBER 2023

RECORD DRAWINGS BY:
FOTH INFRASTRUCTURE



NOTE:

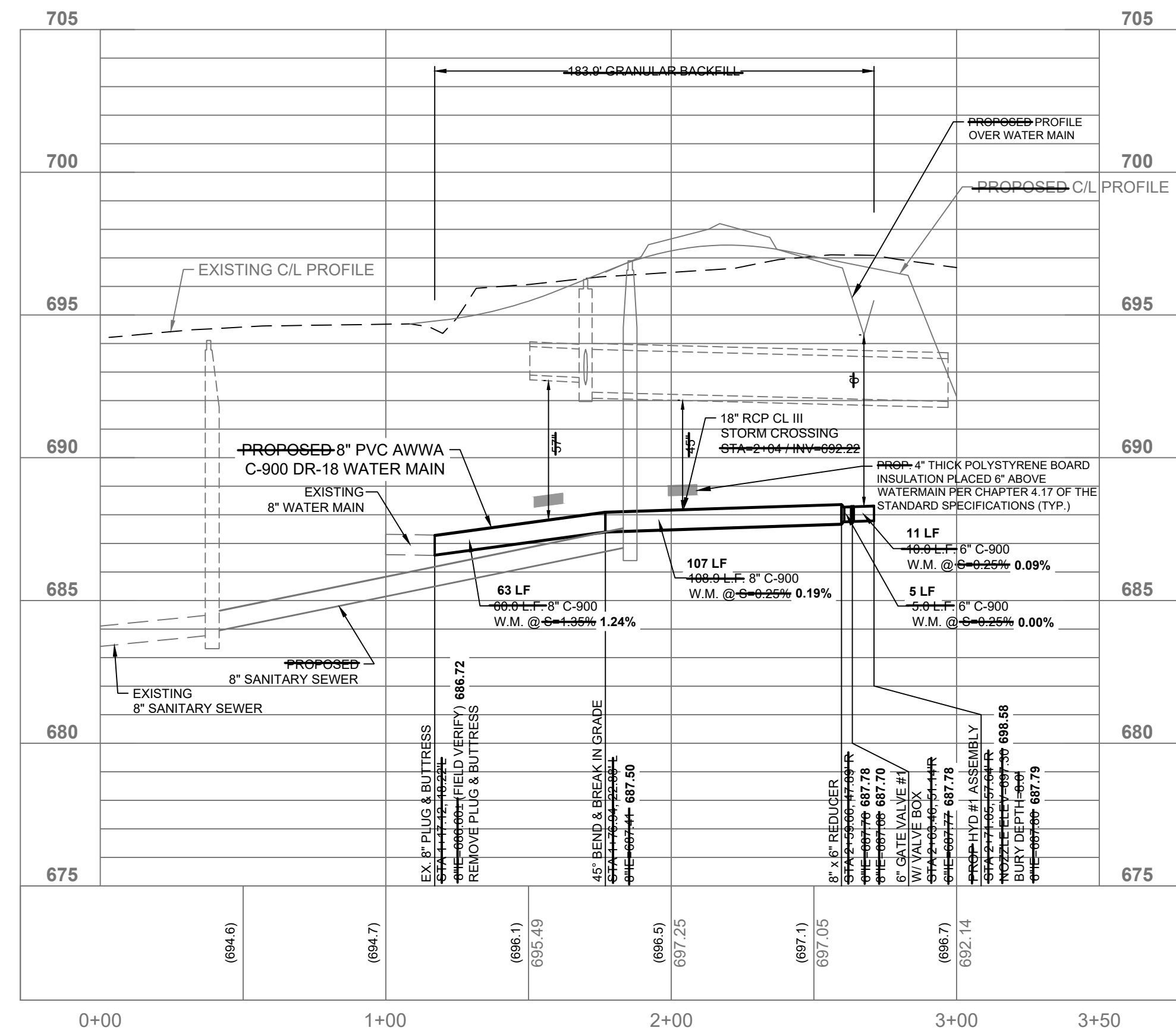
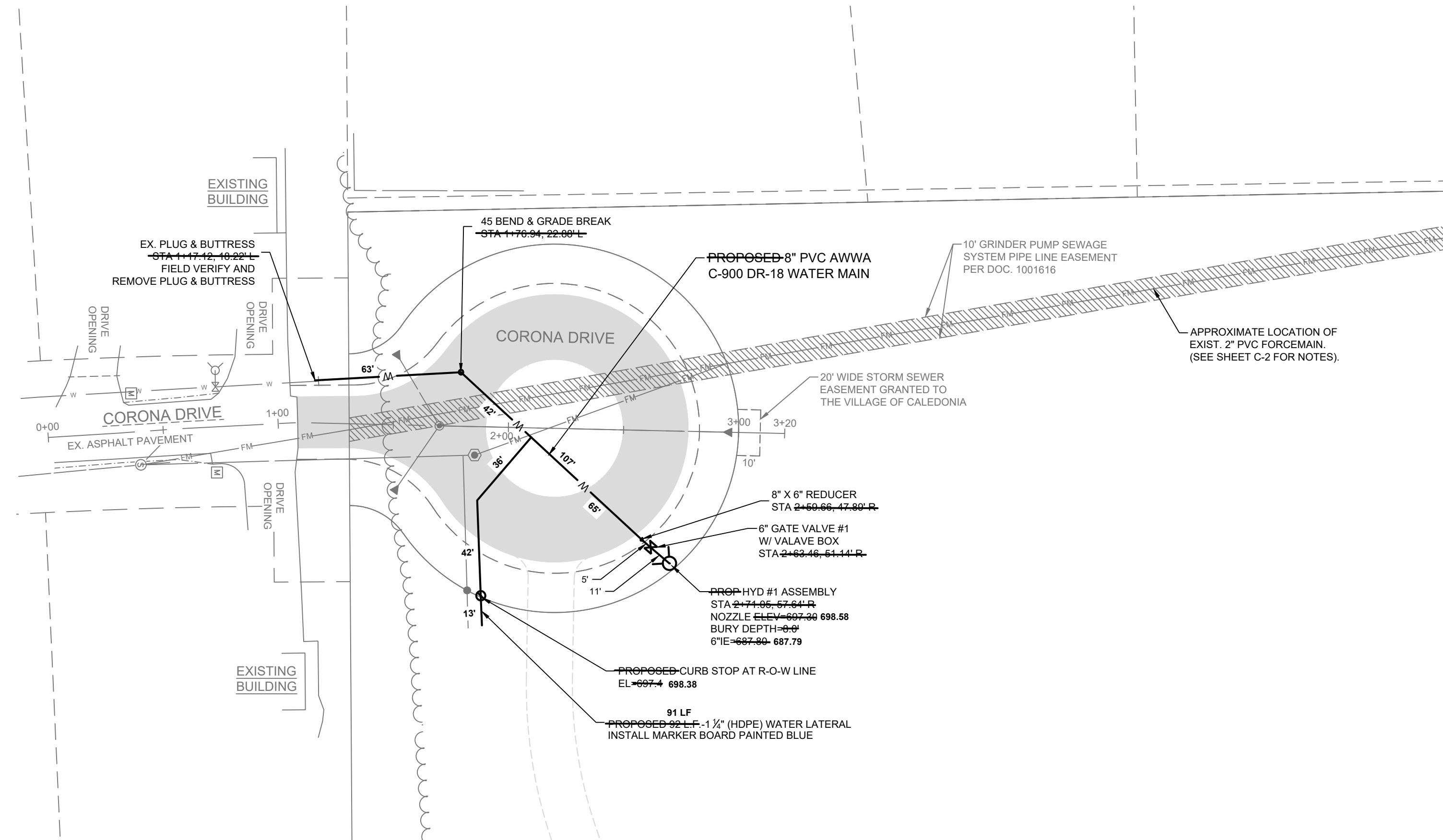
SEE ADDITIONAL NOTES AND DETAILS ON SHEETS 6 AND 7.



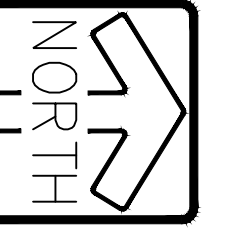
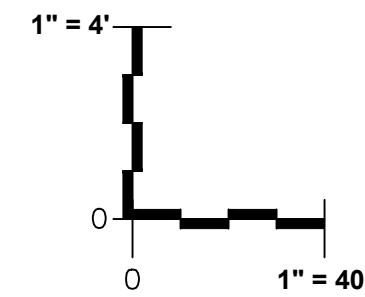
NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

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

WIS. STATUTE 180.07(1)(b)
REQUIRE 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181



SEE ADDITIONAL NOTES AND DETAILS ON SHEETS 6 AND 7.



GRAPHICAL SCALE (FEET)

1" = 40' 80'

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.

Contact Diggers Hotline, Inc., Etc.

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

WIS STATUTE 180.075(1074)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILWAUKEE AREA 259-1181



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
VIS STATUTE 182.075(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

DELIVER
innacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING | CIVIL

NEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE : NATIONWIDE

CORONA DRIVE EXTENSION
VILLAGE OF CALEDONIA, RACINE CO.

PROP. WATER MAIN PLAN
& PROFILE

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

SHEET
C-3
C-7
© COPYRIGHT 2016

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: ASZ

DESIGNED: ASZ

DRAFTED: BR

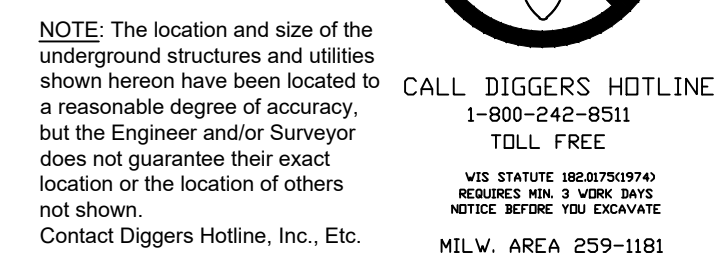
C:\PW_WORKDIR\PW_IE\FVD_MHY\D0740481\2893.00 WATER MAIN.DWG

www.pinnacle-engr.com

FOR CONSTRUCTION

PROP. WATER MAIN PLAN & PROFILE


100



MEMORANDUM

DATE: Thursday, January 4, 2024

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Watermain & Sewer Assessment Agreement – 13108 4 Mile Road – Rebecca Keeku

BACKGROUND INFORMATION

The Village Board has requested that the Settlement Agreement that was executed with the property owners in the lawsuit be offered to the remaining property owners along 4 Mile Road. The property owners were sent letters requiring a response to be given if they wanted to accept the same terms as the Settlement Agreement. The property owner listed above is one of the owners that have requested the Settlement Agreement terms.

The Village Attorney has drafted the original Agreements for the owners and at the Village Board meeting outside Village Council directed the Village Board to have the Agreements rewritten.

Attached is the Updated Watermain and Sewer Assessment Agreement.

It is recommended that the signature of the Utility District President is authorized to execute the Agreement.

RECOMMENDATION

Move to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Agreement with Rebecca Keeku of 13108 4 Mile Road.

WATERMAIN AND SEWER ASSESSMENT AGREEMENT

The parties to this Settlement Agreement are Rebecca Keeku ("OWNER" as used herein) and the Village of Caledonia ("VILLAGE" as used herein), which may collectively be referred to as "parties" herein. The parties have agreed to settle and resolve all issues on the provisions listed below.

1. The VILLAGE shall **vacate and remove** the special assessments against the property of the OWNER as described in **Exhibit A** ("Property"), annexed hereto and incorporated by reference, for both water and sewer, in the respective amounts referenced in **Exhibit A**.

2. OWNER shall not be required to connect the Property to either the sewer or water systems of the VILLAGE, unless:

a. The Property, upon which a Building is located, is rezoned or a conditional use permit is granted;

b. The Property, upon which a Building on the property is located, is divided pursuant to Title 14 of the Code of Ordinances for the Village of Caledonia;

c. A well serving the existing Building or the Property fails (a pump failure is not considered a well failure) or must be abandoned; or

d. The private onsite wastewater treatment system serving the Property needs to be replaced, or if a change in use requires modification or abandonment, or if the sand system fails.

3. OWNER may not connect the Property to either the sewer and water systems of the VILLAGE, except upon compliance with the following:

a. Connection of the OWNER'S Property to the water system of the VILLAGE, may be made in 2023 or any year thereafter. Should OWNER seek to make such a connection in 2023 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 10-11, paragraph 14, in addition to any applicable impact or connection fees, which is attached hereto as **Exhibit B**.

b. Connection of the OWNER'S Property to the sewer system of the VILLAGE, may be made in 2023 or any year thereafter. Should OWNER seek to make such a connection in 2023 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 27-28, paragraph 14, in addition to any applicable connection fees, which is attached hereto as **Exhibit C**.

c. Connection of the OWNER'S Property to either the water or sewer systems in 2041 or thereafter will require payment in full of the amounts set forth above.

d. The provisions of this Agreement are covenants that run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors and assigns.

4. This Agreement may be executed in one or multiple counterparts, each constituting an original, but all of which together shall constitute the complete Settlement Agreement.

This Agreement shall become effective when signed by the OWNER and by authorized representative(s) of the VILLAGE. It may be recorded in the office of the Register of Deeds for Racine County.

[Signature Pages to Follow]

Dated: 11-12-23



Rebecca Keeku

Village of Caledonia

Dated: 12-12-23



Thomas Weatherston

Village President

Dated: 12-12-23



By: ~~Joslyn Hoeffert~~

Village Clerk, Deputy

Caledonia Sewer and Water Utility District

Dated: _____

By: Howard Stacey

President


EXHIBIT A

1. OWNER – property located at 13108 4 Mile Road, Franksville, WI 53126; Tax No: 51-104-04-22-19-069-000
2. Total assessment \$16,919.30 (\$9,945.74 for sewer and \$6,973.56 for water)

MEMORANDUM

DATE: Thursday, January 4, 2024

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Watermain & Sewer Assessment Agreement – 13510 4 Mile Road – William & Judith Hurtienne

BACKGROUND INFORMATION

The Village Board has requested that the Settlement Agreement that was executed with the property owners in the lawsuit be offered to the remaining property owners along 4 Mile Road. The property owners were sent letters requiring a response to be given if they wanted to accept the same terms as the Settlement Agreement. The property owner listed above is one of the owners that have requested the Settlement Agreement terms.

The Village Attorney has drafted the original Agreements for the owners and at the Village Board meeting outside Village Council directed the Village Board to have the Agreements rewritten.

Attached is the Updated Watermain and Sewer Assessment Agreement.

It is recommended that the signature of the Utility District President is authorized to execute the Agreement.

RECOMMENDATION

Move to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Agreement with William & Judith Hurtienne of 13510 4 Mile Road.

WATERMAIN AND SEWER ASSESSMENT AGREEMENT

The parties to this Settlement Agreement are William & Judith Hurtienne ("OWNER" as used herein) and the Village of Caledonia ("VILLAGE" as used herein), which may collectively be referred to as "parties" herein. The parties have agreed to settle and resolve all issues on the provisions listed below.

1. The VILLAGE shall **vacate and remove** the special assessments against the property of the OWNER as described in **Exhibit A** ("Property"), annexed hereto and incorporated by reference, for both water and sewer, in the respective amounts referenced in **Exhibit A**.

2. OWNER shall not be required to connect the Property to either the sewer or water systems of the VILLAGE unless:

a. The Property, upon which the Building is located, is rezoned or a conditional use permit is granted;

b. The Property, upon which a Building is located, is divided pursuant to Title 14 of the Code of Ordinances for the Village of Caledonia;

c. A well serving the existing Building on the Property fails (a pump failure is not considered a well failure) or must be abandoned; or

d. The private onsite wastewater treatment system serving the Property needs to be replaced or if a change in use requires modification or abandonment, or if the sand system fails.

3. OWNER may not connect the Property to either the sewer and water systems of the VILLAGE, except upon compliance with the following:

a. Connection of the OWNER'S Property to the water system of the VILLAGE, may be made in 2023 or any year thereafter. Should OWNER seek to make such a connection in 2023 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 10-11, paragraph 14, in addition to any applicable impact or connection fees, which is attached hereto as **Exhibit B**.

b. Connection of the OWNER'S Property to the sewer system of the VILLAGE, may be made in 2023 or any year thereafter. Should OWNER seek to make such a connection in 2023 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 27-28, paragraph 14, in addition to any applicable connection fees, which is attached hereto as **Exhibit C**.

c. Connection of OWNER'S Property to either the water or sewer systems in 2041 or thereafter will require payment in full of the amounts set forth above.

d. The provisions of this Agreement are covenants that run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors and assigns.

4. This Agreement may be executed in one or multiple counterparts, each constituting an original, but all of which together shall constitute the complete Settlement Agreement.

This Agreement shall become effective when signed by the OWNER and by authorized representative(s) of the VILLAGE. It may be recorded in the office of the Register of Deeds for Racine County.

[Signature Pages to Follow]

Dated: Dec. 11, 2023

William J. Hurtienne
William Hurtienne

Dated: Dec. 11, 2023

Judith A. Hurtienne
Judith Hurtienne

Village of Caledonia

Dated: 12-12-23

Thomas R. Weatherston
Thomas Weatherston
Village President

Dated: 12-12-23

Wayne Krueger
By: ~~Joslyn Hoeffert~~
Village Clerk, Deputy

Caledonia Sewer and Water Utility District

Dated: _____

By: Howard Stacey
President


EXHIBIT A

1. OWNER – property located at 13510 4 Mile Road, Franksville, WI 53126; Tax No: 51-104-04-22-19-064-000
2. Total assessment \$16,919.30 (\$9,945.74 for sewer and \$6,973.56 for water).

MEMORANDUM

DATE: Thursday, January 4, 2024

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Watermain & Sewer Assessment Agreement – 13010 4 Mile Road – Darlene Daines

BACKGROUND INFORMATION

The Village Board has requested that the Settlement Agreement that was executed with the property owners in the lawsuit be offered to the remaining property owners along 4 Mile Road. The property owners were sent letters requiring a response to be given if they wanted to accept the same terms as the Settlement Agreement. The property owner listed above is one of the owners that have requested the Settlement Agreement terms.

The Village Attorney has drafted the original Agreements for the owners and at the Village Board meeting outside Village Council directed the Village Board to have the Agreements rewritten.

Attached is the Updated Watermain and Sewer Assessment Agreement.

It is recommended that the signature of the Utility District President is authorized to execute the Agreement.

RECOMMENDATION

Move to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Agreement with Darlene Daines of 13010 4 Mile Road.

WATERMAIN AND SEWER ASSESSMENT AGREEMENT

The parties to this Settlement Agreement are Darlene Daines (“OWNER” as used herein) and the Village of Caledonia (“VILLAGE” as used herein), which may collectively referred to as “parties” herein. The parties have agreed to settle and resolve all issues on the provisions listed below.

1. The VILLAGE shall **vacate and remove** the special assessments against the property of the OWNER as described in **Exhibit A** (“Property”), annexed hereto and incorporated by reference, for both water and sewer, in the respective amounts referenced in **Exhibit A**.

2. OWNER shall not be required to connect the Property to either the sewer or water systems of the VILLAGE unless:

a. The Property, upon which a Building is located, is rezoned or a conditional use permit is granted;

b. The Property, upon which a Building on the Property is located, is divided pursuant to Title 14 of the Code of Ordinances for the Village of Caledonia;

c. A well serving the existing Building or the Property fails (a pump failure is not considered a well failure) or must be abandoned; or

d. The private onsite wastewater treatment system serving the Property needs to be replaced or if a change in use requires modification or abandonment, or if the sand system fails.

3. OWNER may not connect the Property to either the sewer and water systems of the VILLAGE, except upon compliance with the following:

a. Connection of the OWNER’S Property to the water system of the VILLAGE, may be made in 2023 or any year thereafter. Should OWNER seek to make such a connection in 2023 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 10-11, paragraph 14, in addition to any applicable impact or connection fees, which is attached hereto as **Exhibit B**.

b. Connection of the OWNER’S Property to the sewer system of the VILLAGE, may be made in 2023 or any year thereafter. Should OWNER seek to make such a connection in 2023 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 27-28, paragraph 14, in addition to any applicable connection fees, which is attached hereto as **Exhibit C**.

c. Connection of the OWNER’S Property to either the water or sewer systems in 2041 or thereafter will require payment in full of the amounts set forth above.

d. The provisions of this Agreement are covenants that run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors and assigns.

4. This Agreement may be executed in one or multiple counterparts, each constituting an original, but all of which together shall constitute the complete Settlement Agreement.

This Agreement shall become effective when signed by the OWNER and by authorized representative(s) of the VILLAGE. It may be recorded in the office of the Register of Deeds for Racine County.

[Signature Pages to Follow]

Dated: 12/12/2023

Darlene Daines
Darlene Daines

Village of Caledonia

Dated: 12-12-23

Thomas R. Weatherston
Thomas Weatherston
Village President

Dated: 12-12-23

Wayne Krueger
By: ~~Joslyn Hoeffert~~
Village Clerk, Deputy

Caledonia Sewer and Water Utility District

Dated: _____

By: Howard Stacey
President

EXHIBIT A

1. OWNER – property located at 13010 4 Mile Road, Franksville, WI 53126; Tax No: 51-104-04-22-19-071-000
2. Total assessment \$141,587.47 (\$108,330.05 for sewer and \$33,257.42 for water).