



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, February 7, 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 – January 11, 2024
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Sewer Utility Agenda & Minutes
 - c. Utility Operator Staffing Update
- 6. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 7. Project Updates**
 - a. 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. Authorization of Signatures – Stormwater Pond Easement Agreement – TI Investors of Caledonia LLC
- 9. Adjournment**

Village of Caledonia Utility District Meeting
January 11, 2024

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Thursday, January 11, 2024. 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, John Strack and Trustee Lee Wishau. 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 December 6, 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 December 5th meeting of the Racine Water Utility. Director Bunkelman gave a brief summary of the meeting.

b. Utility Operator Staffing Update

Director Bunkelman indicated that the open position was reposted.

6. Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$76,379.03 from the January 5th invoice list. Seconded by Commissioner Kaplan.
Motion carried.

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$640,281.86 from the January 5th invoice list. Seconded by Commissioner Kaplan.
Motion carried.

c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$47,122.98 from the January 5th invoice list. Seconded by Commissioner Kaplan.
Motion carried.

7. Project Updates

a. 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.

b. Annual Televising Program – Sanitary Sewer

Continue to perform repairs that staff can perform.

c. Water Impact Fee / Sewer Connection Fee Update

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

d. 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.

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

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

f. Hoods Creek – Aldebaran Brushing Project

Contractor will be contacted to begin work again in 2024.

DRAFT

g. Turtle Creek Restoration

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

8. Action Items

a. 6243 Charles Street – Utility Bill Concern

Director Bunkelman was directed to review the billing system to confirm that there are similar situations to Ms. Kardos in the collection system. There were 3 existing situations and soon to be a 4th. The usage in these secondary units was minimal, similar to Ms. Kardos' usage. Director Bunkelman recommended that the billing for the property stay as per the Ordinance.

Ms. Kardos gave her opinion on the changing of the Ordinance for garages to have a range of 0-2 units. President Stacey indicated that the Commission does not change Ordinances and that she would need to discuss that with the Village Board.

Commissioner Kaplan reiterated with Ms. Kardos that she was told what the costs were going to be up front (before building the detached garage).

Ms. Kardos stated that she has no issue with paying the fire protection and meter fees for 2 meters. She only has an issue with the Sewer bill.

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.**

b. Approval – Onsite Civil Engineering Infrastructure Plan & Storm Water Management Plan – Waters Edge Place – CCM-Caledonia LLC

Commissioner Strack moved to approve the Onsite Civil Engineering Infrastructure Plan and the Storm Water Management Plan for Waters Edge Place subject to the January 4th Memorandum from Director Bunkelman. Seconded by Trustee Wishau. **Motion carried.**

c. Acceptance of Infrastructure – Corona Drive Extension

DRAFT

Commissioner Ruffalo moved to accept the Subdivision System for the Corona Drive Extension. Seconded by Trustee Wishau. **Motion carried.**

d. Authorization of Signatures – Water and Sewer Assessment Agreement – 13108 4 Mile Road

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

e. Authorization of Signatures – Water and Sewer Assessment Agreement – 13510 4 Mile Road

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

f. Authorization of Signatures – Water and Sewer Assessment Agreement – 13010 4 Mile Road

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

9. Adjournment

Upon a motion by Commissioner Strack and seconded by Commissioner Ruffalo, the Commission moved to adjourn the regular meeting at 6:39 pm. **Motion carried.**

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



City of Racine

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

Meeting Agenda Waterworks Commission

Tuesday, January 16, 2024

4:00 PM

City Hall, Room 207

ROLL CALL

[0028-24](#)

Subject: Approval of Minutes for the November 21, 2023, Waterworks Commission Meeting

Fiscal Note: N/A

Attachments:

[water minutes 11.21.23](#)

[0029-24](#)

Subject: Approval of Minutes for the December 5, 2023, Special Waterworks Commission Meeting

Fiscal Note: N/A

Attachments:

[water minutes 12.05.23](#)

[0030-24](#)

Subject: Bid Opening Results on Contract W-23-7, 42" Water Main Phase 3

Fiscal Note: Lowest Responsive Bid from Super Excavators at \$18,201,340.00.

Attachments:

[w-23-7 bid opening results memo](#)

[0032-24](#)

Subject: Developer's Agreement for the Pike River Crossing Project (BREG Pike River LLC, developer)

Fiscal Note: The Developer pays all costs associated with the installation of the main (est. \$1.5M), including utility construction related services.

Attachments:

[developer's agreement pike river crossing](#)

[0033-24](#)

Subject: Proposal from Pinnacle Engineering for Construction-Related Services for the Pike River Crossing Project

Fiscal Note: The total cost of the proposal is \$75,200 paid by the Developer.

Attachments: [crs_pike river crossing](#)

[0031-24](#)

Subject: Communication from the Water Utility Director for Consideration of an Update of the Utility Employee Handbook to Incorporate Expanded Leave Time Revisions

Fiscal Note: N/A

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, January 16, 2024

4:00 PM

City Hall, Room 207

ROLL CALL

PRESENT: 5 - Natalia Taft, John Tate II, Paul Vornholt, Mollie Jones and Terry McCarthy

EXCUSED: 3 - Stacy Sheppard, Jason Meekma and Cory Mason

[0028-24](#)

Subject: Approval of Minutes for the November 21, 2023, Waterworks Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0029-24](#)

Subject: Approval of Minutes for the December 5, 2023, Special Waterworks Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0030-24](#)

Subject: Bid Opening Results on Contract W-23-7, 42" Water Main Phase 3

Recommendation: To Approve

Fiscal Note: Lowest Responsive Bid from Super Excavators at \$18,201,340.00.

The Water Utility Director submitted the bid results on Contract W-23-7, in the amount of \$18,201,340.00, and recommended approval to the lowest responsible bidder, that being Super Excavators, Inc. The Water Utility Director is authorized and directed to execute the contract on behalf of the Water Utility.

A motion was made by Vice President Taft, seconded by Alder McCarthy, that

this file be Approved

[0032-24](#)

Subject: Communication sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting the Approval of a Developer's Agreement for the Pike River Crossing Project (BREG Pike River LLC, Developer)

Recommendation of the Waterworks Commission on 01/16/2024:

To Approve with a Referral to the Finance & Personnel Committee

Fiscal Note: The Developer pays all costs associated with the installation of the main (est. \$1.5M), including utility construction related services.

The Water Utility Director presented the Developer's Agreement for the Pike River Crossing Project, which consists of about 7200 ft of 8"/12" water main extension located north of Hwy. KR (west of Hwy. 31) within the Village of Mt. Pleasant. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, and upon successful structural testing and receipt of as-built drawings, the water main would be dedicated as an asset for the Utility to maintain.

A motion was made by Vice President Taft, seconded by Alder Jones, that this file be Referred to the Finance and Personnel Committee

[0033-24](#)

Subject: Proposal from Pinnacle Engineering for Construction-Related Services for the Pike River Crossing Project

Recommendation: To Approve

Fiscal Note: The total cost of the proposal is \$75,200 paid by the Developer.

The Water Utility Director presented a proposal by the Pinnacle Engineering Group for Construction-Related Services for the Pike River Crossing Project.

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

[0031-24](#)

Subject: Communication from the Water Utility Director for Consideration of an Update of the Utility Employee Handbook to Incorporate Expanded Leave Time Revisions

Recommendation: To Approve

Fiscal Note: N/A

The Water Utility Director presented a proposal to adopt & incorporate recent revisions made to the City Employee Handbook to include: alternative work arrangements; adopting the Juneteenth Holiday; allowing employees to earn a casual day when meeting sick-time threshold during a calendar year; incorporating a vacation leave carry-over option; and a modification to employee vacation leave accrual.

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

Adjournment

There being no further business to address, the meeting was adjourned at 4:21 p.m.



City of Racine

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

Meeting Agenda Wastewater Commission

Tuesday, January 16, 2024

4:30 PM

City Hall, Room 207

ROLL CALL

[0023-24](#)

Subject: Approval of Minutes for the November 21, 2023, Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 11.21.23](#)

[0024-24](#)

Subject: 2024 Hauler Rates

Fiscal Note: N/A

Attachments:

[hailed waste rates 2024 proposed](#)

[0025-24](#)

Subject: Request by the Village of Caledonia for the Revision of a Sanitary Sewer Extension for The Waters Edge Place development

Fiscal Note: N/A

Attachments:

[caledonia sse TID#5 waters edge rev](#)

[0026-24](#)

Subject: Construction Engineering Contract With Strand Associates related to Contract B-23, North Main Sanitary Sewer Relay

Fiscal Note: Time and materials estimated at 449 hours or \$86,000

Attachments:

[crs_n main ssr_strand assoc](#)

[0034-24](#)

Subject: Communication from the Wastewater Utility Director for Consideration of an Update of the Utility Employee Handbook to Incorporate Expanded Leave Time Revisions

Fiscal Note: N/A

CLOSED SESSION

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

compromise such negotiation, and bargaining strategy.

[0027-24](#)

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

Fiscal Note: N/A

OPEN SESSION

The Wastewater Commission will return to open session and may take actions on items discussed in closed session.

Adjournment

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



City of Racine

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

Meeting Minutes - Draft

Wastewater Commission

Tuesday, January 16, 2024

4:30 PM

City Hall, Room 207

ROLL CALL

PRESENT: 8 - Natalia Taft, Claude Lois, John Tate II, Mollie Jones, Terry McCarthy, Anthony Beyer, Anthony Bunkelman and Paul Vornholt

EXCUSED: 4 - John Hewitt, Stacy Sheppard, Cory Mason and Jason Meekma

[0023-24](#)

Subject: Approval of Minutes for the November 21, 2023, Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0024-24](#)

Subject: 2024 Hauler Rates

Recommendation: It was recommended that this item be deferred until next month's meeting to due to an error discovered in the calculation methodology.

Fiscal Note: N/A

A motion was made by Vice President Tate II, seconded by Vornholt, that this file be Deferred

[0025-24](#)

Subject: Request by the Village of Caledonia for the Revision of a Sanitary Sewer Extension for The Waters Edge Place development

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented the sewer extension request for the Waters Edge Place development within the Village of Caledonia. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The Caledonia Utility District has reduced the number of units to be constructed from the previous request. The extension entails approximately 1,410 L.F. of 8" diameter sanitary sewer.

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

[0026-24](#)

Subject: Construction Engineering Contract With Strand Associates related to Contract B-23, North Main Sanitary Sewer Relay

Recommendation: To Approve

Fiscal Note: Time and materials estimated at 449 hours or \$86,000

The Wastewater Utility Director presented a proposal by Strand Associates for the Construction-Related Services for Contract B-23, North Main Street Sanitary Sewer Relay.

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

[0034-24](#)

Subject: Communication from the Wastewater Utility Director for Consideration of an Update of the Utility Employee Handbook to Incorporate Expanded Leave Time Revisions

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented a proposal to adopt & incorporate recent revisions made to the City Employee Handbook to include: alternative work arrangements; adopting the Juneteenth Holiday; allowing employees to earn a casual day when meeting sick-time threshold during a calendar year; incorporating a vacation leave carry-over option; and a modification to employee vacation leave accrual.

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

CLOSED SESSION

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

AYES:

Bunkelman

Beyer

Taft

Tate II

Jones

Lois

McCarthy

Vornholt

[0027-24](#)

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

closed session

Fiscal Note: N/A

Closed Session Discussion

OPEN SESSION

A motion was made by Vice-President Tate II, seconded by Administrator Vornholt to enter into Open Session

Ayes:

Bunkelman

Beyer

Taft

Tate II

Jones

Lois

McCarthy

Vornholt

A motion was made by Administrator Vornholt, seconded by Alder McCarthy to direct the City Attorney to take action on behalf of the Wastewater Commission with respect to items discussed during Closed Session. The City Attorney is to provide a report at the February Wastewater Commission Meeting.

Adjournment

There being no further business to address, the meeting was adjourned at 5:22 p.m.

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
G & F EXCAVATING							
Water Utility Fund	687	G & F EXCAVATING	35951	REPLACE CURB STOP @ 5308	10/19/2023	2,430.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35952	FIRE HYDRANT - WYOMING WA	10/19/2023	4,473.75	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	36010	REPAIR WATER MAIN BREAK @	01/17/2024	8,933.75	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36011	REPAIR (2) WATER MAIN BREA	01/18/2024	4,974.50	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36015	WATER MAIN BREAK @ LAMBE	01/22/2024	9,623.75	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36020	REPLACE FIRE HYDRANT @ 6	01/30/2024	6,591.25	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36021	REPLACE FIRE HYDRANT @ 69	01/30/2024	9,310.00	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						46,337.00	
GABRIEL NOVAC & ASSOCIATES LTD							
Sewer Utility Fund	9216	GABRIEL NOVAC & ASSOCIATE	2021622-I03	HOODS CREEK - FLUSHING SY	08/11/2023	27,530.00	501-18736-000 CIP-Hoods Creek Attenuation
Total GABRIEL NOVAC & ASSOCIATES LTD:						27,530.00	
GARY PROHASKA							
Storm Water Utility Fund	3292	GARY PROHASKA	272	DEC-23; HUSHER CREEK PROJ	01/13/2024	5,915.00	502-00-64240 Building Repairs & Maintenance
Total GARY PROHASKA:						5,915.00	
GRAINGER							
Sewer Utility Fund	3290	GRAINGER	9975119232	RIVERBEND GENERATOR ROO	01/25/2024	1,736.72	501-00-64240 Building Repairs & Maintenance
Total GRAINGER:						1,736.72	
JIMS GARAGE DOOR SERVICE, INC.							
Water Utility Fund	943	JIMS GARAGE DOOR SERVICE,	221561	GARAGE DOOR SERVICE	01/12/2024	203.50	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	943	JIMS GARAGE DOOR SERVICE,	221561	GARAGE DOOR SERVICE	01/12/2024	203.50	501-00-64240 Building Repairs & Maintenance
Total JIMS GARAGE DOOR SERVICE, INC.:						407.00	
KORTENDICK HARDWARE							
Water Utility Fund	1096	KORTENDICK HARDWARE	162817	TOLIET PARTS	01/08/2024	23.38	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162817	TOLIET PARTS	01/08/2024	23.38	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	162826	MYLAR REFLECTIVE	01/08/2024	40.33	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162826	MYLAR REFLECTIVE	01/08/2024	40.33	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	162845	CLEANERS	01/09/2024	13.42	500-00-64100 Janitorial Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162845	CLEANERS	01/09/2024	13.42	501-00-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	162872	RUNNER RUG, PROPANE	01/11/2024	72.05	500-00-64070 Work Supplies

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162872	RUNNER RUG, PROPANE	01/11/2024	72.06	501-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162936	FUSES	01/15/2024	8.99	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	162971	PROPANE/HEADLAMP	01/17/2024	36.88	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	162971	PROPANE/HEADLAMP	01/17/2024	36.87	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	163120	WORK SUPPLIES	01/25/2024	22.78	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163120	WORK SUPPLIES	01/25/2024	22.78	501-00-64070 Work Supplies
Total KORTENDICK HARDWARE:						426.67	
MENARDS RACINE							
Sewer Utility Fund	1281	MENARDS RACINE	79756	CRESTVIEW LIFT STATION HEA	01/11/2024	99.99	501-00-64240 Building Repairs & Maintenance
Total MENARDS RACINE:						99.99	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	44654	SEP-23; OFFICE ANYWHERE S	08/09/2023	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	44654	SEP-23; OFFICE ANYWHERE S	08/09/2023	300.00	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	44948	NOV-23; OFFICE ANYWHERE S	10/11/2023	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	44948	NOV-23; OFFICE ANYWHERE S	10/11/2023	300.00	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45100	DEC-23; OFFICE ANYWHERE S	11/05/2023	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45100	DEC-23; OFFICE ANYWHERE S	11/05/2023	300.00	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45159	DEC-23; RETIRE UTILITY ON-PR	11/22/2023	146.25	500-00-64310 IT Contracted Services
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45159	DEC-23; RETIRE UTILITY ON-PR	11/22/2023	146.25	501-00-64310 IT Contracted Services
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45335	JAN-24; OFFICE ANYWHERE SU	12/12/2023	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45335	JAN-24; OFFICE ANYWHERE SU	12/12/2023	300.00	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45428	JAN-24; MS OFFICE LICENSING	01/08/2024	157.50	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45428	JAN-24; MS OFFICE LICENSING	01/08/2024	157.50	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45465	FEB-24; OFFICE ANYWHERE S	01/10/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45465	FEB-24; OFFICE ANYWHERE S	01/10/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						3,607.50	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2401568	COLIFORM BACTERIA TEST	01/30/2024	29.00	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						29.00	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5300	JAN-24; WATER TESTS	01/18/2024	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
Total OAK CREEK WATER UTILITY:						365.00	
RACINE WATER & WASTEWATER UTILITIES							
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09485	Q4-23; QTRLY SEWER CHARGE	01/18/2024	577,782.56	501-00-62550 Sewer Treatment Charges
Total RACINE WATER & WASTEWATER UTILITIES:						577,782.56	
SHERWIN INDUSTRIES							
Water Utility Fund	1795	SHERWIN INDUSTRIES	SC051710	FIBER MIX	01/23/2024	401.94	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1795	SHERWIN INDUSTRIES	SC051728	FIBER MIX	01/25/2024	539.40	500-00-64270 Infrastructure Maintenance
Total SHERWIN INDUSTRIES:						941.34	
SJE, INC.							
Sewer Utility Fund	1119	SJE, INC.	CD99509216	REPAIR SEWAGE LIFT STATION	01/05/2024	28,973.00	501-18737-000 CIP-Central Attenuation Basin
Total SJE, INC.:						28,973.00	
STARNET TECHNOLOGIES							
Water Utility Fund	1855	STARNET TECHNOLOGIES	0092500-IN	Q1-24; DATA CHARGES	01/16/2024	120.00	500-00-64150 Communication Services
Sewer Utility Fund	1855	STARNET TECHNOLOGIES	0092500-IN	Q1-24; DATA CHARGES	01/16/2024	360.00	501-00-64150 Communication Services
Storm Water Utility Fund	1855	STARNET TECHNOLOGIES	0092500-IN	Q1-24; DATA CHARGES	01/16/2024	60.00	502-00-64150 Communication Services
Total STARNET TECHNOLOGIES:						540.00	
TOTAL ENERGY SYSTEMS LLC							
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV112165	GENERATOR REPAIR	01/10/2024	1,380.00	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV112871	GENERATOR MAINTENANCE	01/23/2024	1,130.00	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV113039	GENERATOR MAINTENANCE	01/25/2024	1,130.00	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV113461	GENERATOR MAINTENANCE	01/31/2024	1,185.00	501-00-64250 Equipment Repairs & Maintenanc
TOTAL ENERGY SYSTEMS LLC:						4,825.00	
UTILITY VENDOR REFUND							
Sewer Utility Fund	8996	UTILITY VENDOR REFUND	001-3330-00	REFUND DUE TO PSN PAYMEN	01/15/2024	170.00	501-00-46251 Residential Service
Water Utility Fund	8996	UTILITY VENDOR REFUND	001-3330-00	REFUND DUE TO PSN PAYMEN	01/15/2024	72.77	500-00-46251 Residential Service
Water Utility Fund	8996	UTILITY VENDOR REFUND	001-3330-00	REFUND DUE TO PSN PAYMEN	01/15/2024	15.53	500-00-46255 Public Fire Protection

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total UTILITY VENDOR REFUND:						258.30	
VILLAGE OF MT. PLEASANT							
Sewer Utility Fund	2082	VILLAGE OF MT. PLEASANT	0059858	TELEWISE SANITARY SEWER; T	01/12/2024	506.81	501-00-64240 Building Repairs & Maintenance
Total VILLAGE OF MT. PLEASANT:						506.81	
Grand Totals:						766,894.93	

TOTALS BY FUND

Sewer Utility Fund	\$649,947.24
Storm Water Utility Fund	\$ 6,302.73
Water Utility Fund	\$110,644.96
<u>TOTALS</u>	<u>\$766,894.93</u>

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

- To be removed from consideration at this time.

Central Lift Station Safety Site & Attenuation Basin

- Pump #1 reinstalled and pulled Pump #2. Awaiting results from teardown of pump.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Held final design meeting for Elevated Storage Tank Plans. Discussed stairway, enclosed area at bottom, overhead door, generator and what is connected to it, potential for mixer for turnover, can booster with location to be determined based on pressures. Awaiting information then will perform final DNR submittal.

**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: Wednesday, January 31, 2024

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Stormwater Pond Easement Agreement
– IT Investors of Caledonia LLC

BACKGROUND INFORMATION

TI Investors of Caledonia LLC has constructed the Caledonia Corporate Park located on Highway K in the I 94 corridor. As a condition of approval of the Storm Water Management Plan, Mass Grading Plan, Certified Survey Map, Site Grading Plan and Development Agreement for the proposed commercial development, Stormwater Pond Easements were required to encompass the 4 Stormwater Ponds located on the site.

The Stormwater Pond Easement Agreement has been prepared and signed by the Owner. In order to record the Stormwater Pond Easement, the Commission President and Secretary will need to execute the easements along with the Village Board President and Clerk.

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

RECOMMENDATION

Move to authorize the President and Secretary of the Caledonia Utility District to execute the Stormwater Pond Easement Agreement with TI Investors of Caledonia LLC.

STORMWATER POND EASEMENT AGREEMENT
TI INVESTORS OF CALEDONIA LLC

This Stormwater Pond Easement Agreement ("Agreement") is made the 29th day of January, 2024, by and between **TI INVESTORS OF CALEDONIA LLC**, a Wisconsin limited liability company with offices located at 710 N. Plankinton Avenue, Suite 1200, Milwaukee, Wisconsin 53203, referred to in this Agreement as the "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin, and the **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are collectively referred to in this Agreement as the "Grantees".

RECITALS

A. The Owner is the fee simple holder of certain real property in the Village of Caledonia, Racine County, State of Wisconsin, described as Lot 3 in Certified Survey Map No. 3552, of record in the Office of the Register of Deeds for Racine County, Wisconsin, as Document No. 2653548 and having Tax Parcel Number 51-104-04-22-30-038-030 and Outlot 1 in Certified Survey Map No. 3552, of record in the Office of the Register of Deeds for Racine County, Wisconsin, as Document No. 2653548 and having Tax Parcel Number 51-104-04-22-30-038-011. Said real property is referred to in this Agreement as the "Property". A copy of Certified Survey Map No. 3552 ("CSM 3552") is attached hereto as EXHIBIT A.

B. As a part of the approval by the Grantees of the development of the Property, the Grantees have required the Owner to construct, at Owner's own cost and expense, a stormwater drainage plan for the Property as described and prepared by Pinnacle Engineering Group, dated and Professional Engineer Stamped August 1, 2022 and Onsite Civil Engineering Infrastructure Plans (Mass Grading Plans) for the Property, prepared by Pinnacle Engineering Group, dated and Professional Engineer Stamped August 4, 2022 as may be approved and/or amended from time to time by the Grantees, attached hereto EXHIBIT B and incorporated herein (the "Plan"). Said Plan includes, in part, the construction of the Four (4) Stormwater Retention Ponds (collectively, the "Ponds", in singular tense, the "Pond") described therein and herein. The Grantees have further required as part of said approval that the Owner enter into this Agreement with the Grantees, setting forth the Owner's responsibility to maintain the Plan and provide the Grantees with access to the easement areas described below.

C. The Grantees have requested that the Owner grant a non-exclusive permanent easement (referred to in this Agreement as the "Stormwater Pond Easement"), as may be necessary for the Grantees to exercise their rights under this Agreement, over that portion of the Property shown and described in attached EXHIBIT C as the "Stormwater Pond A Easement Area"; the "Stormwater Pond B Easement Area"; the "Stormwater Pond C Easement Area"; and the "Stormwater Pond D Easement Area", (hereinafter collectively referred to as the "Stormwater Pond Easement Areas").

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

AGREEMENT

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

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

2. Failure to Construct, Clean, Maintain, Alter, Repair and Replace the Drainage Facilities. The Grantees shall have the right, but not the responsibility, to enter upon the Stormwater Pond Easement Areas in order to perform construction, cleaning, maintenance, alterations, repairs and replacements of the Drainage Facilities if the Owner fails to do so after receiving a written request from the Grantees. The Owner shall be given at least ten (10) business days after the date of said written request to perform whatever construction, cleaning, maintenance, alterations, repairs and replacements are deemed reasonable and necessary by the Grantees as required by this Agreement and as stated in said notice. Provided, however, that in the event the Grantees determine that emergency action should be performed, then the Grantees may enter upon the Stormwater Pond Easement Areas immediately and perform said emergency action. The Owner shall reimburse Grantees for all reasonable and actual costs incurred by the Grantees in performing said construction, cleaning, maintenance, alterations, repairs, replacements and emergency action, including, without limitation, any construction, engineering, legal and administrative costs with respect to the same, upon receiving an invoice for said costs. If Owner fails to pay said costs, then said costs may be assessed upon the parcels within the Property by the Grantees as a special charge as provided in Wisconsin Statutes Sections 66.0627 and 66.0703, and Owner consents to said assessments and waives notice and hearing with respect to the levying of said assessments in accordance with Wisconsin Statutes Section 66.0703 and/or 66.0627.

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

4. Indemnification. Owner shall, and hereby does, indemnify and hold harmless the Grantees, and their successors and assigns, employees, officials, commissioners, contractors, consultants, and agents from and against any claims, actions, judgments, damages, costs, and expenses (including, but not limited to, reasonable actual attorney fees) and/or liability of any nature whatsoever (but excepting therefrom any liability which arises as a result of the negligence or intentional acts of Grantee), that may arise, directly or indirectly, as a result of (i) the existence, construction, use, operation, cleaning, maintaining, alteration, repair, and/or replacement of the Drainage Facilities and/or the Stormwater Pond Easement Area, and/or (ii) any property damage and/or bodily injury (including death) that may arise or occur as a result of the foregoing and/or at such locations.

5. Insurance. Owner shall, at Owner's own cost and expense, and prior to the construction of the Drainage Facilities, obtain and maintain a policy of general liability insurance, from a Wisconsin-

licensed insurance carrier, that (i) has coverage and policy limits typical and in keeping with industry standards, and (ii) has the Grantees named as additional insureds, to insure Grantees against the liability stated in paragraph 4 above. Such insurance shall be kept and maintained by the Owner or it's successors throughout the entire term of this Agreement.

6. Grant of Easement. The Owner hereby grants to the Grantees, and to the Grantees' employees, officials, commissioners, contractors, consultants, agents, successors, and assigns, the easement rights described herein, over, across, under and through the Stormwater Pond Easement Areas, for the purposes of (i) performing its duties, responsibilities, and easement rights imposed upon and/or granted to the Grantees under this Agreement, and/or (ii) inspecting, monitoring, and/or testing the Drainage Facilities, and (iii) for conveying and/or storing surface and storm waters in, over, across, under, and/or through the Drainage Facilities, to the from such locations and to the extent set forth in the Plan.

7. Further Owner Requirements.

- (a) No fences, structures or improvements will be erected, and no trees, bushes or other vegetation will be planted, within the Stormwater Pond Easement Areas, without the written consent of the Grantees; and
- (b) The elevation of the existing ground surface within the Stormwater Pond Easement Areas will not be altered without the written consent of the Grantees.

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

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

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

11. Warranty. The Owner does hereby warrant and covenant that the Owner owns the Property in fee simple and is lawfully seized and possessed of the Property; that the Owner has a good and lawful right to grant the rights granted to the Grantees hereunder, that the persons executing this Agreement on behalf of the Owner are fully authorized to execute this Agreement on behalf of the Owner; and that this Agreement is the binding obligation of the Owner.

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

SIGNATURE PAGES TO FOLLOW

OWNER: TI Investors of Caledonia LLC,
Towne Realty, Inc, Manager

BY: *Susan K. Laabs*
Susan K. Laabs, Vice President

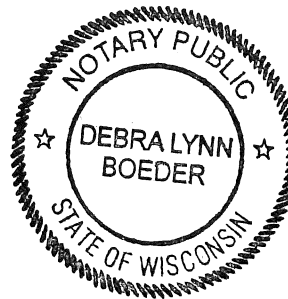
STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me this 29th day of January 2024, the above-named
Susan K Laabs, Vice President, to me known to be the person who executed the foregoing instrument
and acknowledged the same on behalf of said Owner.

Debra Lynn Boeder
Notary Public, State of Wisconsin

Debra Lynn Boeder

My Commission expires: 03/05/2025



VILLAGE OF CALEDONIA

BY: _____
Thomas Weatherston, President

ATTEST: _____
Jennifer Olsen, Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2024, the above-named
Thomas Weatherston, President and **Jennifer Olsen, Clerk**, of the Village of Caledonia, to me
known to be the persons who executed the foregoing instrument and acknowledged the same on behalf
of the Village of Caledonia.

Notary Public, Racine County, WI

My Commission expires: _____

VILLAGE OF CALEDONIA UTILITY DISTRICT

BY: _____
Howard Stacey, President

ATTEST: _____
Robert Kaplan, Secretary

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2024, the above-named,
Howard Stacey, President and **Robert Kaplan, Secretary**, of the Village of Caledonia Utility District,
to me known to be the persons who executed the foregoing instrument and acknowledged the same on
behalf of the Village of Caledonia Utility District.

Notary Public, State of Wisconsin

My Commission expires: _____

This Instrument Was Drafted By: Anthony A. Bunkelman P.E., Public Services Director

MAP #3552

CERTIFIED SURVEY
MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and
Northwest 1/4 of the Southwest 1/4 of Section 30,
Township 4 North, Range 22 East, Village of Caledonia,
Racine County, Wisconsin.

Document # **2653548**
RACINE COUNTY REGISTER OF DEEDS
May 04, 2023 3:49 PM

Karie Pope

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

Pages: 7

VICINITY MAP

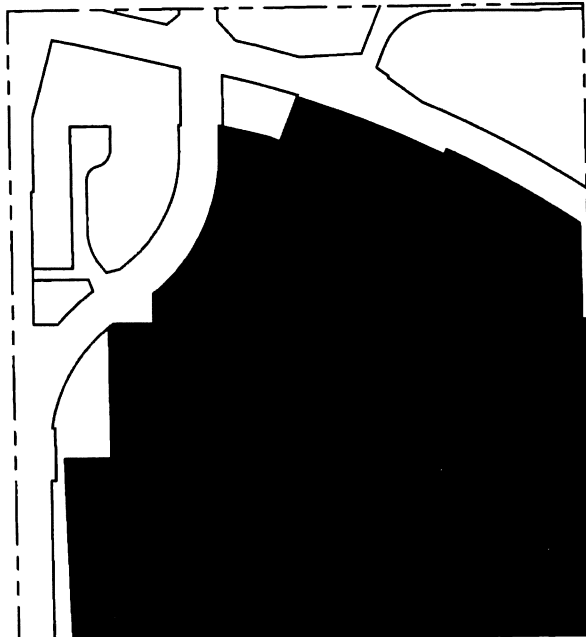
SCALE 1"=600'

NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K"

ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property
Zoning: M-3
Tax Key Numbers:
104-04-22-30-038-000
104-04-22-30-047-000

SW 1/4 SEC. 30, T4N, R22E

NOTES:

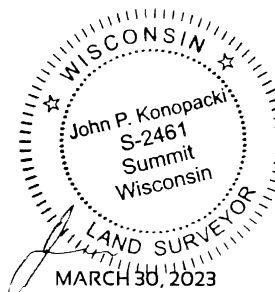
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- All remnant building foundations to be removed.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.

Prepared for
TI INVESTORS OF CALEDONIA LLC
710 N. Plantation Avenue, Suite 1200
Milwaukee, WI 53203

Prepared By
PINNACLE ENGINEERING GROUP

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

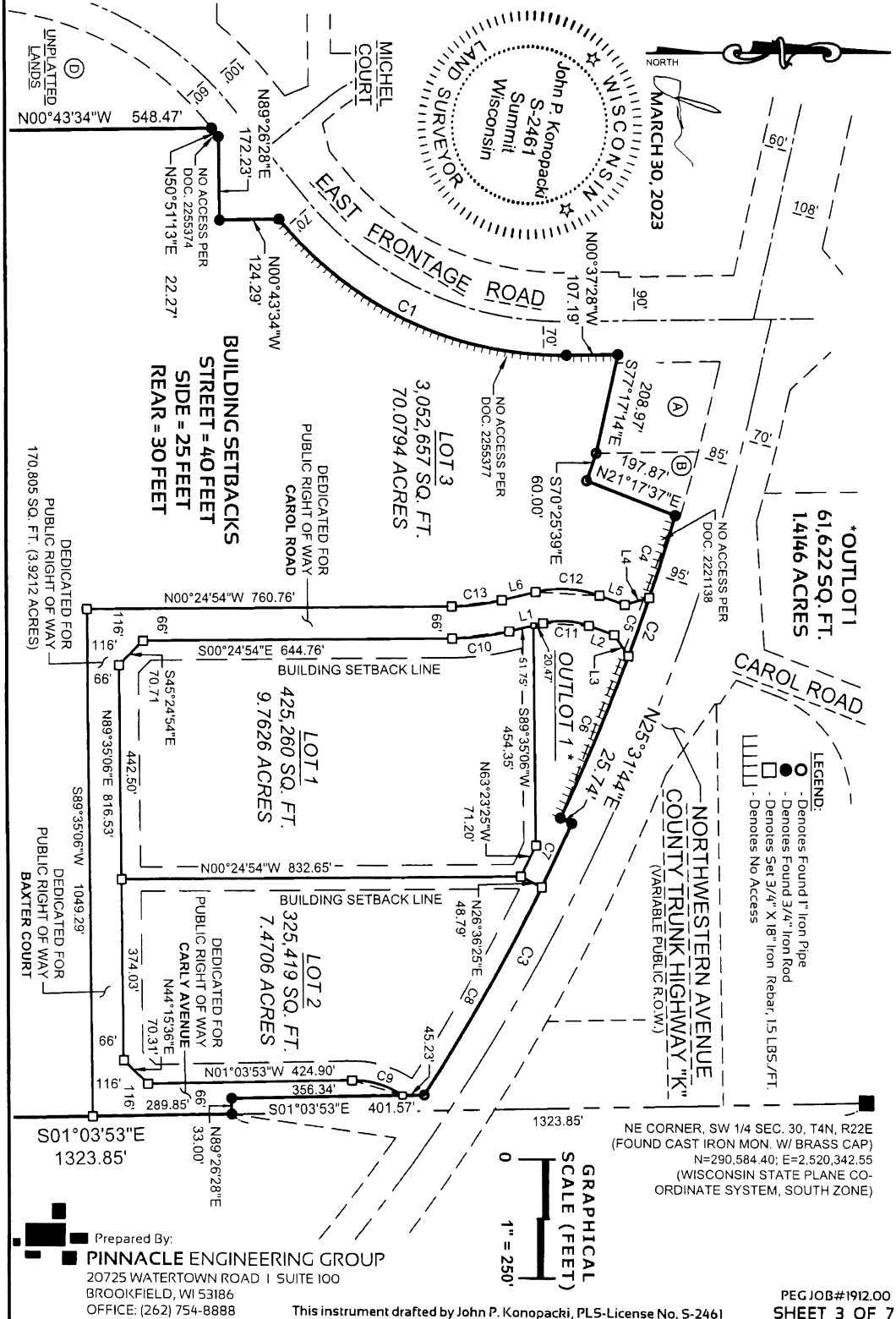
This instrument drafted by John P. Konopacki, PLS-License No. S-2461



PEG JOB #1912.00
SHEET 1 OF 7

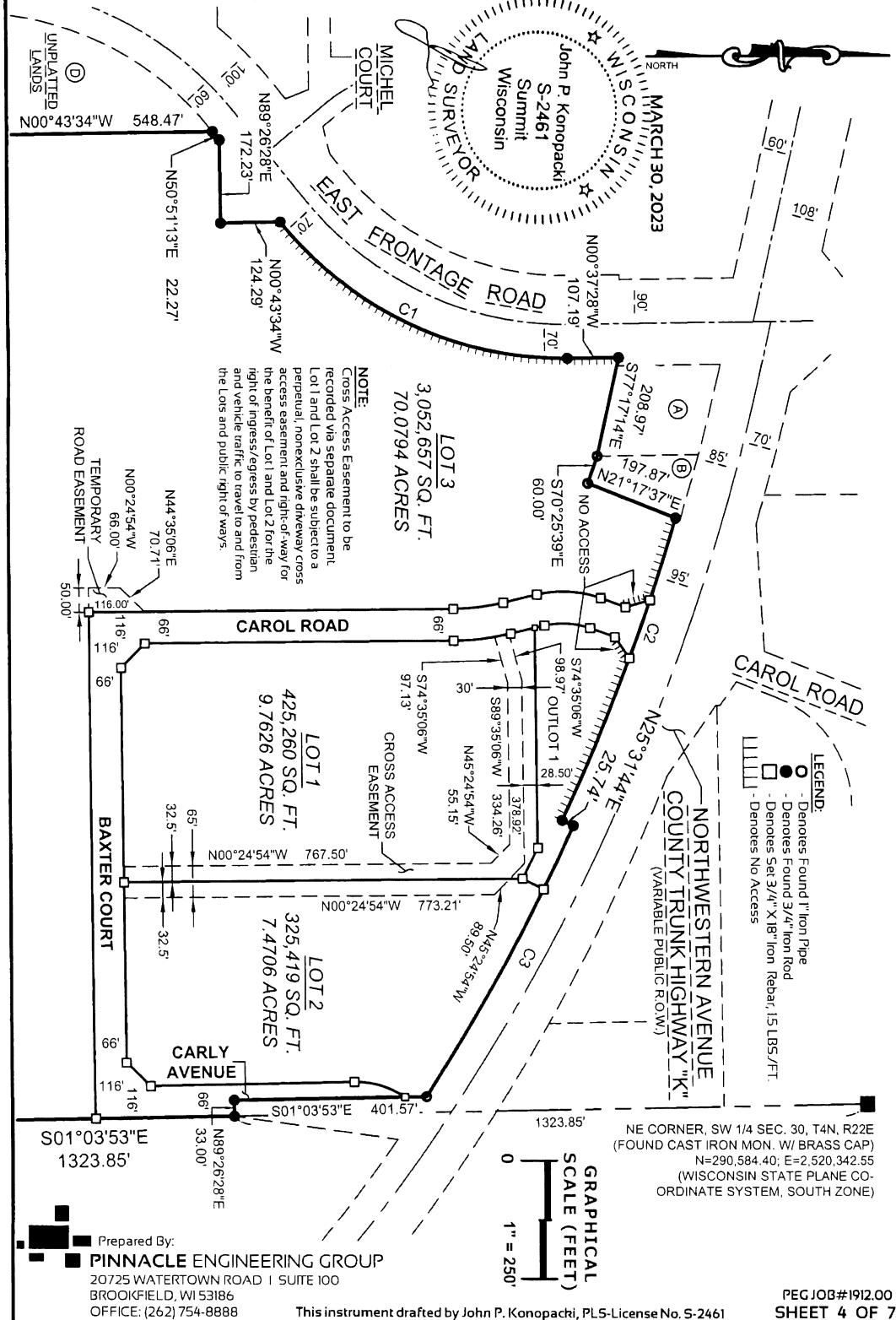
CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided that part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 30;
Thence South 89°35'06" West along the south line of said Southwest 1/4, 2222.70 feet;
Thence North 02°12'08" West, 755.99 feet;
Thence North 89°23'26" East, 196.62 feet;
Thence North 00°43'34" West, 548.47 feet to the southeasterly right of way line of East Frontage Road;
Thence the following courses along said southeasterly right of way line:

North 50°51'13" East, 22.27 feet; North 89°26'28" East, 172.23 feet; North 00°43'34" West, 124.29 feet to a point on a curve;
Northeasterly 684.45 feet along the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 25°14'37"
East, 661.43 feet; North 00°37'28" West, 107.19 feet;

Thence South 77°17'14" East along said southeasterly right of way line and then continuing, 208.97 feet;
Thence South 70°25'39" East, 60.00 feet;
Thence North 21°17'37" East, 197.87 feet to the southerly right of way line of Northwestern Avenue -
County Trunk Highway "K" and a point on a curve;
Thence southeasterly 669.68 feet along said southerly right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and
whose chord bears South 68°51'11" East, 669.02 feet;
Thence North 25°31'44" East along said right of way line, 25.74 feet to a point on a curve;
Thence southeasterly 641.75 feet along said right of way line and the arc of said curve to the right, whose radius is 4227.18 feet and whose
chord bears South 61°01'02" East, 641.13 feet;
Thence South 01°03'53" East, 401.57 feet;
Thence North 89°26'28" East, 33.00 feet to the east line of the aforesaid Southwest 1/4 of Section 30;
Thence South 01°03'53" East along said east line, 1323.85 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

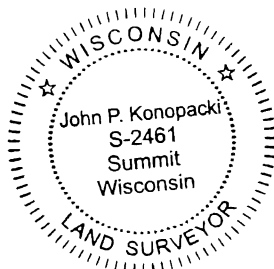
Containing 4,035,763 Square Feet (92.6484 Acres) of land Gross and 3,864,958 square feet (88.7272 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA LLC, owner of said land.

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

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

Date: MARCH 30, 2023




John P. Konopacki
Professional Land Surveyor S-2461

FROM (ALL OF):

104-04-22-30-038-000
104-04-22-30-047-000

TO:

LOT 1, 104-04-22-30-038-010
LOT 2, 104-04-22-30-038-020
LOT 3, 104-04-22-30-038-030
OUTLOT 1, 104-04-22-30-038-011

CERTIFIED SURVEY MAP NO. 3552

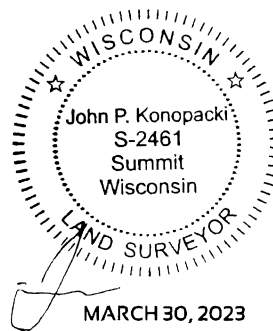
Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of
Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	684.45'	758.00'	051°44'09"	N25°14'37"E	661.43'	N51°06'41"E	N00°37'28"W
C2	669.68'	4378.00'	008°45'51"	S68°51'11"E	669.02'	S64°28'16"E	S73°14'07"E
C3	641.75'	4227.18'	008°41'54"	S61°01'02"E	641.13'	S56°40'05"E	S65°21'59"E
C4	178.14'	4378.00'	002°19'53"	S72°04'11"E	178.12'		
C5	128.00'	4378.00'	001°40'31"	S70°03'59"E	128.00'		
C6	363.54'	4378.00'	004°45'28"	S66°51'00"E	363.44'		
C7	145.58'	4227.18'	001°58'23"	S64°22'47"E	145.57'		
C8	496.17'	4227.18'	006°43'31"	S60°01'50"E	495.89'		
C9	111.62'	183.00'	034°56'53"	N16°24'33"E	109.90'	N01°03'53"W	N33°53'00"E
C10	120.85'	533.00'	012°59'27"	S06°54'38"E	120.59'	S13°24'21"E	S00°24'54"E
C11	96.99'	167.00'	033°16'36"	S03°13'57"W	95.63'	S19°52'15"W	S13°24'21"E
C12	135.32'	233.00'	033°16'36"	N03°13'57"E	133.43'	N13°24'21"W	N19°52'15"E
C13	105.88'	467.00'	012°59'27"	N06°54'38"W	105.66'	N00°24'54"W	N13°24'21"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S13°24'21"E	72.22'
L2	S19°52'15"W	55.55'
L3	S55°36'10"W	53.08'
L4	N15°46'25"W	53.19'
L5	N19°52'15"E	55.55'
L6	N13°24'21"W	72.22'



Prepared By:
PINNACLE ENGINEERING GROUP

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

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

PEG JOB#1912.00
SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

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

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by Susan K. Laabs, Vice President, of TOWNE REALTY, INC, manager of TI INVESTORS OF CALEDONIA LLC at Milwaukee, Milwaukee County, Wisconsin, on this 28th day of April, 2023.

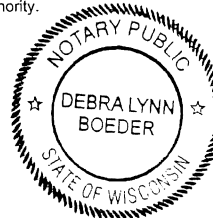
In the presence of: TI INVESTORS OF CALEDONIA LLC,
By: TOWNE REALTY, INC, Manager

Susan K. Laabs
Name (signature) - Title Susan K. Laabs, Vice President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 28th day of April, 2023, Susan K. Laabs (title)
Vice President, of TOWNE REALTY, INC, manager of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such
Vice President (title) of said TOWNE REALTY, INC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Debra Lynn Boeder
Notary Public
Name: Debra Lynn Boeder
State of Wisconsin
My Commission Expires: 03/05/2025

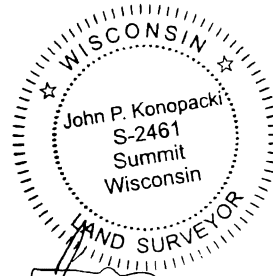


VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this 6 day of September, 2022

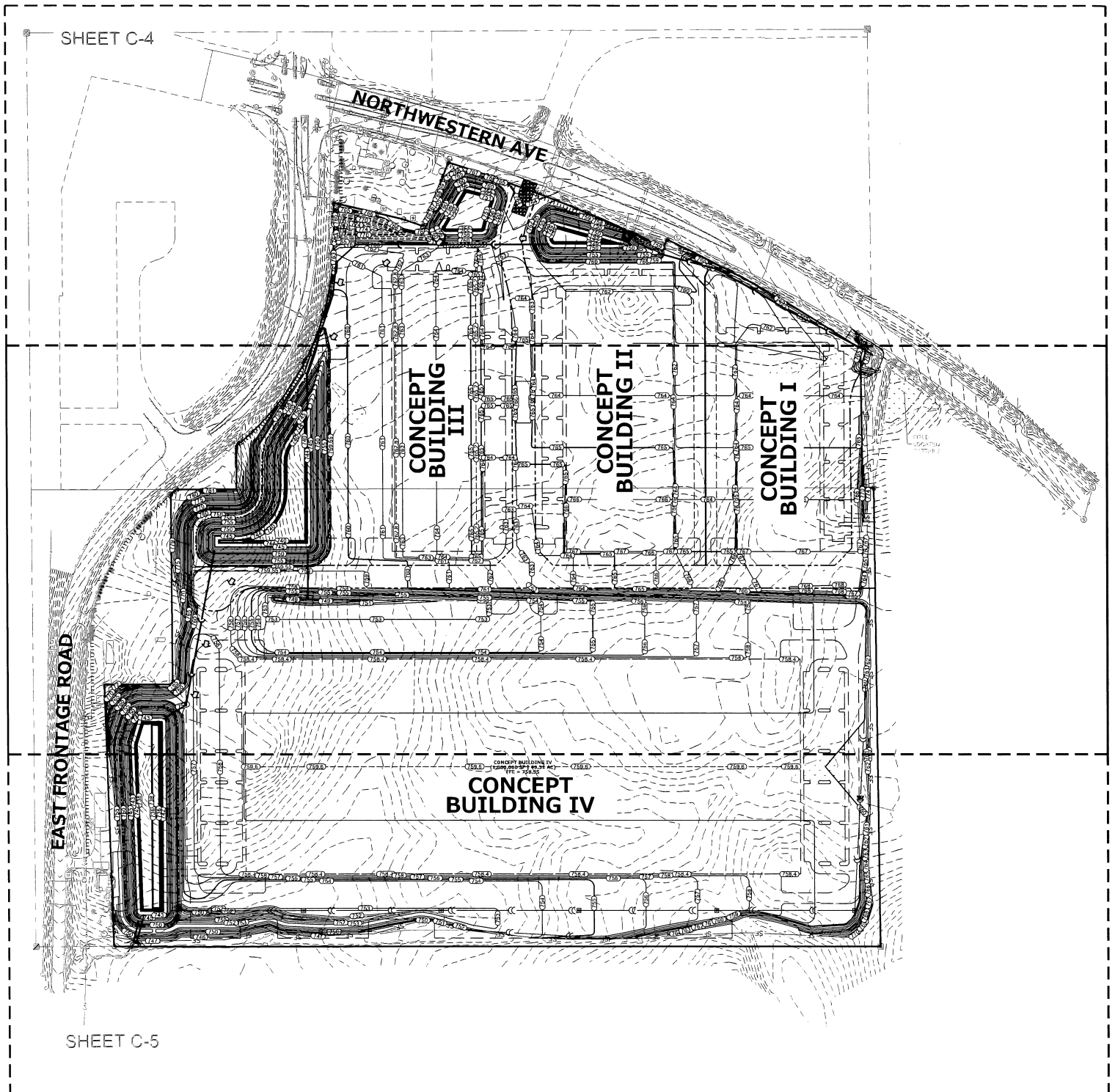
May 4, 2023
Date

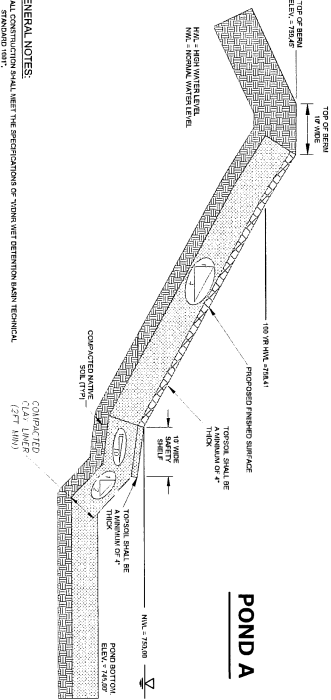
Joslyn M. Hoeffert
Joslyn M. Hoeffert, Village Clerk



ADJACENT OWNERS

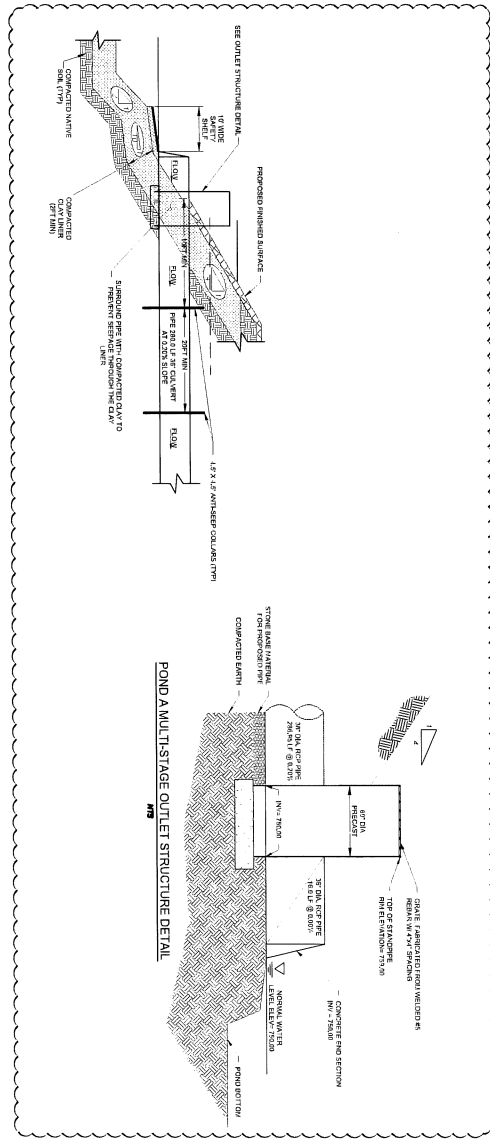
- A - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR. MARCH 30, 2023
- B - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- C - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.
- D - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.





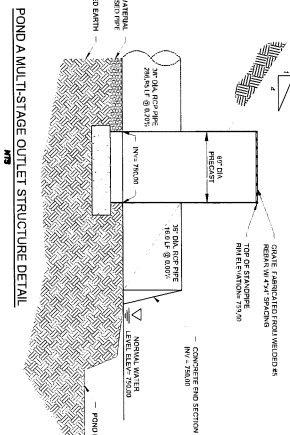
- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF TOWN WET DETENTION BASIN TECHNICAL SPECIFICATION UNIT.
 2. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF TOWN WET DETENTION BASIN TECHNICAL SPECIFICATION UNIT.
 3. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF TOWN WET DETENTION BASIN TECHNICAL SPECIFICATION UNIT.
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 8. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF TOWN WET DETENTION BASIN TECHNICAL SPECIFICATION UNIT.
 9. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF TOWN WET DETENTION BASIN TECHNICAL SPECIFICATION UNIT.
 10. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF TOWN WET DETENTION BASIN TECHNICAL SPECIFICATION UNIT.

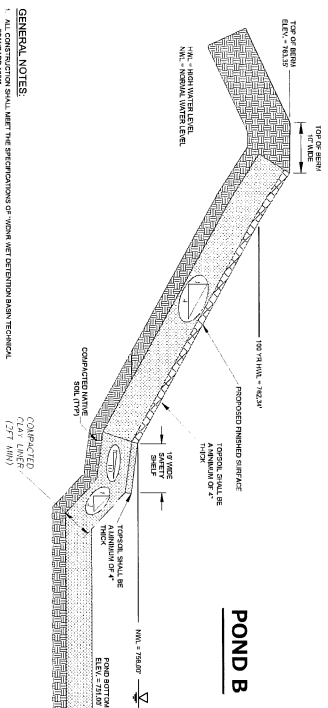
POND A CROSS SECTION



- NOTES:**
1. DRAINAGE SHALL BE PROVIDED AND SHALL BE SUCH THAT THE COULARES ARE
 2. DRAINAGE SHALL BE PROVIDED AND SHALL BE SUCH THAT THE COULARES ARE
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POND A OUTLET PIPE

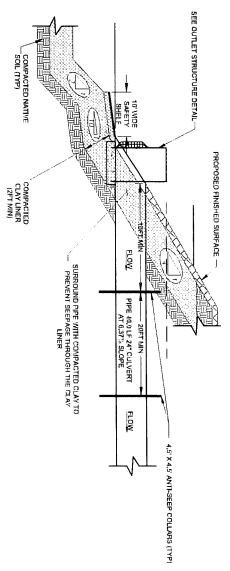




POND B

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WOMEN AND DETENTION BASIN TECHNIQUE" (WOMEN DET.)
 2. ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH THE "STORM WATER MANAGEMENT PLAN FOR THE PROJECT" (SWMP) AND THE "STORM WATER MANAGEMENT PLAN FOR THE PROJECT" (SWMP).
 3. REPAIRING A INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (WOMEN DET.) WITH RUBBER GASKET.
 4. OWNER OR CONTRACTOR MUST CONSULT LOCAL AGENCY OR EROSION CONTROL PLANNING AGENCY FOR ANY SPECIAL REQUIREMENTS.
 5. CLAYLINES SHALL BE A MINIMUM OF 12" THICK. CLAY SHALL BE COMPACTED AT 120% OPTIMAL MOISTURE CONTENT TO THE REQUIRED PROOF ROLLING DEPTH TO THE COMPLETION OF THE POND. THE POND SHALL BE A MINIMUM OF 12" THICK. CLAY SHALL BE COMPACTED AT 120% OPTIMAL MOISTURE CONTENT TO THE REQUIRED PROOF ROLLING DEPTH TO THE COMPLETION OF THE POND.
 6. FOR CONSTRUCTION MANAGEMENT, THE POND SHALL BE A MINIMUM OF 12" THICK. CLAY SHALL BE COMPACTED AT 120% OPTIMAL MOISTURE CONTENT TO THE REQUIRED PROOF ROLLING DEPTH TO THE COMPLETION OF THE POND.

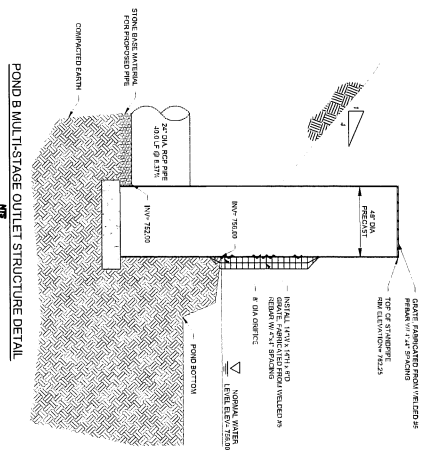
POND B CROSS SECTION



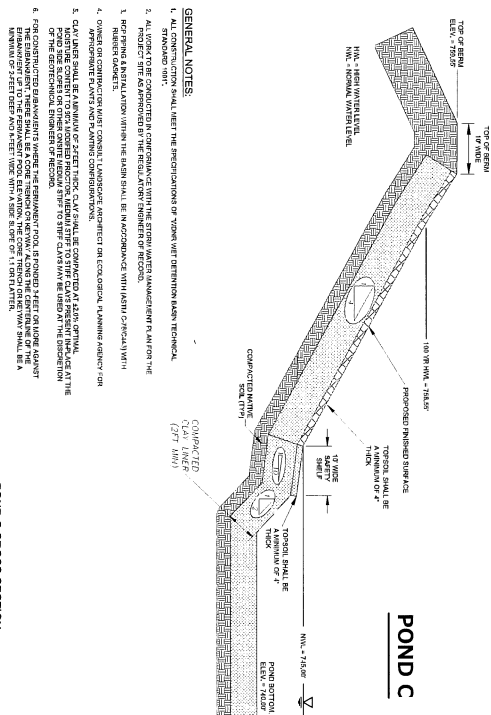
NOTES:

1. CONSTRUCTION SHALL POSITION ANTI-SUCK TOWER SUCH THAT THE TOWERS ARE
2. IN THE POND OUTLET PIPE

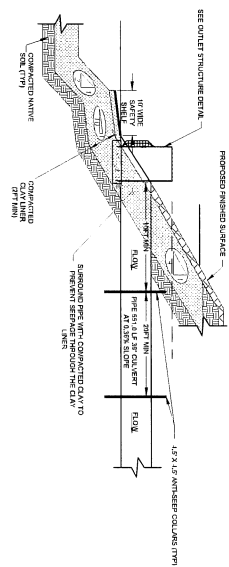
POND B OUTLET PIPE



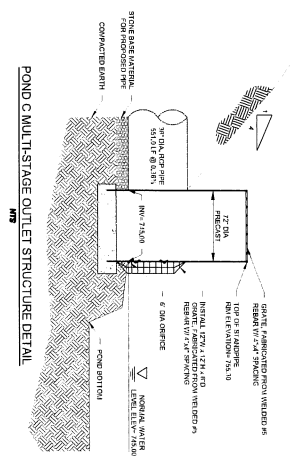
POND B MULTI-STAGE OUTLET STRUCTURE DETAIL



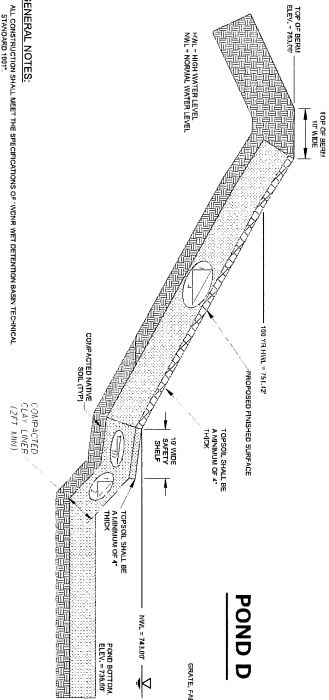
POND C CROSS SECTION



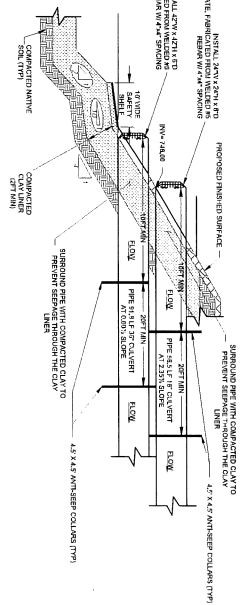
POND C OUTLET PIPE
MTS



POND C MULTI-STAGE OUTLET STRUCTURE DETAIL



POND D

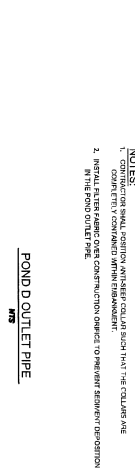


PREVENT SEEPAGE THROUGH THE CLAY LINER

Diagram illustrating the cross-section of the bridge deck and emergency spillway. The top of the beam is at elevation +70.00. The emergency spillway is at elevation +72.50. The deck width is 10' wide, with 6' side slopes and a 1:1 top slope.

- [illegible]

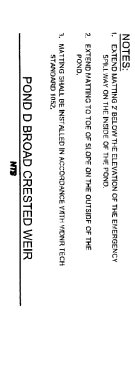
POND D CROSS SECTION



POND D OUTLET PIPE

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

POND D BROAD CRESTED WEIR



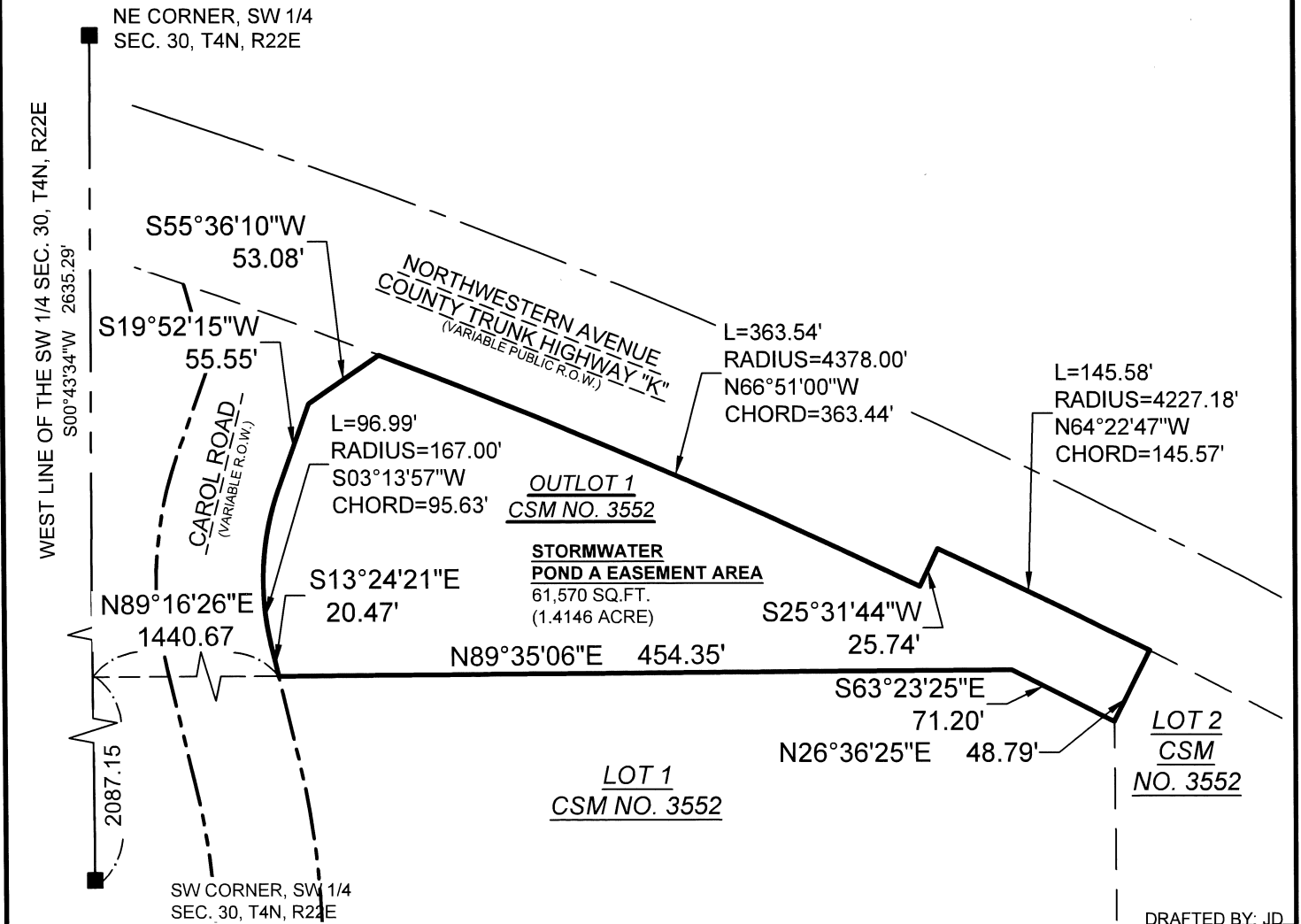
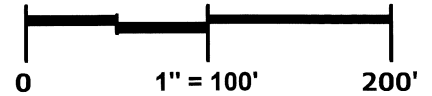
- NOTES:**
1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILL WAY ON THE INSIDE OF THE POND.
 2. EXTEND MATTING TO TOP OF SLOPE ON THE OUTSIDE OF THE POND.
 3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WENGER TECH STANDARD 1802.

LEGAL DESCRIPTION:

Outlot 1 of Certified Survey Map No. 3552, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



GRAPHICAL SCALE (FEET)



STORMWATER POND A EASEMENT AREA

SHEET 1 OF 4 01/03/2024

PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER

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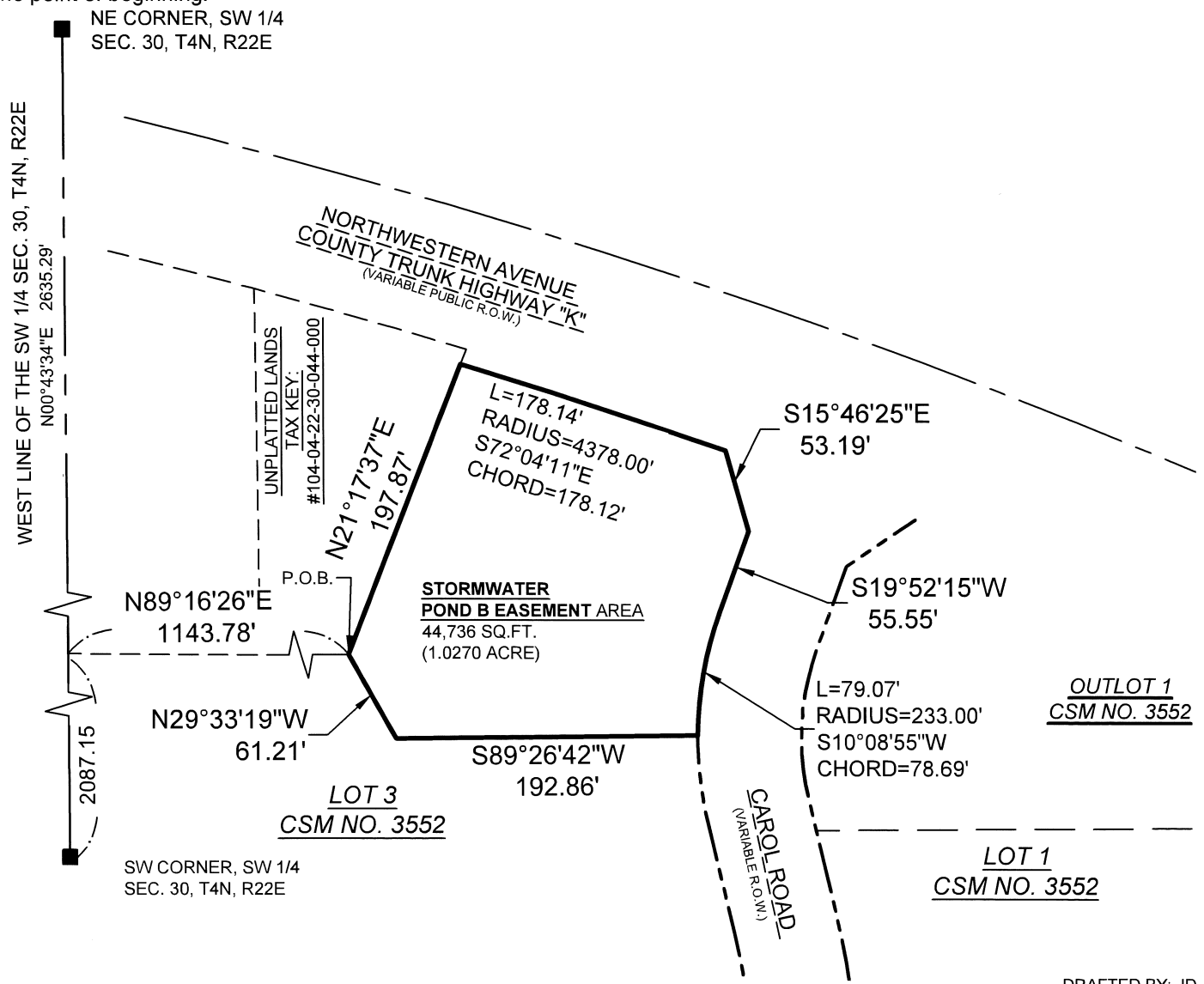
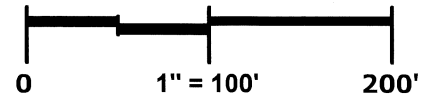
PEG JOB#1912.00

LEGAL DESCRIPTION:

That part of Lot 3 of Certified Survey Map No. 3552, being a part of the Northeast 1/4, and the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Southwest 1/4 section; thence North $00^{\circ}43'34''$ East along the west line of said Southwest 1/4 section, 2087.15 feet; thence North $89^{\circ}16'26''$ East 1143.78 feet to the point of beginning;

Thence North $21^{\circ}17'37''$ East, 197.87 feet to the southerly right of way line of Northwestern Avenue and a point on a curve; thence southerly 178.14 feet along said right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and whose chord bears South $72^{\circ}04'11''$ East, 178.12 feet to the west right of way line of Carol Road; thence South $15^{\circ}46'25''$ East along said west right of way line, 53.19 feet; thence South $19^{\circ}52'15''$ West along said right of way line, 55.55 feet; thence southwesterly 79.07 feet along said west right of way line and the arc of said curve to the right, whose radius is 233.00 feet, and whose chord bears South $10^{\circ}08'55''$ West, 78.69 feet; thence South $89^{\circ}26'42''$ West, 192.86 feet; thence North $29^{\circ}33'19''$ West, 61.21 feet to the point of beginning.

**GRAPHICAL SCALE (FEET)**

DRAFTED BY: JD

STORMWATER POND B EASEMENT AREA**SHEET 2 OF 4** 01/03/2024**PINNACLE ENGINEERING GROUP****PLAN | DESIGN | DELIVER**

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PEG JOB#1912.00

LEGAL DESCRIPTION:

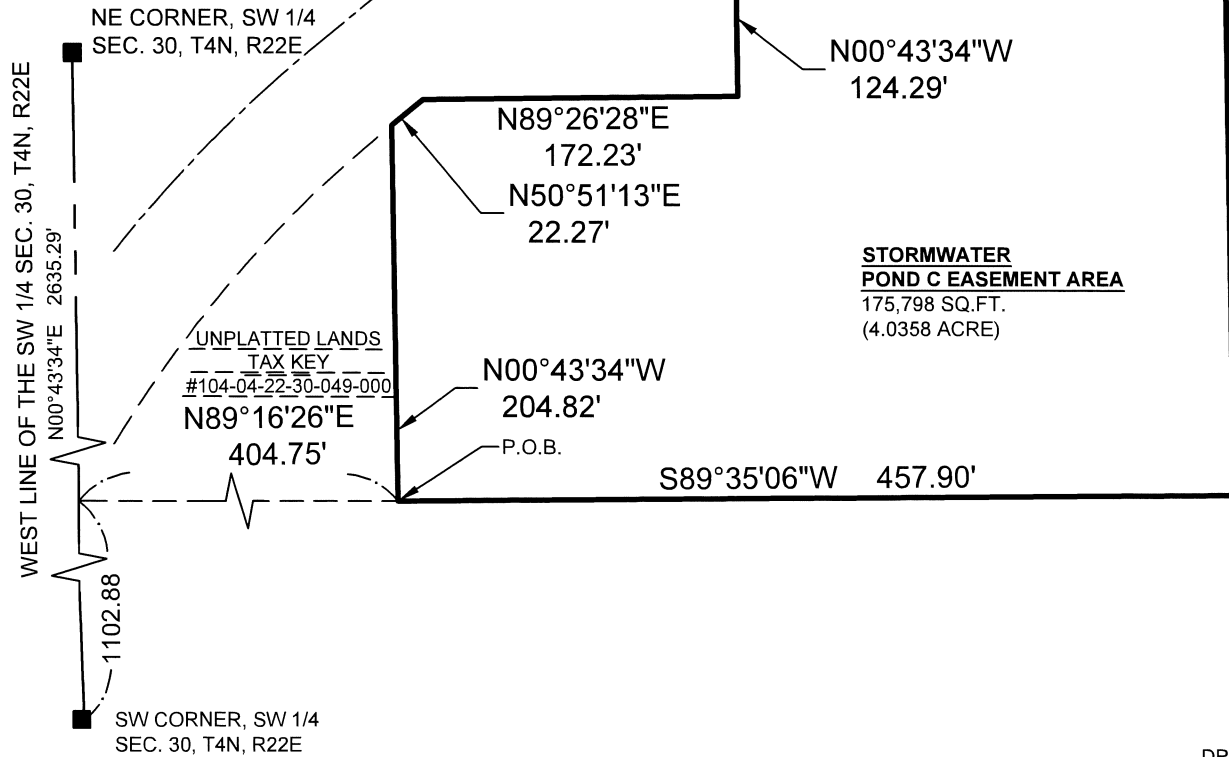
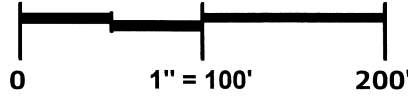
That part of Lot 3 of Certified Survey Map No. 3552, being a part of the Northwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of said Section 30; thence North 00°43'34" East along the west line of said Southwest 1/4 section, 1102.88 feet; thence North 89°16'26" East 404.75 feet to the point of beginning;

Thence North 00°43'34" West, 204.82 feet to the southerly right of way of East frontage Road; thence North 50°51'13" East along said right of way, 22.27 feet; thence North 89°26'28" East along said right of way line, 172.23 feet; thence North 00°43'34" West along said right of way line, 124.29 feet to a point on a curve; thence northeasterly 505.14 feet along said right of way line and the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 32°01'13" East, 495.84 feet; thence South 00°43'34" East, 761.98 feet; thence South 89°35'06" West, 457.90 feet to the point of beginning.



GRAPHICAL SCALE (FEET)



LOT 3
CSM NO.
3552

**STORMWATER
POND C EASEMENT AREA**
175,798 SQ.FT.
(4.0358 ACRE)

DRAFTED BY: JD

STORMWATER POND C EASEMENT AREA**SHEET 3 OF 4** 01/03/2023**PINNACLE ENGINEERING GROUP****PLAN | DESIGN | DELIVER**

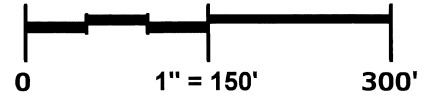
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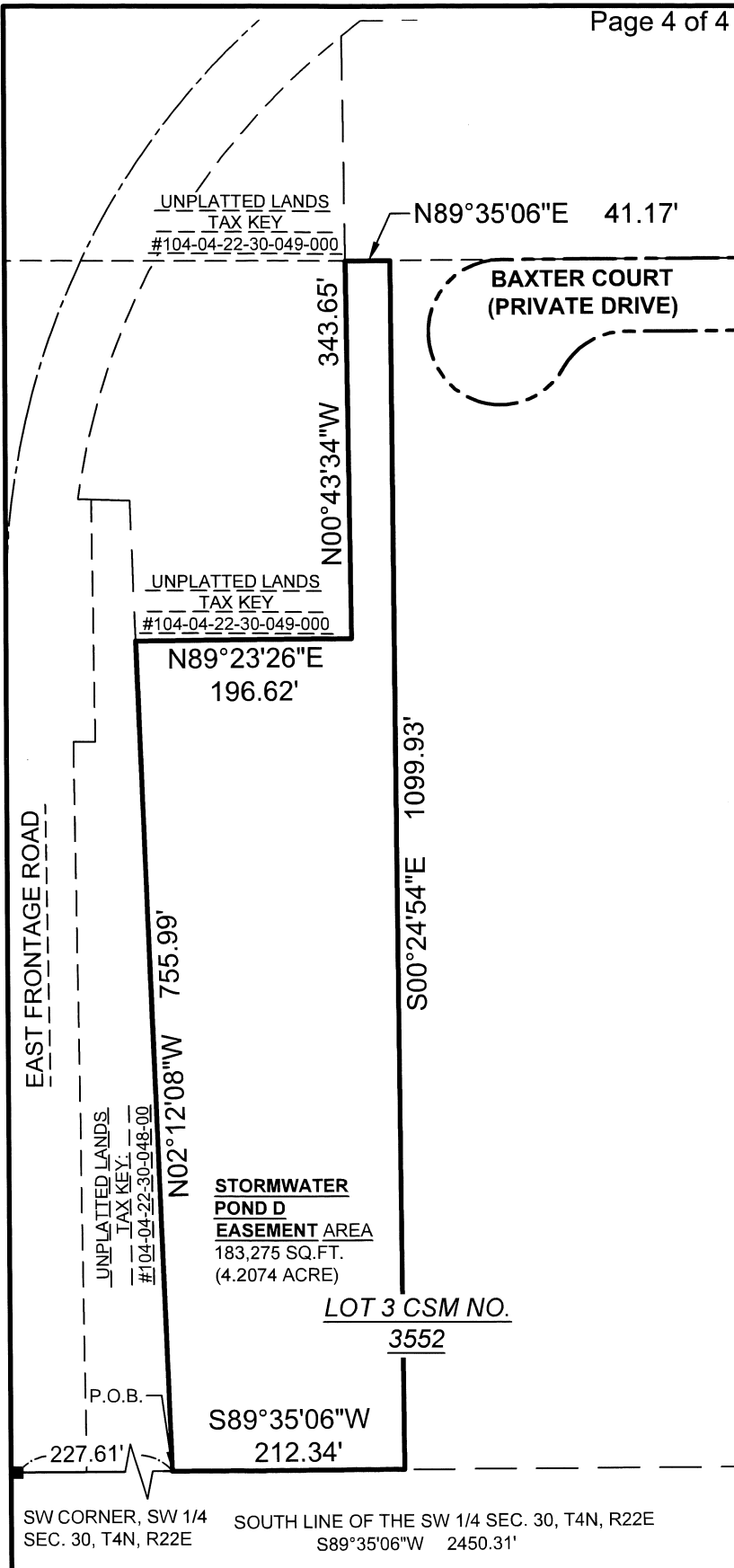
GRAPHICAL SCALE (FEET)



LEGAL DESCRIPTION:

That part of Lot 3 of Certified Survey Map No. 3552, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southwest corner of Lot 3 of said Certified Survey Map No 3552; thence North 02°12'08" West along the west line of said Lot 3, 755.99 feet; thence North 89°23'26" East, 196.62 feet; thence North 00°43'34" West, 343.65 feet; thence North 89°35'06" East, 41.74 feet; thence South 00°24'54" East, 1099.93 feet to the south line of said Lot 3; thence South 89°35'06" West along said south line, 212.34 feet to the point of beginning.



DRAFTED BY: JD

STORMWATER POND D EASEMENT AREA

SHEET 4 OF 4 01/03/2024

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