



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, March 6, 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 – February 7, 2024
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Sewer Utility Agenda & Minutes
 - c. Annual Notice of Allocated Capacity Usage – Racine Wastewater
 - d. 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. Central Lift Station Safety Site & Attenuation Basin
 - d. TID #4 Elevated Storage Tank & Adams Road Watermain
 - e. Western Village / Sundance Heights Watermain Replacement
 - f. Hoods Creek – Aldebaran Brushing Project
 - g. Turtle Creek Restoration
 - h. 4 Mile Road Tile (Club View Subdivision to Erie Street)
- 8. Action Items**
 - a. Storm Water Management Plan & Site Construction Plan Conditional Approval – Olympia Brown School Expansion – 2115 5 ½ Mile Road
 - b. POWTS Installation Request – Carey A Carbonneau Revocable Trust Dated 7/19/2023 – 3802 Highway 31
 - c. Authorization of Signatures – Storm Water Drainage Easement – Gifford School – 8332 Northwestern Avenue
- 9. Adjournment**

**Village of Caledonia Utility District Meeting
February 7, 2024**

- 1. Meeting Called to Order** – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, February 7, 2024. The meeting was called to order by President Howard Stacey at 6:01 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 January 11, 2024. **Motion carried.**
- 4. Citizens Comments**
- 5. Communications & Announcements**
 - a. **Racine Water Utility Agenda & Minutes**
The Commission looked over the agenda and minutes from the January 16th meeting of the Racine Water Utility.
 - b. **Racine Sewer Utility Agenda & Minutes**
The Commission looked over the agenda and minutes from the January 16th meeting of the Racine Sewer Utility.
 - c. **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 \$649,947.24 from the February 2nd invoice list. Seconded by Commissioner Ruffalo. **Motion carried.**
 - b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$110,644.96 from the February 2nd invoice list. Seconded by Commissioner Kaplan. **Motion carried.**
 - c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$6,302.73 from the February 2nd 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

To be removed from consideration at this time.

d. Central Lift Station Safety Site & Attenuation Basin

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

e. 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.

f. Hoods Creek – Aldebaran Brushing Project

Contractor will be contacted to begin work again in 2024.

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. Authorization of Signatures – Stormwater Pond Easement Agreement – TI Investors of Caledonia LLC

Trustee Wishau moved to authorize the President & Secretary of the Caledonia Utility District to execute the Stormwater Pond Easement Agreement with TI Investors of Caledonia LLC. Seconded by Commissioner Strack. **Motion carried.**

9. Adjournment

Upon a motion by Commissioner Kaplan and seconded by Trustee Wishau, the Commission moved to adjourn the regular meeting at 6:30 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

Monday, February 19, 2024

4:00 PM

City Hall, Room 303

ROLL CALL

[0112-24](#)

Subject: Approval of Minutes for the January 16, 2024, Meeting

Fiscal Note: N/A

Attachments:

[wa minutes_20230116](#)

[0113-24](#)

Subject: Preliminary Budget Expenditures for December 2023 Totaling \$21,625,297.35

Fiscal Note: N/A

Attachments:

[rwu_budget expend_12.31.23](#)

[0114-24](#)

Subject: Bid Opening Results on Contract W-23-8, 2024 Water Main Replacement - Phase 1

Fiscal Note: Lowest responsible bid from Mid-City Corp. at \$1,841,430.00.

Attachments:

[bid opening ltr_w-23-8](#)

[0115-24](#)

Subject: Bid Opening Results on Contract W-23-9, 2024 Water Main Replacement - Phase 2

Fiscal Note: Lowest responsible bid from Earth X at \$184,625.00.

Attachments:

[bid opening ltr_w-23-9](#)

[0116-24](#)

Subject: Bid Opening Results on Contract W-23-10, 2024 Lead Service Line Replacements - Phase 1

Fiscal Note: Lowest responsible bid from Five Star Energy Services at \$919,450.00.

Attachments:

[bid opening ltr_w-23-10](#)

[0118-24](#)

Subject: Bid Opening Results on Contract W-24-1, 2024 Lead Service Line Replacements - Phase 2

Fiscal Note: Lowest responsible bid from Miller Pipeline at \$991,956.00.

Attachments: [bid opening ltr w-24-1](#)

[0119-24](#) **Subject:** Bid Opening Results on Contract W-23-6, Filter Plant Rehabilitation Project

Fiscal Note: Lowest responsible bid from Lee Mechanical Inc. for \$17,117,725.00.

Attachments: [bid opening ltr w-23-6](#)

[0120-24](#) **Subject:** Proposal from CDM Smith for Construction Related Services Related to the Filter Plant Rehabilitation Project

Fiscal Note: Total cost of the proposal is \$970,990.00.

Attachments: [crs proposal_cdm smith_filter plant rehab](#)
[cm fee_cdm smith_filter plant rehab](#)

[0117-24](#) **Subject:** Communication from the Water Utility Director for Consideration of an Update to the Utility Employee Handbook to Incorporate Vacation Leave Revisions

Fiscal Note: N/A

CLOSED SESSION

It is intended that the Waterworks Commission will convene in closed session pursuant to Wisconsin Statutes section 19.85(1)(e), to address matter that, for competitive or bargaining reasons, requires a closed session.

[0160-24](#) **Subject:** Communication from the Water Utility Director requesting to discuss a proposed Non-Disclosure Agreement with Microsoft Corporation

Recommendation to the Waterworks Commission on 02-19-2024:
To be discussed

Fiscal Note: To be discussed

OPEN SESSION

The Waterworks Commission will return to Open Session and may take action on items discussed during Closed Session.

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

Monday, February 19, 2024

4:00 PM

City Hall, Room 303

ROLL CALL

PRESENT: 4 - Natalia Taft, John Tate II, Cory Mason and Mollie Jones

EXCUSED: 3 - Stacy Sheppard, Paul Vornholt and Terry McCarthy

[0112-24](#)

Subject: Approval of Minutes for the January 16, 2024, Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0113-24](#)

Subject: Preliminary Budget Expenditures for December 2023 Totaling \$21,625,297.35

Recommendation: To Receive & File

Fiscal Note: N/A

Highlights of the financial report given by Administrative Manager, Ken Scolaro.

A motion was made by Vice President Taft, seconded by Mayor Mason, that this file be Received and Filed

[0114-24](#)

Subject: Bid Opening Results on Contract W-23-8, 2024 Water Main Replacement - Phase 1

Recommendation: To Approve

Fiscal Note: Lowest responsible bid from Mid-City Corporation at \$1,841,430.00.

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 Mayor Mason, that this file be Approved

[0115-24](#)

Subject: Bid Opening Results on Contract W-23-9, 2024 Water Main

Replacement - Phase 2

Recommendation: To Approve

Fiscal Note: Lowest responsible bid from Earth X at \$184,625.00.

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 Mayor Mason, that this file be Approved

[0116-24](#)

Subject: Bid Opening Results on Contract W-23-10, 2024 Lead Service Line Replacements - Phase 1

Recommendation: To Approve

Fiscal Note: Lowest responsible bid from Five Star Energy Services, LLC at \$919,450.00.

The Water Utility Director is authorized and directed to execute the contract on behalf of the Water Utility.

A motion was made by Mayor Mason, seconded by Vice President Taft, that this file be Approved

[0118-24](#)

Subject: Bid Opening Results on Contract W-24-1, 2024 Lead Service Line Replacements - Phase 2

Recommendation: To Approve

Fiscal Note: Lowest responsible bid from Miller Pipeline at \$991,956.00.

The Water Utility Director is authorized and directed to execute the contract on behalf of the Water Utility.

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

[0119-24](#)

Subject: Bid Opening Results on Contract W-23-6, Filter Plant Rehabilitation Project

Recommendation: To Approve

Fiscal Note: Lowest responsible bid from Lee Mechanical, Inc. for \$17,117,725.00.

The Water Utility Director is authorized and directed to execute the contract on behalf of the Water Utility.

A motion was made by Mayor Mason, seconded by Vice President Taft, that this file be Approved

[0120-24](#)

Subject: Proposal from CDM Smith for Construction Related Services Related to the Filter Plant Rehabilitation Project

Recommendation: To Approve

Fiscal Note: Total cost of the proposal is \$970,990.00.

The Water Utility Director presented proposal by CDM Smith for project management and inspection services.

A motion was made by Vice President Taft, seconded by Mayor Mason, that this file be Approved

[0117-24](#)

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

Recommendation: To Approve

Fiscal Note: N/A

The Water Utility Director recommended a proposal to incorporate vacation leave accrual for Water Utility employees to match that of the City's vacation leave policy.

A motion was made by Mayor Mason, seconded by Vice President Taft, that this file be Approved

CLOSED SESSION

A motion was made by Vice-President Taft, seconded by Alder Jones to enter into Closed Session.

AYES:

Jones

Mason

Taft

Tate II

[0160-24](#)

Subject: Communication from the Water Utility Director requesting to discuss a proposed Non-Disclosure Agreement with Microsoft Corporation

Recommendation to the Waterworks Commission on 02-19-2024:
To be discussed

Fiscal Note: To be discussed

Closed Session Discussion

OPEN SESSION

A motion was made by Vice-President Taft, seconded by Mayor Mason to enter into Open Session.

Ayes:

Jones

Mason

Taft

Tate II

A motion was made by Vice-President Taft, seconded by Mayor Mason that this item be Received & Filed.

Adjournment

There being no further business to address, the meeting was adjourned at 5:09 p.m.



City of Racine

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

Meeting Agenda Wastewater Commission

Monday, February 19, 2024

4:30 PM

City Hall, Room 303

ROLL CALL

[0104-24](#)

Subject: Approval of Minutes for the January 16, 2024, Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 20240116](#)

[0121-24](#)

Subject: Preliminary Budget Expenditures for December 2023 Totaling \$15,074,151.49

Fiscal Note: N/A

Attachments:

[rwwu_budget expend_12.31.23](#)

[0024-24](#)

Subject: 2024 Hauler Rates

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

Fiscal Note: N/A

Attachments:

[hailed waste rates 20240219 proposed](#)

[0105-24](#)

Subject: Communication from the Wastewater Utility Director Regarding Household Hazardous Waste (HHW) Events

Fiscal Note: N/A

[0106-24](#)

Subject: Amendment of Consulting Services Agreement with AECOM for Environmental Support

Fiscal Note: Time and material not to exceed \$20,000.

Attachments:

[AECOM Proposal_rwwu expansion plant_rev. prop for environmt. suppt.](#)

[0107-24](#)

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

Fiscal Note: N/A

[0108-24](#)

Subject: Change Order No. 1 on Contract B-22, UV Upgrades Project, Lee Mechanical (Contractor)

Fiscal Note: Contract change results in a decrease of \$56,577.15, bringing the total contract amount to \$11,941,665.85.

Attachments:

[B-22 co#1](#)

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.

[0110-24](#)

Subject: Communication sponsored by Alder McCarthy requesting that 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 action on items discussed during closed session.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the 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

Monday, February 19, 2024

4:30 PM

City Hall, Room 303

ROLL CALL

PRESENT: 7 - Natalia Taft, Claude Lois, John Tate II, Cory Mason, Mollie Jones, Anthony Beyer and Anthony Bunkelman

EXCUSED: 3 - John Hewitt, Stacy Sheppard and Terry McCarthy

[0104-24](#)

Subject: Approval of Minutes for the January 16, 2024, Meeting

Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Lois, seconded by Mayor Mason, that this file be Approved

[0121-24](#)

Subject: Preliminary Budget Expenditures for December 2023 Totaling \$15,074,151.49

Recommendation: To Receive & File

Fiscal Note: N/A

Highlights of the financial report given by Administrative Manager, Ken Scolaro.

A motion was made by Vice President Tate II, seconded by Mayor Mason, that this file be Received and Filed

[0024-24](#)

Subject: 2024 Hauler Rates

Recommendation of the Wastewater Commission on 02/19/2024:
To Approve

Recommendation of the Wastewater Commission on 01/16/2024: To Defer this item until next month's meeting in February due to an error discovered in the calculation methodology.

Fiscal Note: N/A

The Wastewater Utility Director presented new Waste Hauler Rates for 2024 to recover Utility costs attributed to treatment, analysis, and administration of waste delivered by tanker truck to the Wastewater Treatment Plant. The rate for PATS will be \$25.57 / 1000 gal., and the rate for Stericycle will be \$12.98 / 1000 gal.

A motion was made by Lois, seconded by Mayor Mason, that this file be Approved

[0105-24](#)

Subject: Communication from the Wastewater Utility Director Regarding Household Hazardous Waste (HHW) Events

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented an update about the postponement of Household Hazardous Waste (HHW) events for 2024. This postponement is due to safety issues with the current temporary location as well as an effort to prevent further confusion about the location of the events by using yet another temporary location. HHW events for 2024 will resume pending the anticipated completion of the Transfer Station on June 1st.

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

[0106-24](#)

Subject: Amendment of Consulting Services Agreement with AECOM for Environmental Support

Recommendation: To Approve

Fiscal Note: Time and material not to exceed \$20,000.

The Wastewater Utility Director presented an amendment to an existing agreement with AECOM from 2019, that will provide environmental engineering support on an as-needed basis related to property acquisition and treatment plant expansion.

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

[0107-24](#)

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

Fiscal Note: N/A

The Wastewater Utility Director presented a proposal to amend recent revisions related to vacation accrual to match that of the City's & Water Utility's vacation leave policy in an effort to maintain consistency and ease of record-keeping across City and Utility departments.

A motion was made by Mayor Mason, seconded by Vice President Tate II, that

this file be Approved

[0108-24](#)

Subject: Change Order No. 1 on Contract B-22, UV Upgrades Project, Lee Mechanical (Contractor)

Recommendation: To Approve

Fiscal Note: Contract change results in a decrease of \$56,577.15, bringing the total contract amount to \$11,941,665.85.

The Wastewater Utility Director presented Change Order No. 1 on Contract B-22, UV Upgrades Project, Lee Mechanical, Inc. (contractor) in the net credit amount of \$56,577.15. This change order is to rectify adjustments in material quantities and units, as well as for increasing the timeline of the contract schedule by 241 calendar days due largely in part to electrical equipment lead time.

A motion was made by Lois, seconded by Mayor Mason, that this file be Approved

CLOSED SESSION

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

AYES:

Beyer

Bunkelman

Jones

Lois

Mason

Taft

Tate II

[0110-24](#)

Subject: Communication sponsored by Alder McCarthy requesting that 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 Mayor Mason, seconded by Alder Jones to enter into Open Session.

AYES:

Beyer

Bunkelman

Jones
Lois
Mason
Taft
Tate II

A motion was made by Mayor Mason, seconded by Vice-President Tate II that this item be Received & Filed.

Adjournment

There being no further business to address, the meeting was adjourned at 5:34 p.m.

Michael L. Gitter, P.E.
Water Utility Director

Nathaniel Tillis
Wastewater Utility Director



Kenneth M. Scolaro, C.P.A.
Administrative Manager

Chad W. Regalia, P.E. Chief
Engineer

February 26, 2024

Ms. Kathy Kasper
Administrator
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

SUBJECT: Annual Notice of Allocated Capacity Usage

Dear Ms. Kasper:

Background

This letter is being sent to you in accordance with the Racine Area Intergovernmental Sanitary Sewer Service, Revenue-sharing, Cooperation and Settlement Agreement (Agreement) dated April 25, 2002. Section 5.5.g. requires the Wastewater Commission to provide the Sewer Service Recipient (SSR) Parties of the Agreement an “*Annual Notice of Allocated Capacity Usage*,” and Section 5.3.i requires an “*Annual Notice of Maximum Historical Parameters*.” Community treatment capacity is as established in the July 31, 2018, revision #8 to the Agreement; and conveyance capacity as established in the December 17, 2019, revision #9.

Listed below are metrics where your community may have exceeded its purchased capacity in accordance with the Agreement. Section 5.5 of the Agreement covers thresholds of allocated capacity and what they may mean to your community. This section requires that the Wastewater Commission notify Parties when they exceed 80%, 90%, and 95% of its allocated and purchased capacity. A full summary of annual flows and loadings are attached.

Sewer extensions are not permitted at the 90% exceedance level until the Party can demonstrate to the Commission that full use of the extension will not result in capacity exceedance. No new customer connections are permitted at the 95% exceedance level until the Party can demonstrate to the Commission that full use of the extension or connection will not result in capacity exceedance. No additional sewer extensions or connections are permitted under any circumstance at the 100% exceedance level until the Party system is modified to demonstrate no reasonable possibility of exceedance, and that the Party has acquired sufficient additional allocated system capacity.

Please consider this letter as having a two-fold purpose; first, to notify you of your 2023 annual usage in comparison to your allocated capacity; and secondly, as a notice of reaching a threshold of the Agreement, if applicable. Precipitation averages for 2023 were just slightly below normal. Total flow through the wastewater plant for 2023 = 7345.080 MG (15% increase from 2022, which was slightly drier than 2023).

Treatment Capacity

By Utility calculations, Caledonia has the following treatment capacity issues relative to what was purchased for the year 2023 (Note: Peak Monthly values are derived as a daily average over any consecutive 30-day period):

- ***Peak Daily Flow: Exceeded 80% of capacity for 1 day (Max day 82.5%)***
- ***Peak Hourly Flow: Exceeded 90% of capacity for 12 days (Max day 94.8%)***
- ***Peak Monthly Flow: Exceeded 95% of capacity for 39 days (Max day 106.8%), exceeded 80% of capacity for 59 days***
- ***Average Daily TKN: Exceeded 80% of capacity (88.7% avg.)***
- ***Peak Monthly TKN: Exceeded 95% of capacity for 14 days (Max month 98.2%), exceeded 80% for 55 days***

Caledonia did not have any treatment capacity parameter exceedances during 2023 for Average Day Flow, or Average Day or Peak Month BOD, TSS, or Phosphorus.

Conveyance Capacity

Caledonia had the following capacity flow exceedances for Peak Hour Flow:

- ***2/27/2023: (94.8%)***

Also, Caledonia exceeded conveyance capacity Point-of-Entry flows on the following days:

- ***2/27/2024: Riverbend Dr (97.2%) and 4 ½ Mile Rd (100.7%)***

The Utility experienced Sanitary Sewer Overflows (SSOs) due to heavy rainfall in 2023 as follows:

- ***2/27/2023:***
 - ***Lift Station 9 - 13,440 gallons.***
 - ***Safety Site 2 (Michigan Blvd) - 403,540 gallons***
 - ***Safety Site 6 (Grove Ave) - 398,582 gallons***
 - ***Safety Site 9 (Ontario St Siphon) - 27,872 gallons***
 - ***Safety Site 11 (Knoll Place) - 82,607 gallons***

The Utility also experienced one SSO event in conjunction with an interceptor project

- ***9/14/2023: Chicory Rd Sewer Area Improvements Phase 1 Project: 200 gallons***

Flow and Loadings Data Assessment

The Utility collects daily flow data from various system metering points. The result is that daily (5-minute) flow data is assimilated through the plant SCADA system for continuous recording. The basis for much of the analytical data is derived from daily sampling at the wastewater treatment plant influent, and biweekly to quarterly sampling of outlying gauging stations in the collection system. Analytical sampling data from remote locations is also interpolated to daily values based upon wet weather variations of flow and plant data to incorporate an Inflow/Infiltration (I/I) factor on days that a sample

was not collected. Racine flow and loadings are determined as a subtraction of wastewater plant incoming values minus all other contributing SSR parties flow and loadings.

Section 5.10(b) of the Agreement provides that *“the Racine Utility may, from time to time, take such grab samples of wastewater and conduct such monitoring at any of the metering stations as it deems appropriate, in its reasonable discretion, to determine the waste loadings or waste characteristics of such Party’s wastewater or to verify the flow rate of such wastewater”*. The Utility is satisfied that the current sampling method and frequency are providing representative SSR party wastewater loading data in the most cost-effective manner. An increased sampling frequency comes with increased labor and cost burdens. Any SSR Party not satisfied with sampling frequency is free to fund independent monitoring and forward such data to the Utility to utilize in loading calculations. As indicated in Section 5.3(j) of the Agreement, *“in the absence of such agreed-upon jointly submitted information, the Wastewater Commission shall be free to rely upon the metered wastewater flow data and sampling data”*.

Flow and Loadings Impact

At this time, the Wastewater Utility is not experiencing plant operational issues with treatment capacity loadings (based on Annual Average and Monthly Peak assessments for flow, Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), Phosphorus, or Nitrogen (TKN)). Still, I feel it is important that you recognize these issues in accordance with provisions in the Sewer Agreement. This is especially important as flows and loadings to the treatment plant may change with future development.

Facilities Plan

The (2020-2040) Facilities Plan was approved by WDNR on July 29, 2022. In July 2023, the Utility kicked off 3 separate construction projects recommended in the Facility Plan; UV Upgrades (Carollo), the Blower and Engine Project (AECOM), and Gas Conditioning Project (SEH). Construction general contractors, Lee Mechanical Inc., and August Winter and Sons Inc. have been diligently working on schedules, submittals, and equipment acquisitions. The last four months have seen movement in construction at the facility mostly with regards to demolition and site preparation.

The Utility was approved and closed its Clean Water Fund Loan (CWFL) for funding of plant upgrade projects in October of 2023. As an Unplanned Upgraded Sewer Service Facility Project per Agreement Section 6.2, the plant upgrade costs will be distributed to **all SSR parties** based on the percentage share of allocated average day flow treatment capacity. The CWFL obtained by the Utility included \$2.05M total loan principal forgiveness.

Lastly, the Utility is exploring options for treatment plant facilities expansion. In the 2020 Facility Plan, SSR parties (Mount Pleasant, Caledonia, and Sturtevant) expressed the need for more treatment capacity during the planning period (through 2040). The Utility has been investigating locations and land acquisitions to site a new facility in the future. The Commission has secured consulting services through AECOM, and authorized the Utility to work with the City of Racine Attorney’s Office to assist in acquisition matters. Each SSR party who requested more treatment capacity was asked to reaffirm their interest in expansion. It will be a priority to assemble a technical advisory committee (TAC) to define flow and loading projections more clearly, and to begin preliminary design activities.

Wastewater Collection System Projects

Regarding wastewater conveyance, it remains a prerequisite that all SSR parties seek methods to reduce

collection system Inflow & Infiltration (I/I) issues. I/I is responsible for peak flow capacity exceedances and hinders treatment plant operations. All SSR parties should have developed individual Capacity, Management, Operation and Maintenance (CMOM) plans to help eliminate SSOs.

As far as regional collection system work, the Commission approved a project request from the Village of Mount Pleasant regarding a regional sewer improvement project in the Chicory Road area to remediate residential basement backups in 2022. R.A. Smith was contracted to design and manage the sewer interceptor upgrade on Chicory Road. The first phase, the interceptor, is nearly complete and funded through a Clean Water Fund Loan, was finalized in September of 2023. Strand Engineering has been contracted to design a 1.66 MG storage basin for wet weather flows. The design for the storage tank portion of the project is moving forward after a property acquisition and projected to be out for public bid in the first quarter of 2024. Provisionally, the Utility has been approved for a CWFL up to \$15.5M with principal forgiveness projected at \$2.1M to complete the project.

In response to past peak flow capacity exceedance, Caledonia has completed and put into operation the Hoods Creek Attenuation Basin project, and the Central Lift Station Attenuation Basin plans have been approved by the WDNR and are anticipated to go out for bid in 2024. The Commission authorized Caledonia temporary sewer moratorium relief for sewer extensions and connections on July 28, 2020, for an undefined period, which remains in effect.

In response to its peak flow capacity exceedance, Racine has prepared a multi-point mitigation plan to reduce sanitary sewer I/I of storm water. The mitigation strategy detailed various control measures that would reduce inflow and infiltration including sewer lining projects, lateral grouting, replacement of manhole covers, and foundation drain disconnection. The plan timeline is over a 4–7-year period to achieve overall 90% peak flow mitigation from the maximum historical storm flow with annual progress updates. In approving the mitigation plan on October 17, 2022, the Commission authorized full sewer moratorium relief.

Wastewater Consultant, Brown and Caldwell, completed the Main St-Goold St area Sanitary Sewer System Improvements Study dated March 16, 2022. The DNR has notified the Utility in relation to Facilities Plan review that safety site (SS) sanitary sewer overflows (SSO) should accommodate a 5-year storm level of protection. One of these (SS02) is impacted by the Main-Goold area and the Utility has need for a project to provide wet weather protection to that location. The Utility also has need for a redundant sanitary sewer to the 48" sewer line running through the zoo property. The City was involved in the study in the interest of prospective peak flow relief through upgrading of the project. Mt Pleasant can also benefit from the Main-Goold project to provide additional capacity for its meter point MP#11, which is one of three metering points currently in sewer moratorium for past capacity exceedance. The Commission deferred a Utility request to approve the Unplanned Expanded Sewer Facility Project and Draft COSS at the November 15, 2022, meeting. Even though the Commission did approve preliminary project design tasks through Brown & Caldwell, City consultant, AECOM, has questioned the COSS compilation. Potentially, the Technical Advisory Committee (TAC) may need to review the draft COSS as derived by Ruekert-Mielke. However, the COSS was prepared using consistent methodology used in past cost studies. An Intent to Apply application (ITA) has been submitted to the CWFL program in 2025 to qualify for funding, should the Commission choose to move forward with the project.

The Utility does not plan to initiate any other regional collection system projects until wet weather issues require further implementation of the 2009 draft Storage Optimization Plan or the 2020 Facilities Plan; or an SSR Party provides a project request to the Commission.

Action Items

Caledonia is currently under a temporary relief of the sewer moratorium for sewer extensions and connections for peak flow exceedances at Riverbend and Central (conveyance), and for plant peak flow (treatment capacity). The Wastewater Commission approved a temporary moratorium relief on July 28, 2020. The end date for the expiration of the temporary relief was not defined. Caledonia will need to address Commission concerns for further consideration by the Wastewater Commission for permanent removal of the sewer moratorium.

At this time, as a minimum, you need to provide a written response to the Commission indicating that you acknowledge receipt of this information. I would also encourage you to document in that letter the efforts that your community has taken in the past year or plans to take in the future to address and reduce collection system Inflow & Infiltration. The Utility requires this information as part of its DNR Collection System Report due annually by June 30th per the plant WPDES permit.

Sincerely,

A handwritten signature in black ink that reads "Nate Tillis". The signature is written in a cursive, flowing style.

Nathaniel Tillis
Wastewater Utility Director

c: T. Ludwig (Foth)
T. Bunkelman

Attachment(s)

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	1637169	NEW WATER METER	02/15/2024	2,983.21	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1638902	WATER METERS	02/22/2024	6,491.96	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	80150969	BEACON MBL HOSTING SERV	01/31/2024	298.24	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						9,773.41	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-423724	TRAILER CONNECTOR	01/31/2024	6.17	500-00-64070 Work Supplies
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-423724	TRAILER CONNECTOR	01/31/2024	6.17	501-00-64070 Work Supplies
Water Utility Fund	273	BUY RIGHT, INC.	14873-423962	DIESEL FLUID	02/02/2024	23.83	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-423962	DIESEL FLUID	02/02/2024	23.84	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-425404	OIL & FILTERS	02/19/2024	27.33	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-425404	OIL & FILTERS	02/19/2024	27.33	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-426018	COOLANT	02/26/2024	12.49	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-426018	COOLANT	02/26/2024	12.50	501-00-63200 Fuel, Oil, Fluids
Total BUY RIGHT, INC.:						139.66	
CATHODIC PROTECTION MANAGEMENT, INC.							
Sewer Utility Fund	297	CATHODIC PROTECTION MANA	10609	INSTALLATION OF REPLACEME	02/27/2024	8,497.00	501-00-64250 Equipment Repairs & Maintenanc
Total CATHODIC PROTECTION MANAGEMENT, INC.:						8,497.00	
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	U323624	WATERMAIN PARTS	02/05/2024	17,156.40	500-00-64270 Infrastructure Maintenance
Water Utility Fund	405	CORE & MAIN LP	U411775	WATERMAIN PARTS	02/21/2024	4,202.00	500-00-64270 Infrastructure Maintenance
Total CORE & MAIN LP:						21,358.40	
DELL MARKETING LP							
Water Utility Fund	497	DELL MARKETING LP	10733792248	LAPTOP BATTERY	02/28/2024	66.00	500-00-64320 IT Infrastructure
Sewer Utility Fund	497	DELL MARKETING LP	10733792248	LAPTOP BATTERY	02/28/2024	66.00	501-00-64320 IT Infrastructure
Total DELL MARKETING LP:						132.00	
E.H. WACHS							
Water Utility Fund	568	E.H. WACHS	INV223757	OPERATING NUTS - STANDARD	02/22/2024	1,800.95	500-00-64270 Infrastructure Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title	
Total E.H. WACHS:						1,800.95		
EWALDS HARTFORD FORD LLC								
Storm Water Utility Fund	630	EWALDS HARTFORD FORD LLC	465056	VEHICLE PURCHASE; 2024 FO	02/13/2024	41,003.00	502-00-65040	Equipment-Vehicles
Total EWALDS HARTFORD FORD LLC:						41,003.00		
G & F EXCAVATING								
Water Utility Fund	687	G & F EXCAVATING	36022	REPLACE FIRE HYDRANT @ RE	02/01/2024	5,528.75	500-00-64270	Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36024	WATER MAIN BREAK @ 3 MILE	02/05/2024	4,485.00	500-00-64270	Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36035	WATER MAIN REPAIR BREAK @	02/16/2024	4,160.00	500-00-64270	Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36036	FILL DIRT DUMP @ SHOP	02/16/2024	1,847.50	500-00-64270	Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36037	REPLACE FIRE HYDRANT VALV	02/19/2024	4,341.25	500-00-64270	Infrastructure Maintenance
Total G & F EXCAVATING:						20,362.50		
GAST & SONS								
Water Utility Fund	899	GAST & SONS	100781	BELT - GRAVELY MOWER	02/06/2024	143.60	500-00-64250	Equipment Repairs & Maintenanc
Sewer Utility Fund	899	GAST & SONS	100781	BELT - GRAVELY MOWER	02/06/2024	143.60	501-00-64250	Equipment Repairs & Maintenanc
Total GAST & SONS:						287.20		
GRAINGER								
Water Utility Fund	3290	GRAINGER	9025930836	MEMCI BOOSTER REPAIR	02/20/2024	83.18	500-00-64250	Equipment Repairs & Maintenanc
Total GRAINGER:						83.18		
KORTENDICK HARDWARE								
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163217	COUPLERS/FASTENERS	01/31/2024	14.78	501-00-64240	Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	163245	HOSE SUPPLIES	02/01/2024	46.77	500-00-64070	Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163245	HOSE SUPPLIES	02/01/2024	46.78	501-00-64070	Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	163414	DRAIN PLUGS/FASTENERS	02/09/2024	16.81	500-00-64070	Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	163633	TRAY BUCKET, HOSE FUEL	02/23/2024	16.51	500-00-64070	Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163633	TRAY BUCKET, HOSE FUEL	02/23/2024	16.52	501-00-64070	Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	163675	FLOOR SCRAPER, PAINT SUPP	02/26/2024	22.03	500-00-64070	Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163675	FLOOR SCRAPER, PAINT SUPP	02/26/2024	22.03	501-00-64070	Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163703	CHECK VALVE, CABLE TIES	02/27/2024	49.11	501-00-64240	Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163706	SUMP PUMP, CEMENT, PRIMER	02/27/2024	207.31	501-00-64240	Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	163707	MISC. FASTENERS	02/27/2024	.86	500-00-64070	Work Supplies

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Water Utility Fund	1096	KORTENDICK HARDWARE	163716	WET/DRY VAC & RULE TAPE	02/27/2024	70.18	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163716	WET/DRY VAC & RULE TAPE	02/27/2024	70.19	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	163750	THERMOSTAT REPLACEMENT	02/29/2024	26.68	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	163750	THERMOSTAT REPLACEMENT	02/29/2024	23.10	501-00-64240 Building Repairs & Maintenance
Total KORTENDICK HARDWARE:						649.66	
LINCOLN CONTRACTORS SUPPLY							
Sewer Utility Fund	1172	LINCOLN CONTRACTORS SUP	187305	DISCHARGE HOSE; RIVERBEN	02/27/2024	197.97	501-00-64240 Building Repairs & Maintenance
Total LINCOLN CONTRACTORS SUPPLY:						197.97	
MENARDS RACINE							
Water Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	32.51	500-00-64070 Work Supplies
Sewer Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	32.51	501-00-64070 Work Supplies
Water Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	39.98	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	50.74	501-00-64250 Equipment Repairs & Maintenanc
Storm Water Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	39.98	502-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	32.47	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1281	MENARDS RACINE	81020	PLUGS/FUSES/CORDS/TIMERS	02/02/2024	66.60	501-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1281	MENARDS RACINE	81319	DIGITIMER; RETURN CREDIT	02/08/2024	10.78-	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1281	MENARDS RACINE	81319	DIGITIMER; RETURN CREDIT	02/08/2024	10.79-	500-00-64240 Building Repairs & Maintenance
Total MENARDS RACINE:						273.22	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45538	MAR-24; OFFICE ANYWHERE	02/01/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45538	MAR-24; OFFICE ANYWHERE	02/01/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2402374	2024 WDNR DRINKING WATER	02/15/2024	715.56	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						715.56	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5309	FEB-24; WATER TESTS	02/08/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5311	FEB-24; WATER TESTS	02/19/2024	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:						730.00	
PAYNE & DOLAN, INC.							
Water Utility Fund	1474	PAYNE & DOLAN, INC.	10-00002485	3/4" TOPBASE	02/03/2024	85.93	500-00-64270 Infrastructure Maintenance
Total PAYNE & DOLAN, INC.:						85.93	
SHERWIN INDUSTRIES							
Water Utility Fund	1795	SHERWIN INDUSTRIES	SC051614-REI	COLD PATCH	12/22/2023	1,266.72	500-00-64240 Building Repairs & Maintenance
Total SHERWIN INDUSTRIES:						1,266.72	
TOTAL ENERGY SYSTEMS LLC							
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV113934	GENERATOR MAINTENANCE	02/08/2024	3,055.00	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV113941	GENERATOR MAINTENANCE	02/08/2024	2,490.00	501-00-64250 Equipment Repairs & Maintenanc
TOTAL ENERGY SYSTEMS LLC:						5,545.00	
WAREHOUSE DIRECT							
Water Utility Fund	2099	WAREHOUSE DIRECT	5669002-0	RUBBERBANDS, LEGAL PADS,	02/16/2024	62.52	500-00-64030 Office Supplies
Sewer Utility Fund	2099	WAREHOUSE DIRECT	5669002-0	RUBBERBANDS, LEGAL PADS,	02/16/2024	62.53	501-00-64030 Office Supplies
Total WAREHOUSE DIRECT:						125.05	
Grand Totals:						113,626.41	

PAYMENT TOTALS BY FUND

Sewer Utility Fund	\$15,470.83
Storm Water Utility Fund	\$41,042.98
Water Utility Fund	\$57,112.60
TOTALS	\$113,626.41

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Facility Plan to be wrapped up at a later date. Project on hold temporarily to not have conflicts with the Highway 38 Bridge Replacement.

Annual Televising Program – Sanitary Sewer

- Continue to perform repairs that staff can perform.

Central Lift Station Safety Site & Attenuation Basin

- Awaiting results from teardown of Pump #2. Have meeting scheduled with Muffin Monster manufacturer for information on installation at Central. Awaiting delivery of Air Release Valves for replacement on forcemain.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Awaiting can booster location recommendation, to be determined based on pressures. Once reviewed, will perform final DNR submittal.

Western Village / Sundance Heights Watermain

- Performed survey work for watermain replacement. Preliminary Watermain design is underway. Working with Engineering Department for road culvert replacements.

**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.
- Will be working with Great Lake Tree to remove some of the trees that are creating issues in the Klema Ditch.


4 Mile Road Tile (Club View Subdivision to Erie Street)

- Meeting with Design Engineer scheduled to go over scope of project.

MEMORANDUM

DATE: Thursday, February 29, 2024

TO: Caledonia Utility District

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

RE: Storm Water Management Plan & Site Construction Plan –
Conditional Approval – Olympia Brown School Addition

BACKGROUND INFORMATION

Tyler Riemenschneider P.E. of Harwood Engineering Consultants Ltd. has prepared a Storm Water Management Plan and Site Construction Plans for 2 proposed additions and various improvements at the Olympia Brown School located at 2115 5 ½ Mile Road. Improvements include the following: 38,000 sq ft Classroom Addition, 5,000 sq ft Kitchen/Cafeteria Addition, parking lot expansion, bus loop enlargement, fire access lane, site lighting, landscaping, and storm water management.

The proposed improvements require an update to the existing Storm Water Management Plan for the site, which was done with the construction of the school in 2015. This site 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 80% Total Suspended Solids removal.

The Storm Water Management Plan tentatively meets the Ordinance by meeting the required reductions in peak flow (11.23 cfs peak 100 vs 14.15 cfs peak 10 & 5.76 cfs peak 10 vs 7.32 cfs peak 2) and the required TSS removal (80.01% TSS vs 80% TSS). There are some clarifications and additional analysis that will need to be provided as stated in the review letter dated February 29, 2024. These clarifications and additional analysis should not change the results significantly. If there are modifications to the bio-filtration basin as a result of the additional information, the Commission will be informed.

The Site Construction Plans provide the Utility Plans (Sanitary Sewer lateral, Private Watermain extension, Storm Sewer replacement, Storm Sewer extensions, Bio Filtration Basin expansion), Grading Plans, and Details. The review letter dated February 29, 2024 outlines changes to the plans to meet Village & Utility District Standards. There are also some recommended changes to provide an overall better product. If there are any major changes to the plans the Commission will be informed.

The Storm Water Management Plan and Site Construction Plans have been reviewed by the Public Services Director and the Village Engineer. It is recommended that the Storm Water Management Plan and Site Construction Plan are conditionally approved at the March 6, 2024 Commission Meeting.

RECOMMENDATION

Move to conditionally approve the Storm Water Management Plan and Site Construction Plan for the Olympia Brown School Addition at 2115 5 ½ Mile Road subject to the following:

- 1) The Design Engineer determines that the Storm Water Management Plan and Site Construction Plan approved by the Caledonia Utility District is technically adequate and is stamped by the Design Engineer.**
- 2) Provide all HydroCAD analysis as requested (100 Year Plugged & Bio Filtration Modified Storage). The requested HydroCAD analysis (Bio Filtration Modified Storage) shall meet the Village Ordinance for Quantity control.**
- 3) All conditions outlined in the February 29, 2024 letter from the Public Services Director are met.**
- 4) Legal Description and Exhibit for the Property and Storm Water Easement (for the Bio Filtration Basin Expansion) are provided, and the Racine Unified School District executes the Storm Water Easement.**
- 5) Submission of the Recorded Storm Water Easement Agreement for the existing Bio Filtration Basin. (If a Storm Water Easement does not exist, then condition 4 is amended to include the entire Bio Filtration Basin and Outlet pipe.)**
- 6) A Financial Guarantee will need to be made and a Deposit Agreement will need to be executed by the Owner to ensure that the Bio Filtration Basin is expanded, asbuilt, and certified by the Design Engineer. This is to ensure that the Bio Filtration Basin is constructed in accordance with the approved plans.**
- 7) The applicant obtains all necessary permits from the Village, County and State as necessary prior to performing the project.**

Thursday, February 29, 2024

Harwood Engineering Consultants, Ltd
c/o Tyler Riemenschneider
255 N 21st Street
Milwaukee, WI 53233

RE: Racine Unified School District – Olympia Brown School Addition – Storm Water Management Plan & Site Construction Plan Review

Dear Tyler:

The Caledonia Utility District and the Caledonia Engineering Department has performed a review of the Storm Water Management Plan & Site Construction Plans submitted February 15, 2024 for the Racine Unified School District – Olympia Brown School Addition at 2115 5 ½ Mile Road in the Village of Caledonia. Below is a summary of the review comments.

Storm Water Management Plan

Post Development

- Wet Pond Node - For storage, will need to provide asbuilt contours and areas for each contour from 615 to 620.50 on the existing storm water pond. Rerun the HydroCAD with the asbuilt contours to ensure additional work does not need to be completed on the existing Storm Water Pond.
- Based on the water elevation in Structure 100 being 615.6 and the existing Storm Water Pond Normal Water Elevation supposed to be 615.00, there appears that there will need to be some grading work performed on the existing Storm Water Pond to ensure that the appropriate storage volume to elevation 615 is present.
- Bio-Filtration Basin Node – The perimeter of each contour and wet area were provided as part of the HydroCAD. These values mirror the values from the Original Storm Water Management Plan from August 19, 2015. This Bio Filtration Basin is being expanded from contour 614.49 to 622.50, the perimeter and wet area should be updated as necessary.
- For both the Wet Pond & Bio Filtration Basin, there shall be a Plugged Outlet Condition provided for the 100-year storm event.
- For the Bio Filtration Basin, in addition to the provided analysis, there shall be a modified storage analysis provided. This modified storage analysis shall start storage at the 619.00 contour (actual outlet rim elevation) and rerun the HydroCAD model for the 2-year, 10 year and 100-year storm. This modified storage analysis shall meet all quantity requirements for storm water management (100 yr. post to 10 yr. pre & 10 yr. post to 2 yr. pre).

- This Storm Water Management Plan will need to match the Site Construction Plan for the site. If adjustments are made to the Site Construction Plan, then the corresponding changes will need to be made to this Storm Water Management Plan.
- The Storm Water Management Plan will need to be approved by the Caledonia Utility District. Conditional Approval is scheduled for March 6, 2024.
- Upon approval of the Storm Water Management Plan and meeting all conditions outlined above, the Storm Water Management Plan shall be Professional Engineer stamped.
- Once approved by the Caledonia Utility District and all conditions above are met, 2 stamped hard copies, 1 stamped electronic (pdf) copy, and the HydroCAD file are to be submitted for the development.
- A Storm Water Pond Drainage Easement Agreement will need to be executed by the Owner to encompass the expanded Bio-Filtration Basin. The Design Engineer shall provide the following: an Exhibit of the property, a Legal Description of the property, an Exhibit of the Storm Water Pond Easement, and a Legal Description of the Storm Water Pond Easement.
- With the expansion of the Bio Filtration Basin, a Financial Guarantee will need to be provided to ensure that the Bio Filtration Basin is constructed to the proposed plans, certified by the Design Engineer and asbuilt. Minimum Financial Guarantee is \$10,000.
- Will need to provide a copy of the Recorded Storm Water Pond Drainage Easement for the existing Storm Water Pond. If this does not exist, then a Storm Water Pond Drainage Easement will be required for the Storm Water Pond as well.
- The Utility District retains the right to add comments to subsequent reviews of the Storm Water Management Plan until the plan has been approved by the Caledonia Utility District.

Site Construction Plan

Sheet C1.11

- Add a Note to the plans that the sanitary sewer and watermain extensions are installed to Caledonia Utility District Standards.
- Add a Note that a rubber boot will need to be installed on sanitary sewer manhole in the core drilled hole for the proposed sanitary sewer lateral.
- Add a Note that the sanitary sewer lateral will be mortared both inside and outside of the sanitary sewer manhole.
- Also, it is recommended that a bench is poured in the manhole if not already poured.

Sheet C1.13

- Confirm that all proposed parking stalls meet the Village minimum size per Planning & Zoning Conditions.

Sheet C1.14

- Question the lack of hydrants on the Southeast side of the existing building on the new private watermain run. Recommend that an additional hydrant is installed somewhere on this long private watermain run.
- Will need to provide the Caledonia Utility District with a copy of the approved DNR/DSPS watermain extension approval prior to installation.

Sheet C1.20

- Recommend adjusting the 622 contour so that the Bio Filtration Basin does not have storage in the playground area.

Sheet C1.21

- Relocate catch basin 501 closer to the Right of Way to lesson the slope off of the drop off loop sidewalk. Recommend getting slopes closer to a 10: slope.
- Pipe 700B has a bend in the pipe without a structure. Will need to add a structure or eliminate the bend from the pipe run.

Sheet C1.22

- Why is there a storm sewer continuing into the building addition out of manhole 300B. Sump pump discharge or Roof runoff lines are acceptable but need to be noted as necessary. All other discharge from the building will not be allowed.
- Confirm pipe material for Pipe 301. Pipe material from manhole 301 to manhole 300 shall be the same material.
- Pipe 300 to the Bio Filtration Basin shall be RCP.
- Water drains across the pavement at the SW corner of the proposed addition. While this area is limited, the Village does not typically recommend this, especially with what appears to be a downspout there. Recommend extending a downspout connection or small pipe from 300B to collect this area.

Sheet C1.23

- Show Outlet of Storm Water Pond.
- Pipe 100 to the Storm Water Pond shall be RCP.
- Pipe 200 to the Storm Water Pond shall be RCP.
- Will need to provide asbuilt contours and areas for each contour from 615 to 620.50 on the existing storm water pond.
- Based on the water elevation in Catch Basin 100 being 615.6 and the proposed Storm Water Pond Elevation to be 615.00, there appears there will need to be some grading work required on the existing Storm Water Pond to ensure that the appropriate storage volume to elevation 615 is present.

Sheet C1.24

- Pipe 200E to 200D has a bend in the pipe without a structure. Will need to add a structure or eliminate the bend from the pipe run.

- Pipe 200C to 200B has a bend in the pipe without a structure. Will need to add a structure or eliminate the bend from the pipe run.
- Pipe 200B to 200A has a bend in the pipe without a structure. Will need to add a structure or eliminate the bend from the pipe run.
- Pipe 402B to 402A has a bend in the pipe without a structure. Will need to add a structure or eliminate the bend from the pipe run.
- Pull out contours off of the additional parking lot to create a lessor slope off of the parking lot area. Recommend a 10:1 slope.
- Not required but suggested that the new parking lot expansion to the South include inlets extended from CB203 and CB204. Could create a low point in the southern lot and reduce the overall height you have to raise this parking lot - also reducing the fill and grading work.
- Will need to call out a pipe material for pipe run 402. Recommend PVC.

Sheet C1.30

- Replace the Fieldstone Cobbles at Pipe Endwall Detail with a Rip Rap at Pipe Endwall Detail.

Sheet C1.50

- Will need to asbuilt the existing storm water pond outlet structure and storm water pond outlet pipe.
- Asbuilt the existing storm sewer pipe discharges to the storm water pond.
- Provide the current normal water elevation of the storm water pond.
- Catch Basin 103B indicates that it is filled with water to 616.7. Based on the Plan grade provided for the pipe it appears that this storm sewer run is backpitched. This storm sewer run will need to be relayed to have positive pitch to Catch Basin 103A.
- Asbuilt the existing storm sewer pipe discharge to the Bio Filtration Basin.
- Will need to asbuilt the existing Bio Filtration Basin outlet structure and Bio Filtration Basin outlet pipe to the Klema Ditch.

Sheet C5.00

- The RCP Flared End Section Detail will need to be replaced with an RCP pipe with RCP Endwall Detail. There shall be a note with the detail that the last 3 sections of the RCP pipe and Endwall shall be tiebolted together.
- Typical Hydrant Detail needs to remove the Mueller Super Centurion 250 3 Way Fire Hydrant & the US Pipe Metropolitan M-94 Ductile Iron Fire Hydrant. The only hydrant to be used is the Waterous 5 1/4" Pacer Fire Hydrant.
- Check with the Fire Department on the possible requirement of providing Storz Adaptors to all the private hydrants.
- Refer to Caledonia Utility District Specifications for Hydrant and Hydrant leads.
- Recommend deeper troughs for the curb sections. Recommend minimum 1" to 1.5" depth.

General Comments

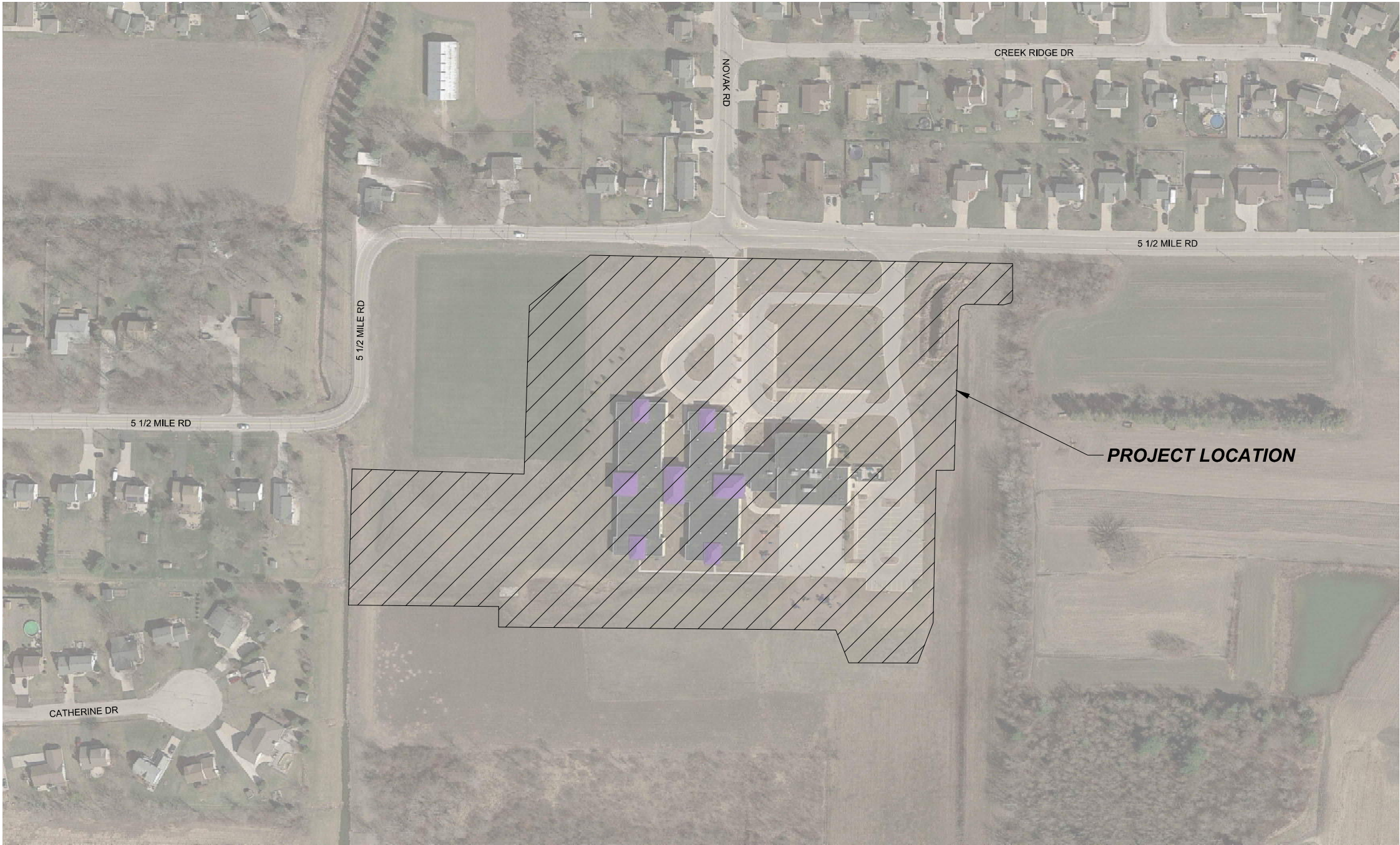
- Recommend relocating Sheets C1.30, 1.40 and 1.50 to the beginning of the Plan set before the proposed site work.
- Provide NOI permit to the Village and apply for the Local Land Disturbance Permit.
- Complete all other local permits in conjunction with state requirements.
- Will need to update the 2015 TIA with new traffic generated from the Addition to the School. Review that the existing improvements (which were installed with the original school) are still satisfactory for meeting the minimum LOS. Ultimately this should be an addendum to the old TIA.
- When the Site Construction Plans are approved by the Caledonia Utility District & Village Engineering Department, there shall be 3 Professional Engineer stamped hard copies and 1 stamped electronic (pdf) copy submitted for the development.

If there are any questions about these comments, please feel free to contact me at abunkelman@caledonia-wi.gov or 262-835-6416.

Sincerely,

A handwritten signature in blue ink that reads "Anthony Bunkelman". The signature is fluid and cursive, with the first name "Anthony" and last name "Bunkelman" clearly legible.

Anthony A. Bunkelman P.E.
Public Services Director



LEGEND:

UTILITY	GRADING	SITE
EXISTING: — W — W — WATERMAIN — E — E — BURIED ELECTRIC — O-W — O-W — OVERHEAD WIRE — GAS — GAS — GAS LINE — SAN — SAN — SANITARY SEWER — ST — ST — ST — STORM SEWER ⊙ UTILITY POLE ⊙ LIGHT POLE ⊙ SANITARY MANHOLE ⊙ FIRE HYDRANT ⊙ WATER VALVE ⊙ STORM SEWER STRUCTURE	EXISTING: — 160 — MAJOR CONTOUR — 160 — MINOR CONTOUR — EXIST 100.00 — EXISTING SPOT ELEVATION PROPOSED: — 160 — MAJOR CONTOUR — 160 — MINOR CONTOUR — 100.00 — SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) — 100.00 — DOOR — 100.00 — DOOR ELEVATION — GR — GROUND GRADE AT BUILDING — 100.507'C — SPOT ELEVATION (TIC - TOP OF CURB, EIR - EDGE OF PAVEMENT) — 100.000'W — RETAINING WALL SPOT ELEVATION (TIC - GROUND GRADE AT TOP OF WALL, B/W - GROUND GRADE AT BOTTOM) — 100.507'W — FLARED END SECTION (RPE SIZE, INVERT ELEVATION) — 12" FES — DRAINAGE FLOW DIRECTION — 100.000'W — EMERGENCY OVERFLOW ROUTE	EXISTING: ⊗ EXISTING PARKING COUNT ⊗ EXISTING SIGN ⊗ EXISTING ADA PARKING SPACE PROPOSED: ⊗ PARKING COUNT ⊗ ADA PARKING SPACE ⊗ SIGN ⊗ TRUNCATED DOMES ↔ PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO VERIFYING ELEVATION LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE: PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS (UNLESS OTHERWISE NOTED).
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED, PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADI ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.00	PROJECT LOCATION AND GENERAL NOTES
C1.10	SITE PLAN - OVERALL
C1.11	SITE PLAN - NORTH WEST
C1.12	SITE PLAN - SOUTH WEST
C1.13	SITE PLAN - NORTH EAST
C1.14	SITE PLAN - SOUTH EAST
C1.20	GRADING PLAN - OVERALL
C1.21	GRADING PLAN - NORTH WEST
C1.22	GRADING PLAN - SOUTH WEST
C1.23	GRADING PLAN - NORTH EAST
C1.24	GRADING PLAN - SOUTH EAST
C1.30	EROSION CONTROL PLAN
C1.40	DEMOLITION PLAN
C1.50	EXISTING SURVEY
C5.00	CONSTRUCTION DETAILS



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Consultant:



Project:

Olympia Brown Elementary
Addition & Renovation


Location:
2115 5 1/2 Mile Rd.
Racine, WI 53402

Key Plan:

100% CD Set

Sheet:

PROJECT
LOCATION AND
GENERAL NOTES

Scale:	North	
SCALE: 1" = 100'		
Revisions:		
No.	Date:	Description:

Date:

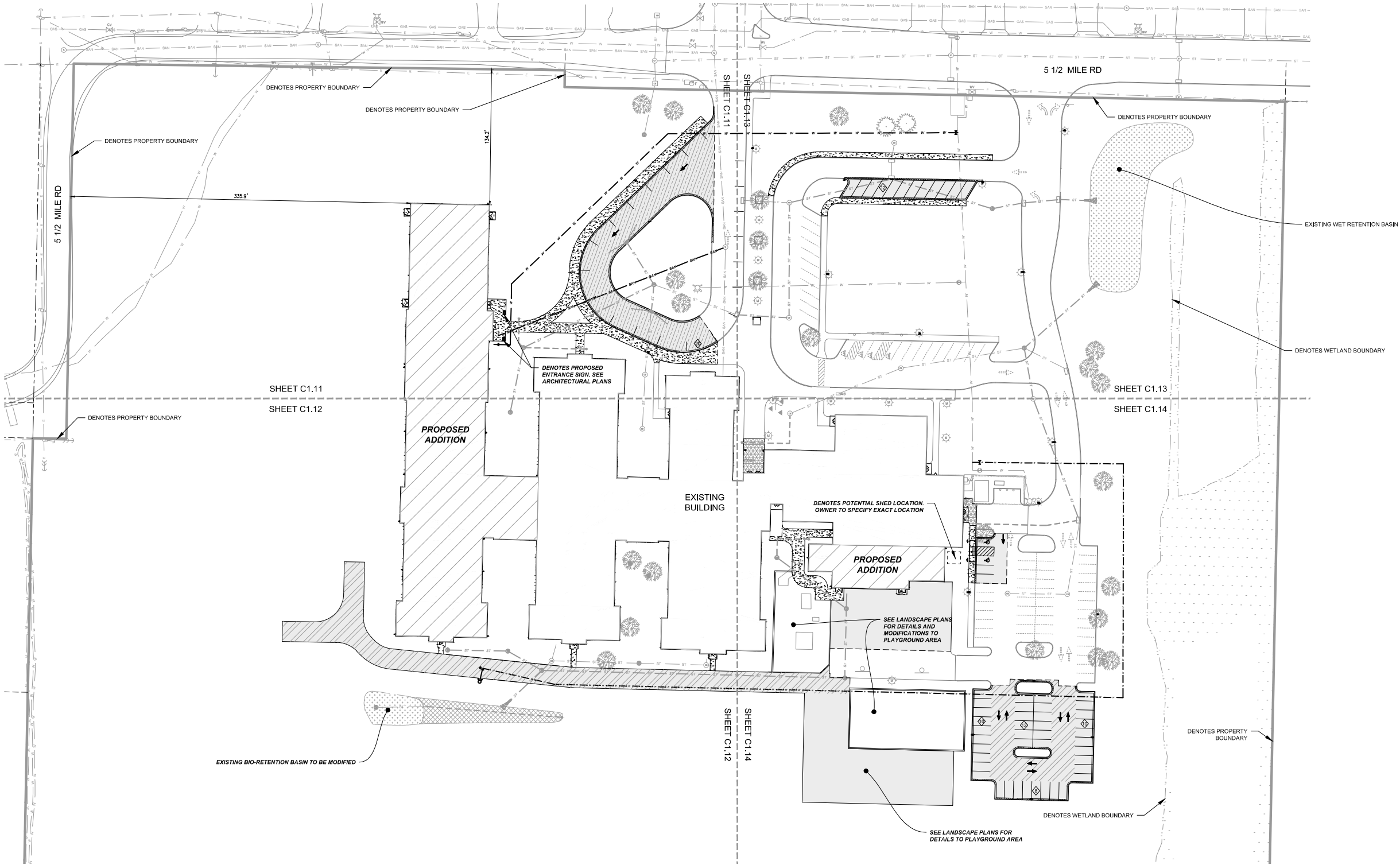
01.18.23

Project No.:

230033.00

Sheet No.:


C1.00



SITE CALCULATION TABLE	
TOTAL SITE AREA	29.30 AC
TOTAL DISTURBED AREA	5.86 AC
EXISTING IMPERVIOUS AREA	4.99 AC
PROPOSED IMPERVIOUS AREA	5.72 AC
PROPOSED GREENSPACE	23.58 AC (80.47% OF SITE)
EXISTING REGULAR PARKING SPACES	56
EXISTING HANDICAP PARKING	6
EXISTING TOTAL PARKING	62
PROPOSED REGULAR PARKING SPACES	136
PROPOSED HANDICAP PARKING	6
PROPOSED TOTAL PARKING	142

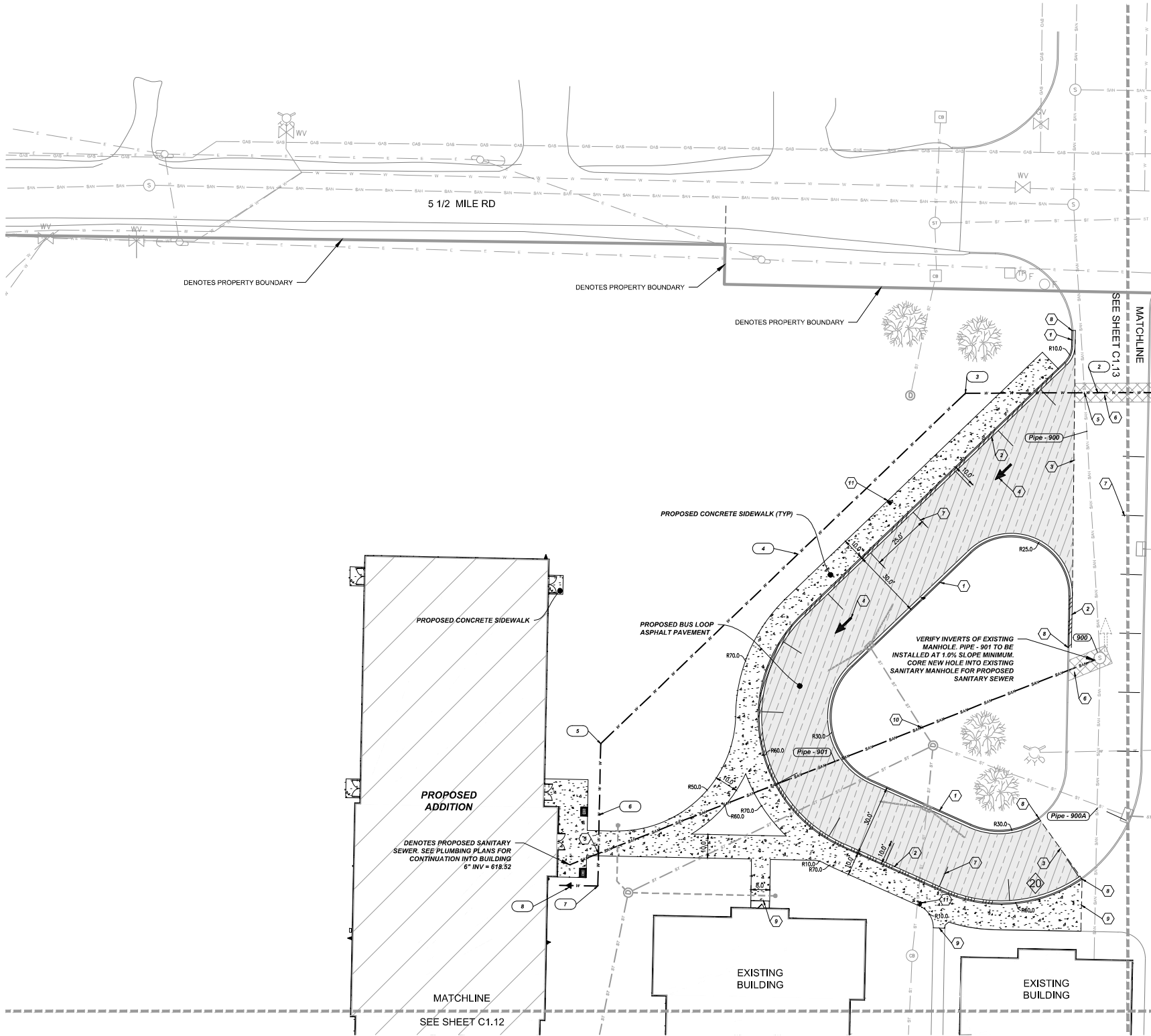
HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED VALLEY STYLE CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED BUS LOOP ASPHALT PAVEMENT
	PROPOSED REVERSE CURB

SITE PLAN - OVERALL

Scale:	North	
		
SCALE: 1" = 40'		
Revisions:		
No.:	Date:	Description:



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



All Utilities (Sanitary Sewer, Watermain & Storm Sewer) will need to be installed to Caledonia Utility District Standards.

Add notes that sanitary sewer lateral will be mortared both inside and outside of the manhole. Also recommend that a bench is poured in the manhole if not already.

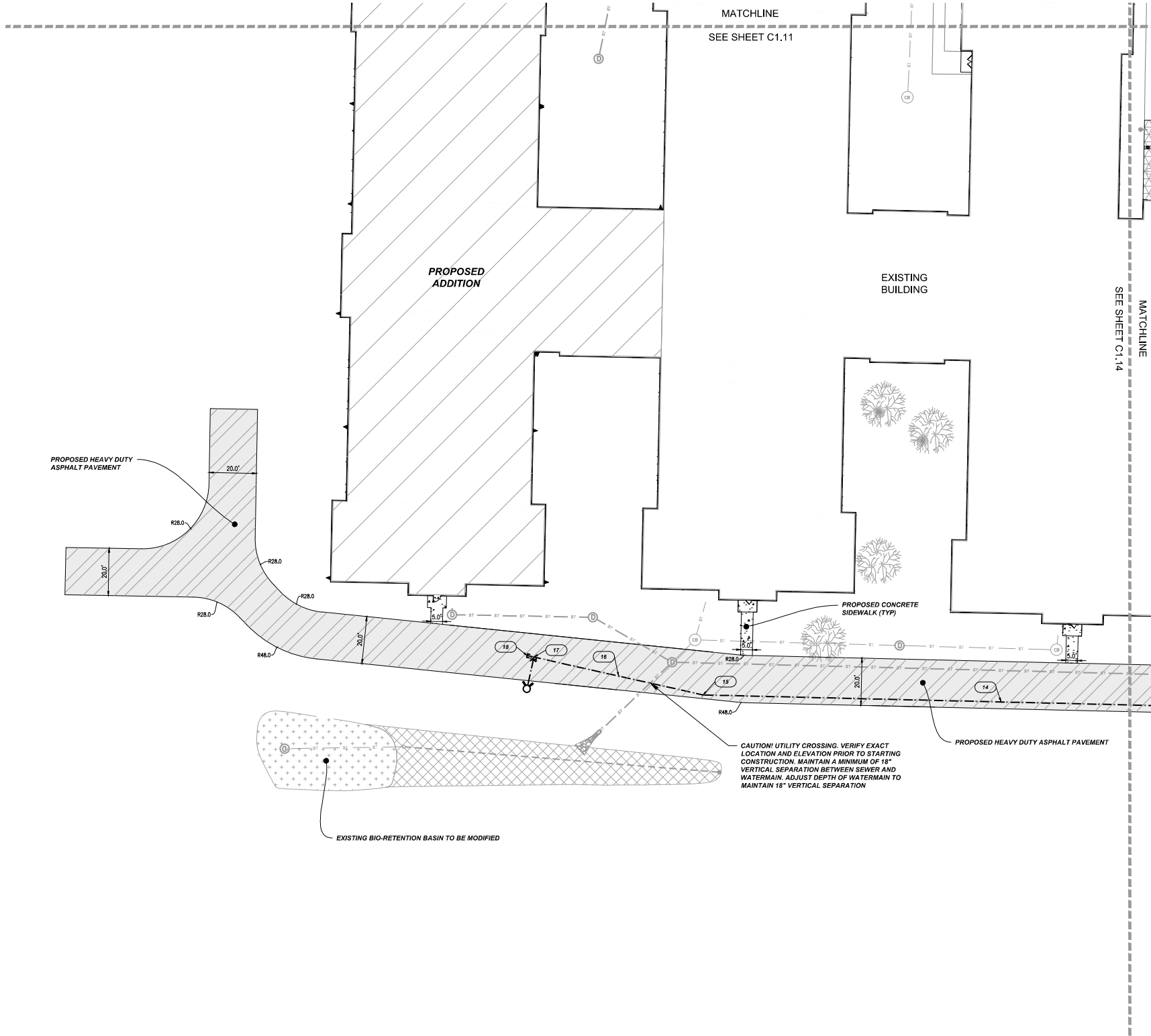
Sanitary Structure Table				
#	Structure Details			
900	EXISTING SANITARY MANHOLE			
	RHD = 622.04			
	Pipe - 901 = 615.18			
	Pipe - 900A = 615.08			
	Pipe - 900 = 615.07			

Sanitary Pipe Table				
Pipe Name	Size	Material	Length	Slope
Pipe - 900	8"	PVC	183	1.00%
Pipe - 900A	8"	PVC	128	1.00%
Pipe - 901	6"	PVC	241	1.38%

- NOTES**
- DENOTES PROPOSED 18" REGULAR STYLE CURB AND GUTTER (TYP)
 - DENOTES PROPOSED 18" REVERSE STYLE CURB AND GUTTER (TYP)
 - SANICUT EXISTING PAVEMENT (FULL DEPTH) AND CREATE BUTT JOINT WHERE PROPOSED MEETS EXISTING. MATCH INTO EXISTING PAVEMENT
 - DENOTES PROPOSED PAVEMENT MARKING DIRECTIONAL ARROW. MATCH COLOR AND DIMENSIONS TO EXISTING DIRECTIONAL ARROWS ON SITE
 - CAUTION! UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SEWER AND WATERMAIN. ADJUST DEPTH OF WATERMAIN TO MAINTAIN 18" VERTICAL SEPARATION
 - REMOVE AND REPLACE EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER AS REQUIRED TO INSTALL PROPOSED UTILITIES. SLURRY BACKFILL REQUIRED WITHIN PAVED AREAS. MATCH EXISTING PAVEMENT TYPE
 - DENOTES PROPOSED PARALLEL PARKING STRIPING (TYP)
 - MATCH INTO EXISTING CURB AND GUTTER
 - MATCH INTO EXISTING CONCRETE SIDEWALK
 - CAUTION! UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION BEFORE STARTING CONSTRUCTION
 - DENOTES PROPOSED SITE LIGHTING. SEE ELECTRICAL PLANS

- UTILITY TAGS**
- WATER**
- PROPOSED 287 L.F. 8" PVC WATERMAIN
 - PROPOSED 8" 45° BEND
 - PROPOSED 215 L.F. 8" PVC WATERMAIN
 - PROPOSED 8" 45° BEND
 - PROPOSED 60 L.F. 8" PVC WATERMAIN
 - PROPOSED 8" 90° BEND AND 13 L.F. 8" PVC WATERMAIN
 - PROPOSED 8" x 6" REDUCER AND 3 L.F. 6" PVC WATERMAIN. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING

- HATCH LEGEND**
- PROPOSED CONCRETE SIDEWALK
 - PROPOSED BUS LOOP ASPHALT PAVEMENT
 - PROPOSED REVERSE CURB



UTILITY TAGS	
#	WATER
14.	PROPOSED 562 L.F. 8" PVC WATERMAIN
15.	PROPOSED 8" 11.25" BEND
16.	PROPOSED 73 L.F. 8" PVC WATERMAIN
17.	PROPOSED 8" x 6" HYDRANT TEE, 6" AUX VALVE, 12 L.F. 6" PVC HYDRANT LEAD AND HYDRANT ASSEMBLY
18.	PROPOSED 3 L.F. 8" PVC WATERMAIN, CAP AND STUB WATERMAIN


HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

SITE PLAN - SOUTH WEST

Scale:

North

SCALE: 1" = 20'

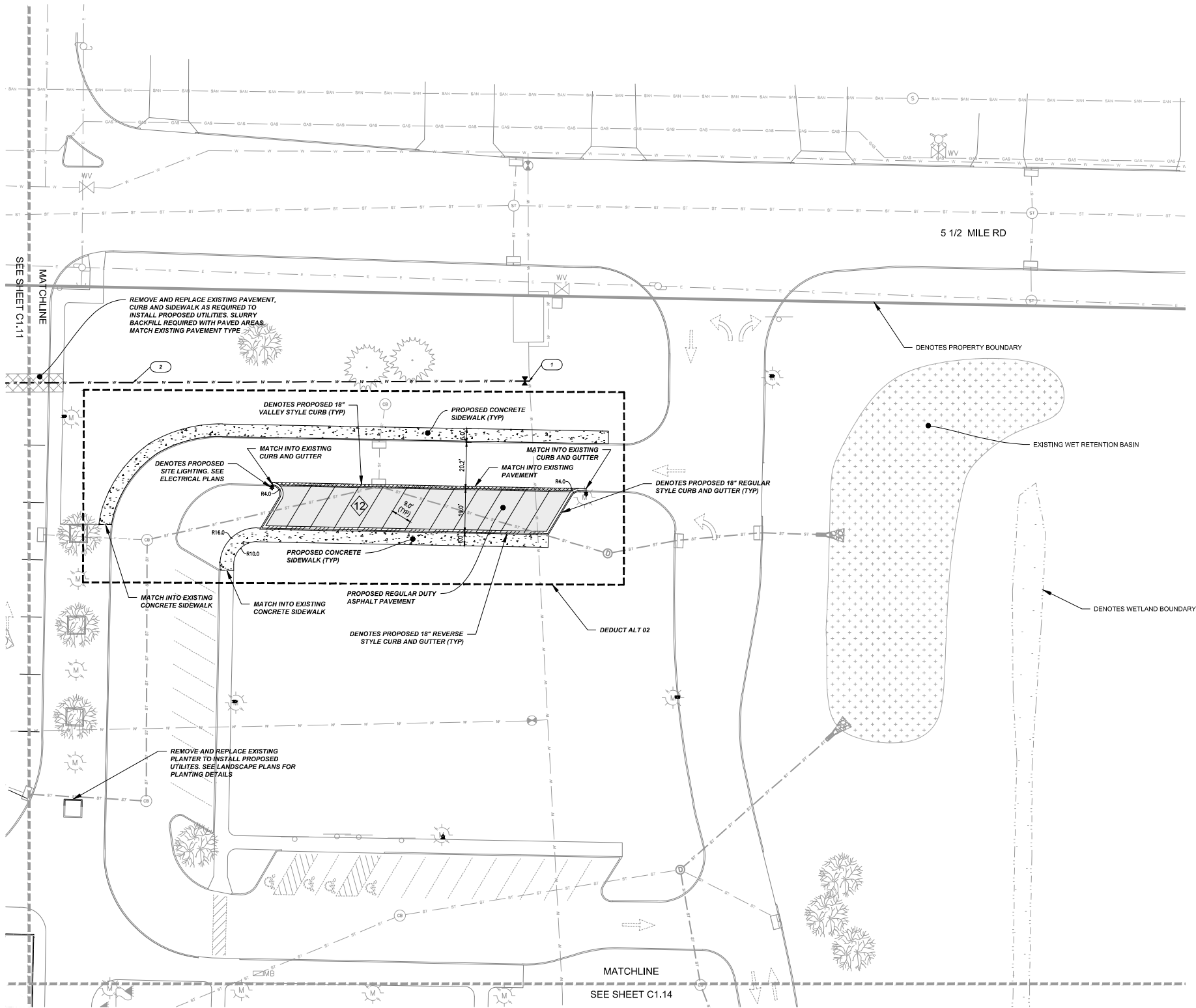


Revisions:

No.	Date:	Description:



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



UTILITY TAGS

WATER

1. CONNECT TO EXISTING 8" WATERMAIN. INSTALL 8" x 8" TEE, 2 L.F. 8" PVC WATERMAIN, AND 8" GATE VALVE
2. PROPOSED 287 L.F. 8" PVC WATERMAIN

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED VALLEY STYLE CURB AND GUTTER
	PROPOSED REVERSE CURB

SITE PLAN - NORTH EAST

Scale: 1" = 20'

Revisions:

No.	Date:	Description:

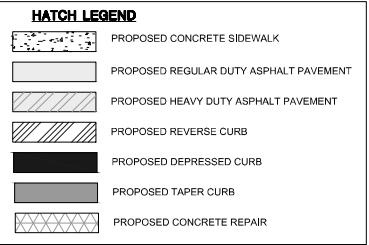
Date:
01.18.23

Project No.:
230033.00

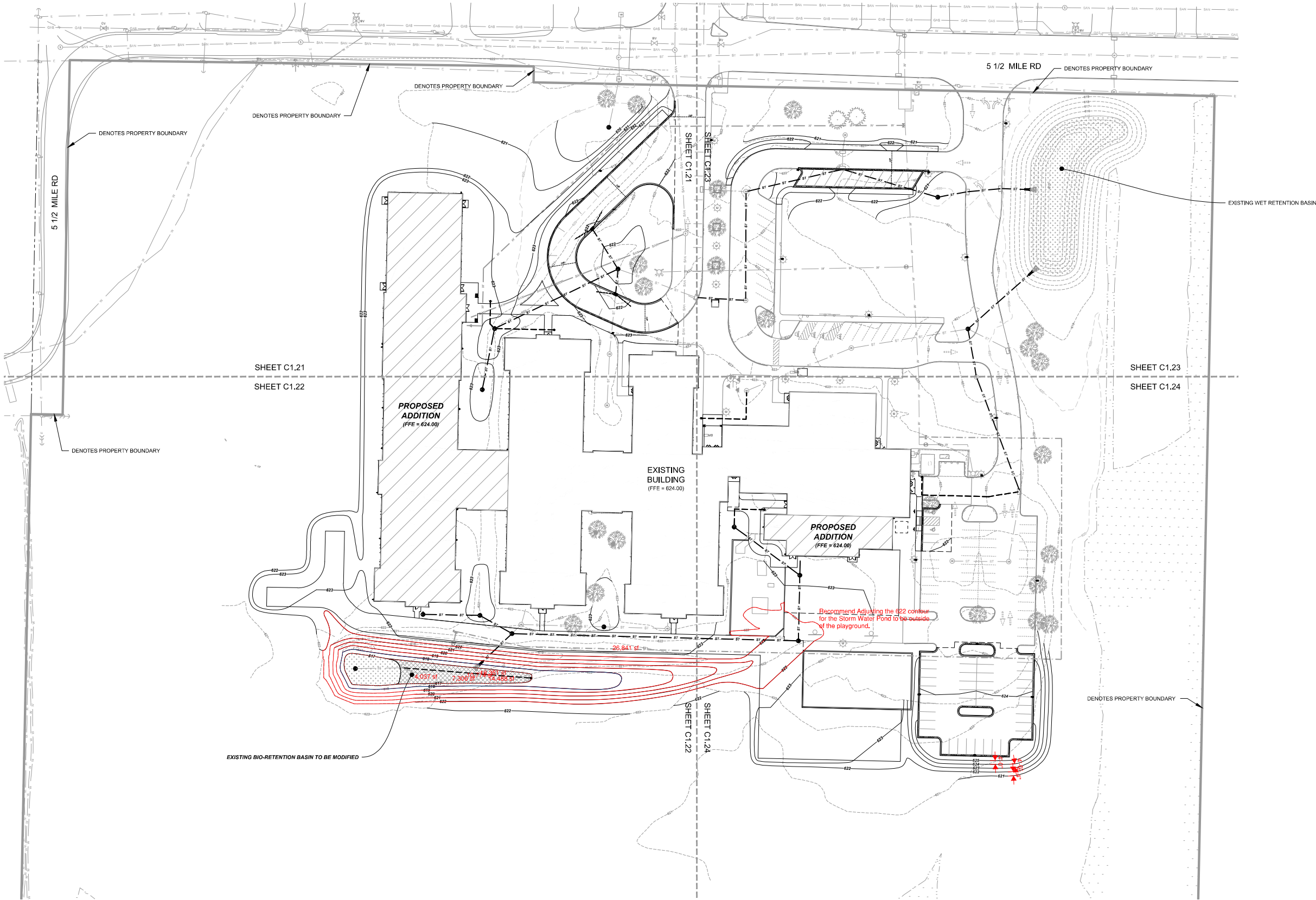
Sheet No.:




IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

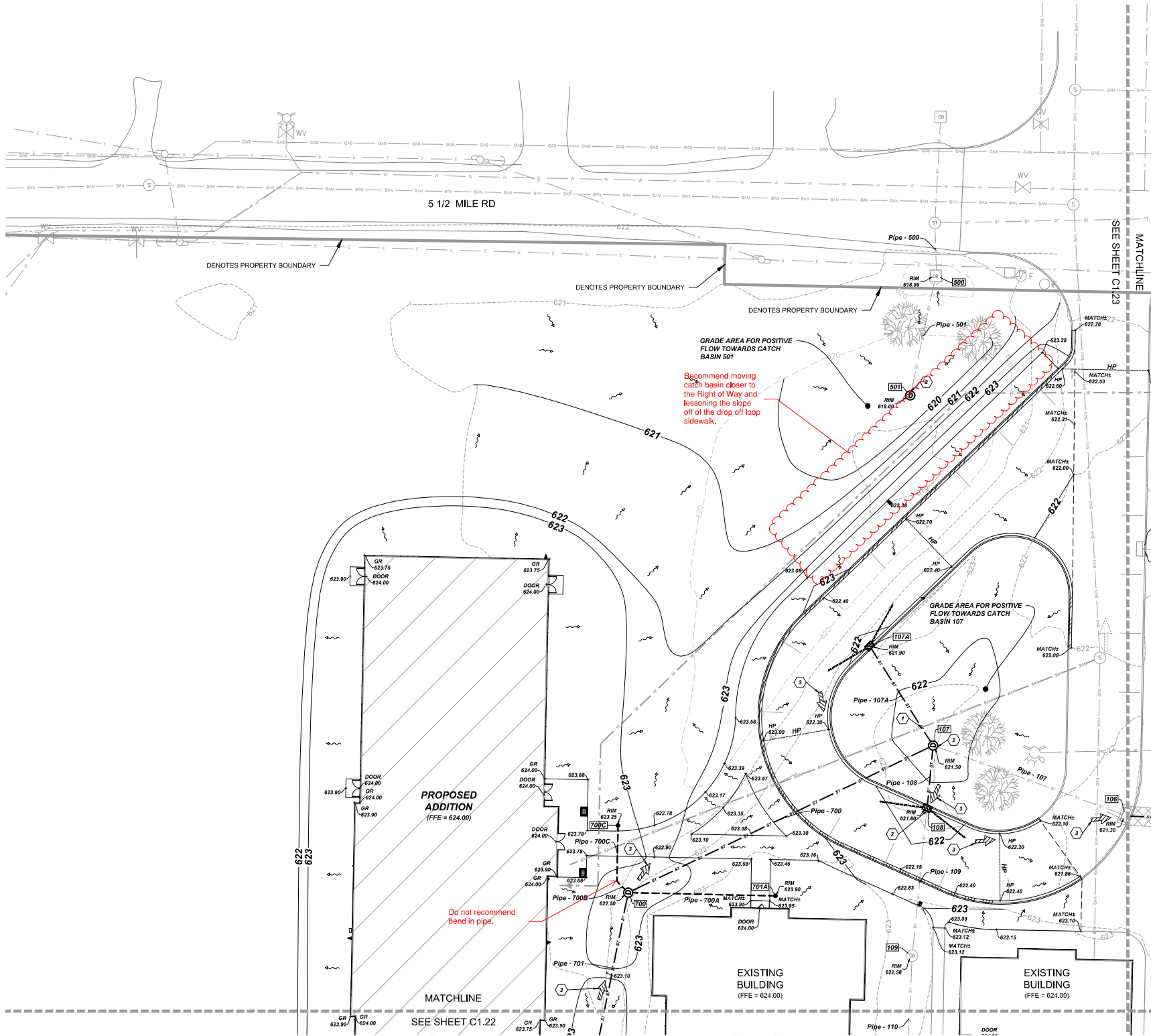


Scale: 		
SCALE: 1" = 40'		
Revisions:		
No.	Date:	Description:

Date:
01.18.23
Project No.:
230033.00
Sheet No.:



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



- NOTES**
- CAUTION UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION.
 - REMOVE SECTION OF EXISTING STORM SEWER AND CONNECT TO PROPOSED CATCH BASIN.
 - DENOTES PROPOSED EMERGENCY OVERFLOW ROUTE.

# Storm Structure Table					
#	Structure Details				
100	EXISTING CATCH BASIN - CURB RM = 619.53 Pipe - 101 = 615.37 Pipe - 102 = 615.37	200	CATCH BASIN (6 DIA) RM = 620.17 Pipe - 200B = 616.93 Pipe - 201 = 615.93 Pipe - 200A = 616.95 Pipe - 202 = 615.93	303	EXISTING CATCH BASIN RM = 622.28 Pipe - 303A = 619.19 Pipe - 303 = 619.21
101	EXISTING CATCH BASIN - CURB RM = 619.84 Pipe - 102 = 615.55 Pipe - 101 = 615.44	200A	EXISTING CATCH BASIN - CURB RM = 619.65 Pipe - 200A = 616.25	400	CATCH BASIN RM = 621.85 Pipe - 401 = 616.75 Pipe - 400 = 616.75
102	CATCH BASIN RM = 620.00 Pipe - 103 = 615.99 Pipe - 102 = 615.99	200B	EXISTING CATCH BASIN RM = 621.39 Pipe - 200C = 617.17 Pipe - 200B = 617.22	401	CATCH BASIN RM = 621.26 Pipe - 401A = 615.14 Pipe - 402 = 619.74 Pipe - 401 = 619.74
103	EXISTING CATCH BASIN - CURB NEENAH R-300 FRAME AND LID RM = 620.89 Pipe - 104 = 616.20 Pipe - 103A = 616.35 Pipe - 103 = 616.29	200C	EXISTING CATCH BASIN RM = 622.53 Pipe - 200D = 615.48 Pipe - 200C = 616.17	402	CATCH BASIN RM = 623.00 Pipe - 402A = 620.23 Pipe - 402 = 620.23
103A	EXISTING CATCH BASIN - CURB RM = 620.82 Pipe - 103B = 616.63 Pipe - 103A = 616.61	200E	STORM CLEANOUT RM = 623.75 Pipe - 200E = 621.20	402B	STORM CLEANOUT RM = 623.25 Pipe - 402B = 621.05
103B	EXISTING CATCH BASIN RM = 620.06 Pipe - 103B = 616.70	201	EXISTING CATCH BASIN RM = 620.63 Pipe - 202 = 616.12 Pipe - 201 = 616.15	500	EXISTING CATCH BASIN RM = 616.59 Pipe - 501 = 616.40 Pipe - 500 = 616.79
104	EXISTING CATCH BASIN RM = 620.89 Pipe - 105 = 616.80 Pipe - 104A = 616.80 Pipe - 104 = 616.80	202	EXISTING CATCH BASIN - CURB RM = 621.45 Pipe - 203 = 616.57 Pipe - 202A = 616.87 Pipe - 202 = 616.70	501	CATCH BASIN RM = 619.00 Pipe - 501 = 616.50
104A	EXISTING CATCH BASIN - CURB RM = 621.01 Pipe - 104A = 616.80	202C	STORM CLEANOUT RM = 623.89 Pipe - 202C = 621.20	600	OUTLET CONTROL STRUCTURE RM = 621.17 Pipe - 601 = 615.17 Pipe - 600 = 615.17
105	EXISTING CATCH BASIN RM = 621.12 Pipe - 105 = 617.36 Pipe - 105 = 617.37	203	EXISTING CATCH BASIN RM = 621.39 Pipe - 204 = 617.21 Pipe - 203 = 617.14	601	EXISTING STORM CLEANOUT RM = 617.00 Pipe - 602 = 615.17 Pipe - 601 = 615.17
106	EXISTING CATCH BASIN - CURB RM = 621.39 Pipe - 107 = 617.57 Pipe - 106 = 617.62	204	EXISTING CATCH BASIN RM = 621.34 Pipe - 204 = 617.45	602	STORM CLEANOUT RM = 617.00 Pipe - 602 = 615.17
107	CATCH BASIN (6 DIA) RM = 622.50 Pipe - 108 = 616.06 Pipe - 107A = 616.06 Pipe - 107 = 616.06	300	CATCH BASIN (6 DIA) RM = 623.30 Pipe - 301 = 618.51 Pipe - 300A = 618.29 Pipe - 302 = 618.29 Pipe - 300 = 618.29	700	CATCH BASIN RM = 622.50 Pipe - 701 = 619.17 Pipe - 700A = 619.90 Pipe - 700 = 619.17 Pipe - 700B = 620.23
107A	CATCH BASIN - CURB W/ WEEP PIPES RM = 621.80 Pipe - 108 = 616.23 Pipe - 107A = 616.23	300A	CATCH BASIN RM = 622.09 Pipe - 300B = 618.44 Pipe - 300A = 616.44	700C	STORM CLEANOUT RM = 623.25 Pipe - 700C = 620.33
108	CATCH BASIN - CURB W/ WEEP PIPES RM = 621.80 Pipe - 108 = 616.23 Pipe - 108 = 616.23	300B	CATCH BASIN RM = 623.50 Pipe - 300C = 618.62 Pipe - 300B = 618.62	701	CATCH BASIN RM = 622.40 Pipe - 701 = 619.55
109	EXISTING CATCH BASIN RM = 622.50 Pipe - 110 = 618.76 Pipe - 109 = 618.64	301	EXISTING CATCH BASIN RM = 622.08 Pipe - 302 = 618.59 Pipe - 301A = 618.45 Pipe - 301 = 618.63	701A	STORM CLEANOUT RM = 623.30 Pipe - 700A = 621.30
110	EXISTING CATCH BASIN RM = 622.22 Pipe - 110 = 618.83	302	CATCH BASIN RM = 622.50 Pipe - 303 = 618.94 Pipe - 302 = 618.94		

Storm Pipe Table																			
Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description		
Pipe - 100	24	HDPE	29	0.42%	W/ RCP FES	Pipe - 200C	12	PVC	118	0.84%	EXISTING STORM SEWER	Pipe - 300A	18	SCH 40	6	1.00%	EXISTING STORM SEWER		
Pipe - 101	24	PVC	35	0.19%		Pipe - 200D	6	HDPE	30	5.00%	PERFORATED UNDERDRAIN	Pipe - 400	12	PVC	300	0.15%			
Pipe - 102	24	PVC	31	1.43%		Pipe - 200E	6	HDPE	47	0.50%	PERFORATED UNDERDRAIN	Pipe - 401	8	PVC	69	1.43%			
Pipe - 103	24	PVC	104	0.29%		Pipe - 201	18	PVC	51	0.43%		Pipe - 401A	8	PVC	15	1.43%			
Pipe - 103A	12	PVC	19	0.31%	EXISTING STORM SEWER	Pipe - 202	18	PVC	128	0.45%		Pipe - 402	8		85	0.58%			
Pipe - 103B	12	PVC	17	0.42%	EXISTING STORM SEWER	Pipe - 202A	6	HDPE	33	4.00%	PERFORATED UNDERDRAIN	Pipe - 402A	8	HDPE	19	3.52%	PERFORATED UNDERDRAIN		
Pipe - 104	18	PVC	104	0.70%	EXISTING STORM SEWER	Pipe - 202B	6	HDPE	70	4.00%	PERFORATED UNDERDRAIN	Pipe - 402B	6	HDPE	31	0.50%	PERFORATED UNDERDRAIN		
Pipe - 104A	12	PVC	45	0.20%	EXISTING STORM SEWER	Pipe - 202C	6	HDPE	18	0.50%	PERFORATED UNDERDRAIN	Pipe - 500	12	PVC	22	0.71%	EXISTING STORM SEWER		
Pipe - 105	15	PVC	114	0.50%		Pipe - 203	15	PVC	74	0.77%	EXISTING STORM SEWER	Pipe - 501	12	PVC	52	0.36%	EXISTING STORM SEWER		
Pipe - 106	15	PVC	52	0.30%		Pipe - 204	15	PVC	59	0.41%	EXISTING STORM SEWER	Pipe - 600	8	PVC	4	0.37%	EXISTING STORM SEWER		
Pipe - 107	12	PVC	87	0.56%	EXISTING STORM SEWER	Pipe - 300	18	HDPE	48	0.60%	W/ RCP FES	Pipe - 601	4	HDPE	50	0.00%	EXISTING PERFORATED UNDERDRAIN		
Pipe - 107A	12	PVC	50	0.38%		Pipe - 300A	15	HDPE	39	0.39%		Pipe - 602	4	HDPE	134	0.00%	PERFORATED UNDERDRAIN		
Pipe - 108	12	PVC	27	0.64%		Pipe - 300B	15	HDPE	60	0.30%		Pipe - 700	12	PVC	144	0.40%			
Pipe - 109	12	PVC	63	0.65%	EXISTING STORM SEWER	Pipe - 300C	12	PVC	3	1.00%		Pipe - 700A	6		62	2.24%	PERFORATED UNDERDRAIN		
Pipe - 110	12	PVC	54	0.13%	EXISTING STORM SEWER	Pipe - 301	18	PVC	14	0.88%	EXISTING STORM SEWER	Pipe - 700B	6		7	9.23%	PERFORATED UNDERDRAIN		
Pipe - 200	24	HDPE	88	0.55%	W/ RCP FES	Pipe - 301A	12	PVC	17	1.00%	EXISTING STORM SEWER	Pipe - 700C	6	HDPE	24	0.50%	PERFORATED UNDERDRAIN		
Pipe - 200A	12	PVC	48	0.62%	EXISTING STORM SEWER	Pipe - 302	18	PVC	87	0.41%	EXISTING STORM SEWER	Pipe - 701	6	PVC	65	0.50%			
Pipe - 200B	12	PVC	124	1.04%	EXISTING STORM SEWER	Pipe - 303	18	PVC	66	0.41%	EXISTING STORM SEWER								

Consultant:



Project:

Olympia Brown Elementary
Addition & Renovation

Location:
2115 5 1/2 Mile Rd.
Racine, WI 53402

Key Plan:

100% CD Set

Sheet:

GRADING PLAN -
NORTH WEST

Scale: North

SCALE: 1" = 20'

Revisions:

No.	Date:	Description:

Date:

01.18.23

Project No.:

230033.00

Sheet No.:

C1.21



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Consultant:



Project:
**Olympia Brown Elementary
Addition & Renovation**

Location:
2115 5 1/2 Mile Rd.
Racine, WI 53402

Key Plan:

100% CD Set

Sheet:

GRADING PLAN - SOUTH WEST

Scale:

SCALE: 1" = 20'

Revisions:

No.	Date:	Description:

Date:

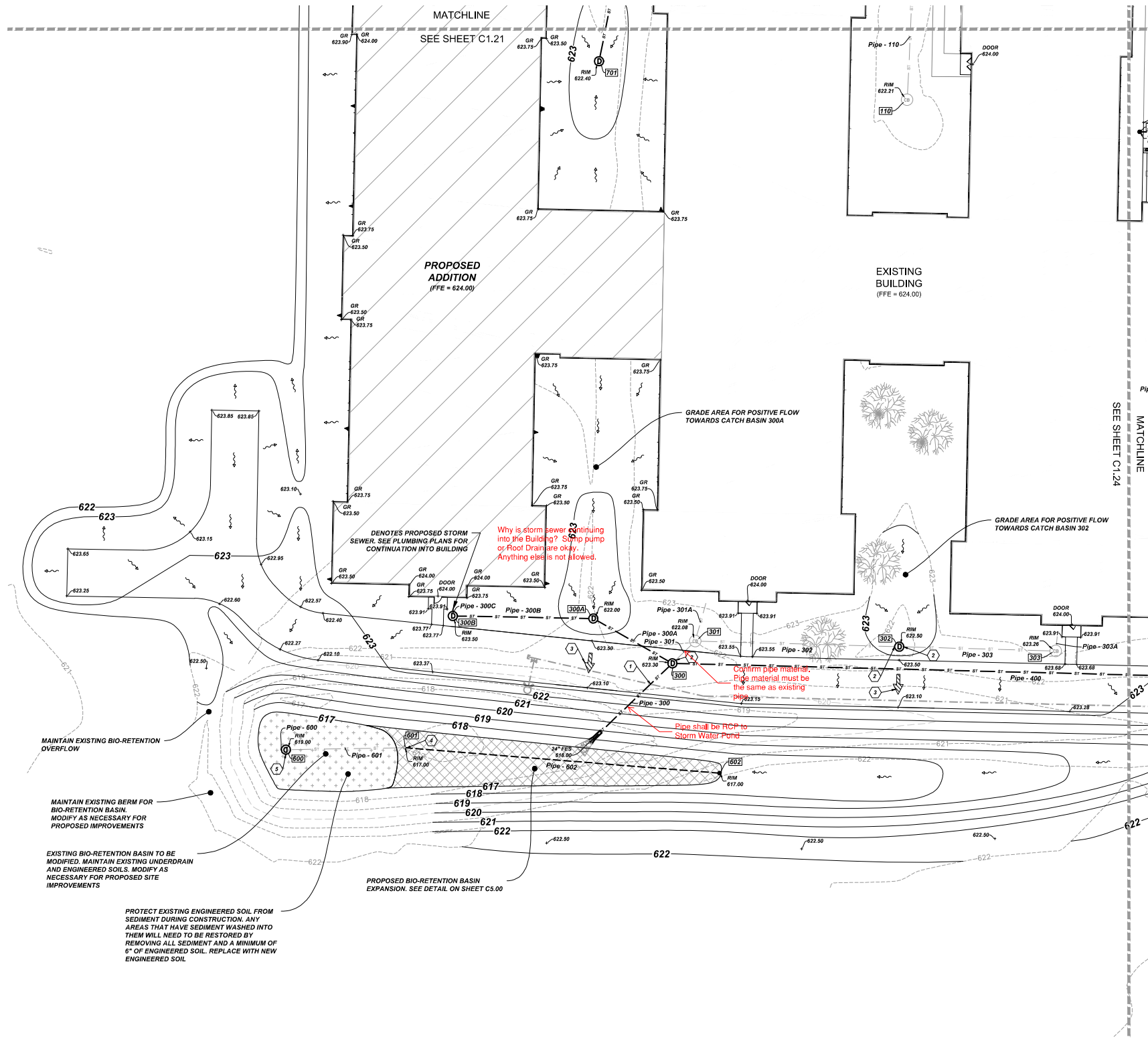
01.18.23

Project No.:

2300333.00

Sheet No.:

C1.22



NOTES

- CAUTION! UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SEWER AND WATERMAIN. ADJUST DEPTH OF WATERMAIN TO MAINTAIN 18" VERTICAL SEPARATION.
- REMOVE SECTION OF EXISTING STORM SEWER AND CONNECT TO PROPOSED CATCH BASIN.
- DENOTES PROPOSED EMERGENCY OVERFLOW ROUTE
- CONNECT PROPOSED PERFORATED UNDERDRAIN TO EXISTING CLEANOUT
- REMOVE EXISTING OUTLET CONTROL STRUCTURE AND INSTALL NEW. PROTECT EXISTING ENGINEERED SOIL AND STONE STORAGE LAYER. REPLACE ANY DISTURBED AREAS TO MATCH EXISTING SECTIONS (18" ENGINEERED SOIL AND 12" STONE STORAGE LAYER)

Storm Structure Table

#	Structure Details				
100	EXISTING CATCH BASIN - CURB RM = 616.53 Pipe - 101 = 615.37 Pipe - 102 = 615.37	200	CATCH BASIN (6 DIA) RM = 625.17 Pipe - 208 = 616.83 Pipe - 201 = 615.83 Pipe - 200A = 616.35 Pipe - 202 = 615.83	303	EXISTING CATCH BASIN RM = 622.38 Pipe - 303A = 619.19 Pipe - 303 = 619.21
101	EXISTING CATCH BASIN - CURB RM = 619.84 Pipe - 102 = 615.85 Pipe - 101 = 615.44	200A	EXISTING CATCH BASIN - CURB RM = 619.65 Pipe - 200A = 616.25	400	CATCH BASIN RM = 621.85 Pipe - 401 = 616.75 Pipe - 400 = 616.75
102	CATCH BASIN RM = 620.00 Pipe - 103 = 615.89 Pipe - 102 = 615.99	200B	EXISTING CATCH BASIN RM = 621.39 Pipe - 200C = 617.17 Pipe - 200D = 617.22	401	CATCH BASIN RM = 621.26 Pipe - 401A = 616.14 Pipe - 402 = 619.74 Pipe - 401 = 619.74
103	EXISTING CATCH BASIN - CURB NEENAH R-300S FRAME AND LID RM = 620.89 Pipe - 104 = 616.20 Pipe - 103A = 616.35 Pipe - 103 = 616.29	200C	EXISTING CATCH BASIN RM = 622.53 Pipe - 200D = 616.48 Pipe - 200C = 616.17 Pipe - 200E = 616.17	402	CATCH BASIN RM = 623.00 Pipe - 402A = 620.23 Pipe - 402 = 620.23
103A	EXISTING CATCH BASIN - CURB RM = 620.82 Pipe - 103B = 616.63 Pipe - 103A = 616.61	200E	STORM CLEANOUT RM = 623.75 Pipe - 200E = 621.20	402B	STORM CLEANOUT RM = 623.85 Pipe - 402B = 621.05
103B	EXISTING CATCH BASIN RM = 620.00 Pipe - 103B = 616.70	201	EXISTING CATCH BASIN RM = 620.63 Pipe - 202 = 616.12 Pipe - 201 = 616.15	500	EXISTING CATCH BASIN RM = 616.59 Pipe - 501 = 616.40 Pipe - 500 = 616.78
104	EXISTING CATCH BASIN RM = 620.89 Pipe - 105 = 616.80 Pipe - 104A = 616.80 Pipe - 104 = 616.80	202	EXISTING CATCH BASIN - CURB RM = 621.45 Pipe - 203 = 616.57 Pipe - 202A = 616.37 Pipe - 202 = 616.70	501	CATCH BASIN RM = 619.20 Pipe - 501 = 616.59
104A	EXISTING CATCH BASIN - CURB RM = 621.01 Pipe - 104A = 616.80	202C	STORM CLEANOUT RM = 623.80 Pipe - 202C = 621.20	600	OUTLET CONTROL STRUCTURE RM = 619.80 Pipe - 601 = 615.17 Pipe - 600 = 615.17
105	EXISTING CATCH BASIN RM = 621.12 Pipe - 106 = 617.36 Pipe - 105 = 617.37	203	EXISTING CATCH BASIN RM = 621.39 Pipe - 204 = 617.21 Pipe - 203 = 617.14	601	EXISTING STORM CLEANOUT RM = 617.20 Pipe - 602 = 615.17 Pipe - 601 = 615.17
106	EXISTING CATCH BASIN - CURB RM = 621.39 Pipe - 107 = 617.57 Pipe - 106 = 617.62	204	EXISTING CATCH BASIN RM = 621.34 Pipe - 204 = 617.45	602	STORM CLEANOUT RM = 617.50 Pipe - 602 = 615.17
107	CATCH BASIN (6 DIA) RM = 621.50 Pipe - 108 = 616.06 Pipe - 107A = 616.06 Pipe - 107 = 616.06	300	CATCH BASIN (6 DIA) RM = 623.30 Pipe - 301 = 618.51 Pipe - 300A = 618.29 Pipe - 400 = 618.29 Pipe - 300 = 618.29	700	CATCH BASIN RM = 622.50 Pipe - 701 = 619.17 Pipe - 700A = 619.90 Pipe - 700 = 620.23 Pipe - 700B = 620.53
107A	CATCH BASIN - CURB W/ WEEP PIPES RM = 621.80 Pipe - 108 = 616.23 Pipe - 108 = 616.23	300A	CATCH BASIN RM = 623.30 Pipe - 300C = 618.62 Pipe - 300A = 618.44	700C	STORM CLEANOUT RM = 623.75 Pipe - 700C = 620.53
108	CATCH BASIN - CURB W/ WEEP PIPES RM = 621.80 Pipe - 108 = 616.23 Pipe - 108 = 616.23	300B	CATCH BASIN RM = 623.30 Pipe - 300C = 618.62 Pipe - 300B = 618.62	701	CATCH BASIN RM = 622.40 Pipe - 701 = 619.55
109	EXISTING CATCH BASIN RM = 622.50 Pipe - 110 = 618.76 Pipe - 109 = 618.64	301	EXISTING CATCH BASIN RM = 622.08 Pipe - 302 = 618.59 Pipe - 301A = 618.45 Pipe - 301 = 618.63	701A	STORM CLEANOUT RM = 623.00 Pipe - 700A = 621.30
110	EXISTING CATCH BASIN RM = 622.21 Pipe - 110 = 618.83	302	CATCH BASIN RM = 622.50 Pipe - 303 = 618.94 Pipe - 302 = 618.94		

Storm Pipe Table																			
Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description		
Pipe - 100	24	HDPE	29	0.42%	W/ RCP FES	Pipe - 200C	12	PVC	118	0.84%	EXISTING STORM SEWER	Pipe - 300A	18	SDC 40	6	1.00%	EXISTING STORM SEWER		
Pipe - 101	24	PVC	36	0.19%		Pipe - 200D	6	HDPE	30	5.00%	PERFORATED UNDERDRAIN	Pipe - 400	12	PVC	300	0.15%			
Pipe - 102	24	PVC	31	1.43%		Pipe - 200E	6	HDPE	47	0.50%	PERFORATED UNDERDRAIN	Pipe - 401	8	PVC	69	1.43%			
Pipe - 103	24	PVC	104	0.29%		Pipe - 201	18	PVC	51	0.43%		Pipe - 401A	8	PVC	15	1.43%			
Pipe - 103A	12	PVC	19	0.31%	EXISTING STORM SEWER	Pipe - 202	18	PVC	128	0.46%		Pipe - 402	8		85	0.58%			
Pipe - 103B	12	PVC	17	0.42%	EXISTING STORM SEWER	Pipe - 202A	6	HDPE	33	4.00%	PERFORATED UNDERDRAIN	Pipe - 402A	6	HDPE	19	3.52%	PERFORATED UNDERDRAIN		
Pipe - 104	18	PVC	104	0.70%	EXISTING STORM SEWER	Pipe - 202B	6	HDPE	70	4.00%	PERFORATED UNDERDRAIN	Pipe - 402B	6	HDPE	31	0.90%	PERFORATED UNDERDRAIN		
Pipe - 104A	12	PVC	45	0.20%	EXISTING STORM SEWER	Pipe - 202C	6	HDPE	18	0.50%	PERFORATED UNDERDRAIN	Pipe - 500	12	PVC	22	0.71%	EXISTING STORM SEWER		
Pipe - 105	15	PVC	114	0.50%		Pipe - 203	15	PVC	74	0.77%	EXISTING STORM SEWER	Pipe - 501	12	PVC	52	0.38%	EXISTING STORM SEWER		
Pipe - 106	15	PVC	52	0.30%		Pipe - 204	15	PVC	59	0.41%	EXISTING STORM SEWER	Pipe - 600	8	PVC	4	0.37%	EXISTING STORM SEWER		
Pipe - 107	12	PVC	87	0.56%	EXISTING STORM SEWER	Pipe - 300	18	HDPE	48	0.60%	W/ RCP FES	Pipe - 601	4	HDPE	50	0.00%	EXISTING PERFORATED UNDERDRAIN		
Pipe - 107A	12	PVC	50	0.38%		Pipe - 300A	15	HDPE	39	0.38%		Pipe - 602	4	HDPE	134	0.00%	PERFORATED UNDERDRAIN		
Pipe - 108	12	PVC	27	0.64%		Pipe - 300B	15	Cloud	39	0.38%	Cloud	Pipe - 700	12	PVC	144	0.40%			
Pipe - 109	12	PVC	63	0.65%	EXISTING STORM SEWER	Pipe - 300C	12	HDPE	59	0.41%	HDPE not allowed to discharge to Storm Water Pond - RCP only	Pipe - 700A	6	PVC	62	2.24%	PERFORATED UNDERDRAIN		
Pipe - 110	12	PVC	54	0.13%	EXISTING STORM SEWER	Pipe - 301	18				Pipe - 700B	6		7	9.23%	PERFORATED UNDERDRAIN			
Pipe - 200	24	HDPE	88	0.56%	W/ RCP FES	Pipe - 301A	12	PVC	17	1.00%	EXISTING STORM SEWER	Pipe - 700C	6	HDPE	24	0.50%	PERFORATED UNDERDRAIN		
Pipe - 200A	12	PVC	48	0.62%	EXISTING STORM SEWER	Pipe - 302	18	PVC	87	0.41%	EXISTING STORM SEWER	Pipe - 701	6	PVC	65	0.50%			
Pipe - 200B	12	PVC	124	1.04%	EXISTING STORM SEWER	Pipe - 303	18	PVC	86	0.41%	EXISTING STORM SEWER								



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Consultant:



Project:

Olympia Brown Elementary
Addition & Renovation

Location:
2115 5 1/2 Mile Rd.
Racine, WI 53402

Key Plan:

100% CD Set

Sheet:

GRADING PLAN - NORTH EAST

Scale: North

SCALE: 1" = 20'

Revisions:

No.	Date:	Description:

Date:

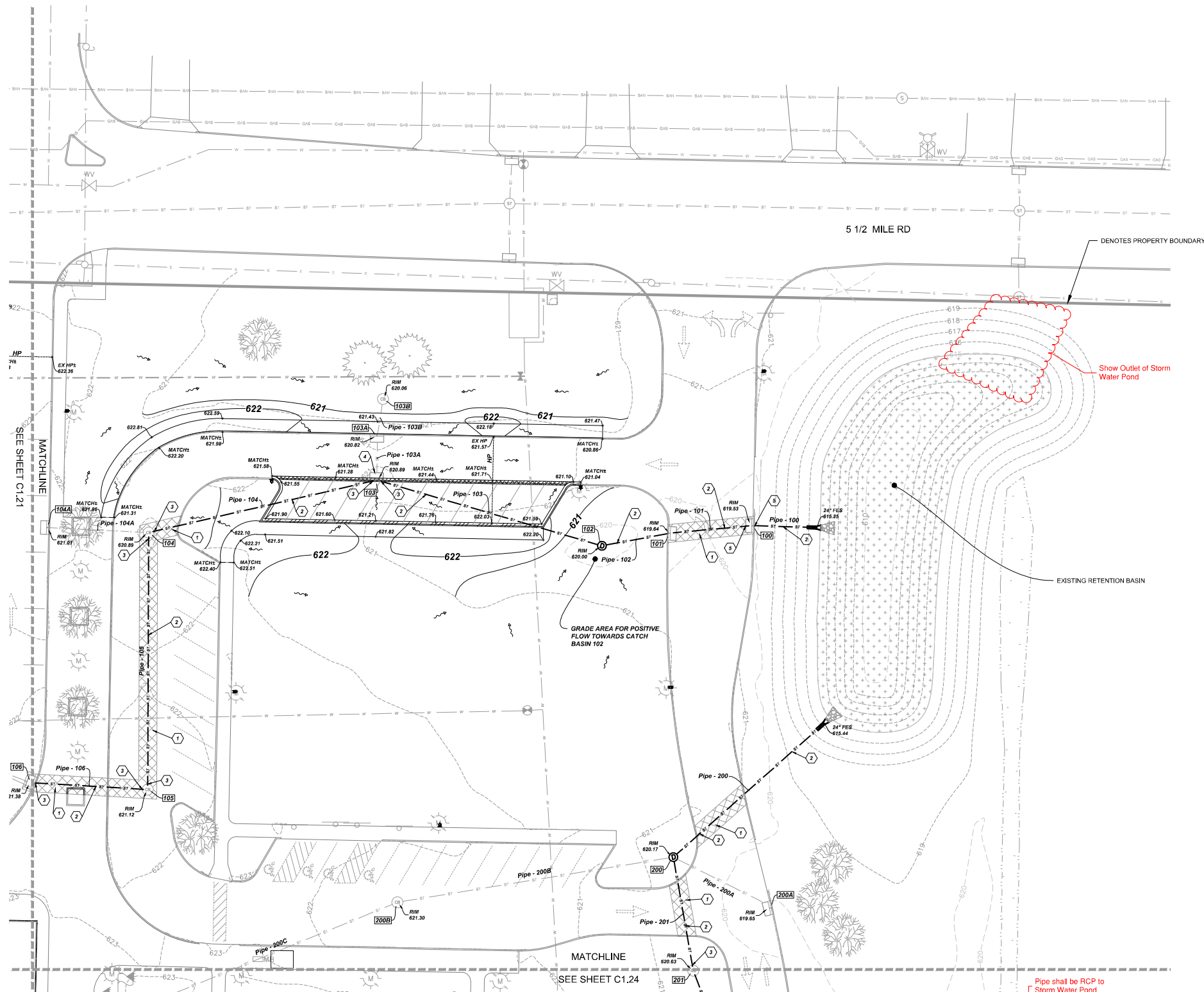
01.18.23

Project No.:

2300333.00

Sheet No.:

C1.23



- NOTES**
- REMOVE AND REPLACE EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER AS REQUIRED TO INSTALL PROPOSED UTILITIES. SLURRY BACKFILL REQUIRED WITHIN PAVED AREAS. MATCH EXISTING PAVEMENT TYPE
 - EXISTING STORM SEWER TO BE INCREASED IN PIPE DIAMETER
 - EXISTING STRUCTURE TO REMAIN. ENLARGE EXISTING HOLE IN STRUCTURE TO FIT LARGER STORM SEWER PIPE. MATCH EXISTING INVERT ELEVATIONS
 - EXISTING STRUCTURE TO REMAIN. REPLACE EXISTING FRAME AND GRATE WITH MEDIUM R-300S TO MATCH VALLEY STYLE CURB AND GUTTER
 - EXISTING STRUCTURE TO REMAIN. ADJUST INVERT AT CATCH BASIN PER PLAN. ENLARGE HOLE IN STRUCTURE TO FIT LARGER STORM SEWER PIPE

Storm Structure Table					
#	Structure Details				
100	EXISTING CATCH BASIN - CURB RM = 615.33 Pipe - 101 = 615.37 Pipe - 100 = 615.37	200	CATCH BASIN (5 DIA) RM = 620.17 Pipe - 200B = 615.93 Pipe - 201 = 615.93 Pipe - 200A = 616.96 Pipe - 200 = 615.93	303	EXISTING CATCH BASIN RM = 620.26 Pipe - 303A = 619.19 Pipe - 300 = 619.21
101	EXISTING CATCH BASIN - CURB RM = 619.61 Pipe - 102 = 616.55 Pipe - 101 = 615.44	200A	EXISTING CATCH BASIN - CURB RM = 619.65 Pipe - 200A = 616.25	400	CATCH BASIN RM = 621.85 Pipe - 401 = 616.75 Pipe - 400 = 616.75
102	CATCH BASIN RM = 620.00 Pipe - 103 = 615.99 Pipe - 102 = 615.99	200B	EXISTING CATCH BASIN RM = 621.39 Pipe - 200C = 617.17 Pipe - 200B = 617.22	401	CATCH BASIN RM = 621.26 Pipe - 401A = 619.14 Pipe - 402 = 619.74 Pipe - 401 = 619.74
103	EXISTING CATCH BASIN - CURB NEENAH R-300 FRAME AND LID RM = 620.89 Pipe - 104 = 616.20 Pipe - 103A = 616.35 Pipe - 103 = 616.29	200C	EXISTING CATCH BASIN RM = 622.53 Pipe - 200D = 616.48 Pipe - 200C = 616.17 Pipe - 200 = 616.17	402	CATCH BASIN RM = 623.00 Pipe - 402A = 620.23 Pipe - 402 = 620.23
103A	EXISTING CATCH BASIN - CURB RM = 620.82 Pipe - 103B = 616.63 Pipe - 103A = 616.61	200E	STORM CLEANOUT RM = 623.75 Pipe - 200E = 621.20	402B	STORM CLEANOUT RM = 623.85 Pipe - 402B = 621.05
103B	EXISTING CATCH BASIN RM = 620.80 Pipe - 103B = 616.70	201	EXISTING CATCH BASIN RM = 620.63 Pipe - 202 = 616.12 Pipe - 201 = 616.15	500	EXISTING CATCH BASIN RM = 616.59 Pipe - 501 = 616.40 Pipe - 500 = 616.79
104	EXISTING CATCH BASIN RM = 620.89 Pipe - 104 = 616.80 Pipe - 104A = 616.80 Pipe - 104 = 616.80	202	EXISTING CATCH BASIN - CURB RM = 621.45 Pipe - 203 = 616.57 Pipe - 202A = 616.37 Pipe - 202 = 616.70	501	CATCH BASIN RM = 619.20 Pipe - 501 = 616.50
104A	EXISTING CATCH BASIN - CURB RM = 621.01 Pipe - 104A = 616.80	202C	STORM CLEANOUT RM = 623.89 Pipe - 202C = 621.20	600	OUTLET CONTROL STRUCTURE RM = 621.17 Pipe - 600 = 615.17
105	EXISTING CATCH BASIN RM = 621.12 Pipe - 105 = 617.36 Pipe - 105 = 617.37	203	EXISTING CATCH BASIN RM = 621.39 Pipe - 204 = 617.21 Pipe - 203 = 617.14	601	EXISTING STORM CLEANOUT RM = 617.20 Pipe - 602 = 615.17 Pipe - 601 = 615.17
106	EXISTING CATCH BASIN - CURB RM = 621.39 Pipe - 107 = 617.57 Pipe - 106 = 617.62	204	EXISTING CATCH BASIN RM = 621.34 Pipe - 204 = 617.45	602	EXISTING STORM CLEANOUT RM = 617.20 Pipe - 602 = 615.17
107	CATCH BASIN (5 DIA) RM = 621.50 Pipe - 108 = 616.06 Pipe - 107A = 616.08 Pipe - 107 = 616.06	300	CATCH BASIN (6 DIA) RM = 623.30 Pipe - 301 = 616.51 Pipe - 300A = 616.29 Pipe - 300 = 616.29	700	CATCH BASIN RM = 622.50 Pipe - 701 = 616.17 Pipe - 700A = 619.90 Pipe - 700 = 619.17
107A	CATCH BASIN - CURB W/ WEEP PIPES RM = 621.80 Pipe - 108 = 616.23 Pipe - 108 = 616.23	300A	CATCH BASIN RM = 622.09 Pipe - 300B = 616.44 Pipe - 300A = 616.44	700C	STORM CLEANOUT RM = 623.75 Pipe - 700C = 620.33
108	CATCH BASIN - CURB W/ WEEP PIPES RM = 621.80 Pipe - 108 = 616.23 Pipe - 108 = 616.23	300B	CATCH BASIN RM = 623.50 Pipe - 300C = 618.62 Pipe - 300B = 618.62	701	CATCH BASIN RM = 622.40 Pipe - 701 = 619.50
109	EXISTING CATCH BASIN RM = 622.58 Pipe - 110 = 616.76 Pipe - 109 = 616.64	301	EXISTING CATCH BASIN RM = 622.08 Pipe - 302 = 616.59 Pipe - 301A = 616.45 Pipe - 301 = 616.63	701A	STORM CLEANOUT RM = 623.30 Pipe - 700A = 621.30
110	EXISTING CATCH BASIN RM = 622.22 Pipe - 110 = 616.83	302	CATCH BASIN RM = 622.50 Pipe - 303 = 616.94 Pipe - 302 = 616.94		

Storm Pipe Table																	
Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description
Pipe - 100	24	HDPE	29	0.42%	W/ RCP FES	Pipe - 200C	12	PVC	118	0.84%	EXISTING STORM SEWER	Pipe - 303A	18	SCH 40	6	1.00%	EXISTING STORM SEWER
Pipe - 101	24	PVC	36	0.19%		Pipe - 200D	6	HDPE	30	5.00%	PERFORATED UNDERDRAIN	Pipe - 400	12	PVC	300	0.15%	
Pipe - 102	24	PVC	31	1.43%		Pipe - 200E	6	HDPE	47	0.50%	PERFORATED UNDERDRAIN	Pipe - 401	8	PVC	69	1.43%	
Pipe - 103	24	PVC	104	0.29%		Pipe - 201	18	PVC	51	0.43%		Pipe - 401A	8	PVC	15	1.43%	
Pipe - 103A	12	PVC	19	0.31%	EXISTING STORM SEWER	Pipe - 202	18	PVC	128	0.45%		Pipe - 402	8		85	0.58%	
Pipe - 103B	12	PVC	17	0.42%	EXISTING STORM SEWER	Pipe - 202A	6	HDPE	33	4.00%	PERFORATED UNDERDRAIN	Pipe - 402A	6	HDPE	19	3.52%	PERFORATED UNDERDRAIN
Pipe - 104	18	PVC	104	0.70%	EXISTING STORM SEWER	Pipe - 202B	6	HDPE	70	4.00%	PERFORATED UNDERDRAIN	Pipe - 402B	8	HDPE	31	0.90%	PERFORATED UNDERDRAIN
Pipe - 104A	12	PVC	48	0.20%	EXISTING STORM SEWER	Pipe - 202C	6	HDPE	18	0.50%	PERFORATED UNDERDRAIN	Pipe - 500	12	PVC	22	0.71%	EXISTING STORM SEWER
Pipe - 105	15	PVC	114	0.50%		Pipe - 203	15	PVC	74	0.77%	EXISTING STORM SEWER	Pipe - 501	12	PVC	52	0.36%	EXISTING STORM SEWER
Pipe - 106	15	PVC	52	0.50%		Pipe - 204	15	PVC	59	0.41%	EXISTING STORM SEWER	Pipe - 600	8	PVC	4	0.37%	EXISTING STORM SEWER
Pipe - 107	12	PVC	87	0.56%	EXISTING STORM SEWER	Pipe - 300	18	HDPE	48	0.60%	W/ RCP FES	Pipe - 601	4	HDPE	50	0.00%	EXISTING PERFORATED UNDERDRAIN
Pipe - 107A	12	PVC	50	0.38%		Pipe - 300A	15	HDPE	39	0.39%		Pipe - 602	4	HDPE	134	0.00%	PERFORATED UNDERDRAIN
Pipe - 108	12	PVC	27	0.64%		Pipe - 300B	15	HDPE	60	0.30%		Pipe - 700	12	PVC	144	0.40%	
Pipe - 109	12	PVC	63	0.65%	EXISTING STORM SEWER	Pipe - 300C	12	PVC	3	1.00%		Pipe - 700A	6		62	2.24%	PERFORATED UNDERDRAIN
Pipe - 110	12	PVC	54	0.13%	EXISTING STORM SEWER	Pipe - 301	18	PVC	14	0.88%	EXISTING STORM SEWER	Pipe - 700B	6		7	9.23%	PERFORATED UNDERDRAIN
Pipe - 200	24	HDPE	88	0.56%	W/ RCP FES	Pipe - 301A	12	PVC	17	1.00%	EXISTING STORM SEWER	Pipe - 700C	6	HDPE	24	0.50%	PERFORATED UNDERDRAIN
Pipe - 200A	12	PVC	48	0.62%	EXISTING STORM SEWER	Pipe - 302	18	PVC	87	0.41%	EXISTING STORM SEWER	Pipe - 701	6	PVC	65	0.50%	
Pipe - 200B	12	PVC	124	1.04%	EXISTING STORM SEWER	Pipe - 303	18	PVC	66	0.41%	EXISTING STORM SEWER						



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Pipe shall be RCP to Storm Water Pond



Storm Pipe Table						as PVE											
Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description	Pipe Name	Size	Material	Length	Slope	Description
Pipe - 100	24	HDPE	29	0.42%	W RCP FES	Pipe - 200C	12	PVC	118	0.84%	EXISTING STORM SEWER	Pipe - 300A	18	SDC40	6	1.00%	EXISTING STORM SEWER
Pipe - 101	24	PVC	36	0.19%		Pipe - 200D	6	HDPE	30	5.00%	PERFORATED UNDERDRAIN	Pipe - 400	12	PVC	300	0.15%	
Pipe - 102	24	PVC	31	1.43%		Pipe - 200E	6	HDPE	47	0.50%	PERFORATED UNDERDRAIN	Pipe - 401	8	PVC	15	1.43%	
Pipe - 103	24	PVC	104	0.29%		Pipe - 201	18	PVC	51	0.43%		Pipe - 401A	8	PVC	15	1.43%	
Pipe - 103A	12	PVC	19	0.31%	EXISTING STORM SEWER	Pipe - 202	18	PVC	128	0.45%		Pipe - 402	8	PVC	85	0.58%	
Pipe - 103B	12	PVC	17	0.42%	EXISTING STORM SEWER	Pipe - 202A	6	HDPE	33	4.00%	PERFORATED UNDERDRAIN	Pipe - 402A	6	HDPE	19	3.52%	PERFORATED UNDERDRAIN
Pipe - 104	18	PVC	104	0.75%	EXISTING STORM SEWER	Pipe - 202B	6	HDPE	70	4.00%	PERFORATED UNDERDRAIN	Pipe - 402B	6	HDPE	31	0.50%	PERFORATED UNDERDRAIN
Pipe - 104A	12	PVC	45	5.20%	EXISTING STORM SEWER	Pipe - 202C	6	HDPE	18	0.50%	PERFORATED UNDERDRAIN	Pipe - 500	12	PVC	22	0.71%	EXISTING STORM SEWER
Pipe - 105	18	PVC	114	0.50%		Pipe - 203	13	PVC	74	0.77%	EXISTING STORM SEWER	Pipe - 501	12	PVC	52	0.36%	EXISTING STORM SEWER
Pipe - 106	15	PVC	52	3.50%		Pipe - 204	12	PVC	59	0.41%	EXISTING STORM SEWER	Pipe - 600	8	PVC	4	0.37%	EXISTING STORM SEWER
Pipe - 107	12	PVC	87	0.56%	EXISTING STORM SEWER	Pipe - 300	18	HDPE	48	0.80%	W RCP FES	Pipe - 601	4	HDPE	50	0.60%	EXISTING PERFORATED UNDERDRAIN
Pipe - 107A	12	PVC	50	0.88%		Pipe - 300A	15	HDPE	39	0.36%		Pipe - 602	4	HDPE	134	0.00%	PERFORATED UNDERDRAIN
Pipe - 108	12	PVC	27	0.64%		Pipe - 300B	15	HDPE	60	0.30%		Pipe - 700	12	PVC	142	6.40%	
Pipe - 109	12	PVC	63	0.65%	EXISTING STORM SEWER	Pipe - 300C	12	PVC	3	1.00%		Pipe - 700A	6	HDPE	64	2.24%	PERFORATED UNDERDRAIN
Pipe - 110	12	PVC	54	0.13%	EXISTING STORM SEWER	Pipe - 301	18	PVC	14	0.88%	EXISTING STORM SEWER	Pipe - 700B	6		7	9.23%	PERFORATED UNDERDRAIN
Pipe - 200	24	HDPE	89	0.55%	W RCP FES	Pipe - 301A	12	PVC	17	1.00%	EXISTING STORM SEWER	Pipe - 700C	6	HDPE	24	0.50%	PERFORATED UNDERDRAIN
Pipe - 200A	12	PVC	48	0.62%	EXISTING STORM SEWER	Pipe - 302	18	PVC	87	0.41%	EXISTING STORM SEWER	Pipe - 701	6	PVC	65	0.50%	
Pipe - 200B	12	PVC	124	0.14%	EXISTING STORM SEWER	Pipe - 302	18	PVC	66	0.41%	EXISTING STORM SEWER						

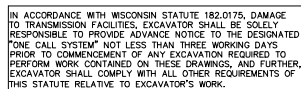
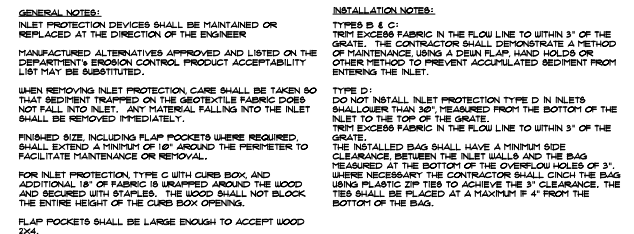
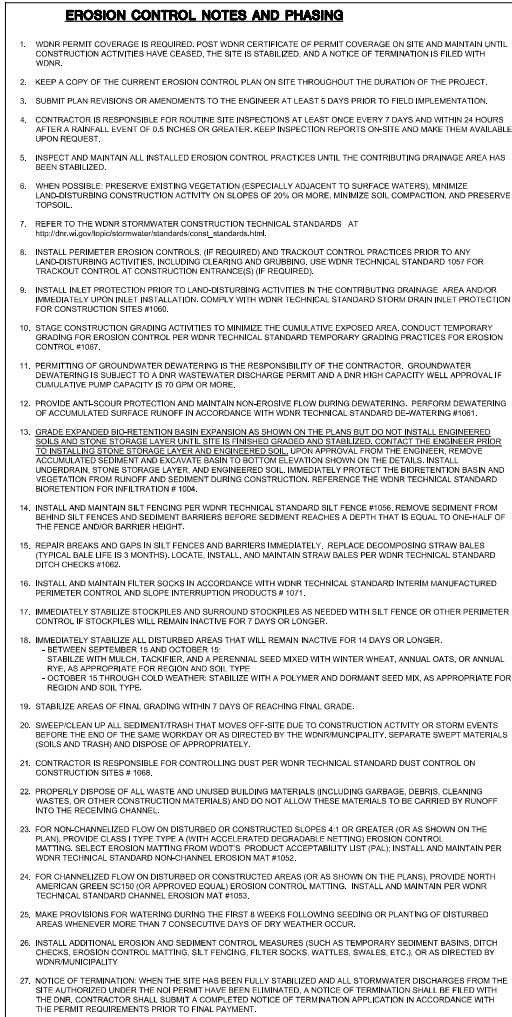
GRADING PLAN - SOUTH EAST

01 01

C1.24



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.





zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudio.com

TELEPHONE (414) 476-9800
FACSIMILE (414) 476-3882



HARWOOD
255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554

C1.40



C1.50

01 CATCH BASIN DETAIL

02 CONCRETE REPAIR SECTION SECTION

STORM CLEANOUT DETAIL

Remove this detail and insert a RCP pipe with RCP end wall, with the last 3 sections of the RCP pipe tiebolted together.

04 RCP FLARED END SECTION DETAIL

05 WEEP PIPE DETAIL

06 TYPICAL HYDRANT DETAIL

- Check with Fire Department on the possible requirement for Storz Connections

07 BIO-RETENTION BASIN

08 BIO-RETENTION OUTLET CONTROL STRUCTURE

Provide Detail for _____

BITUMINOUS ASPHALT SECTION - REGULAR DUTY PAVEMENT

10 BITUMINOUS ASPHALT SECTION - HEAVY DUTY PAVEMENT

11 BITUMINOUS ASPHALT SECTION - BUS LOOP

* NOTE:
SIDEWALK SHALL BE 2' AT DRIVEWAY SECTIONS

12 CONCRETE SIDEWALK SECTION

13 18" CURB WITH VALLEY GUTTER

14 18" WIDE VERTICAL FACE CURB

15' DEPRESSED CURB

16 TRUNCATED DOMES

17 HANDICAP RAMP - TYPE 2

18 HANDICAP SIGN

19 HANDICAP PARKING


- NOTES**

 1. DENOTES PROPOSED ADA PARKING 1.8% MAX SLOPE IN ANY DIRECTION
 2. DENOTES PROPOSED 6' CURB TAPER
 3. DENOTES PROPOSED DEPRESSED CURB
 4. DENOTES PROPOSED BARRIER STYLE CURB
 5. DENOTES PROPOSED TRUNCATED DOMES
 6. DENOTES PROPOSED 1.5% MAX SLOPE
 7. DENOTES PROPOSED RAMP 8% MAX SLOPE
 8. DENOTES PROPOSED HANDICAP SIGN
 9. DENOTES PROPOSED HANDICAP RAMP - TYPE 2

MEMORANDUM

DATE: Tuesday, February 27, 2024

TO: Caledonia Utility District

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

RE: POWTS Installation Request – Carey A Carbonneau Revocable Trust
Dated 7/19/2023 – 3802 Highway 31

BACKGROUND INFORMATION

Harry Garnette, a representative for the Carey A Carbonneau Revocable Trust Dated 7/19/2023 is in the process of selling (and making livable) the home at 3802 Highway 31. In order to do this, a new private onsite wastewater treatment system (POWTS) is being requested to be installed.

The home at 3802 Highway 31 does not have sanitary sewer readily available. See attached map. The closest sanitary sewer to the property is located 530 feet away from the South property line. There is also a sanitary sewer located at the intersection of 3 Mile Road and Highway 31, but this sanitary sewer is over 865' away from the North property line.

In looking at the options for gravity sanitary sewer, the closest sanitary sewer to the South would potentially be a hung sewer. +-685' of 8" sanitary sewer would give approximately 9' of depth at the home. From the North there would be plenty of depth to get gravity sanitary sewer but would require approximately 1,000' of 8" sanitary sewer to be installed. Neither of the gravity sanitary sewer options are cost effective and both options would create unnecessary maintenance issues due to low flow. Ultimately extending sanitary sewer to this property is cost prohibitive (at this time).

Ordinance 9-4-6 (b) (1) states *"The owner of a Building in a residential or agricultural zoning district shall have all plumbing connected to a sewer main at the expense of the Building's owner if any part of the Building is within 500 feet of a sewer main or the right-of-way in which a sewer main is located."*

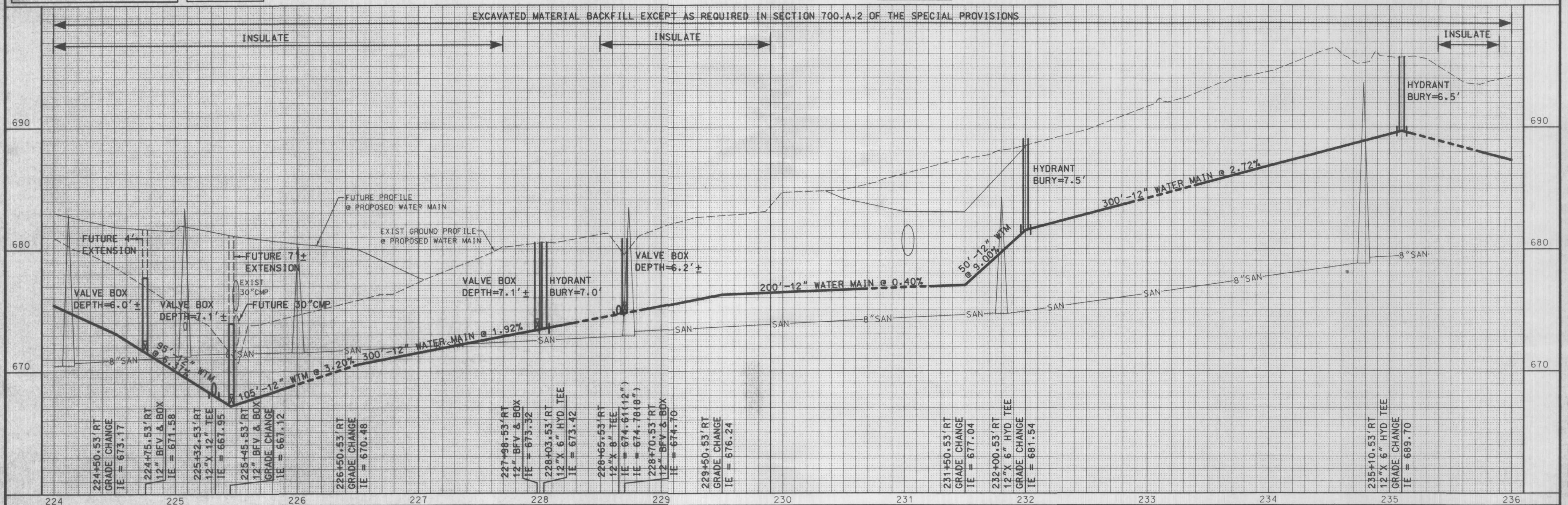
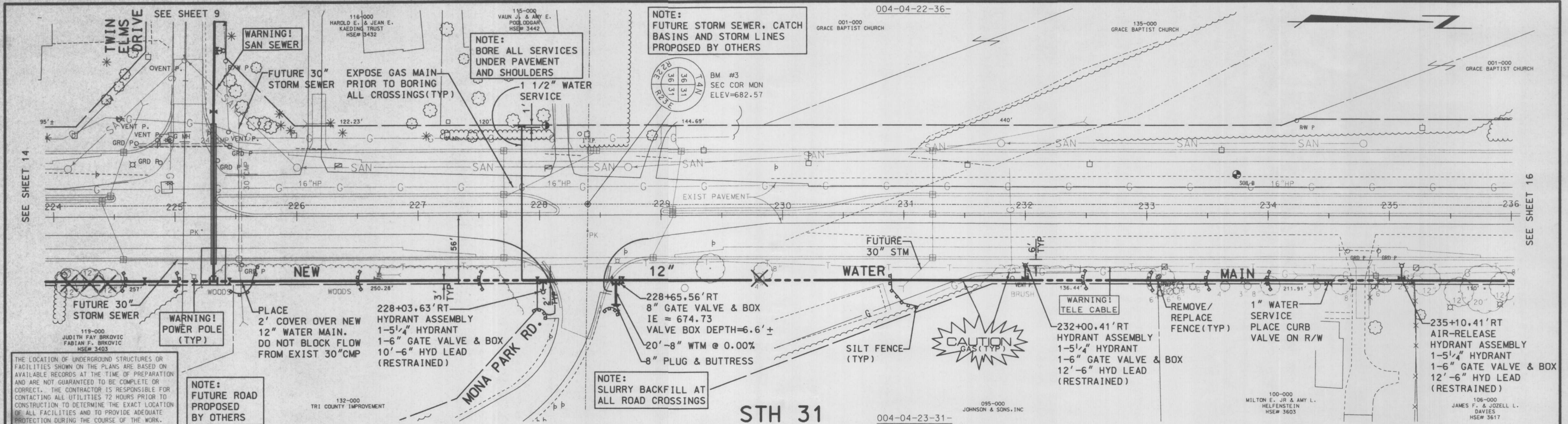
According to Village Ordinance, with the home being more than 500' from the sanitary sewer, the home would not be required to connect. With the representatives request to install a POWTS within the Utility District boundaries, it was determined that the Utility District should make a recommendation for approval prior to the POWTS being installed.

RECOMMENDATION

Move to recommend that the POWTS Installation Request for the Carey A Carbonneau Trust Dated 7/19/2023 property of 3802 Highway 31 be allowed to be installed due to the following.

- 1. The home at 3802 Highway 31 is located within the Urban Service Area, but Sanitary Sewer Service is not readily available to the home.**
- 2. The closest sanitary sewer service to the home at 3802 Highway 31 is along Highway 31 and is 530' from the South property line. This exceeds the requirement of connecting any building within 500 feet to sanitary sewer.**
- 3. Installing sanitary sewer to serve this one home would be cost prohibitive.**
- 4. Installing sanitary sewer to serve this one home would create a maintenance issue.**
- 5. The Owner will be required to execute a Declaration of Restrictive Covenants Agreement to connect to the Sanitary Sewer System should it ever be extended to the property.**





NO.	REVISONS	BY	DATE	DRAWN BY:		DESIGNED BY T. HARTJES/S. DICKERHOFF
				PRELIM	FINAL	CHECKED BY R. DALTON
				S.R.H. G.T.		
				DATE		SCALE HORIZ: 1"=40' VERT: 1"= 4'
				MAY, 1998		
ALL RIGHTS RESERVED				REVISED TO CONFORM TO CONSTRUCTION RECORDS DATE BY		

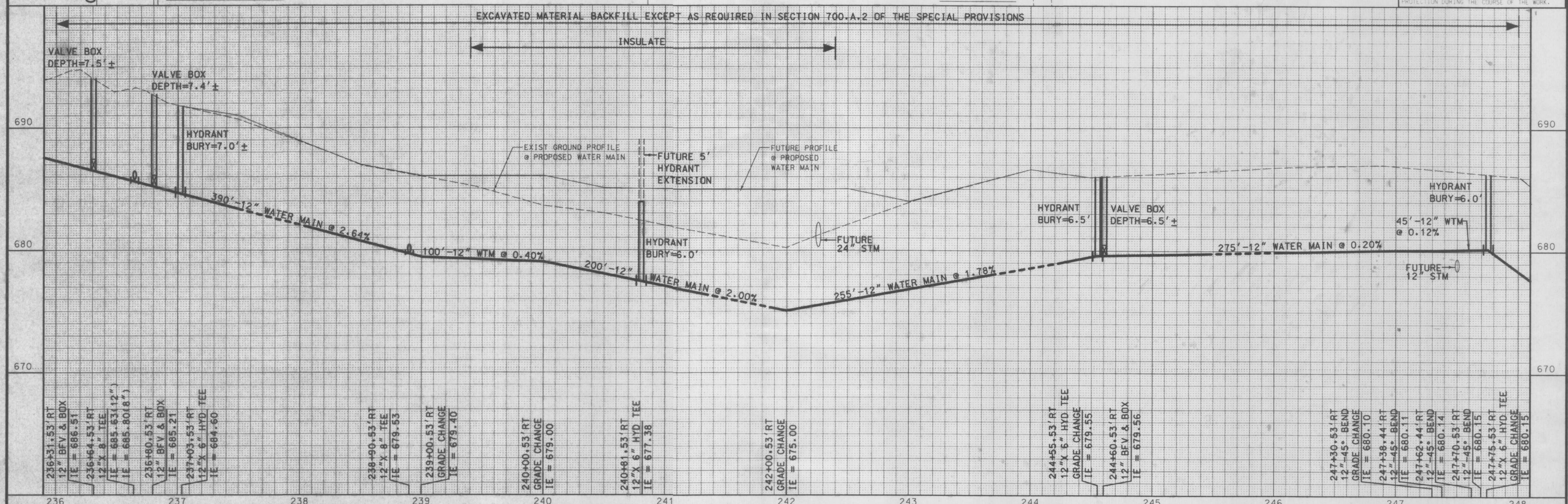
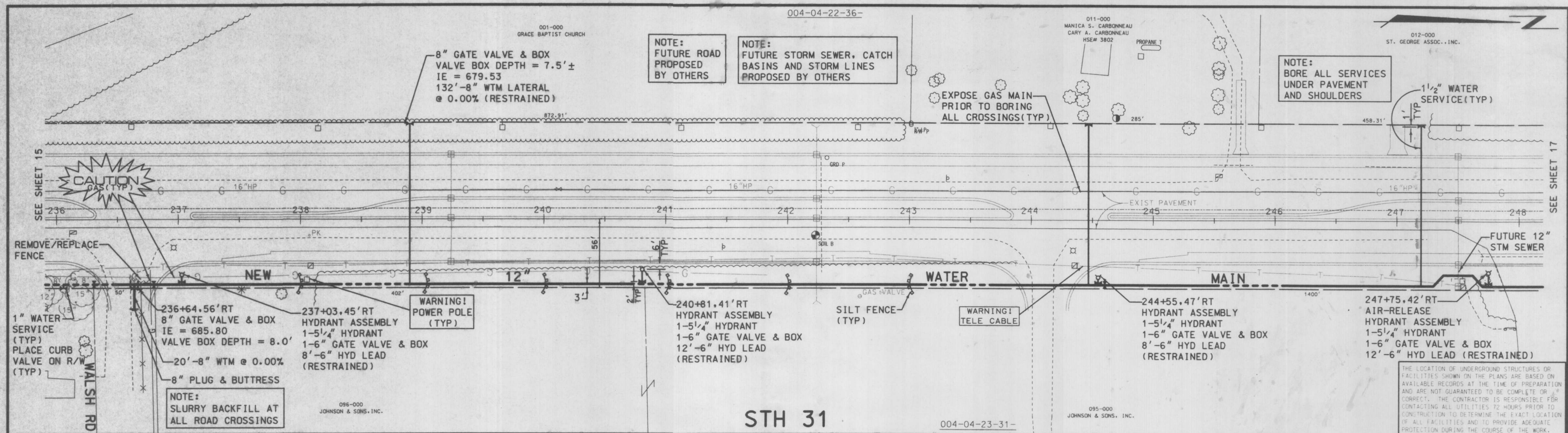



CRISPELL-SNYDER, INC.
CONSULTING ENGINEERS
Elkhorn, WI (414)723-5600
Racine, WI (414)554-8530 Sheboygan, WI (920)458-5512

**PHASE I
TRANSMISSION MAIN
TOWN OF CALEDONIA
RACINE COUNTY, WISCONSIN**

PROJECT NO.
97103
SHEET NO.
15 OF 18
FILE NO.
F-15462

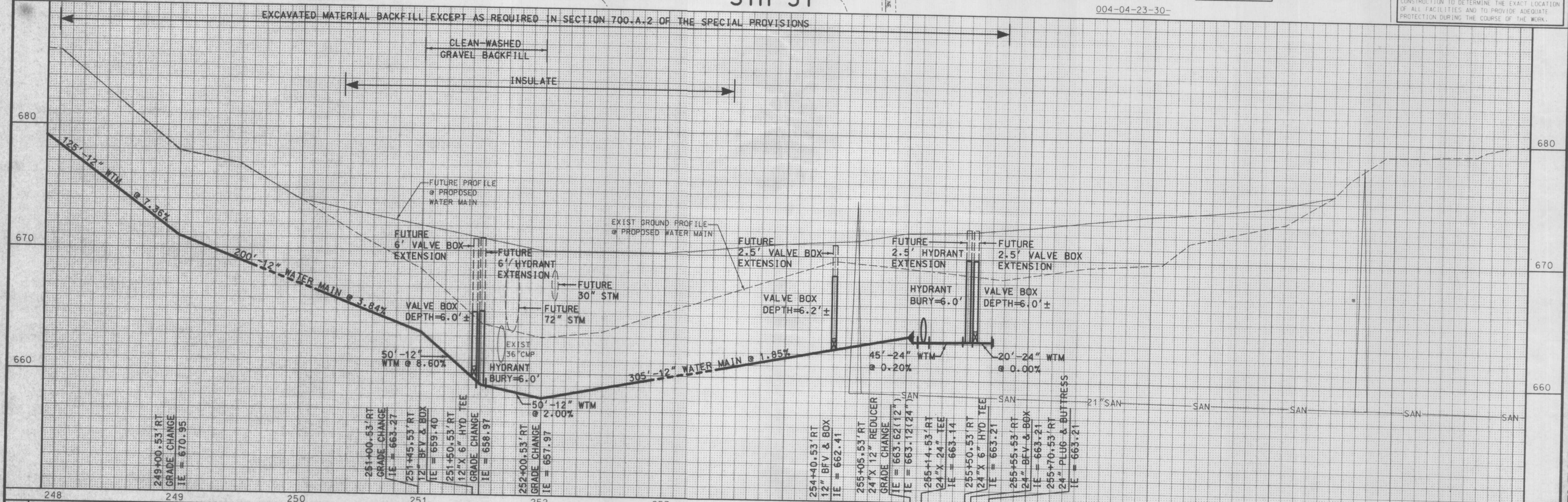
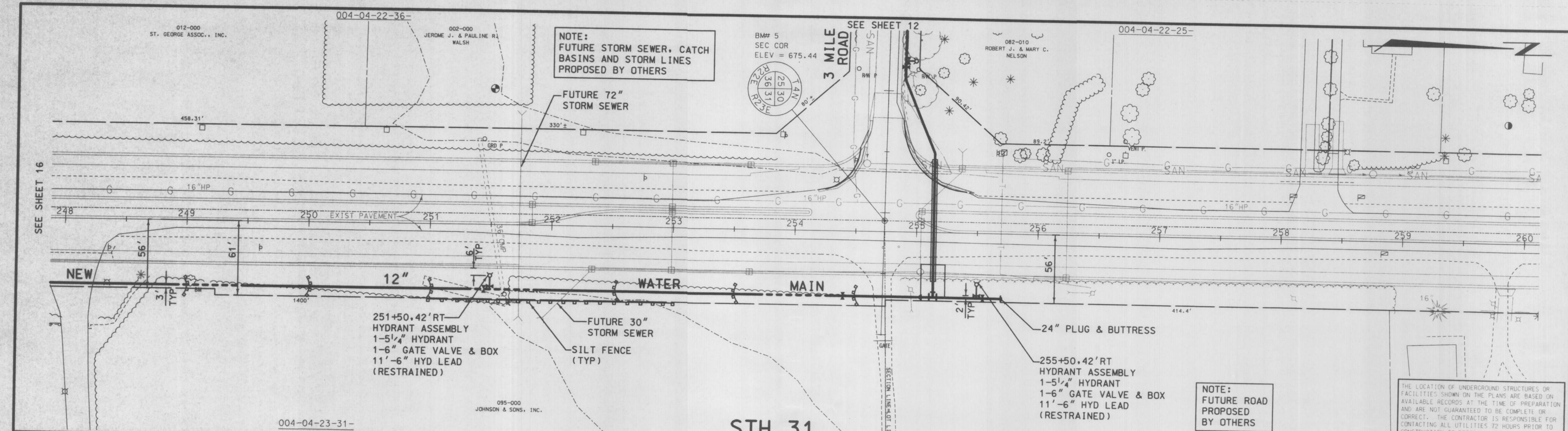
REVISION/PLOT DATE 31STH4.DGN 5-20-98 GT



NO.		REVISIONS		BY	DATE	DRAWN BY:		DESIGNED BY			CRISPELL-SNYDER, INC. CONSULTING ENGINEERS Elkhorn, WI (414)723-5600 Racine, WI (414)554-8530 Sheboygan, WI (920)458-5512	PHASE I TRANSMISSION MAIN TOWN OF CALEDONIA RACINE COUNTY, WISCONSIN	PROJECT NO.	
						PRELIM	FINAL	T. HARTJES/S. DICKERHOFF					97103	
						S.R.H.		G.T.					CHECKED BY	
								R. DALTON						
						DATE		SCALE					HORIZ: 1"=40'	
						MAY, 1998		VERT: 1"= 4'				SHEET NO.		
												16 OF 18		
						REVISED TO CONFORM TO CONSTRUCTION RECORDS						FILE NO.		
						DATE		BY				F-15463		
ALL RIGHTS RESERVED														

RELEASED FOR CONSTRUCTION 5-20-98

857



NO.	REVISIONS	BY	DATE	DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE	SCALE	VERT: 1"=4'	CONSTRUCTION RECORDS
				PRELIM	T. HARTJES/S. DICKERHOFF	S.R.H.	G.T.	MAY, 1998		
ALL RIGHTS RESERVED										

CRISPELL-SNYDER, INC.
CONSULTING ENGINEERS
Elkhorn, WI (414)723-5600
Racine, WI (414)554-8530 Sheboygan, WI (920)458-5512

PHASE I
TRANSMISSION MAIN
TOWN OF CALEDONIA
RACINE COUNTY, WISCONSIN

PROJECT NO.
97103

SHEET NO.
17 OF 18

FILE NO.
F-15464

- (1) The connection charge collected under this subsection shall be placed in a separate account and shall be used for the payment of the costs of lift stations, force mains, detention facilities, interceptor mains and the expansion of Racine Wastewater facilities.
- (c) **Exemption from Charge.** No basic charge or REU charge shall be collected by the Village Treasurer if the property to be serviced has been previously assessed for such connection charges.
- (d) **Refund of Sewer Connection Charges.** Sewer connection charges shall be refunded to the permittee upon the lapse of a building permit, within the meaning of Section 15-1-7.

SEC. 9-4-6 CONNECTIONS TO SEWER MAINS.

(a) **Definitions.**

- (1) **Accessory Use or Structure** shall mean a use or detached structure subordinate to the principal use of a structure, land or water and located on the same lot or parcel, serving a purpose customarily incidental to the principal structure.
- (2) **Building** shall mean a structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery, or materials.
- (3) **Failure** shall mean a failing private sewage system as that term is defined in Sec. 145.245(4), Wis. Stats., as amended from time-to-time.
- (4) **Land Split** shall have the same meaning as defined in Sec. 14-1-2(c) of this Code of Ordinances.
- (5) **Subdivision** shall have the same meaning as defined in Sec. 14-3-2(x) of this Code of Ordinances.

(b) **Compulsory Connection.**

- (1) **Residential or Agricultural Use.** The owner of a Building in a residential or agricultural zoning district shall have all plumbing connected to a sewer main at the expense of the Building's owner if any part of the Building is within 500 feet of a sewer main or the right-of-way in which a sewer main is located. Mandatory connection is required, regardless of Building distance, for Subdivisions and Land Splits pursuant to Sec. 14-3-4(c)(6) of the Code of Ordinances. Any Building upon a parcel for which a conditional use permit is granted shall comply with the connection requirements of 9-4-7(b)(2) below. This subsection shall not apply to residential parcels in the Ponds of Caledonia Subdivision as originally platted or the Ponds II of Caledonia Subdivision as originally platted, both of which are conservation subdivisions existing prior to the effective date of this ordinance, and Oldfield Settlement Subdivision as originally platted, unless there is a Failure of any parcel's individual Private Onsite Wastewater Treatment System or a Failure of any private Community Onsite Wastewater Treatment System servicing more than one (1) parcel of land. In the event that a Failure occurs, all parcels within such subdivision shall be required to connect to a sewer main pursuant to this Section within eighteen (18) months of a determination of such Failure in accordance with

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

- (2) **Other Use.** The owner of a Building zoned for any other purpose shall have all plumbing connected to a sewer main at the expense of the Building's owner if any part of the parcel, upon which the Building is located, is within 500 feet of a sewer main or the right-of-way in which a sewer main is located.
- (c) **Time to Connect and Connection Charge.** The connection shall be made within six (6) months from the date the owner or occupant of the property receives written notice from the Village or District that a sewer main is available to serve the property and the applicable connection charge shall be paid to the District and Village in accordance with Section 9-4-5 of the Village's Code of Ordinances.
- (d) **Sewerage Charge.** The initial sewerage charge applicable to the property shall be due when the connection to the sewer main is made, or sixty (60) days after written notice of sewer availability is given to the owner or occupant of the property, whichever comes first, whether or not a building on the premises is inhabited or not. This charge shall be due and payable regardless of whether the connection is made and/or whether the service is utilized once connected. Subsequent charges become due and payable on a quarterly basis.
- (e) **Connection to Manholes Prohibited.** Connections shall be made to the sewer main and not directly to a manhole, unless written permission is granted by the District Manager, and the connection is made as directed.
- (f) **Repair and Maintenance.** The property owner shall be responsible for (1) all repair, replacement and maintenance costs associated with the lateral from the private property line to the building being served, and (2) all costs associated with lateral cleaning and root removal from the sewer main to the building being served. Except for cleaning and root removal costs, the Utility shall be responsible for all repairs, replacement and maintenance costs for that portion of the lateral contained within the public road right-of-way.

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


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

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

MEMORANDUM

DATE: Tuesday, February 27, 2024

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Storm Water Drainage Easement Agreement – Gifford School 8332 Northwestern Avenue

BACKGROUND INFORMATION

Racine Unified School District has proposed a parking lot addition at the Gifford Elementary School located at 8332 Northwestern Avenue. As a condition of approval of the Storm Water Management Plan and Site Grading Plan for the proposed parking lot addition, a Storm Water Drainage Easement expansion to encompass the larger Storm Water Pond located on the site was required.

The Storm Water Drainage Easement Agreement has been prepared and signed by the Owner. In order to record the Storm Water Drainage 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 Storm Water Drainage Easement Agreement with the Racine Unified School District.

Document Number

**Storm Water Drainage Easement
Agreement:
Racine Unified School District**

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

104-04-22-34-064-000
Parcel Identification Number (PIN)

STORM WATER DRAINAGE EASEMENT AGREEMENT:
RACINE UNIFIED SCHOOL DISTRICT

This Storm Water Drainage Easement Agreement ("Agreement") is made the _____ day of _____, 2024, by and between the **RACINE UNIFIED SCHOOL DISTRICT**, a Wisconsin municipal entity referred to in this Agreement as "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, as more particularly described and depicted in the Legal Description attached hereto as Exhibit A, and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

B. As a part of the approval by the Grantees of the improvement of the Property, the Owner is constructing, at their own cost and expense, a storm water pond, that will serve as a part of the storm water drainage facilities on the Property described and depicted on Exhibit B attached hereto and incorporated herein. Said storm water pond is referred to in this Agreement as the "Retention Pond". The Grantees have further required as part of said approval that the Owner enter into an agreement with Grantees setting forth the Owner's responsibility to maintain the Retention Pond and provide Grantees with an access easement.

C. The Grantees have requested that the Owner grant a permanent easement over that portion of the Property described in attached Exhibit C, hereinafter referred to in this Agreement as the "Stormwater Easement". The location of the Stormwater Easement with respect to the Property is as shown and described in Exhibit C.

D. The Grantees have requested that the Owner grant a permanent easement (referred to in this Agreement as the "Access Easement") over the Property, as may be necessary for the Grantees to exercise their rights under this Agreement.

E. As used in this Agreement, the term "Drainage Facilities" shall mean the Retention Pond, Access Easement, drainage swales, drainage ditches, pipelines, laterals, culverts, storm sewers and any other structures or improvements that are constructed or installed upon the Stormwater Easement and/or other areas of the Property 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 Retention Pond and Drainage Facilities. The Owner agrees to construct, use, operate, clean, maintain, alter, repair and replace the Retention Pond and 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 Retention Pond and Drainage Facilities, so that the Retention Pond and 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 Retention Pond and Drainage Facilities. Said obligations shall include the obligation to construct, use, operate, clean, maintain, alter, repair and replace the Retention Pond and Drainage Facilities both during the construction thereof and thereafter and in conformity with this Agreement and the Ordinances of the Village of Caledonia and any restrictive covenants applicable to the Property. The Owner shall prevent the Retention Pond and Drainage Facilities from becoming a nuisance.

2. Failure to Construct, Clean, Maintain, Alter, Repair and Replace Retention Pond and Drainage Facilities. The Grantees shall have the right, but not the responsibility, to enter upon the Property in order to perform construction, cleaning, maintenance, alterations, repairs and replacements of the Retention Pond and 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 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 Property immediately and perform said emergency action. The Owner shall reimburse Grantees for all 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 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 of Retention Pond or Drainage Facilities. The Owner shall not make or construct any alteration or change of the Retention Pond or Drainage Facilities, including, without limitation, any alteration or change in the size, shape, capacity, rate of inflow or rate of outflow of the Retention Pond or 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 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, 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 Easement, 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 Retention Pond, and any other Drainage Facilities, obtain and maintain a policy of general liability insurance, from a Wisconsin-licensed insurance carrier, that (i) has coverage and policy limits satisfactory to the Grantees, and (ii) has the Grantees named as additional insureds. Such insurance shall be kept and maintained by the Owner 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, a permanent easement and Right of Way over the Property, to and from Northwestern Avenue and the Stormwater Easement, 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/or the Stormwater Easement, and (iii) for conveying and/or storing surface and storm waters in, over, across, under, and/or through the Stormwater Easement and the Drainage Facilities.

7. Removal of Obstructions. Owner hereby grants to the Grantees, and to Grantees' employees, officials, commissioners, contractors, consultants, and agents the right to:

- (a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Stormwater Easement, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Stormwater Easement that interfere with (i) the construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Stormwater Easement, or (ii) ingress and egress to the Pond Easement Area and Northwestern Avenue.
- (b) Remove any fences, structures or improvements located within the Stormwater Easement to the extent necessary to (i) carry out the construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Stormwater Easement, or (ii) maintain ingress and egress to the Stormwater Easement and Northwestern Avenue.

8. 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 Easement without the written consent of the Grantees; and

(b) The elevation of the existing ground surface within the Stormwater Easement will not be altered without the written consent of the Grantees.

(c) Owner shall perform the other drainage work in the manner described in attached Exhibit B.

(d) Owner shall comply with (i) the provisions and requirements of the updated Storm Water Management Plan for the Property, prepared by Ruekert & Mielke, Inc dated and

Professional Engineer Stamped July 17, 2023 (submitted as revised November 13, 2023) and the Construction Plans for Gifford School - 2023, prepared by Ruekert & Mielke, Inc dated and Professional Engineer Stamped July 17, 2023 (submitted as revised October 25, 2023) as may be approved and/or amended from time to time by the Grantees.

9. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Stormwater Easement or (ii) ingress and egress to the Stormwater Easement. 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.

10. 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.

11. 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.

12. 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 Property is free and clear of all liens and encumbrances, except for recorded easements and recorded covenants, 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.

13. 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.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

BY:

TAMMY C. LEVERICH
Notary Public
State of Wisconsin

BY:

Attest:

Name:

My Commission:

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.
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

EXHIBIT "A"

SHEET 1 OF 2

PARCEL BOUNDARY DESCRIPTION

Being part of the Southwest 1/4 and the Southeast 1/4 of Section 34, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEY LEGEND

- FOUND 1" O.D. IRON PIPE
- CONCRETE MONUMENT FD.

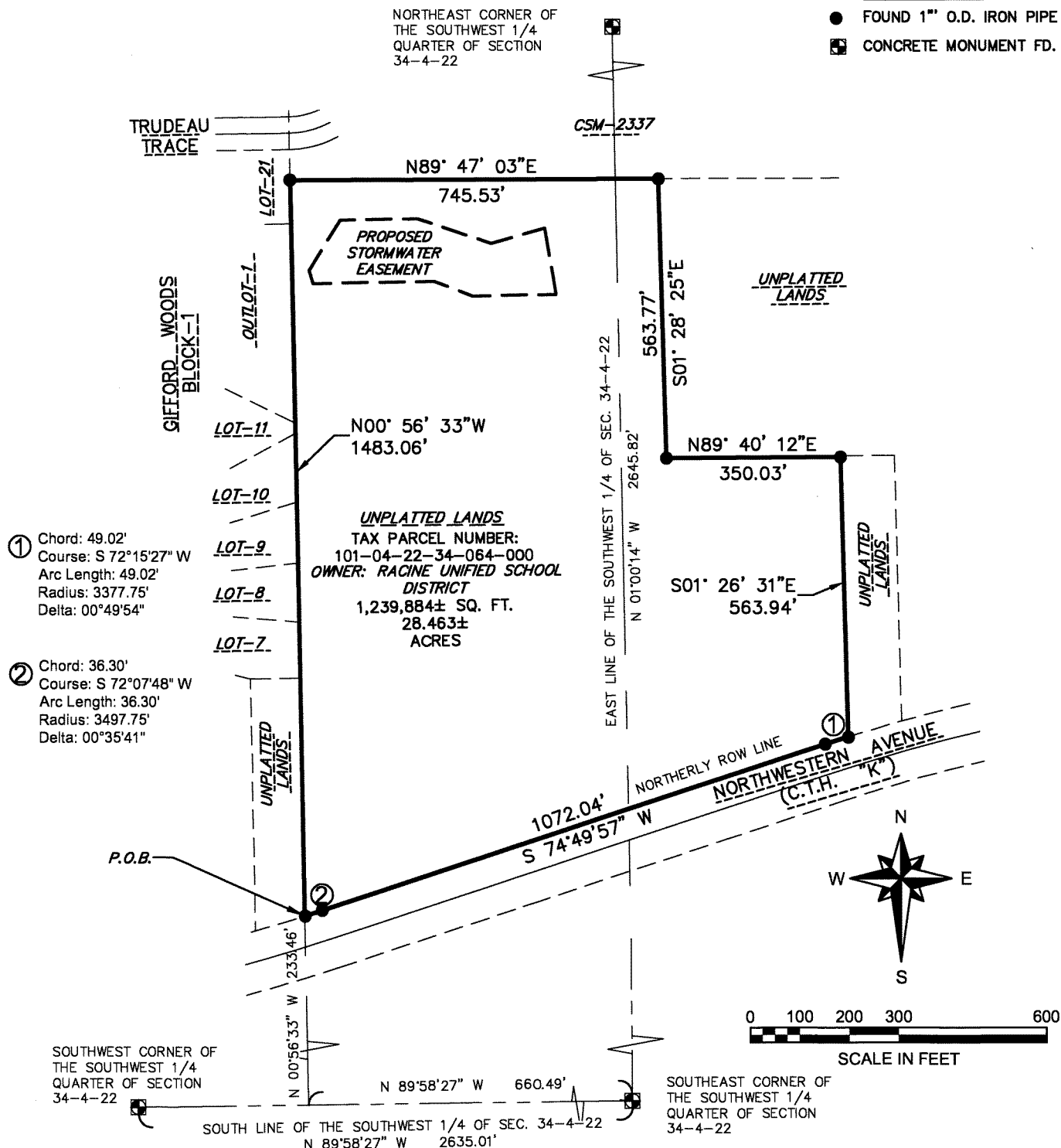


EXHIBIT "A"

SHEET 2 OF 2

PARCEL BOUNDARY DESCRIPTION

Being part of the Southwest 1/4 and the Southeast 1/4 of Section 34, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

Being part of the SW 1/4 and SE 1/4 of Section 34, all located in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 34, thence bearing N89°58'27"W along the South line of the Southwest 1/4 of Section 34, a distance of 660.49 feet to a point; thence bearing N00°56'33"W, a distance of 233.46 feet to the Point of Beginning (POB); continuing on said line, also being the East line of Gifford Woods, a recorded subdivision, thence bearing N00°56'33"W, a distance of 1483.06 feet; thence along the South line of Certified Survey Map (CSM) Number 2337 a bearing of N89°47'03"E, a distance of 745.53 feet; thence bearing S01°28'25"E, a distance of 563.77 feet; thence bearing N89°40'12"E, a distance of 350.03 feet; thence bearing S01°26'31"E, a distance of 563.94 feet to the Northerly Right-of-Way (ROW) of Northwestern Avenue (County Trunk Highway "K"); thence 49.02 feet along the arc of a curve to the southeast, whose radius is 3377.75 feet, and whose chord bears S72°15'27"W, a distance of 49.02 feet; thence bearing S74°49'57"W along said ROW, a distance of 1072.04 feet; thence 36.30 feet along the arc of a curve to the northwest, whose radius is 3497.75 feet. and whose chord bears S72°07'48"W, a distance of 36.30 feet to the POB, containing 1,239,884 square feet more or less of land. Subject to, but not limited to, covenants, restrictions and easements of record.

\\C3D_2018\8392_Racine Unified School District\10000 Gifford\dwg\EXHIBITS\20231026 EXHIBITS.dwg



Ruekert • Mielke
www.ruekertmielke.com

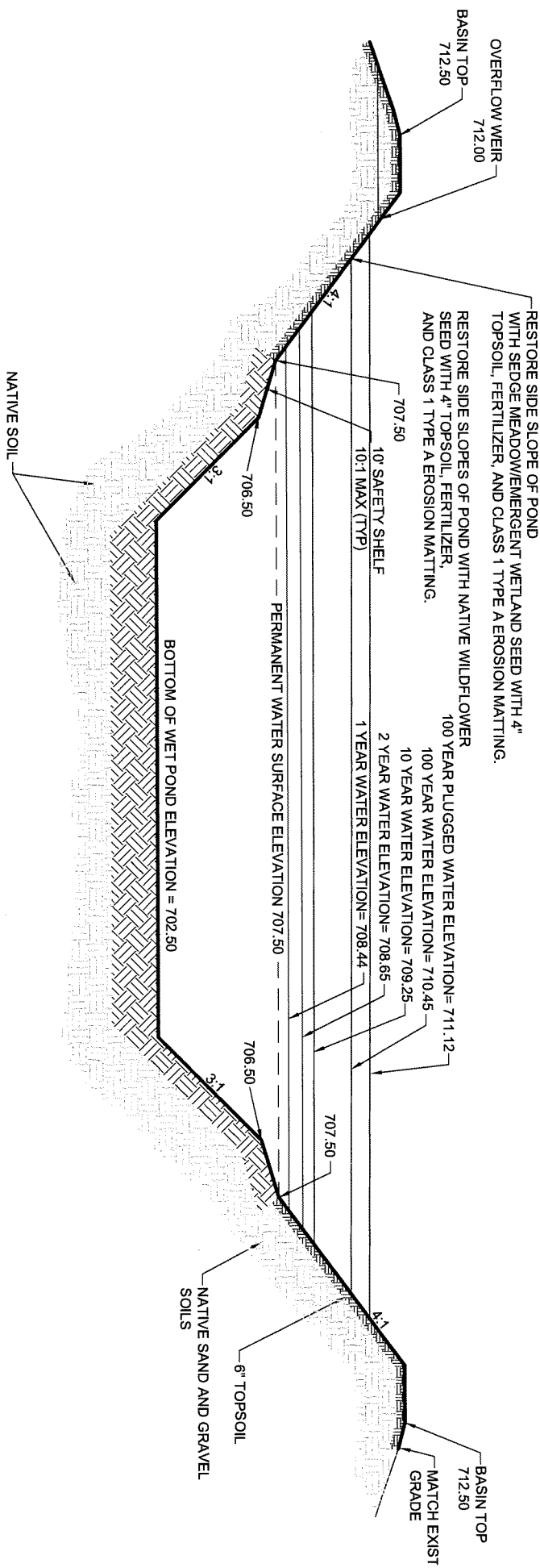
PREPARED FOR:

Racine Unified School District
3109 Mount Pleasant Street
Racine, WI. 53404

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

EXHIBIT B
Sheet 1 of 2



WET POND
EC-POND-10 15
NO SCALE

EXHIBIT B
Sheet 2 of 2



0 10 20 30 40 50 60
SCALE IN FEET

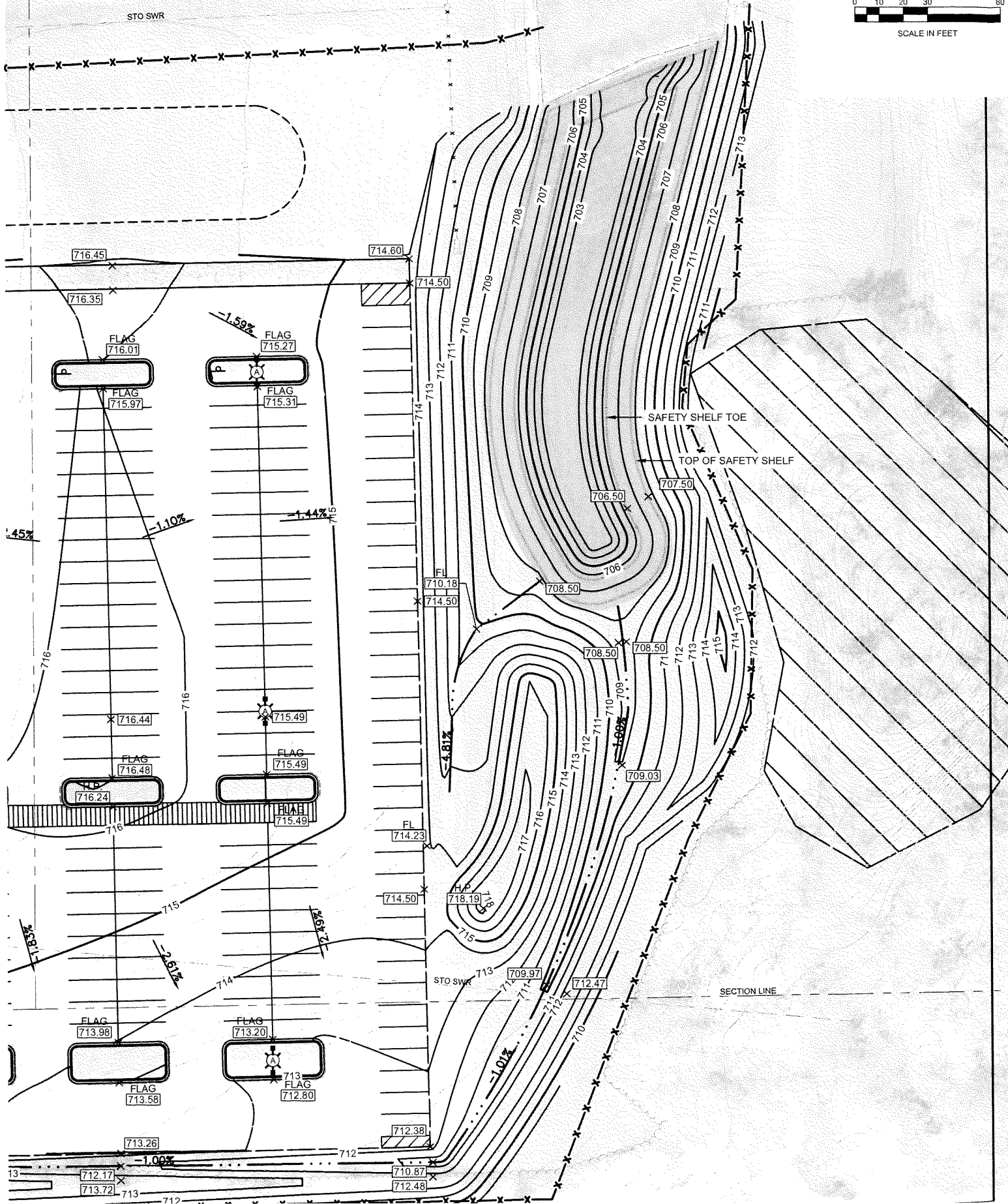


EXHIBIT "C"

SHEET 1 OF 2

STORMWATER EASEMENT

Being part of the Southwest 1/4 of Section 34, Township 4 North, Range 22 East,
Village of Caledonia, Racine County, Wisconsin.

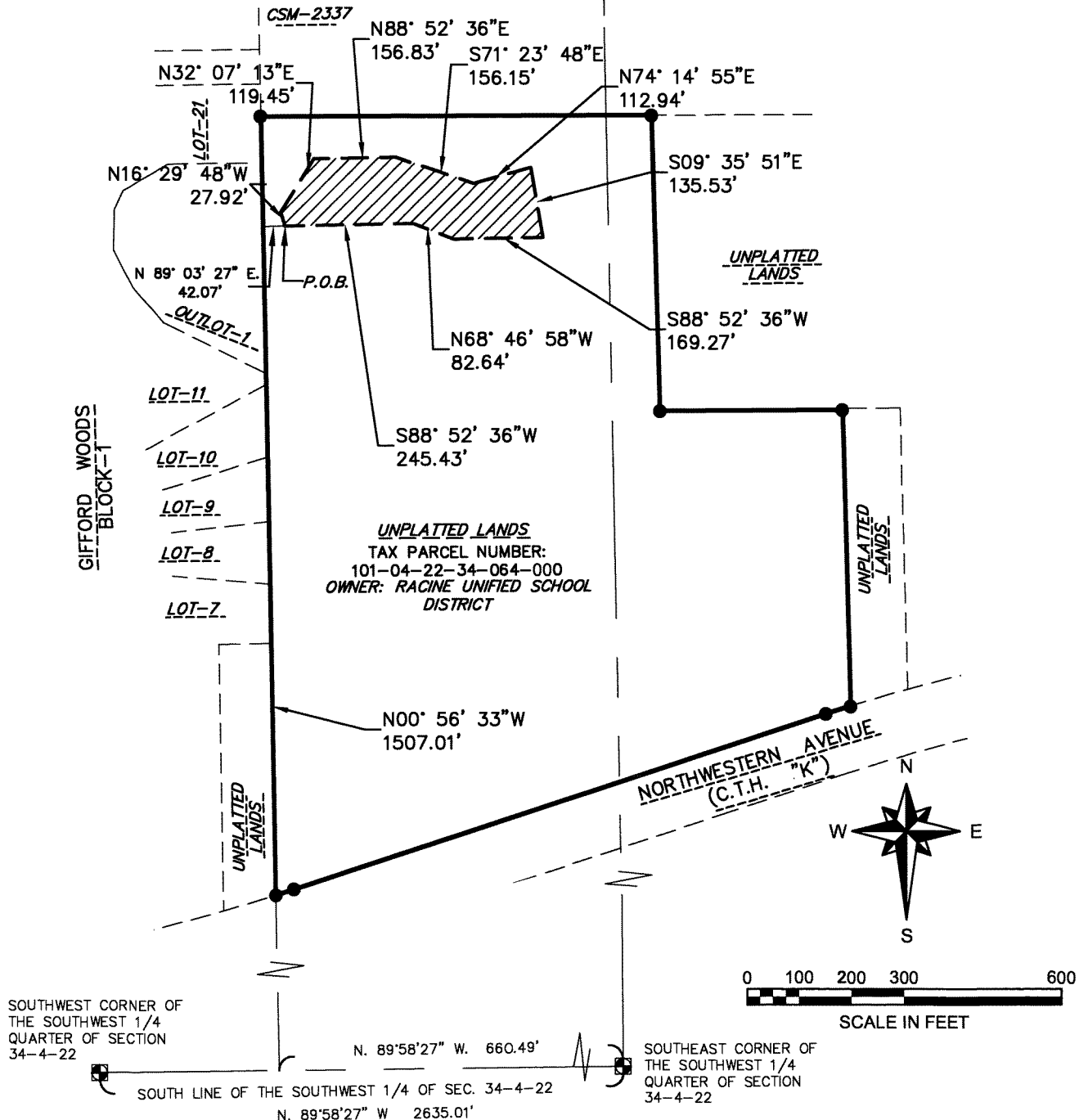


Stormwater Easement
56,476± SQ. FT.

NORTHEAST CORNER OF
THE SOUTHWEST 1/4
QUARTER OF SECTION
34-4-22

SURVEY LEGEND

- FOUND 1" O.D. IRON PIPE
- CONCRETE MONUMENT FD.



PREPARED FOR:
Racine Unified School District
3109 Mount Pleasant Street
Racine, WI. 53404

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

EXHIBIT "C"

SHEET 2 OF 2

STORMWATER EASEMENT

Being part of the Southwest 1/4 of Section 34, Township 4 North, Range 22 East,
Village of Caledonia, Racine County, Wisconsin.

Being located in part of the Southwest 1/4 of Section 34, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin bounded and described as follows:

Stormwater Easement Description;

Commencing at the Southeast corner of the Southwest 1/4 of Section 34, thence bearing N89°58'27"W along the south line of the Southwest 1/4 of Section 34, a distance of 660.49 feet to a point; thence bearing N00°56'33"W, also being the East line of Gifford Woods, a recorded subdivision, a distance of 1507.01 feet to a point; thence bearing N89°03'27"E, a distance of 42.07 feet to the Point of Beginning (POB); thence bearing N16°29'48"W, a distance of 27.92 feet; thence bearing N32°07'13"E, a distance of 119.45 feet; thence bearing N88°52'36"E, a distance of 156.83 feet; thence bearing S71°23'48"E, a distance of 156.15; thence bearing N74°14'55"E, a distance 112.94 feet; thence bearing S09°35'51"E, a distance of 135.53; thence bearing S88°52'36"W, a distance of 169.27 feet; thence bearing N68°46'58"W, a distance of 82.64 feet; thence bearing S88°52'36"W, a distance of 245.43 feet to the POB; containing 56,476 square feet more or less of land. Subject to, but not limited to, covenants, restrictions and easements of record.

\\C30_2018\B392_Racine Unified School District\10000 Gifford\dwg\EXHIBITS\20231026 EXHIBITS.dwg



www.ruekertmielke.com

PREPARED FOR:

Racine Unified School District
3109 Mount Pleasant Street
Racine, WI. 53404

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188