



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, June 5, 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 – May 1, 2024
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Sewer Utility Agenda & Minutes
 - c. Utility Operator Staffing Update
- 6. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 7. Project Updates**
 - a. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - b. Annual Televising Program – Sanitary Sewer
 - c. 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. Approval – Memorandum of Understanding – CSW Expansion Phase 3.5 – Central Storage Warehouse
 - b. Conditional Approval – Onsite Civil Engineering Infrastructure Plan – CSW Expansion Phase 3.5 – Central Storage & Warehouse, LLC
 - c. Request for Assistance Discussion – 18” Drain Tile – Prairie Pathways Phase 6 – Ray Leffler
 - d. Subdivision System Approval – The Glen @ Waters Edge
 - e. Sanitary Sewer Request – South Hills Commerce Center
 - f. Contract Award – Sundance Heights Water Main Improvements
 - g. Contract Award – TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

h. Resolution 2024-1 – Resolution Approving the 2023 Compliance Maintenance Annual Report for the Caledonia Utility District

i. Discussion - Nicholson Wildlife Refuge Drainage

9. Adjournment

**Village of Caledonia Utility District Meeting
May 1, 2024**

1 – Order

President Stacey called the Village of Caledonia Utility District meeting to order at 6:00 pm.

2 – Roll Call

PRESENT: 5 – President Howard Stacey, Robert Kaplan, Dave Ruffalo, and Trustee Lee Wishau.

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

3 – Election of Officers

Trustee Wishau nominated Howard Stacey to be President of the Village of Caledonia Utility District Commission. Commissioner Ruffalo seconded the nomination. Howard Stacey accepted the nomination. **Motion carried 4-0.**

President Stacey nominated Robert Kaplan to be Secretary of the Village of Caledonia Utility District Commission. Commissioner Ruffalo seconded the nomination. Robert Kaplan accepted the nomination. **Motion carried 4-0.**

4 - Approval of Minutes April 3, 2024

A motion was made by Trustee Wishau to approve the Utility District's minutes of April 3, 2024, seconded by Commissioner Kaplan. **Motion carried 4-0.**

5 – Citizen Comments

6 – Communications & Announcements

a. Racine Water Utility Agenda & Minutes

The Commission looked over the agenda and minutes from the April 16th meeting of the Racine Water Utility.

b. Racine Sewer Utility Agenda & Minutes

The Commission looked over the agenda from the March 19th meeting of the Racine Sewer Utility. Director Bunkelman gave a brief overview of what occurred.

c. Utility Operator Staffing Update

Director Bunkelman indicated that there are a couple of applicants being reviewed and working on setting up interviews.

7 – Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$982,846.39 from the April 23rd invoice list. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

- b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$14,231.50 from the April 23rd invoice list. Seconded by Commissioner Kaplan.
Motion carried 4-0.
- c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$1,771.21 from the April 23rd invoice list. Seconded by Commissioner Kaplan.
Motion carried 4-0.

8 – Project Updates

- a. **Riverbend Lift Station Safety Site, Lift Station & 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.
- b. **Annual Televising Program – Sanitary Sewer**
Continue to perform repairs that staff can perform.
- c. **Central Lift Station Safety Site & Attenuation Basin**
Awaiting results from teardown of Pump #3. Awaiting delivery of Air Release Valves for replacement on forcemain. Design of Basin continues.
- d. **TID #4 Elevated Storage Tank & Adams Road Watermain**
Awaiting Can Booster location recommendation, to be determined based on pressures. Wrapping up final design on tower. Will be submitting to the DNR shortly.
- e. **Western Village / Sundance Heights Watermain**
Watermain design is completed. The Engineering Department provided information for road culvert replacements. Updating plans and will be out to bid shortly.
- 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. Will be working with Great Lakes Tree to remove some of the trees that are creating issues in the Klema Ditch.
- h. **4 Mile Road Tile (Club View Subdivision to Erie Street)**
Proposal received and reviewed. Action item on May meeting for approving Drainage Study.

9 – Action Items

- a. **Conditional Approval – Onsite Civil Engineering Infrastructure Plan – CSW Expansion Phase 3.5 – Central Storage & Warehouse, LLC**
Trustee Wishau moved to lay this item over until the next meeting. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

b. Conditional Approval – Construction Plans – Bel Mar Avenue Water Main Extension – Scott Jensen & Dustin Young

Director Bunkelman gave an overview of the Water Main Extension and the history of the Bel Mar homes involved.

Commission Kaplan moved to approve the Construction Plan for the Bel Mar Avenue Water Main Extension subject to the 5 conditions on the April 19, 2024 Memorandum from the Public Services Director. Seconded by Trustee Wishau. **Motion carried 4-0.**

c. Request for Assistance Discussion – 18” Drain Tile – Prairie Pathways Phase 6 – Ray Leffler

Director Bunkelman gave a history and overview of the 18” Drain Tile in the area. Ray Leffler and Nancy Washburn are requesting that the Utility District participate in a cost share for the replacement of the Drain Tile. They had Reesman’s Excavating & Grading prepare a cost estimate for the replacement of the Drain Tile. This cost estimate is high due to dewatering and the depth of the Drain Tile. Bunkelman stated that he could look at alternatives for the location of the Drain Tile and bring it back next month.

d. Professional Design Services Proposal – 4 Mile Road / Erie Street Drainage Study

Director Bunkelman stated that this project stemmed from the Candlelight Drive homeowner that wanted to place a patio in the Drainage Easement over the 36” Drainage Tile. The tile has been televised and is in poor shape. This Professional Design Services Proposal will investigate the drainage in the area and come up with alternatives.

Commissioner Kaplan moved to accept the Professional Design Services Proposal and Authorize the President of the Caledonia Utility District to execute the proposal with Nielsen Madsen & Barber S.C. for the 4 Mile Road / Erie Street Drainage Study. Seconded by Commissioner Ruffalo. **Motion carried 4-0.**

e. Authorization of Signatures – Storm Sewer Easement Agreement – 9918 Dunkelow Road – Joseph Passarelli

Trustee Wishau moved to authorize the President and Secretary of the Caledonia Utility District to execute the Storm Sewer Easement Agreement with Joseph Passarelli of 9918 Dunkelow Road. Seconded by Commissioner Ruffalo. **Motion carried 4-0.**

10 – Adjournment

Upon a motion by Trustee Wishau and seconded by Commissioner Kaplan, the Commission moved to adjourn the regular meeting at 6:58 pm. **Motion carried 4-0.**

Respectively submitted,
Anthony A. Bunkelman P.E.



City of Racine

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

Meeting Agenda Waterworks Commission

Tuesday, May 21, 2024

4:00 PM

City Hall, Room 207

ROLL CALL

[0407-24](#)

Subject: Approval of Minutes for the April 16, 2024, Waterworks Commission Meeting

Fiscal Note: N/A

Attachments:

[wa minutes 20240416](#)

[0408-24](#)

Subject: Review of the 2023 Water Utility Audit from Clifton Larsen Allen

Fiscal Note: N/A

[0409-24](#)

Subject: Bid Opening Results on Contract W-24-4, 2024 Water Main Replacement - Phase 3

Fiscal Note: Lowest responsible bid from A.W. Oakes & Son, Inc. at \$1,208,595.00.

Attachments:

[w-24-4 bid opening results memo](#)

[0412-24](#)

Subject: Proposal from Ruekert-Mielke for Hydraulic Water Distribution System Model Update

Fiscal Note: Cost of the proposal tasks is \$89,879.00.

Attachments:

[hydraulic water distrib system model rm proposal](#)

[0214-24](#)

Subject: Developer's Agreement for the Hoods Creek Phase 4 Development Project (HCP2 LLC, developer)

Fiscal Note: The developer pays all costs associated with the installation of the main estimated at \$170,000.

Attachments:

[developer's agreement_hoods creek](#)

Adjournment

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



City of Racine

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

Meeting Minutes - Draft

Waterworks Commission

Tuesday, May 21, 2024

4:00 PM

City Hall, Room 207

ROLL CALL

PRESENT: 6 - Natalia Taft, John Tate II, Cory Mason, Paul Vornholt, Jens Jorgenson and Mollie Jones

EXCUSED: 2 - Stacy Sheppard and Terry McCarthy

[0407-24](#)

Subject: Approval of Minutes for the April 16, 2024, Waterworks Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0408-24](#)

Subject: Review of the 2023 Water Utility Audit from Clifton Larsen Allen

Recommendation of the Waterworks Commission on 05/21/24: To Defer this item as the Utility had not yet received a draft copy of the 2023 audit to present to the Commission

Fiscal Note: N/A

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

[0409-24](#)

Subject: Bid Opening Results on Contract W-24-4, 2024 Water Main Replacement - Phase 3

Recommendation: To Reject All Bids

Fiscal Note: Lowest responsible bid from A.W. Oakes & Son, Inc. at \$1,208,595.00.

The Water Utility Director presented the Bid Opening results, but recommended that the Commission reject the bids as they came in higher than estimated with very few bidders. The project will be restructured and re-bid at a later date.

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

[0412-24](#)

Subject: Proposal from Ruckert-Mielke for Hydraulic Water Distribution System Model Update

Recommendation: To Approve

Fiscal Note: Cost of the proposal tasks is \$89,879.00.

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

[0214-24](#)

Subject: Developer's Agreement for the Hoods Creek Phase 4 Development Project (HCP2 LLC, developer)

Recommendation of the Waterworks Commission on 5/21/24: To Defer this Item until the Next Meeting Date

Fiscal Note: The developer pays all costs associated with the installation of the main estimated at \$170,000.

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

Adjournment

There being no further business to address, the meeting was adjourned at 4:18 p.m.



City of Racine

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

Meeting Agenda Wastewater Commission

Tuesday, May 21, 2024

4:30 PM

City Hall, Room 207

ROLL CALL

[0432-24](#)

Subject: Approval of Minutes for the April 16, 2024, Wastewater Commission Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 20240416](#)

[0437-24](#)

Subject: Review of 2023 Wastewater Utility Audit from Clifton Larson Allen

Fiscal Note: N/A

[0443-24](#)

Subject: Use of Wastewater Utility Interceptor by Caledonia during Repair of Caledonia East Forcemain

Fiscal Note: N/A

[0444-24](#)

Subject: Proposal from IRS Roofing Services, Inc. for Roof Design, Project Document Development, and Project Administration for the Wastewater Utility

Fiscal Note: 7% of the lowest responsible bid with minimum of \$4,000

Attachments:

[irs roofing svcs proposal](#)

[0445-24](#)

Subject: Bid Opening Results on Contract A-23, Chicory Road Area Sewer Improvements - Storage Tank

Fiscal Note: The Utility received 4 bids and recommends that the project be awarded to the lowest, responsible bidder Miron Constuction, in the amount of \$10,253,202.00. Engineer estimated costs \$12M, \$5,500,000 budgeted in 2024 CIP and \$5,500,000 in 2025 (projected).

Attachments:

[A-23_bid opening results memo](#)

[0446-24](#)

Subject: Proposal from Strand Associates for Construction Related

Services for Contract A-23, Chicory Road Area Sewer Improvements - Storage Tank

Fiscal Note: Time and expenses not to exceed \$925,000

Attachments: [crs agreemt A-23-chicory rd storage tank strand assoc](#)

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.

[0449-24](#)

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 any item 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

Tuesday, May 21, 2024

4:30 PM

City Hall, Room 207

ROLL CALL

PRESENT: 9 - Natalia Taft, Claude Lois, John Tate II, Cory Mason, Anthony Beyer, Anthony Bunkelman, Mollie Jones, Jens Jorgenson and Kevin Salb
EXCUSED: 4 - John Hewitt, Stacy Sheppard, Terry McCarthy and Jack Feiner

[0432-24](#)

Subject: Approval of Minutes for the April 16, 2024, Wastewater Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0437-24](#)

Subject: Review of 2023 Wastewater Utility Audit from Clifton Larson Allen

Recommendation of the Wastewater Commission on 05/21/24: To Defer this item as the Utility had not yet received a draft copy of the 2023 audit to present to the Commission

Fiscal Note: N/A

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

0443-24

Subject: Communication sponsored by Alder McCarthy Regarding Use of Wastewater Utility Interceptor by Caledonia during Repair of Caledonia East Forcemain

Recommendation of the Wastewater Commission on 05/21/24: To Approve with a Referral to the Public Works & Services Committee

Fiscal Note: N/A

The Wastewater Utility Director presented an Agreement for use of a Utility Interceptor by the Village of Caledonia for a time period while they will be servicing a forcemain. The original Agreement was passed through the Commission in October 2023; however, upon further review the City Attorney has recommended its referral to the Public Works & Service Commission.

A motion was made by Lois, seconded by Mayor Mason, that this file be Referred to the Public Works and Services Committee

[0444-24](#)

Subject: Proposal from IRS Roofing Services, Inc. for Roof Design, Project Document Development, and Project Administration for the Wastewater Utility

Recommendation: To Approve

Fiscal Note: 7% of the lowest responsible bid with minimum of \$4,000

The Wastewater Utility Director presented the proposal from IRS Roofing Services covering engineering design, bidding, and construction related services. The roofing plan was developed following inspection reports from 2023.

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

[0445-24](#)

Subject: Bid Opening Results on Contract A-23, Chicory Road Area Sewer Improvements - Storage Tank

Recommendation: To Approve

Fiscal Note: The Utility received 4 bids and recommends that the project be awarded to the lowest, responsible bidder Miron Constuction, in the amount of \$10,253,202.00. Engineer estimated costs \$12M, \$5,500,000 budgeted in 2024 CIP and \$5,500,000 in 2025 (projected).

The Wastewater Utility Director presented the bid opening results on Contract A-23, Chicory Road Area Sewer Improvements - Storage Tank, in the amount of \$10,253,202.00, and recommended approval to the lowest responsible bidder, that being Miron Construction Co., Inc.

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

[0446-24](#)

Subject: Proposal from Strand Associates for Construction Related Services for Contract A-23, Chicory Road Area Sewer Improvements - Storage Tank

Recommendation: To Approve

Fiscal Note: Time and expenses not to exceed \$925,000

The Wastewater Utility Director presented the proposal from Strand Associates for construction related services, which will cover project management, RFI, submittals, as-builts, and up to 3400 hours of construction observation.

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

CLOSED SESSION

A motion was made by Mason, seconded by Tate II to enter into Closed Session

AYES:

- Beyer
- Bunkelman
- Jones
- Jorgenson
- Lois
- Mason
- Taft
- Tate II
- Salb

[0449-24](#)

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.

Recommendation: To Receive & File

Fiscal Note: N/A

Closed Session Discussion

OPEN SESSION

A motion was made by Mason, seconded by Tate II to enter into Open Session

AYES:

- Beyer
- Bunkelman
- Jones
- Jorgenson
- Lois
- Mason
- Taft
- Tate II
- Salb

A motion was made by Mason, seconded by Tate II that this item be Received & Filed

Adjournment

There being no further business to address, the meeting was adjourned at 5:05 p.m.

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.	1655394	BADGER METERS; QTY 9	05/03/2024	1,280.21	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1657969	BADGER METERS; 2	05/15/2024	822.44	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	80158706	BEACON MBL HOSTING SERV	05/02/2024	794.90	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						2,897.55	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-434187	GREASE & PARTS MASTER	05/20/2024	23.73	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-434187	GREASE & PARTS MASTER	05/20/2024	23.73	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-434187	GREASE & PARTS MASTER	05/20/2024	28.28	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-434187	GREASE & PARTS MASTER	05/20/2024	28.28	501-00-64250 Equipment Repairs & Maintenanc
Total BUY RIGHT, INC.:						104.02	
D.W. DAVIES & CO							
Water Utility Fund	437	D.W. DAVIES & CO	1642580	DRUM DEPOSIT & KILL WEED	05/07/2024	553.42	500-00-64260 Grounds Repairs & Maintenance
Sewer Utility Fund	437	D.W. DAVIES & CO	1642580	DRUM DEPOSIT & KILL WEED	05/07/2024	553.43	501-00-64260 Grounds Repairs & Maintenance
Water Utility Fund	437	D.W. DAVIES & CO	1643257	KILL WEED	05/24/2024	388.87	500-00-64260 Grounds Repairs & Maintenance
Sewer Utility Fund	437	D.W. DAVIES & CO	1643257	KILL WEED	05/24/2024	388.88	501-00-64260 Grounds Repairs & Maintenance
Water Utility Fund	437	D.W. DAVIES & CO	4005267	DRUM DEPOSIT CREDIT	05/24/2024	-1.50	500-00-64260 Grounds Repairs & Maintenance
Sewer Utility Fund	437	D.W. DAVIES & CO	4005267	DRUM DEPOSIT CREDIT	05/24/2024	-1.50	501-00-64260 Grounds Repairs & Maintenance
Total D.W. DAVIES & CO:						1,881.60	
DORNER COMPANY							
Sewer Utility Fund	551	DORNER COMPANY	511014	AIR & PLUG VALVES	05/17/2024	69,163.66	501-00-64250 Equipment Repairs & Maintenanc
Total DORNER COMPANY:						69,163.66	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	89745	RIVER BEND LIFT STATION SAF	04/19/2024	791.20	501-18709-000 CIP-Riverbend
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	89746	TID 5 DOMINICAN LIFT STATION	04/19/2024	938.40	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	89748	TID 5 CENTRAL LIFT STATION	04/19/2024	66,247.83	501-18737-000 CIP-Central Attenuation Basin
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	89751	HOODS CREEK ATTENUATION	04/19/2024	1,958.60	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	89752	WASHINGTON MEADOWS WAT	04/19/2024	368.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	89756	SUNDANCE HEIGHTS WATER M	04/19/2024	11,431.20	500-18738-107 CIP - SUNDANCE HEIGHTS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	89757	CALEDONIA WATER SERVICE I	04/19/2024	219.00	500-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	89758	CUD GENERAL ENGINEERING	04/19/2024	634.20	500-00-61000 Professional Services
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	89758	CUD GENERAL ENGINEERING	04/19/2024	2,855.50	501-00-61000 Professional Services

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	89759	3241 STH 31 SEWER & WATER	04/19/2024	366.00	501-00-61340 Engineering Design Charges
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						85,809.93	
G & F EXCAVATING							
Water Utility Fund	687	G & F EXCAVATING	36094	DRAIN TILE REPAIR @3100 - 6	05/10/2024	1,165.00	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						1,165.00	
GRAINGER							
Water Utility Fund	3290	GRAINGER	9112478095	WATER HOSE ASSEMBLY	05/08/2024	83.85	500-00-64070 Work Supplies
Sewer Utility Fund	3290	GRAINGER	9112478095	WATER HOSE ASSEMBLY	05/08/2024	83.85	501-00-64070 Work Supplies
Storm Water Utility Fund	3290	GRAINGER	9112478095	WATER HOSE ASSEMBLY	05/08/2024	83.85	502-00-64070 Work Supplies
Total GRAINGER:						251.55	
KORTENDICK HARDWARE							
Water Utility Fund	1096	KORTENDICK HARDWARE	164720	POLY ROPE, ROUND BASE MAG	04/17/2024	15.64	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164720	POLY ROPE, ROUND BASE MAG	04/17/2024	15.63	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	164732	AIR FILTER	04/18/2024	7.73	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164732	AIR FILTER	04/18/2024	7.73	501-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164860	ROTATING NOZZLE, QUICK CO	04/24/2024	145.41	501-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164882	MOUNTING HARDWARE, HOLE	04/25/2024	33.81	501-00-64250 Equipment Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	165064	CUP BRUSH, WIRE CUP COUR	05/03/2024	14.21	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165064	CUP BRUSH, WIRE CUP COUR	05/03/2024	14.20	501-00-64070 Work Supplies
Storm Water Utility Fund	1096	KORTENDICK HARDWARE	165287	BUTANE CYLINDER, BUTANE T	05/15/2024	37.41	502-00-64250 Equipment Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165482	CONDUIT LOCKNUT, NIPPLE, &	05/23/2024	6.98	501-00-64250 Equipment Repairs & Maintenance
Total KORTENDICK HARDWARE:						298.75	
LANDMARK TITLE OF RACINE, INC.							
Storm Water Utility Fund	1133	LANDMARK TITLE OF RACINE, I	73235-1	LETTER REPORT - 9918 DUNKE	03/29/2024	85.00	502-00-61100 Legal Fees
Total LANDMARK TITLE OF RACINE, INC.:						85.00	
LESMAN INSTRUMENT CO.							
Sewer Utility Fund	1163	LESMAN INSTRUMENT CO.	PSI293376	RADAR LEVEL TRANSMITTER &	04/25/2024	1,573.00	501-00-64240 Building Repairs & Maintenance
Total LESMAN INSTRUMENT CO.:						1,573.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
LINCOLN CONTRACTORS SUPPLY							
Water Utility Fund	1172	LINCOLN CONTRACTORS SUP	197982	TRANSPORT CHAIN W/ GRAB H	05/09/2024	85.32	500-00-64070 Work Supplies
Sewer Utility Fund	1172	LINCOLN CONTRACTORS SUP	197982	TRANSPORT CHAIN W/ GRAB H	05/09/2024	85.32	501-00-64070 Work Supplies
Storm Water Utility Fund	1172	LINCOLN CONTRACTORS SUP	197982	TRANSPORT CHAIN W/ GRAB H	05/09/2024	85.33	502-00-64070 Work Supplies
Total LINCOLN CONTRACTORS SUPPLY:						255.97	
MACQUEEN EQUIPMENT							
Water Utility Fund	9334	MACQUEEN EQUIPMENT	P33523	COUPLERS, QUICK CLAMPS, &	04/08/2024	209.53	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	9334	MACQUEEN EQUIPMENT	P33523	COUPLERS, QUICK CLAMPS, &	04/08/2024	628.58	501-00-63300 Vehicle Repairs & Maintenance
Total MACQUEEN EQUIPMENT:						838.11	
MENARDS RACINE							
Sewer Utility Fund	1281	MENARDS RACINE	85328	COUPLER LOCK, 4 OUT WKSHP	04/19/2024	151.13	501-00-64250 Equipment Repairs & Maintenanc
Total MENARDS RACINE:						151.13	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45926	JUNE 2024 OFFICE ANYWHERE	05/02/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45926	JUNE 2024 OFFICE ANYWHERE	05/02/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45990	COPIER METERING SOFTWARE	05/14/2024	65.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45990	COPIER METERING SOFTWARE	05/14/2024	65.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						730.00	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2406210	DRINKING WATER QUARTERLY	04/25/2024	275.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2406782	2024 WDNR DRINKING WATER	05/02/2024	29.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2407132	2024 ANNUAL TESTING REQUIR	05/09/2024	30.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2407618	2024 WDNR DRINKING WATER	05/16/2024	715.56	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						1,049.56	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5335	APR-24; WATER TESTS	04/19/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5342	MAY-24; WATER TESTS	05/06/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5347	WATER TESTS	05/22/2024	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:						1,095.00	
PARKER POWER							
Water Utility Fund	1447	PARKER POWER	16770	AIR FILTERS & FUEL FILTERS	04/09/2024	21.22	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1447	PARKER POWER	16770	AIR FILTERS & FUEL FILTERS	04/09/2024	21.23	501-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	1447	PARKER POWER	16852	AIR FILTER	04/23/2024	9.43	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1447	PARKER POWER	16852	AIR FILTER	04/23/2024	9.42	501-00-64250 Equipment Repairs & Maintenanc
Total PARKER POWER:						61.30	
PARKER POWER EQUIPMENT							
Water Utility Fund	826	PARKER POWER EQUIPMENT	16917	NEW HOLLAND TRACTOR HYD	05/06/2024	66.50	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	826	PARKER POWER EQUIPMENT	16917	NEW HOLLAND TRACTOR HYD	05/06/2024	66.50	501-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	826	PARKER POWER EQUIPMENT	16927	NEW HOLLAND TRACTOR HYD	05/07/2024	70.35	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	826	PARKER POWER EQUIPMENT	16927	NEW HOLLAND TRACTOR HYD	05/07/2024	70.35	501-00-64250 Equipment Repairs & Maintenanc
Total PARKER POWER EQUIPMENT:						273.70	
RACINE WATER & WASTEWATER UTILITIES							
Water Utility Fund	1574	RACINE WATER & WASTEWATE	WAINV-17302	Q1 2024 WATER SAMPLES	04/25/2024	1,350.00	500-00-62560 Water Sampling and Testing
Total RACINE WATER & WASTEWATER UTILITIES:						1,350.00	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	65127	4 YARDS PTS X4	05/06/2024	560.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	65132	4 YARDS PTS	05/07/2024	140.00	500-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						700.00	
REVERE ELECTRIC							
Storm Water Utility Fund	1629	REVERE ELECTRIC	S4898857.002	200A SPL PLG ASSY 2.500	04/22/2024	1,347.57	502-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	1629	REVERE ELECTRIC	S5123457.001	TERMINAL RING, LOOSE PIECE	04/29/2024	116.47	500-00-64070 Work Supplies
Sewer Utility Fund	1629	REVERE ELECTRIC	S5123457.001	TERMINAL RING, LOOSE PIECE	04/29/2024	116.48	501-00-64070 Work Supplies
Storm Water Utility Fund	1629	REVERE ELECTRIC	S5123457.001	TERMINAL RING, LOOSE PIECE	04/29/2024	116.48	502-00-64070 Work Supplies
Total REVERE ELECTRIC:						1,697.00	
SJE, INC.							
Sewer Utility Fund	1119	SJE, INC.	CD99522583	REPAIR THIRD PUMP AT MAIN L	04/24/2024	29,356.00	501-18737-000 CIP-Central Attenuation Basin

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	1119	SJE, INC.	CD99522585	HCAB UNDERDRAIN PUMP ME	04/24/2024	1,694.59	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1119	SJE, INC.	CD99522621	RIVERBEND LS REPAIR A FN T6	04/24/2024	465.00	501-00-64250 Equipment Repairs & Maintenanc
Total SJE, INC.:						31,515.59	
TOTAL ENERGY SYSTEMS LLC							
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV113040	GENERATOR REPAIR - CRESTV	01/25/2024	1,622.06	501-00-64250 Equipment Repairs & Maintenanc
TOTAL ENERGY SYSTEMS LLC:						1,622.06	
ULINE							
Water Utility Fund	2030	ULINE	177066631	HEALTH CARE RESPIRATOR, U	04/18/2024	375.78	500-00-64100 Janitorial Supplies
Sewer Utility Fund	2030	ULINE	177066631	HEALTH CARE RESPIRATOR, U	04/18/2024	375.78	501-00-64100 Janitorial Supplies
Water Utility Fund	2030	ULINE	177066631	HEALTH CARE RESPIRATOR, U	04/18/2024	177.79	500-00-64070 Work Supplies
Sewer Utility Fund	2030	ULINE	177066631	HEALTH CARE RESPIRATOR, U	04/18/2024	177.79	501-00-64070 Work Supplies
Total ULINE:						1,107.14	
WISCONSIN DNR - ENVIRONMENTAL FEES							
Storm Water Utility Fund	2178	WISCONSIN DNR - ENVIRONME	252241880-20	2024 STORM WATER PERMIT F	05/03/2024	3,000.00	502-00-64500 Permits & Fees
Total WISCONSIN DNR - ENVIRONMENTAL FEES:						3,000.00	
Grand Totals:						208,676.62	

PAYMENT TOTALS BY FUND

Sewer Utility Fund	\$180,399.85
Storm Water Utility Fund	\$ 4,755.64
Water Utility Fund	\$ 23,521.13
TOTALS	\$208,676.62

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. Riverbend Lift Station Pump #3 out of service. Ordered a new pump, awaiting delivery.

Annual Televising Program – Sanitary Sewer

- Have begun cleaning for 2024. Have identified areas that are in need of some maintenance from I & I. Will be looking to get a quote for lining and grouting the River Meadows area.

Central Lift Station Safety Site & Attenuation Basin

- Air Release Valves for replacement on forcemain have been delivered. Will be coordinating a meeting with contractors for quotes on replacement. Design of Basin continues.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Had a pre-application meeting with DNR and EPA on Tower. The meeting was productive and will be making submittal in a couple of weeks after identified items are resolved.

Western Village / Sundance Heights Watermain

- Plans put out to bid and bid opening held. Recommendation to award contract on agenda this evening.

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

Hoods Creek – Aldebaran Brushing Project

- Recently informed of a beaver dam near lift station. Have reached out to Contractor begin work again when weather and ground conditions are conducive to performing work.

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)

- Proposal signed and sent to consultant. Drainage Study is currently underway.

MEMORANDUM

DATE: Wednesday, May 29, 2024

TO: Caledonia Utility District

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



RE: Approval – Memorandum of Understanding – CSW Expansion Phase 3.5 –
Central Storage & Warehouse, LLC

BACKGROUND INFORMATION

The Engineering Department and the Utility District staff have been reviewing the Onsite Civil Engineering Infrastructure Plans for Central Storage & Warehouse LLC (CSW) Expansion Phase 3.5. There has been discussion between CSW, Consolidated Construction, Pinnacle and the Village on the infrastructure and temporary grading for the balance of the site for Phase 3.5.

The recently installed Watermain and Storm Sewer, installed with Phase 2.5, will need to be partially relocated. The plans show relocating the watermain and storm sewer in an appropriate location on the site, but the temporary grading over the watermain and storm sewer has been an issue of much discussion. CSW has indicated that they would not be able to remove the excess spoil material from the site with this phase of construction. Hence, they would like to have a portion of the partially relocated watermain and storm sewer buried to a level that is not normal and not initially provide reasonable access to some of the valves, manholes, or mains. The temporary grading would not allow the watermain to be serviced without the purchase or creation of longer valve turning equipment.

CSW has been a valued business in the DeBack Farms Business Park and the Village would like to see them continue to grow and expand. CSW has expanded their facility twice already since 2018. The current expansion is the third expansion and they have plans to expand the facility again in the near future. To overcome these issues with the infrastructure and temporary grading a Memorandum of Understanding has been created to address the concerns of the infrastructure and temporary grading.

The Memorandum of Understanding indicates the following:

- Submission of an updated Legal Description and Exhibit for the Utility Easement necessary for the relocated infrastructure.
- Warranty Period for the recently installed infrastructure is extended from 1 year to 3 years.
- Prior to the end of the 3-year Warranty Period, CSW provides an acceptable timeline for removal of the temporary grading over the top of the relocated public utilities.
- Submission, Review and Approval of a proposed site plan that removes the excess material over the top of the relocated Public Utilities within the Utilities Easement (including a retaining wall parallel to the South property line as necessary for access

for maintenance of the utilities and removal of the excess material from the future building pad area.

- Addressing how the existing hydrant near the Southeast corner of the site will be accessed with the temporary grading.

The Village staff has prepared the attached MOU and is recommending approval of it to allow this valued business to continue to expand. It is recommended that the Caledonia Utility District approve the MOU and forward it to the Village Board for its approval and signature.

RECOMMENDATION

Move to approve the Memorandum of Understanding with Central Storage & Warehouse LLC for Expansion Phase 3.5 and forward it to the Village Board for approval and signature.

**MEMORANDUM OF UNDERSTANDING
CENTRAL STORAGE & WAREHOUSE LLC,
VILLAGE OF CALEDONIA UTILITY DISTRICT,
VILLAGE OF CALEDONIA**

Central Storage & Warehouse LLC (CSW) owns and operates a cold storage facility at 12725 4 Mile Road. CSW began construction of the initial 115,229 square foot cold storage facility in 2018. The original facility was completed in 2019. CSW later constructed a 54,405 square foot addition in 2022 which has been considered Phase 2. Shortly after Phase 2 CSW began construction of Phase 2.5 which consisted of a 41,648 square foot addition. At the present time CSW is proposing Phase 3.5 which consists of a 109,636 square foot addition.

With Phase 2.5, the Village of Caledonia required Public Utilities be installed (watermain) and relocated (storm sewer) based on the proposed layout. With Phase 3.5, the proposed layout requires the relocation of a portion of the recently relocated storm sewer and relocation of a portion of the recently installed watermain. The Village of Caledonia and Village of Caledonia Utility District have taken issue with the relocation of the recently installed utilities, temporary grading of the site over the relocated public utilities, lack of reasonable access to the relocated public utilities, and the temporary grading of the future building pad.

CSW has requested that they be allowed to move forward with the construction of Phase 3.5 as currently designed due to the impending costs of the construction of a retaining wall, and costs for trucking away excess spoil material from the site. These costs are claimed to make Phase 3.5 cost prohibitive.

This Memorandum of Understanding is to memorialize the discussions and verbal agreements made between the parties to allow CSW to move forward.

The Village of Caledonia and Central Storage & Warehouse LLC agree as follows:

- The Village of Caledonia will approve the proposed layout of public utilities and temporary grading of the site as shown (with minor adjustments) on the April 5, 2024 CSW Expansion Phase 3.5 Onsite Civil Engineering Infrastructure Plans subject to the following.
 - Submission of a revised legal description and exhibit for updating the Utility Easement for the Watermain and Storm Sewer to the relocated layout.
 - Central Storage & Warehouse LLC shall extend the Warranty Period for the installation of the relocated Public Utilities from 1 year to 3 years from the date of acceptance of the Utilities by the Caledonia Utility District and Village Board.
 - Prior to the end of the 3 year Warranty Period, Central Storage & Warehouse LLC shall provide an acceptable timeline for the removal of the excess material over the top of the relocated Public Utilities within the Utility Easement.
 - Submission, Review, and Approval of a proposed site grading plan that removes the excess material over the top of the relocated Public Utilities within the Utility Easement. This would include showing a retaining wall parallel to the South lot line as necessary to address the grade change, a flat area over the utilities as

necessary for access for maintenance of the utilities, and removal of the excess material from Phase 3.5 that is being placed in the future building pad area.

- Address how the existing Hydrant near the Southeast corner of the site will be accessed with the temporary grading.

Central Storage & Warehouse LLC.

Village of Caledonia



Hill Hamrick
Co-CEO

Thomas Weatherston
Village President

MEMORANDUM

DATE: Thursday, May 30, 2024

TO: Caledonia Utility District

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



RE: Conditional Approval – Onsite Civil Engineering Infrastructure Plan – CSW
Expansion Phase 3.5 – Central Storage & Warehouse, LLC

BACKGROUND INFORMATION

Marc Seidl P.E. of Pinnacle Engineering Group has prepared an Onsite Civil Engineering Infrastructure Plan for an Expansion of the Central Storage & Warehouse facility located at 12725 4 Mile Road in the DeBack Farms Business Park. The addition is 106,109 sq ft.

The Infrastructure Plan is for the necessary improvements Sanitary Sewer Lateral, Private Watermain, Public Watermain, Water Lateral, Public Storm Sewer, and Private Storm Sewer Improvements that are necessary for the development.

There is existing Sanitary Sewer along the West property line of the site. The proposed addition indicates that a new lateral will be on the North side of the building and connected to the Sanitary Sewer.

The recently installed Watermain, installed with Phase 2.5, will need to be partially relocated. There is a plan to relocate the watermain. In addition, there are 2 water laterals for this development. 1 is an 8” connection to the Fire Protection System and the other is a 6” connection, presumably for consumptive use. There shows that there will be a master meter vault for the Fire Protection System. There presumably will also be another meter for consumptive use on the connection to the South. If there is a master meter installed, an Easement will need to be granted for the master meter vault.

The Storm Water Management for the site has been taken care of by the existing storm water ponds constructed with the development of the Park.

The recently relocated Public Storm Sewer through the site will also need to be partially relocated again to accommodate the development. The plans as shown will need to be modified so that the storm sewer can be maintained. In addition to the Public Storm Sewer, there also is Private Storm Sewer that will need to be installed. This private storm sewer will convey the majority of the runoff from the building and impervious surfaces to the storm water pond.

The grading of the site was questioned with the design engineer. It was not clear why CSW would fill the lot to the South of the addition significantly above the FYG of the building with the intent to construct a future phase. The Village recommended that the grading for the site

have the site prepped for the future building addition, which would allow the Public Utilities to be accessible, which requires a retaining wall to be installed.

The Village has worked with CSW to prepare a Memorandum of Understanding for the various issues that will be left in a temporary state to allow the project to proceed.

RECOMMENDATION

Move to approve the Onsite Civil Engineering Infrastructure Plan for the CSW Expansion Phase 3.5 subject to the following conditions.

- 1) The Design Engineer determines that the Civil Engineering Infrastructure Plan approved by the Caledonia Utility District is technically adequate and is stamped by the Design Engineer.**
- 2) The Memorandum of Understanding is approved by the Caledonia Utility District and the Village Board.**
- 3) All conditions outlined in the March 28, 2024 letter from the Village Engineer are met minus items covered by the MOU.**
- 4) Legal Descriptions and Exhibits for the Property, Water Master Meter Vault Easement, Watermain Easement, and Storm Sewer Easement are provided, and CSW executes the various Easements.**
- 5) The applicant obtains all necessary permits from the Village, County and State as necessary prior to performing the project.**

March 28, 2024

Pinnacle Engineering Group
c/o Mark Seidl, P.E.
20725 Watertown Road Suite 100
Brookfield, WI 53186

RE: CSW Expansion Phase 3.5 – Onsite Civil Engineering Infrastructure Plans

Dear Mr. Seidl

The Engineering & Utility Department has performed a review of the Civil Engineering Infrastructure Plans for the CSW Phase 3.5 dated 3.11.24 for submittal and have the following comments:

Sheet C-3

- Show existing public watermain and storm sewer easement recorded in 2023.
- Recommend updating the Title Work to remove the 30' watermain easement underneath the latest addition.
- Page Numbering is off; There are 13 Civil Sheets.

Sheet C-4

- Legend shows standard and reverse curb and gutter as the same line work.

Sheet C-5

- Conflict: Top of Pipe and Retaining Wall at NW corner of site. Top of 60" RCP appears to be within 6" of the Bottom of Wall Number. Do not have wall details but there must be a footing or lower level to that wall below the BW #.
 - Confirm clearance on the existing Public Storm Sewer that was ran as well as with proposed storm sewer.
- Large fill location at future expansion? 5-9' greater than the existing site. Not sure why material is staying on site rather than prepping the next phase (i.e. not trucking 1000s of yards of material over brand new asphalt and improvements)
- Large Plateau at SE corner – leads to a 21' deep manhole for the Village in our easement. Recommend the same retaining walls be used along the large cut areas at SE Corner to accommodate future paved expansion limits and reduce the height of Village Owned structures.
- Recommend wall continue or be used at ST MH 19.00. This manhole is very difficult to access and maintain, especially for cleaning or jetting.

- Recommend adding inlets at parking lot access or nearby to reduce/prevent runoff from crossing driveway.
- Provide copy of Federal Exemption for wetland work when completed.
- Recommend showing sanitary along west lot line to ensure offsets are maintained from retaining wall.
- Install Guard Rail per building code standards along the north retaining wall where current expansion has emergency exits. Provide a call out.

Sheet C-7

- Callout storm sewer/watermain clearances at crossings for plan view. I see them on profile later.
- What does the 4" tile drain in the north truck parking area?
- Why keep the structure at reconnection of public storm sewer line at south end? May want to remove existing structure since overall run is 221' between the next manhole.
- As shown on C-5 comments, recommend to reducing grade in SE corner to reduce MH 17 and 19 heights. Inlet 9 is also unnecessarily deep especially when future pavement will come in a much lower elevation.
- Replace EX MH 108.00 due to existing 42" hole heading due west and significant tuckpointing will be required.
 - Recommend providing existing invert of incoming pipe at this structure as well.
- Show ES 1.00 invert. Ensure RIP RAP installation is called out on page other than erosion control sheet.

Sheet C-9

- Will need to provide a legal description and exhibit for the revised Watermain and Storm Sewer Easement.
- Need to use Village Detail minus the cleanout. The sanitary lateral from the sampling manhole to the sanitary sewer main will be the responsibility of the owner.
- Need to confirm access to the sampling manhole with Village.
- Need a high-level explanation of the fire protection storage tank system and how it works. Due to large amount of private watermain it may be required that a master meter be installed in addition to the proposed water meter pit.
 - Private hydrants to have 5" Storz connection on Waterous Pacer Hydrant.
- Need to pay for a sewer connection fee and water impact fee.
- Also need to provide the water meter size for consumptive use. May need 1 or 2 master meters overall.

Sheet C-10

- Install a valve to isolate the new watermain from the "old". Approximately station 6+58.

- Provide call out for new hydrant installation at main entrance. Make sure there is 3' between back of curb and hydrant.

Details

- Update and use Village PVC Sanitary Riser Lateral Detail.

General Comments

- The Engineering Department & Utility District retains the right to additional review comments until the plans are approved.
- Once approved, 3 sets of stamped hard copies, 1 electronic (pdf) copy are to be submitted for the building plans and infrastructure plans.
- The building will require the application for all necessary state/county/local permits. Local permits include the Building Permit, Land Disturbance permit ROW access, Site Grading, etc. along with the updated easement documents.

If there are any questions about the grading, paving, and storm sewer plans, please contact me at rschmidt@caledonia-wi.gov or 262-835-6475. If there are any questions about the utilities, please contact Tony Bunkelman at abunkelman@caledonia-wi.gov or 262-835-6416.

Sincerely,

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

Ryan Schmidt, PE
Village Engineer
Village of Caledonia

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS FOR **CSW EXPANSION PHASE 3.5**

CALEDONIA, WI 53126

PLANS PREPARED FOR **CENTRAL STORAGE & WAREHOUSE, LLC** 4309 COTTAGE GROVE RD MADISON, WI 53716

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

LEGEND

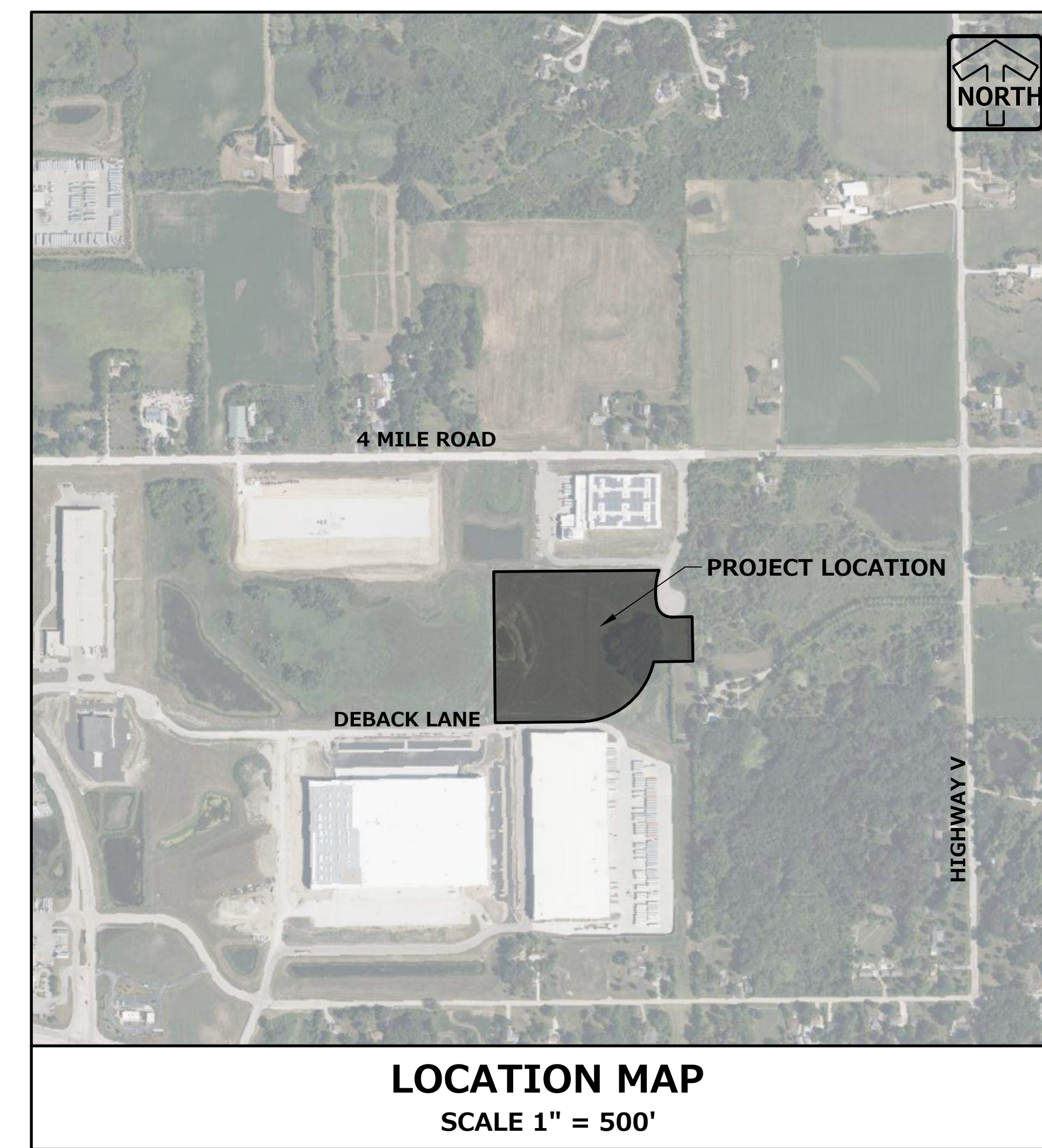
	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊘	⊘
INLET	□	■
PRECAST FLARED END SECTION	□	■
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
GRANULAR TRENCH BACKFILL	—	—
LIGHTING	⊗	⊗
ELECTRICAL CABLE	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	□	□
POWER POLE	⊗	⊗
POWER POLE WITH LIGHT	⊗	⊗
GUY WIRE	⊗	⊗
STREET SIGN	⊙	⊙
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	× (750.00)	× (750.00)
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	⊗	⊗
SOIL BORING	⊗	⊗
TOPSOIL PROBE	⊗	⊗
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—
PROPERTY LINE	—	—

ABBREVIATIONS

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

BENCHMARKS

REFERENCE BENCHMARK
CONCRETE MONUMENT WITH BRASS CAP AT THE NORTH CORNER SECTION 30, TOWN 4N, RANGE 22E (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)
ELEVATION = 782.82 (NAD27)



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WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186, (262) 754-8888, CHICAGO ILL. WAREHOUSE, NATIONWIDE

GENERAL NOTES

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

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMO PLAN
C-4	SITE DIMENSIONAL & PAVING PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	STORM SEWER PLAN
C-8	PUBLIC STORM SEWER PLAN & PROFILE
C-9	SANITARY & WATERMAIN PLAN
C-10	PUBLIC WATERMAIN PLAN & PROFILE
C-11	CONSTRUCTION DETAILS
C-12	CONSTRUCTION DETAILS
C-13	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE GENERAL NOTES & DETAILS

- #### REQUIRED SUBMITTALS FOR APPROVAL
- ASPHALT PAVEMENTS
 - CONCRETE PAVEMENTS (EXTERIOR)
 - STONE BASE COURSE
 - TRENCH BACKFILL
 - PIPE BEDDING
 - TIE BARS
 - DOWEL BARS
 - DOWEL BAR BASKETS

- #### REQUIRED SUBMITTALS FOR RECORDS
- WATER MAIN PIPE FITTINGS
 - SANITARY SEWER
 - STORM SEWER
 - SUBGRADE STABILIZATION (IF APPLICABLE)

PROJECT TEAM CONTACTS

CIVIL ENGINEER: MARK SEIDL, P.E., PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 mseidl@pinnacle-engr.com	ARCHITECT: CURTIS SCHROEDER, AIA, NCARB CONSOLIDATED CONSTRUCTION CO. INC. 4300 N. RICHMOND STREET APPLETON, WI 54913 (920) 882-2518 cschroeder@1call2build.com
TODD MUELLER, P.E., PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 Todd.Mueller@pinnacle-engr.com	APPLICANT: CURTIS SCHROEDER, AIA, NCARB CONSOLIDATED CONSTRUCTION CO. INC. 4300 N. RICHMOND STREET APPLETON, WI 54913 (920) 882-2518 (262) 754-8888 cschroeder@1call2build.com
SURVEYOR: JOHN KONOPACKI, P.L.S., PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 John.Konopacki@pinnacle-engr.com	

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www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2024

PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION

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

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

CSW EXPANSION PHASE 3.5

12725 4 MILE ROAD
CALEDONIA, WI 53126

COVER SHEET

REVISIONS

1	PRICING SET	01/11/24
2	BSO SUBMITTAL #1	03/11/24

REG. JOB No. 2594.00
SCALE NTS
SHEET C-1 OF C-11

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 DESIGNED: ACH
 CHECKED: ACH
 REVIEWED: ACH
 DATE: 01/11/24

LEGEND	
SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
FIRE HYDRANT	GLY WIRE
BUFFALO BOX	STREET SIGN
CLEANOUT	GAS MAIN
SANITARY SEWER	TELEPHONE LINE
FORCE MAIN	CONTOUR
CONCRETE SIDEWALK	TREE
	EASEMENT LINE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS. NO WORK SHALL BE PERFORMED IN VILLAGE R.O.W.'S WITHOUT PROPER VILLAGE PERMITS & APPROVALS.

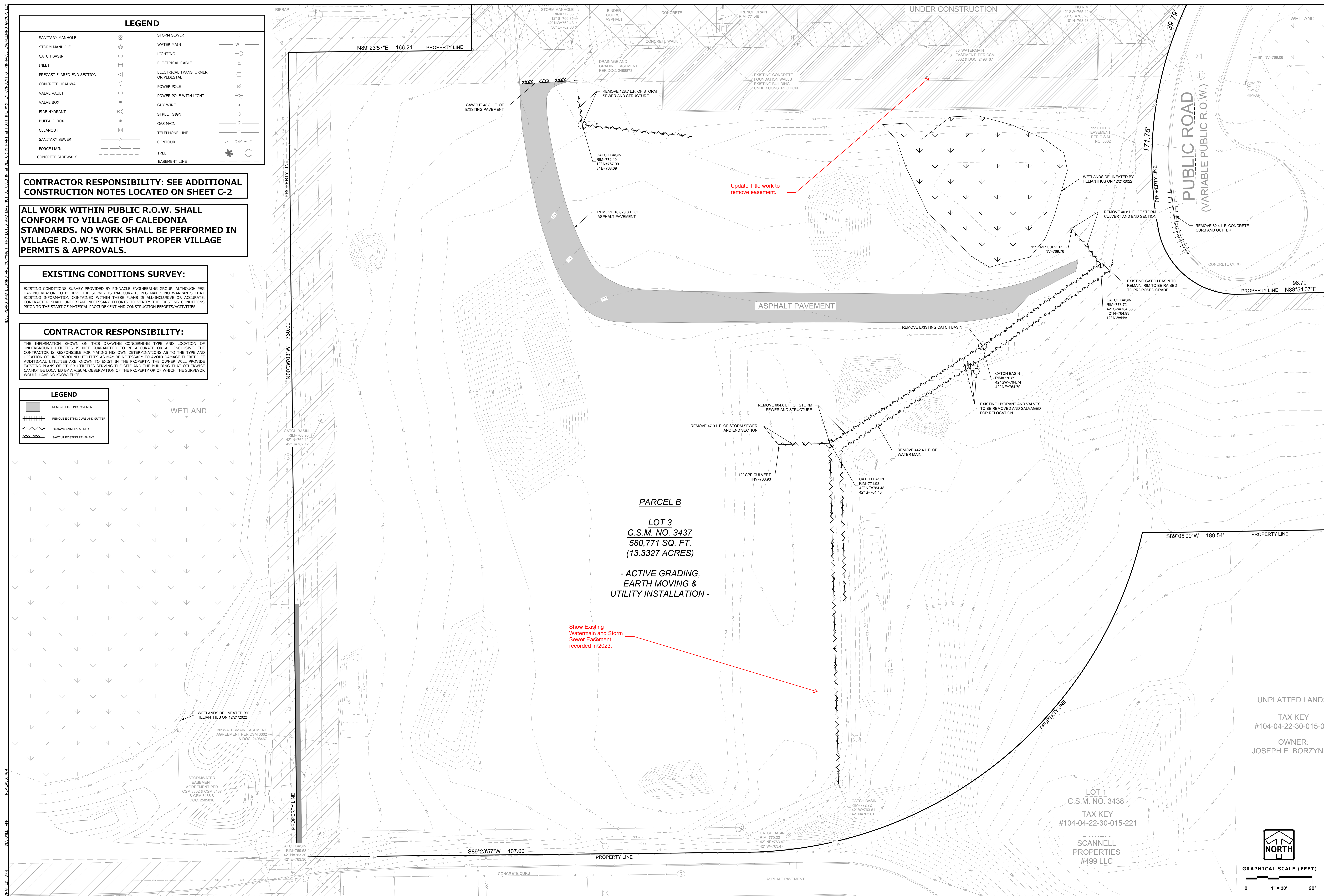
EXISTING CONDITIONS SURVEY:

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

CONTRACTOR RESPONSIBILITY:

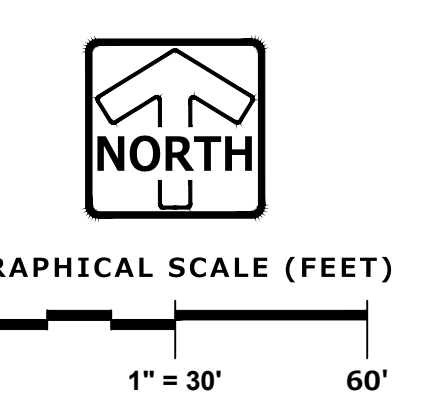
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LEGEND	
	REMOVE EXISTING PAVEMENT
	REMOVE EXISTING CURB AND GUTTER
	REMOVE EXISTING UTILITY
	SAWCUT EXISTING PAVEMENT



UNPLATTED LANDS
 TAX KEY
 #104-04-22-30-015-0
 OWNER:
 JOSEPH E. BORZYNSKI

LOT 1
 C.S.M. NO. 3438
 TAX KEY
 #104-04-22-30-015-221
 SCANNELL PROPERTIES
 #499 LLC



PINNACLE ENGINEERING GROUP
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 CHICAGO | MILWAUKEE | RATIONSVILLE

CSW EXPANSION PHASE 3.5
 12725 4 MILE ROAD
 CALEDONIA, WI 53126

EXISTING CONDITIONS & DEMO PLAN

REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

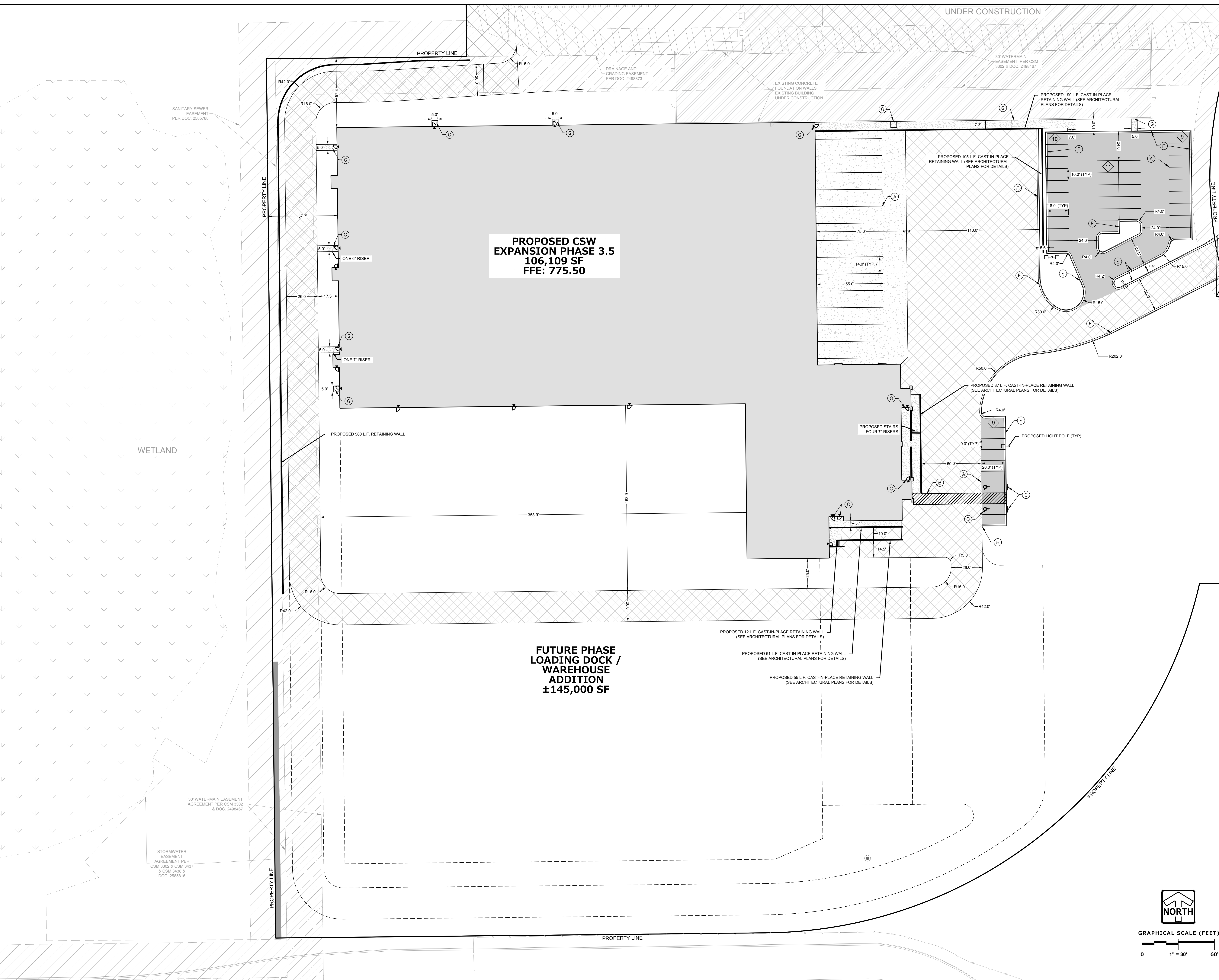
PROJ. NO.	TITLE	SHEET
5294.00	CSW EXPANSION PHASE 3.5	C-3

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EXISTING CONDITIONS & DEMO PLAN

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DESIGNED: ATN
DRAFTED: ATN
REVIEWED: TOM



**PROPOSED CSW
EXPANSION PHASE 3.5
106,109 SF
FFE: 775.50**

**FUTURE PHASE
LOADING DOCK /
WAREHOUSE
ADDITION
±145,000 SF**

SITE DATA	
SITE AREA =	941,533 SQ. FT. / 21.61 AC
NEW BUILDING FOOTPRINT =	106,109 SQ. FT. / 10.17 AC
IMPERVIOUS AREA =	596,583 SQ. FT. / 13.63 AC / 53.80%
GREEN SPACE =	434,950 SQ. FT. / 9.98 AC / 46.20%
PARKING PROVIDED (9'x20')	9 (2 ADA)
PARKING PROVIDED (10'x18')	30 (0 ADA)
ADA REQUIREMENTS:	2 SPACES (2 VAN ACCESSIBLE)
ADA PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
PARKING RATIO TO FLOOR AREA:	0.28 SPACES PER 1,000 S.F.
	(0.5 PER 1,000 MAX PER VILLAGE CODE)

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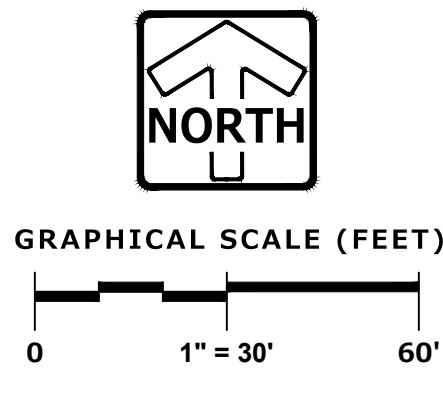
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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

SEE UTILITY PLAN SHEET (SHEET C-9) FOR ADDITIONAL SITE IMPROVEMENT WORK ASSOCIATED WITH UTILITY IMPROVEMENTS

LEGEND	
	LIGHT DUTY PAVEMENT - 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTHON) - 3/4" ASPHALTIC CONC. (2 LIFTS) - LOWER LAYER 1.25" (5 LT 58-28 S) - UPPER LAYER 1.25" (5 LT 58-28 S)
	HEAVY DUTY ASPHALT PAVEMENT - 1 1/2" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTHON) - 5" HMA (2 LIFTS) - 1 1/2" ASPHALT BINDER COURSE (2 HT 58-28 H) - 1 1/2" ASPHALT SURFACE COURSE (2 HT 58-28 S)
	HEAVY DUTY CONCRETE PAVEMENT - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" CRUSHED AGGREGATE TB) - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH PMA DAMPING DOWNEL SYSTEM)
	CONCRETE SIDEWALK - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" CRUSHED AGGREGATE TB) - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH PMA DAMPING DOWNEL SYSTEM)
	4" SOLID STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	ADA PARKING STALL SIGNAGE WITH BOLLARD
	ADA STALL INSIGNIA
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
	TAPER CURB HEAD
	30" CURB & GUTTER (SEE DETAIL)
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	LIGHT POLE
	MAN DOOR



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PLAN | DESIGN | DELIVER
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CSW EXPANSION PHASE 3.5
12725 4 MILE ROAD
CALEDONIA, WI 53126

SITE DIMENSIONAL & PAVING PLAN

REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

PROJECT No.	5294.00
DATE	01/11/24
SCALE	1"=30'
SHEET	C-4
OF	8
SHEET	C-11

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SITE DIMENSIONAL & PAVING PLAN

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Show Sanitary Sewer

UNDER CONSTRUCTION

Guard rail to be installed

PUBLIC ROAD (VARIABLE PUBLIC R.O.W.)

PROPOSED CSW EXPANSION PHASE 3.5
106,109 SF
FFE: 775.50

Recommend adding an inlet here to prevent runoff from crossing the driveway.

SEE SHEET C-13 FOR ENLARGED VIEWS

Location and Depth Concerning. Need to be able to access this manhole for maintenance and potential cleaning. Recommend retaining wall to soften slopes.

These contours need to be pulled together. Recommend retaining near lot line for future pavement.

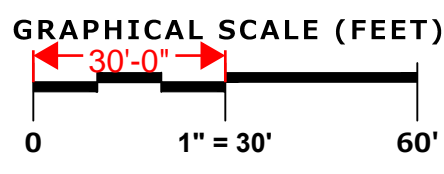
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Why is this area being filled from 5' to 9' above what the proposed FYG of an expansion would be

Not sure plan with proposed expansion lot grades compared to existing top. Recommend wall now in advance.

Unnecessarily deep storm structure. 20' is too deep.

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM STORM CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	DIRECTION OF SURFACE FLOW



CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

DESIGNED: ATN
DRAFTED: ATN
REVIEWED: TOM

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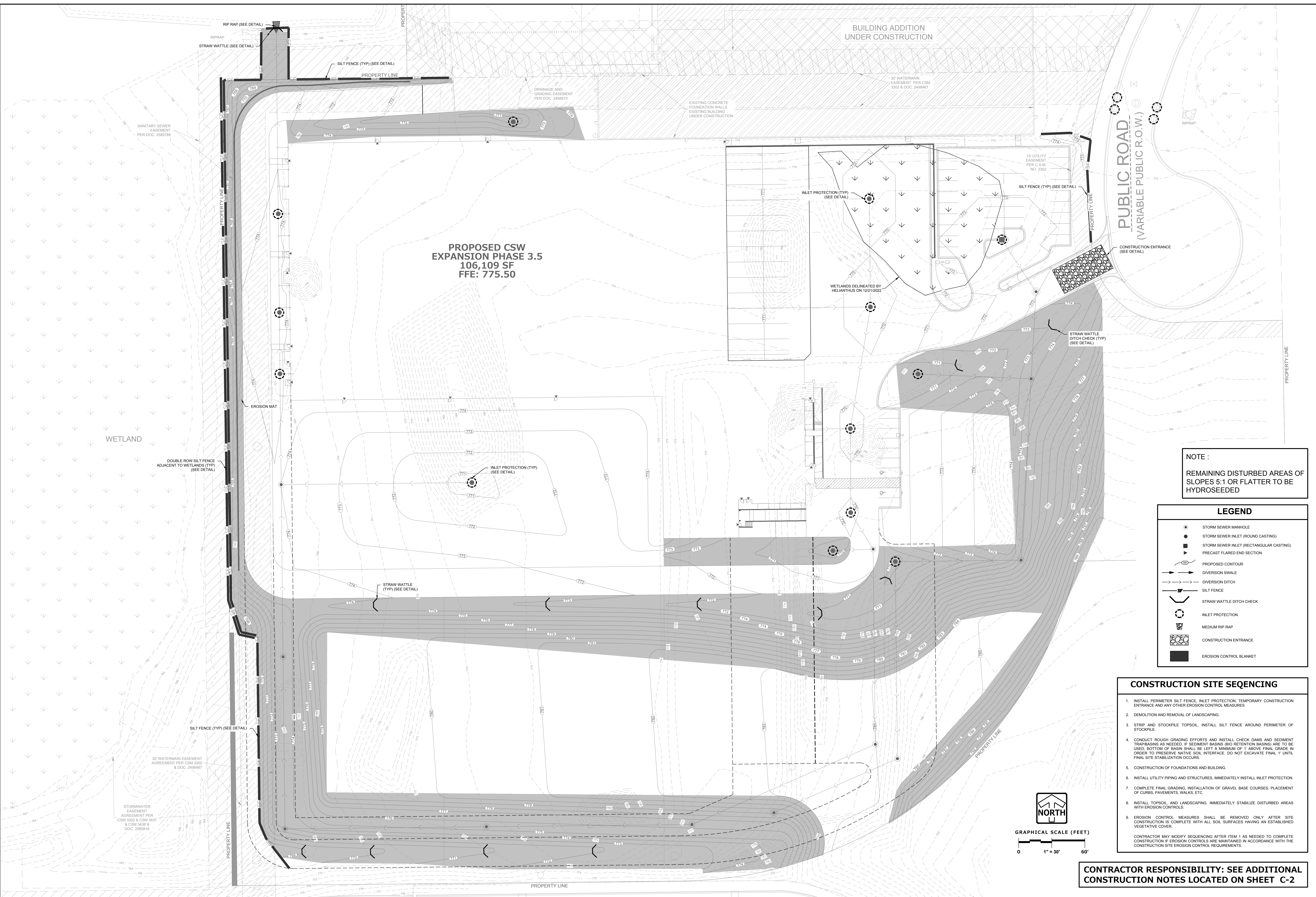
GRADING PLAN

REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

REG. JOB NO. 5294.00	TOM
REG. NO. 01/11/24	SCALE 1"=30'
SHEET C-5	OF C-11

GRADING PLAN

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 DESIGNED: ATN
 CHECKED: ATN
 DRAFTED: ATN
 REVIEWED: TOM

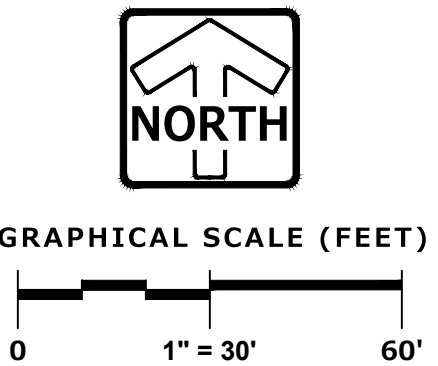


NOTE :
 REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED

LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER INLET (ROUND CASTING)
	STORM SEWER INLET (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	PROPOSED CONTOUR
	DIVERSION SWALE
	DIVERSION DITCH
	SILT FENCE
	STRAW WATTLE DITCH CHECK
	INLET PROTECTION
	MEDIUM RIP RAP
	CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
 2. DEMOLITION AND REMOVAL OF LANDSCAPING.
 3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPBASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1" ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1" UNTIL FINAL SITE STABILIZATION OCCURS.
 5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
 6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 8. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

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CSW EXPANSION PHASE 3.5
 12725 4 MILE ROAD
 CALEDONIA, WI 53126

EROSION CONTROL PLAN

REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

REG. JOB NO.	5294.00
REG. NO.	TOM
START DATE	01/11/24
SCALE	1"=30'

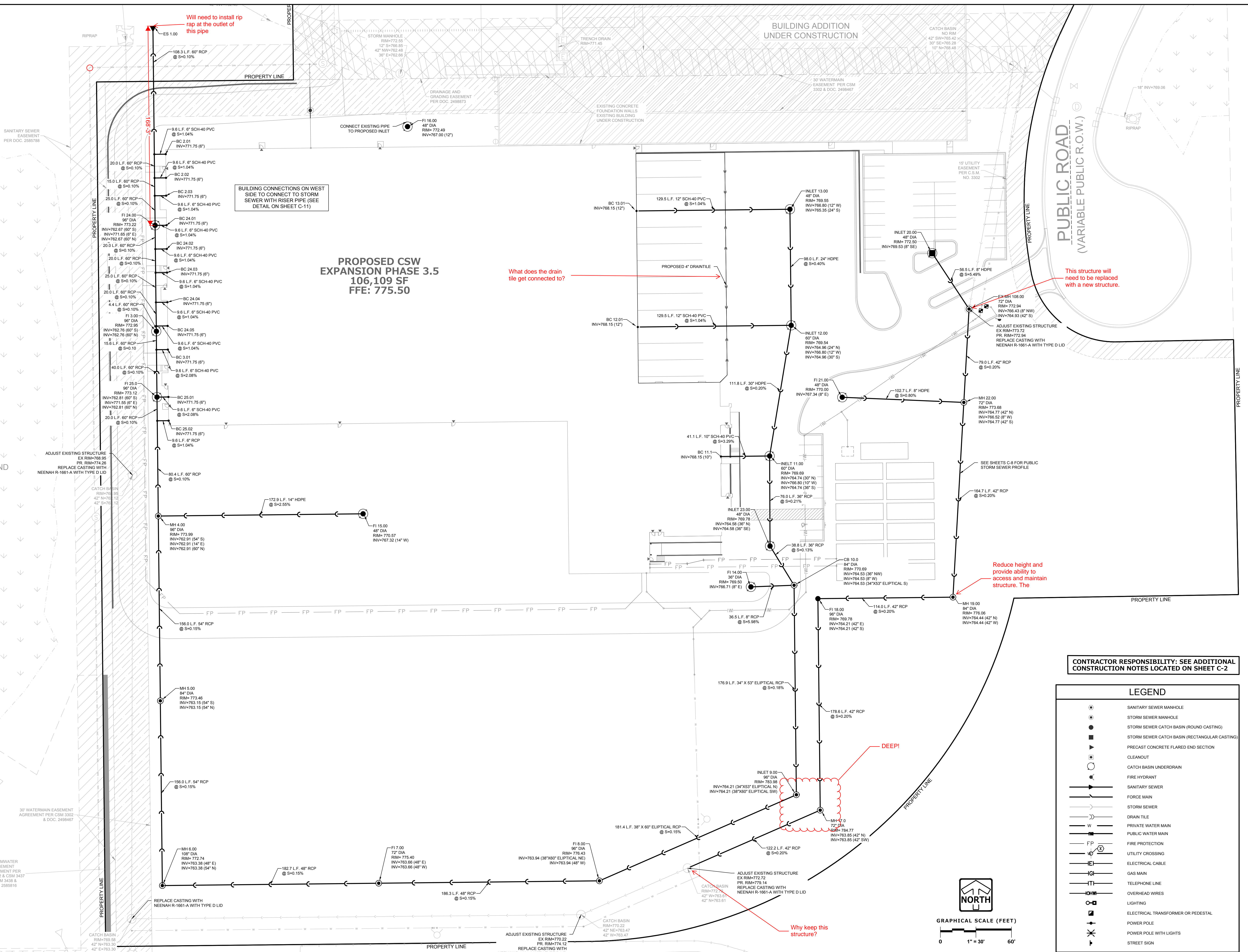
SHEET C-6 of C-11

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DESIGNED: ATN
CHECKED: ATN
DATE: 03/11/24

DATE: 03/11/24



BUILDING CONNECTIONS ON WEST SIDE TO CONNECT TO STORM SEWER WITH RISER PIPE (SEE DETAIL ON SHEET C-11)

PROPOSED CSW EXPANSION PHASE 3.5
106,109 SF
FFE: 775.50

What does the drain tile get connected to?

This structure will need to be replaced with a new structure.

Reduce height and provide ability to access and maintain structure. The

DEEPI

Why keep this structure?

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▭ PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- CATCH BASIN UNDERDRAIN
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- PRIVATE WATER MAIN
- PUBLIC WATER MAIN
- FP
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

PLAN | DESIGN | DELIVER
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CHICAGO | MILWAUKEE | NATIONWIDE

CSW EXPANSION PHASE 3.5
12725 4 MILE ROAD
CALEDONIA, WI 53126

STORM SEWER PLAN

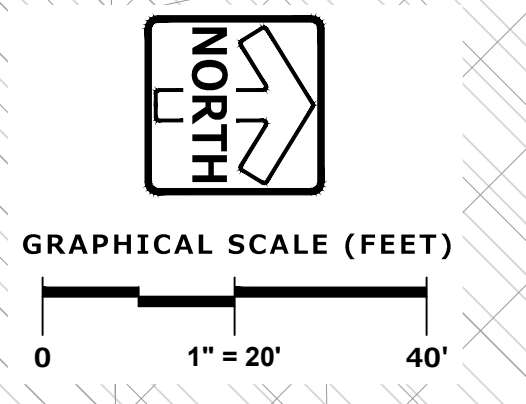
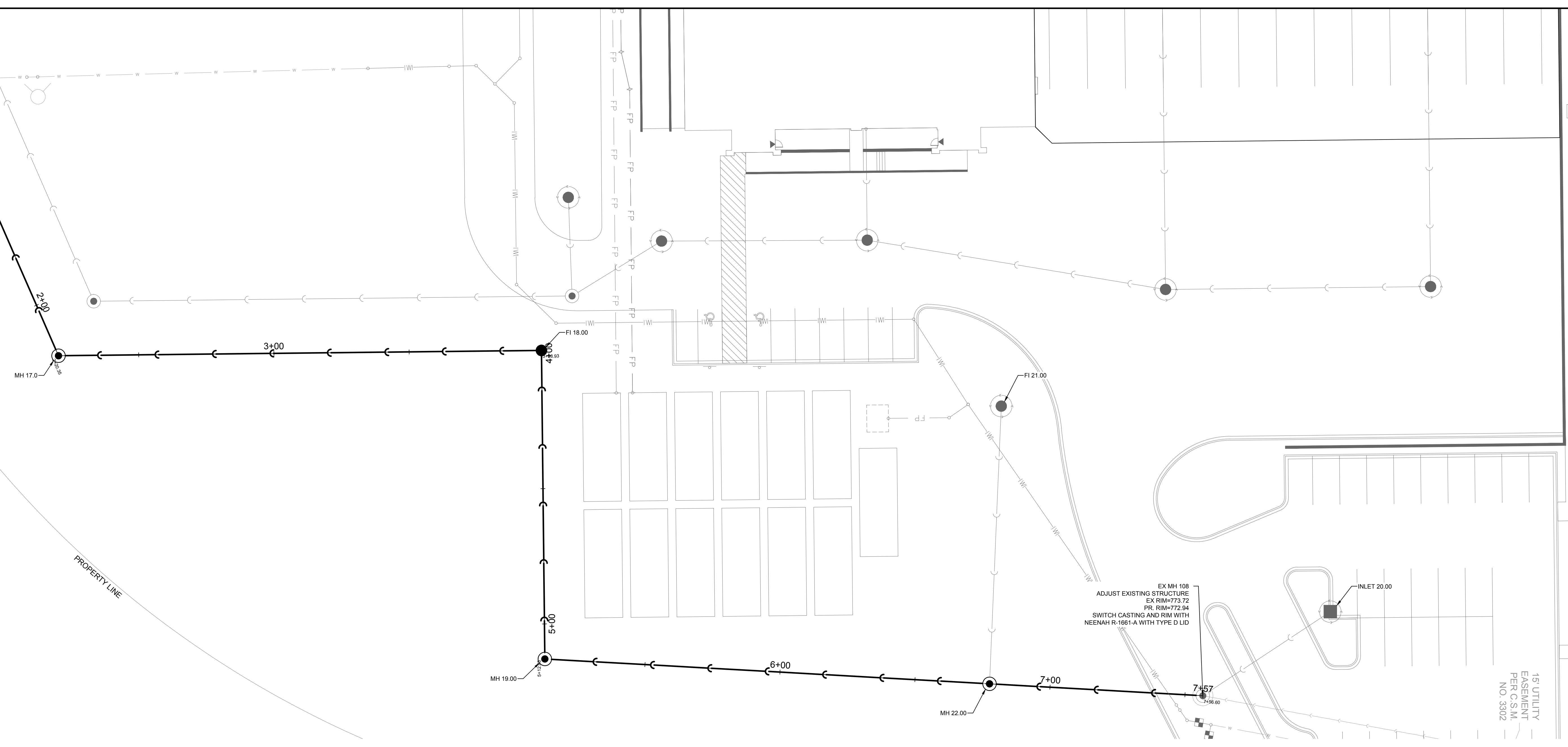
REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

PROJECT NO.	5294.00
DATE	03/11/24
SCALE	1"=30'

SHEET C-7 of C-11

DESIGNED: ACH
 CHECKED: TDM
 REVIEWED: TDM
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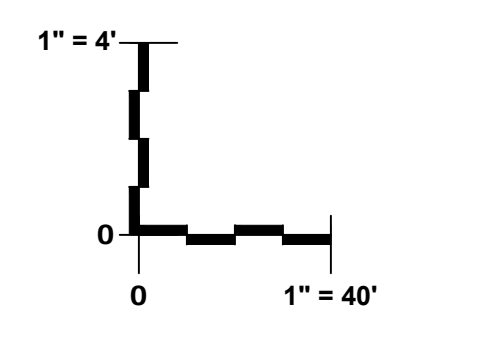
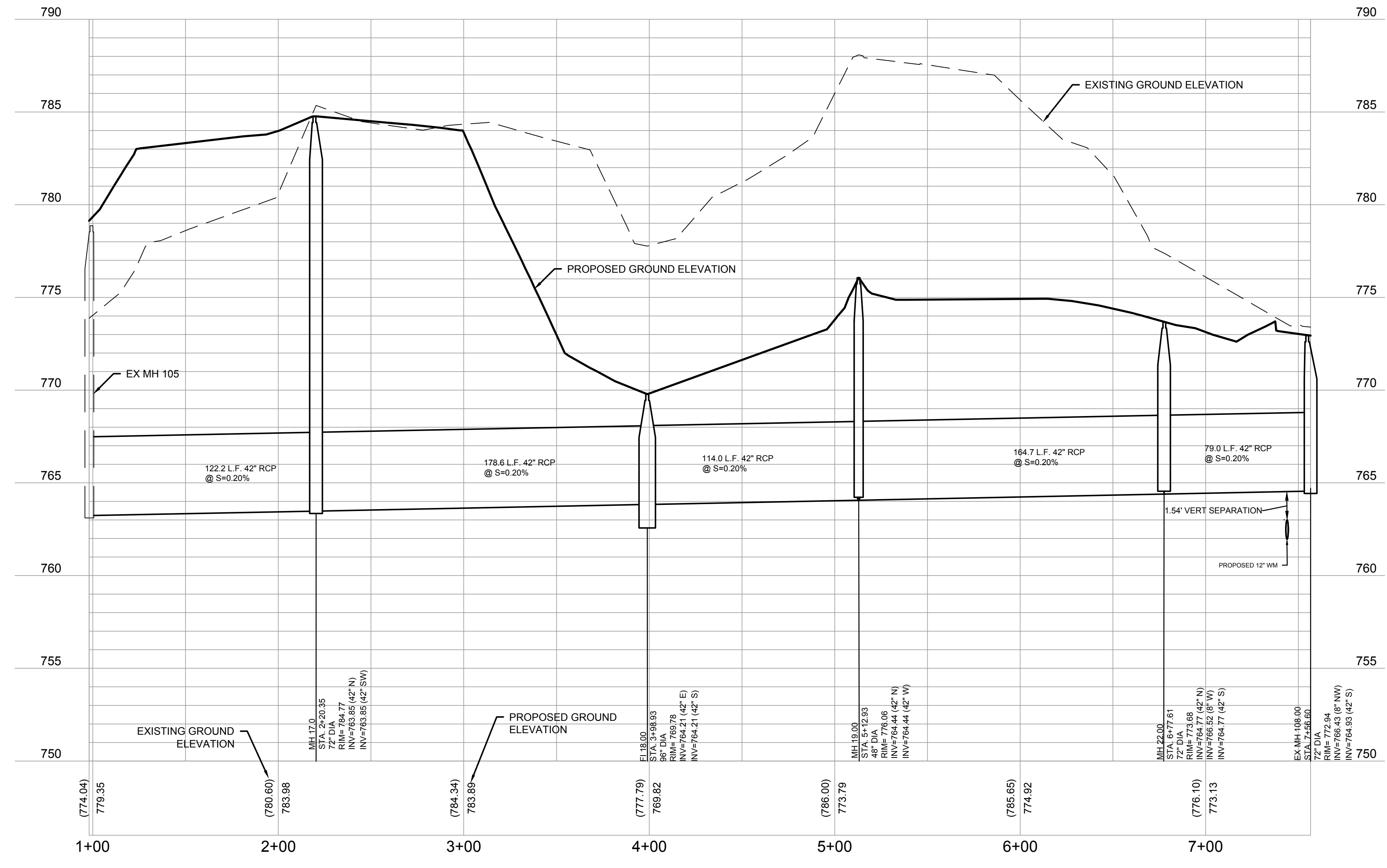
ADJUST EXISTING STRUCTURE
 EX RIM=773.72
 PR. RIM=779.14
 SWITCH CASTING AND RIM WITH
 NEENAH R-1661-A WITH TYPE D LID



BUILDING ADDITION
 UNDER CONSTRUCTION

30' WATERMAIN
 EASEMENT PER CSM
 3302 & DOC. 2489467

15' UTILITY
 EASEMENT
 PER C.S.M.
 NO. 3302



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CALEDONIA, WI 53126

PUBLIC STORM SEWER PLAN & PROFILE

REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

REG. JOB NO.	5294.00	TDM
REG. PM.		
START DATE	01/11/24	
SCALE	1"=30'	

SHEET
C-8
 of
C-11

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DESIGNED: ACH
DRAWN: ACH
REVIEWED: TOM

DATE: 03/11/24

Will need to use the Village detail minus the cleanout. The lateral from the sampling manhole to the sanitary sewer main will be the responsibility of the owner.

Will need to confirm access to this manhole for sampling

Will need to explain on a high level how this system works. In addition due to the large amount of private watermain it may be required that a master meter be installed in addition to this proposed water meter pit.

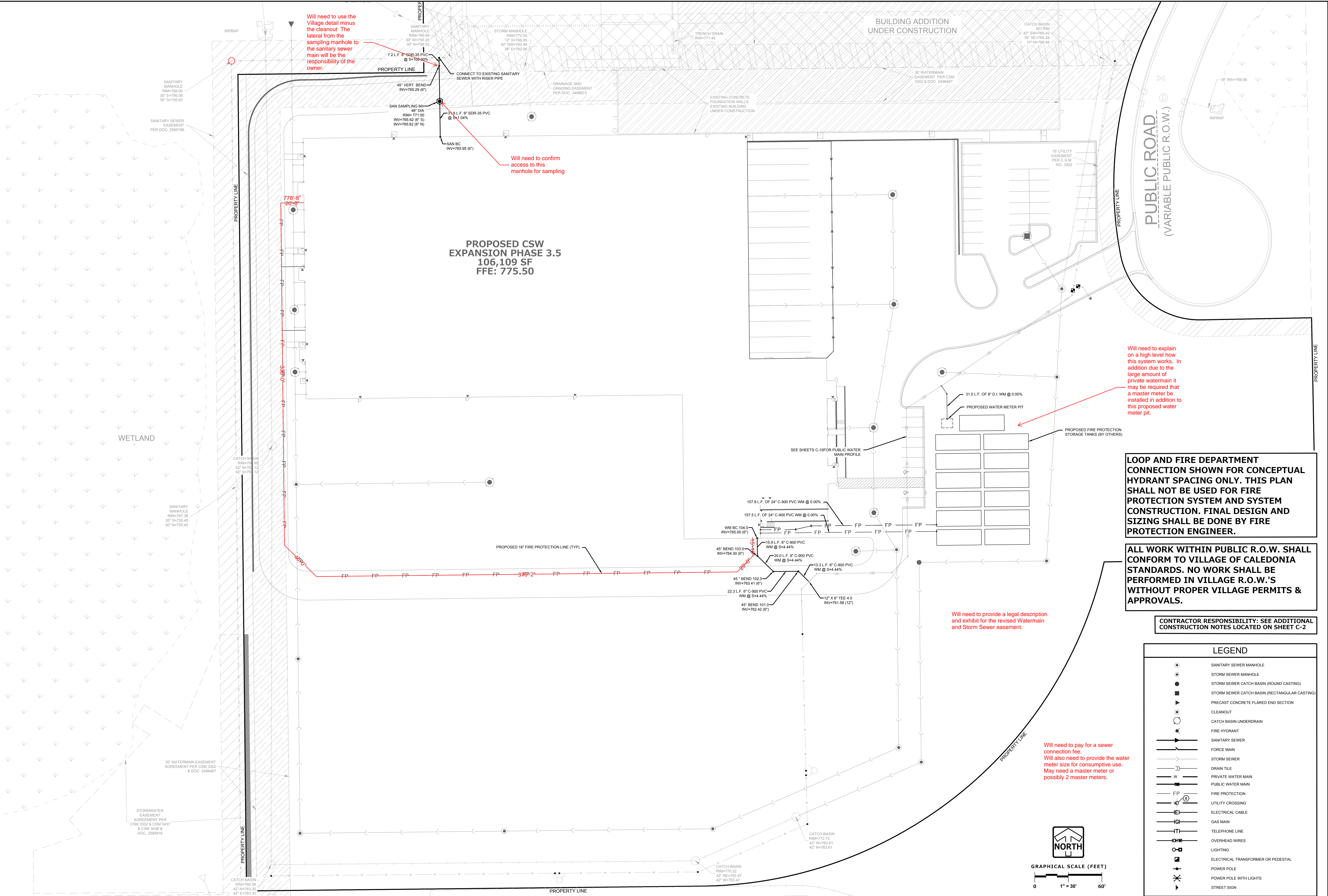
LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM SIZING. FINAL DESIGN AND SIZING SHALL BE DONE BY FIRE PROTECTION ENGINEER.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS. NO WORK SHALL BE PERFORMED IN VILLAGE R.O.W.'S WITHOUT PROPER VILLAGE PERMITS & APPROVALS.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

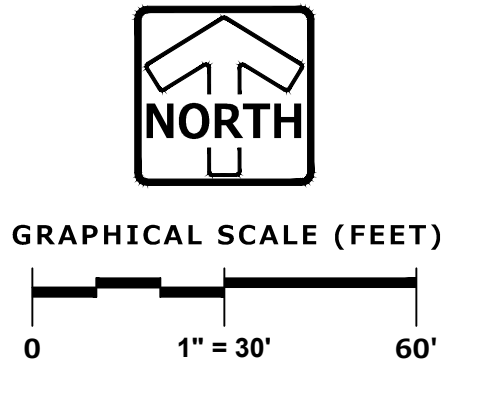
Will need to provide a legal description and exhibit for the revised Watermain and Storm Sewer easement.

Will need to pay for a sewer connection fee. Will also need to provide the water meter size for consumptive use. May need a master meter or possibly 2 master meters.



LEGEND

	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	CATCH BASIN UNDERDRAIN
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	PRIVATE WATER MAIN
	PUBLIC WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN



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SANITARY & WATERMAIN PLAN

REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

PROJECT NO.	5294.00	TOM
DATE	03/11/24	ACH
SCALE	1"=30'	

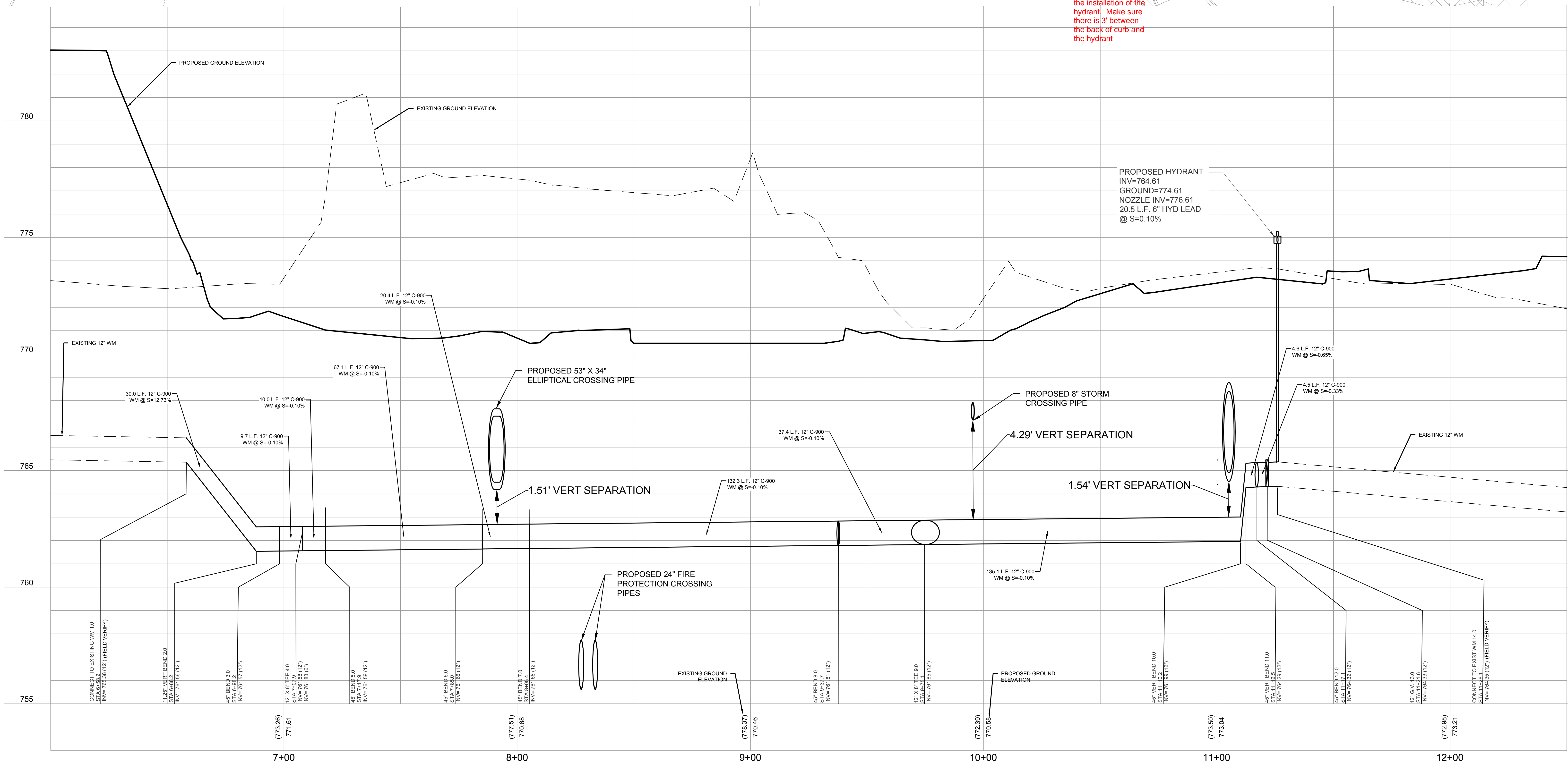
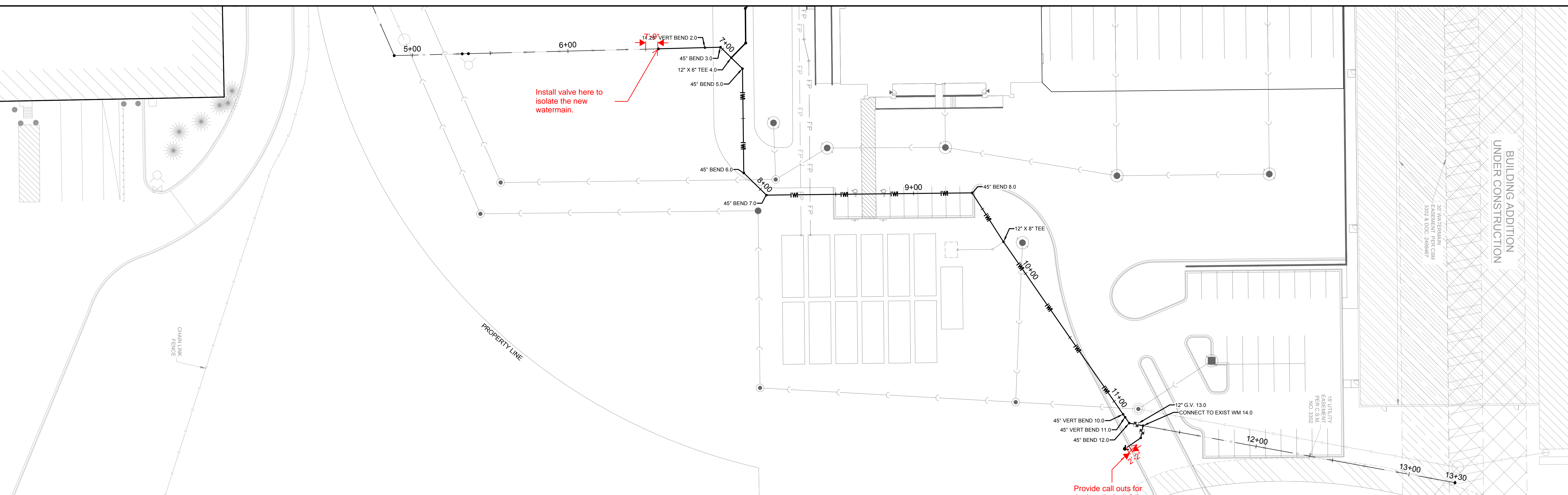
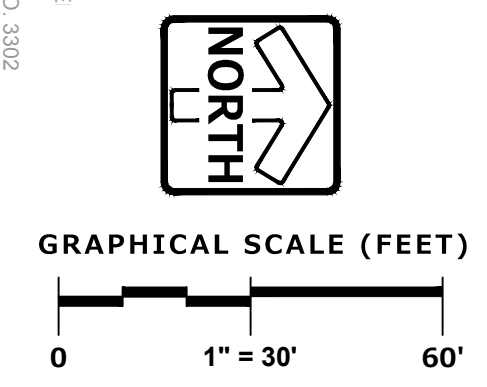
SHEET	C-9	OF	8
SHEET	C-11	OF	11

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 DESIGNED: ACH
 CHECKED: ACH
 REVIEWED: TOM
 DATE: 03/11/24
 SCALE: 1" = 30'
 SHEET: C-10 & C-11
 PROJECT: 2023/5294.00-W/CAD/SHEETS/5294.00 WM PROFILE.DWG



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CSW EXPANSION PHASE 3.5
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CALEDONIA, WI 53126

PUBLIC WATERMAIN PLAN & PROFILE

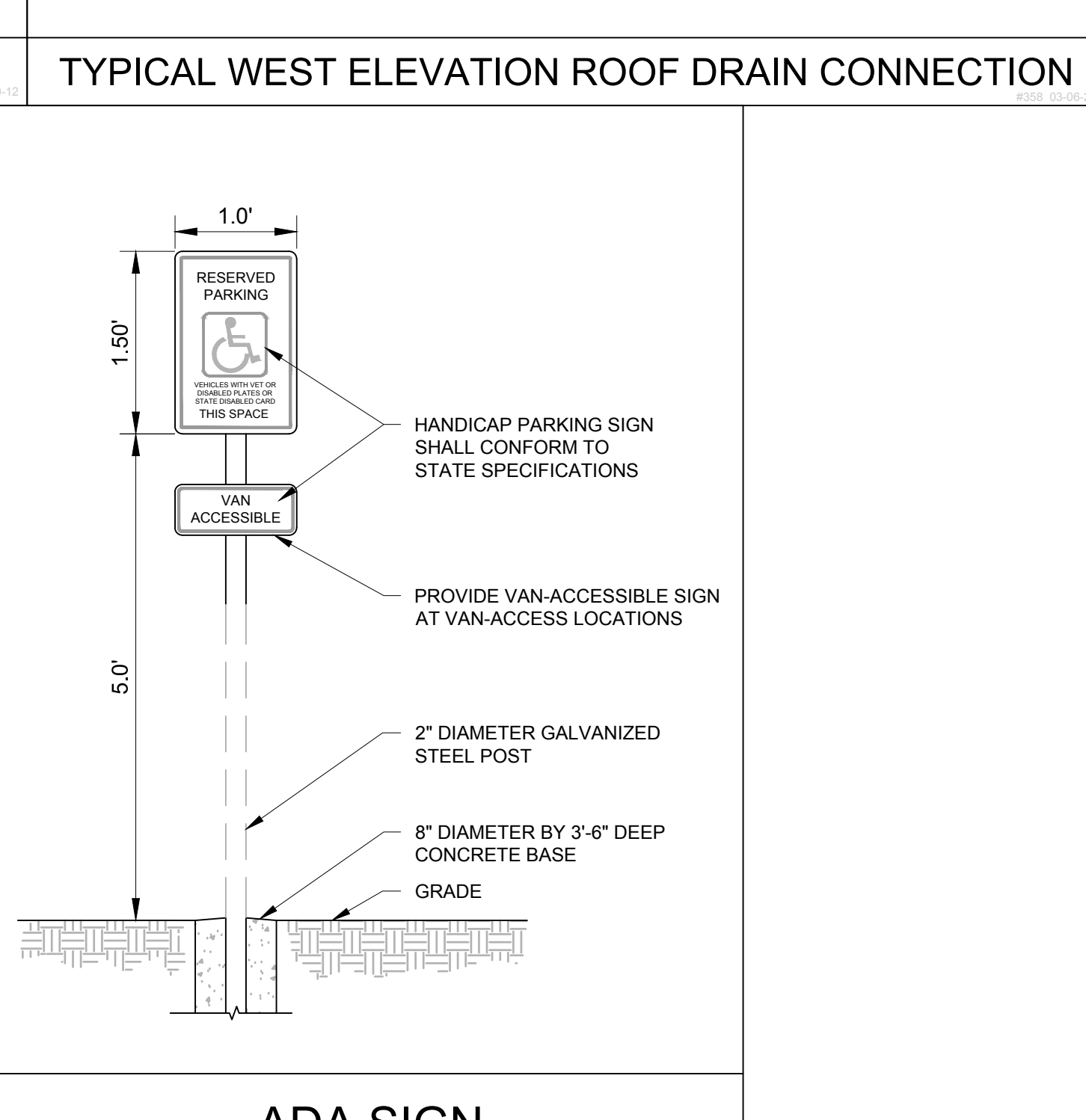
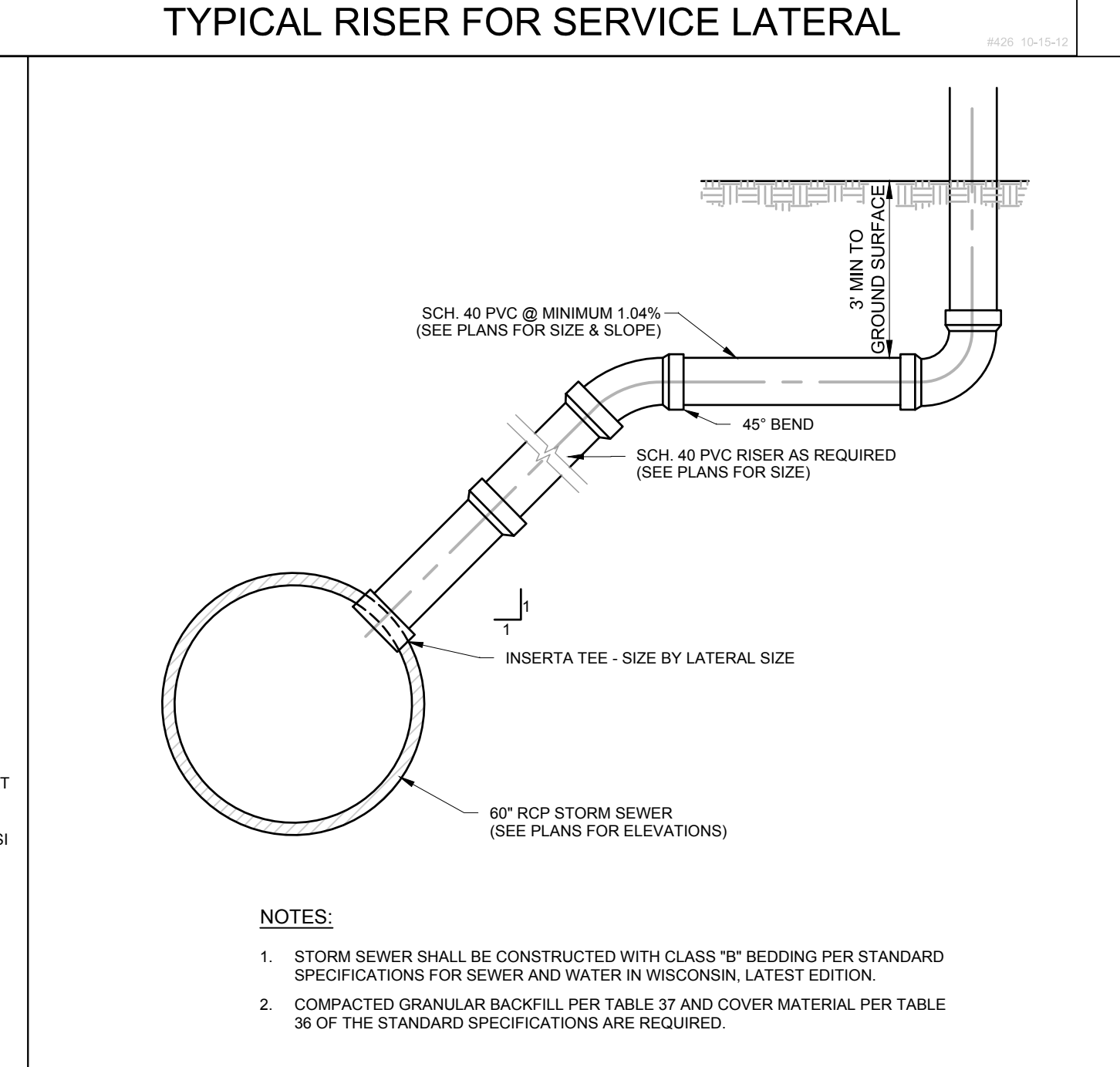
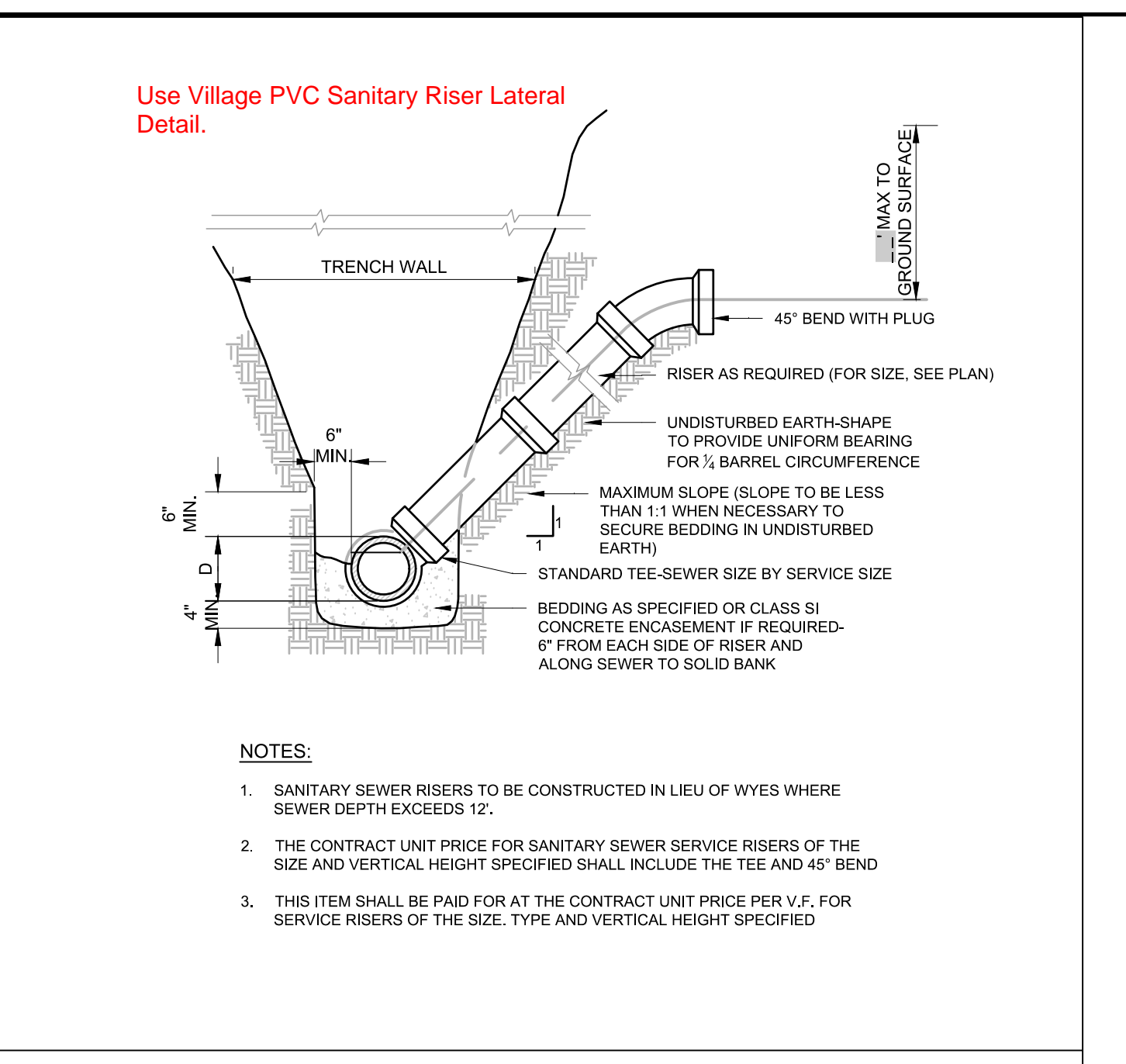
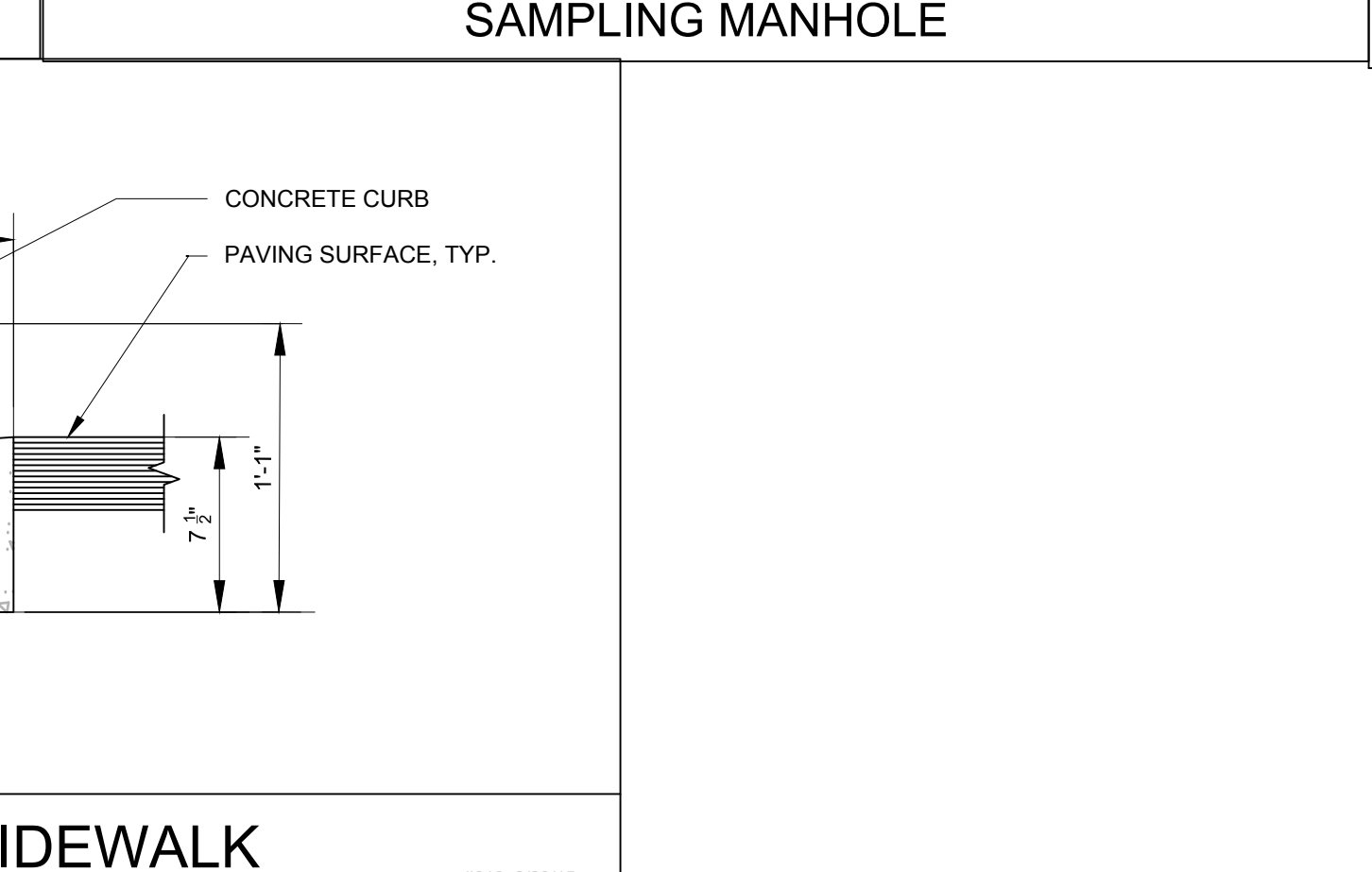
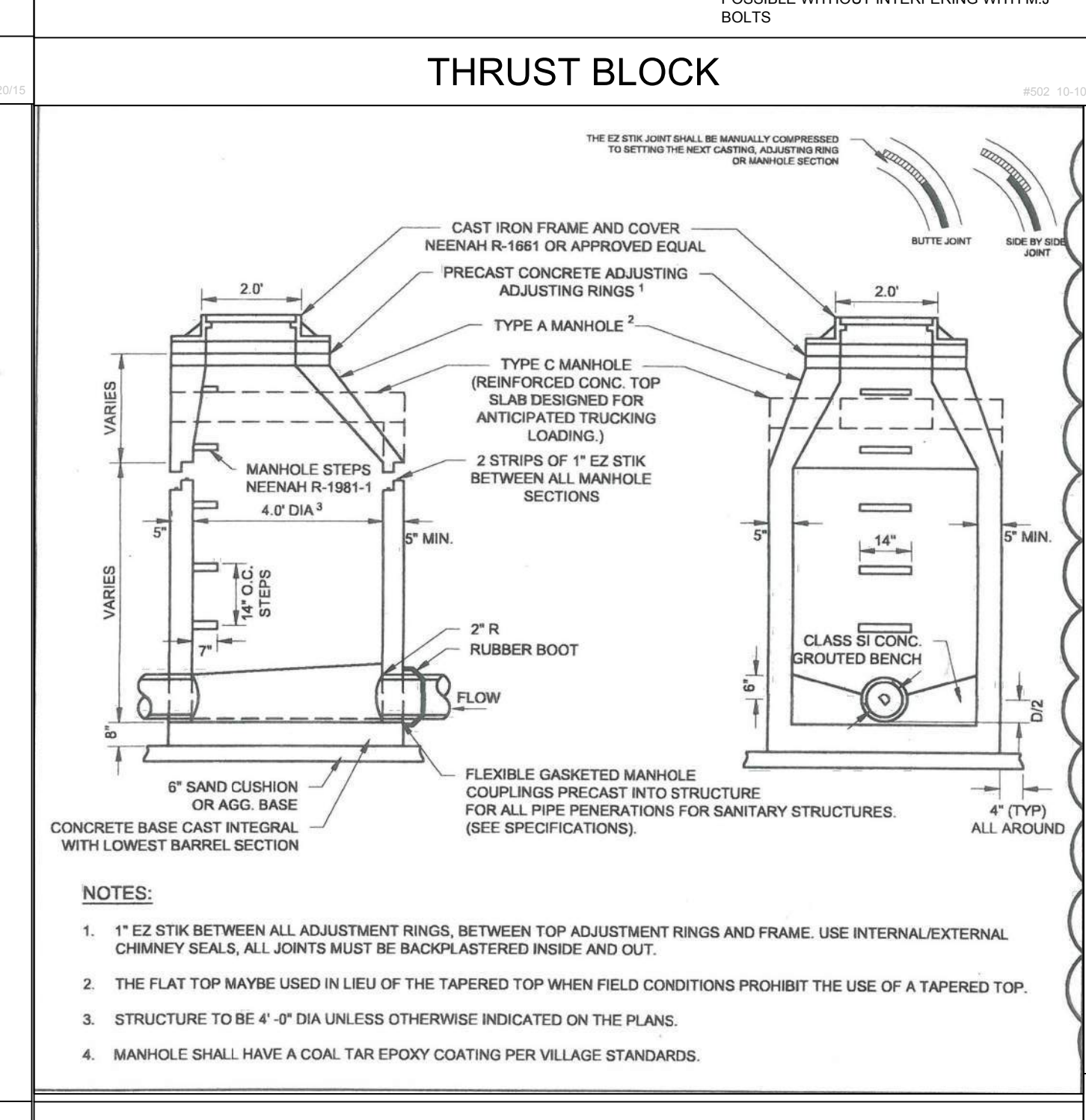
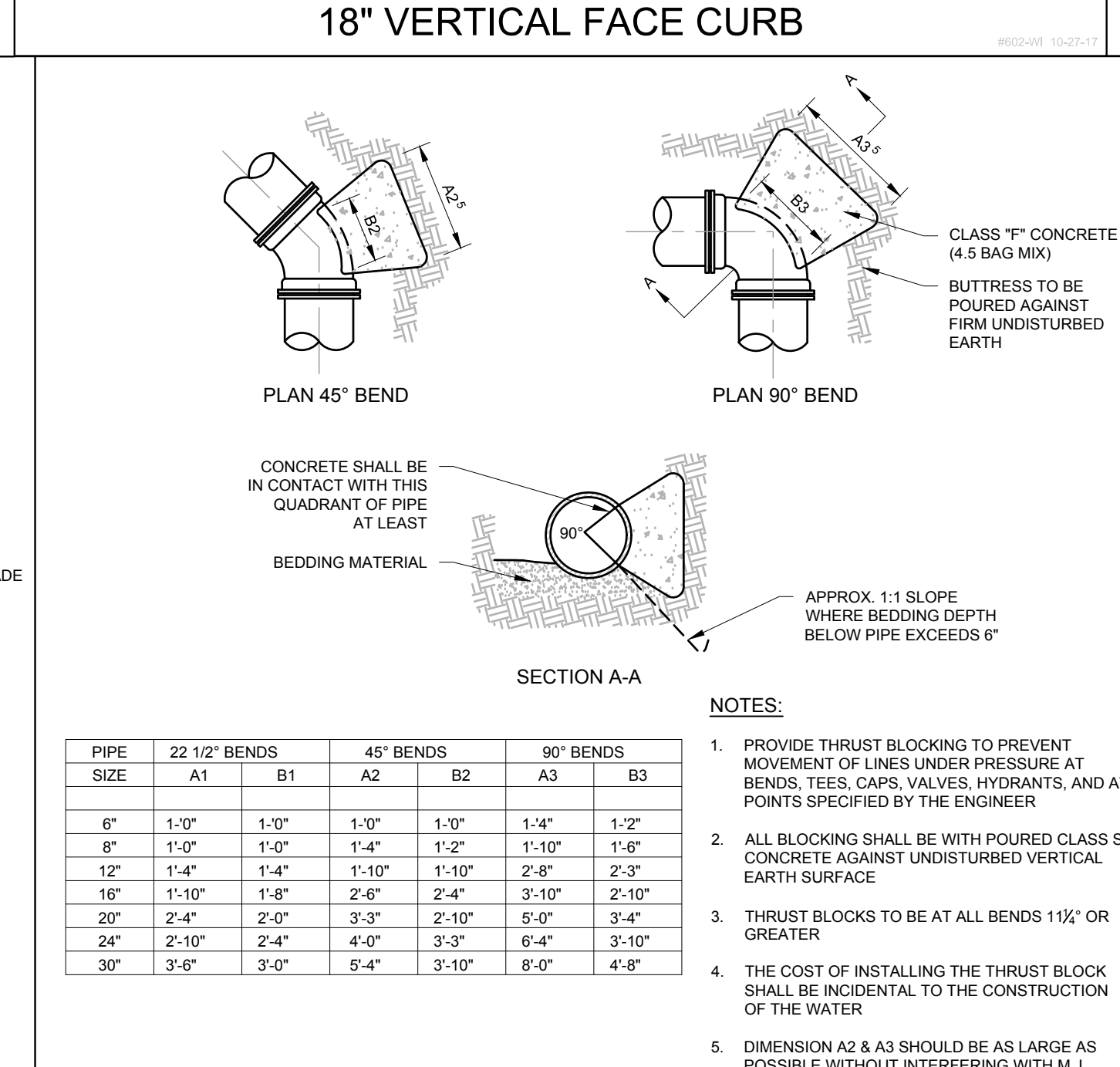
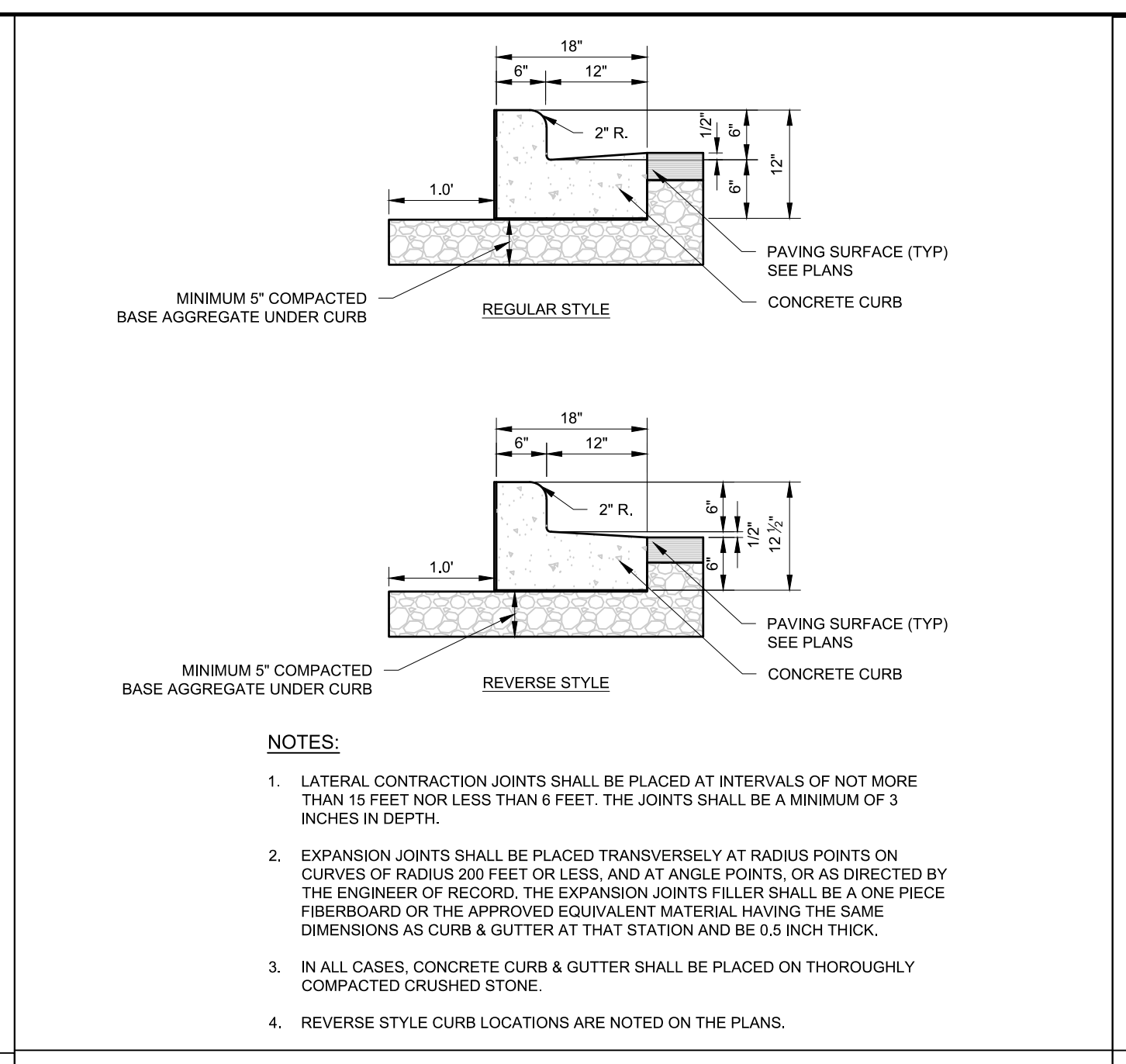
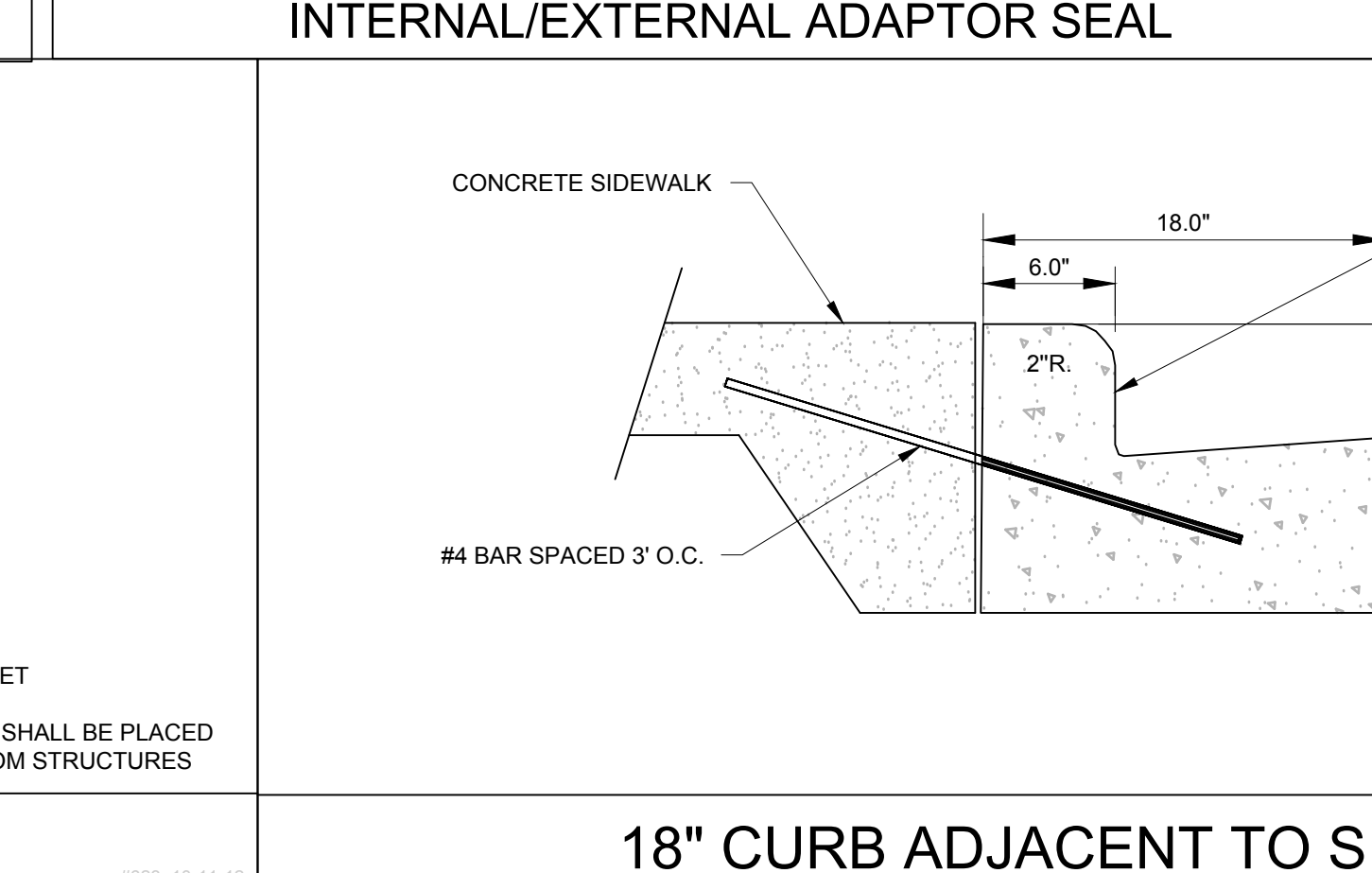
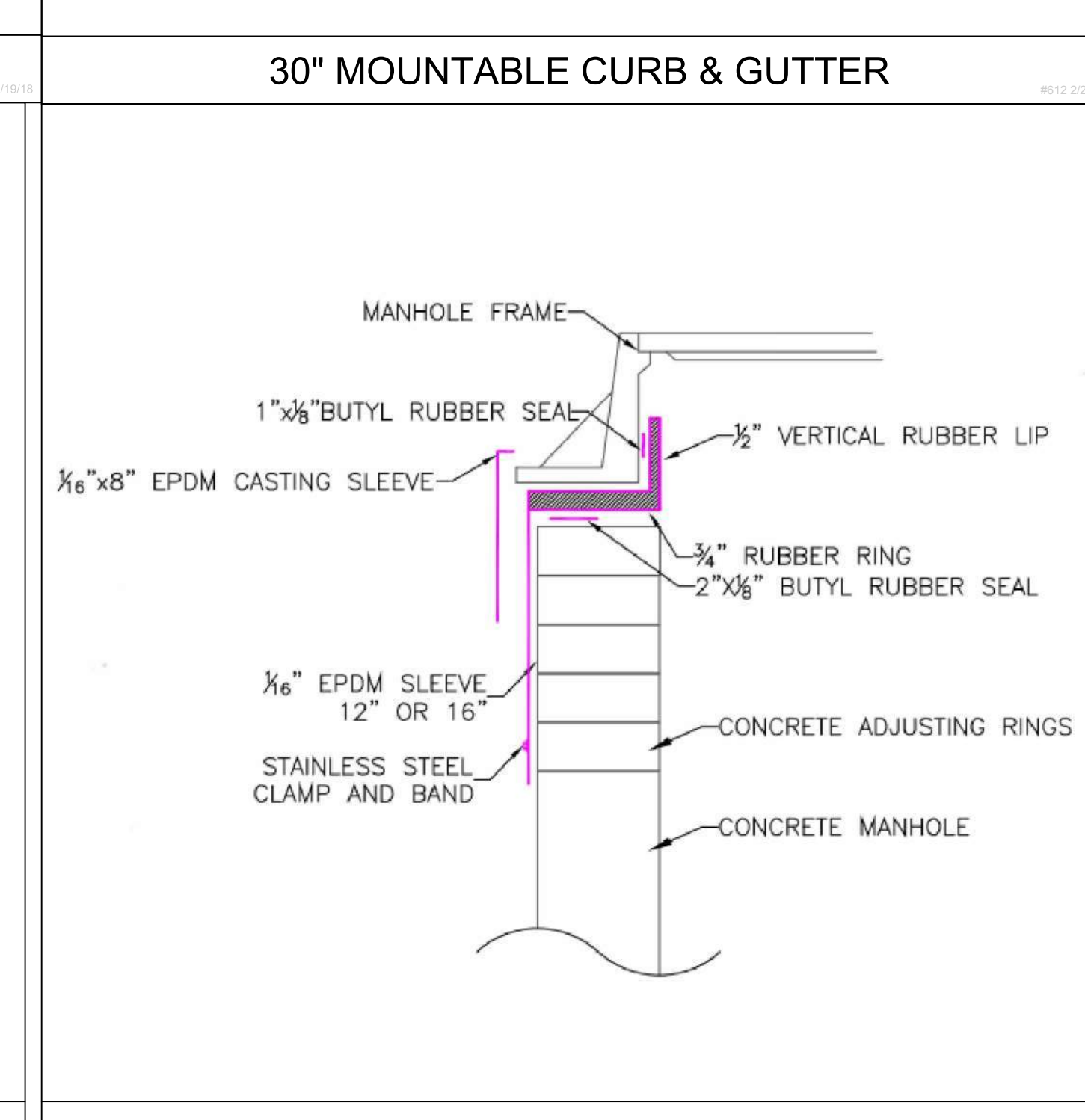
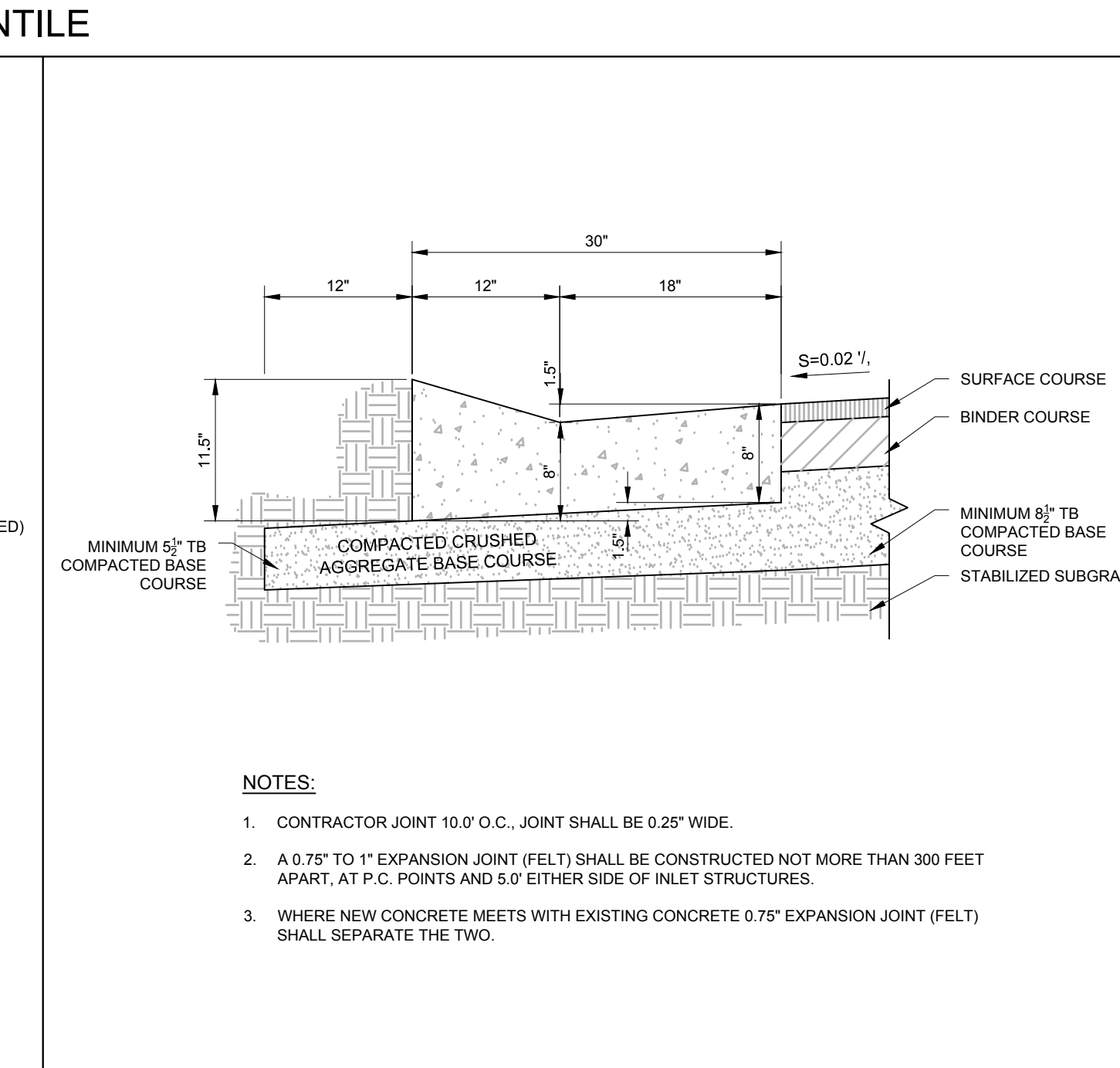
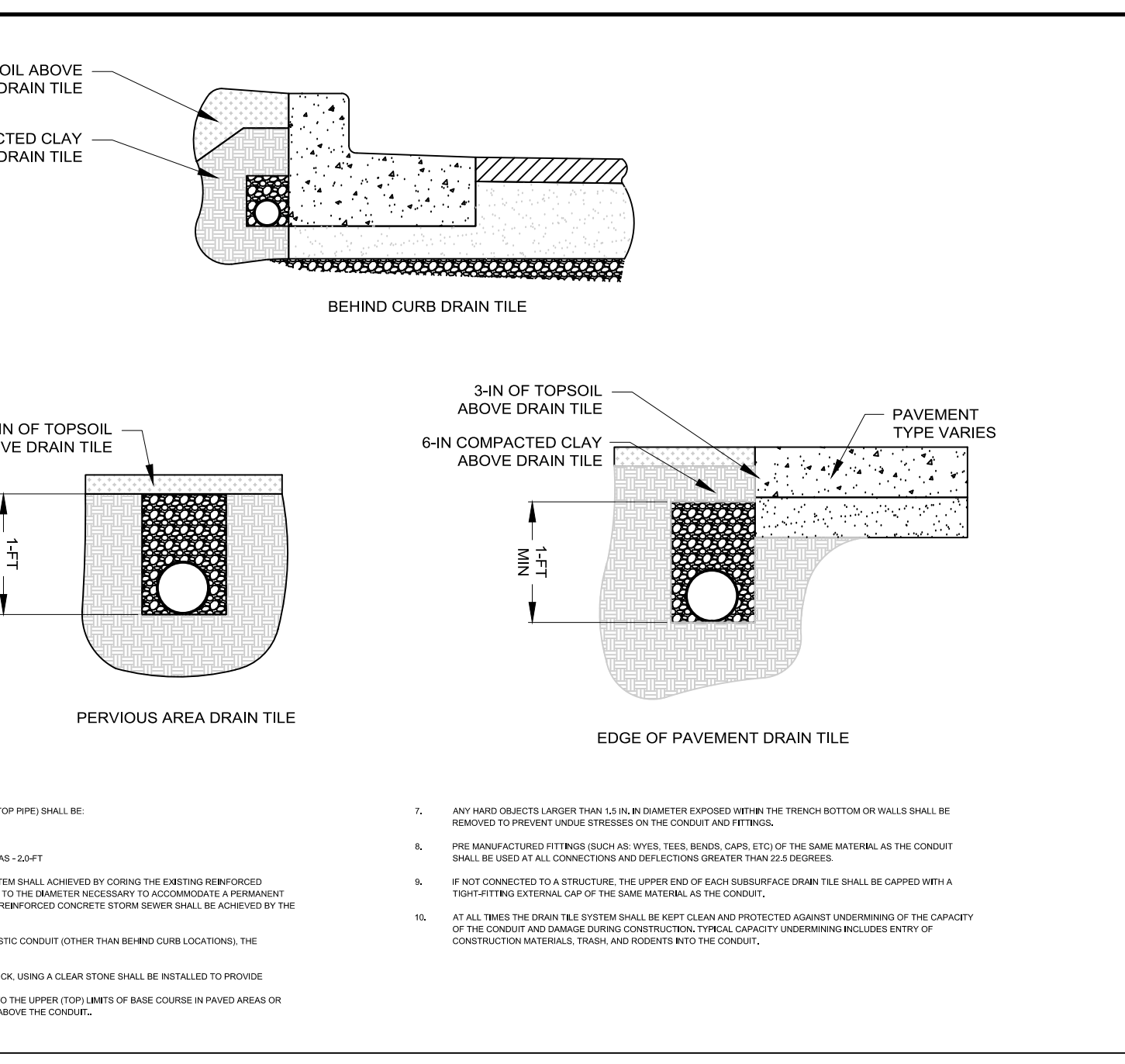
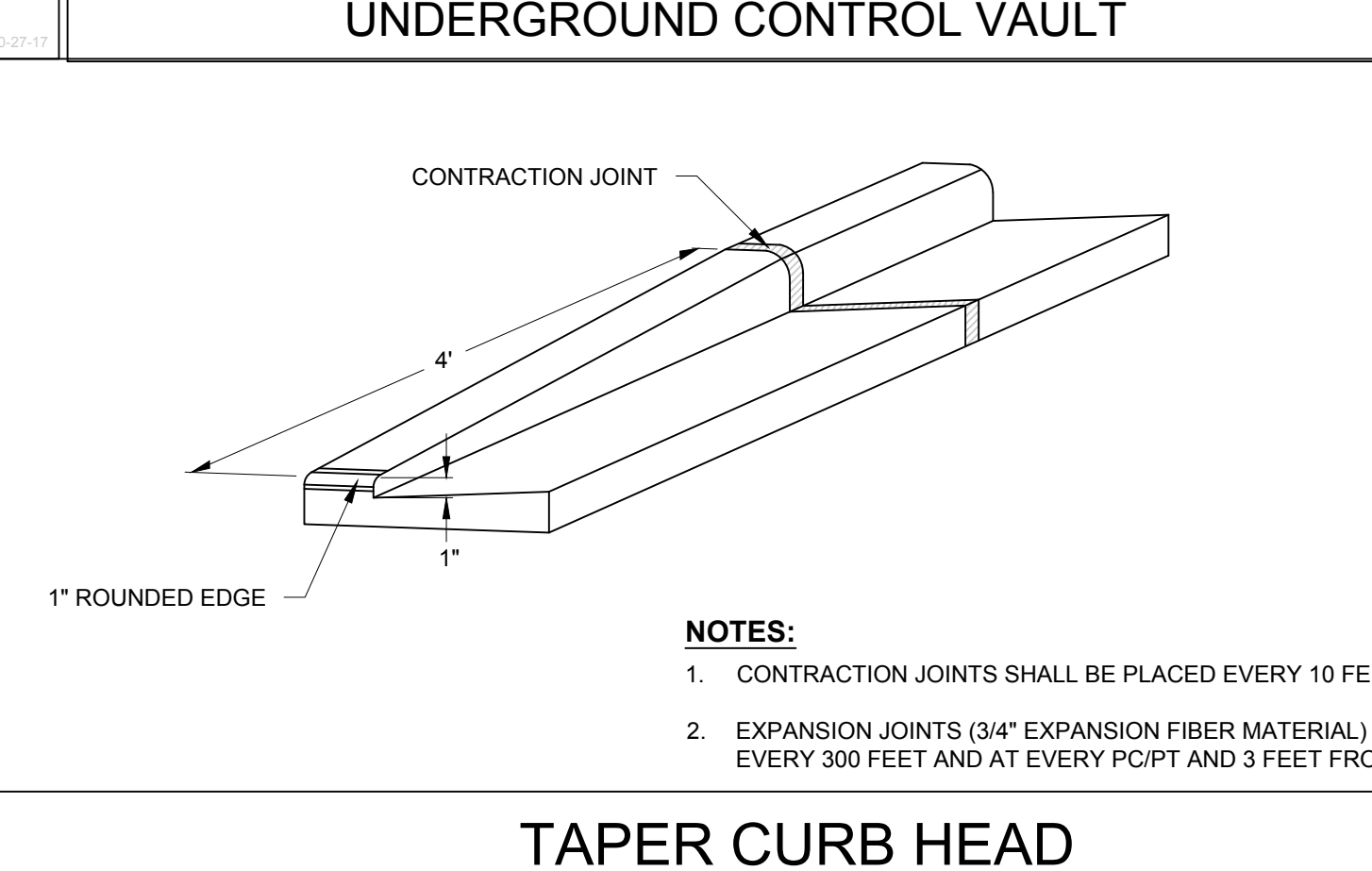
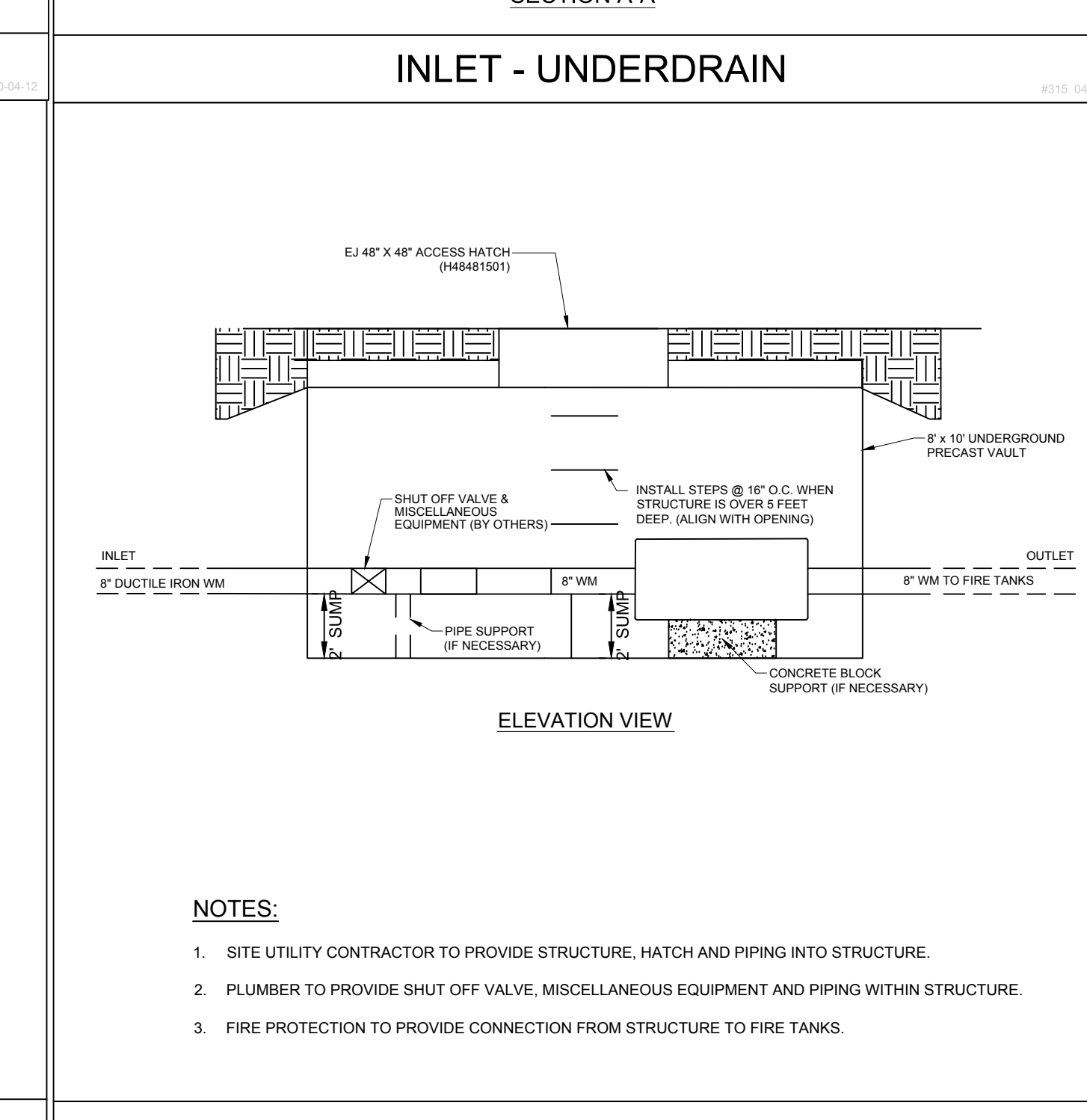
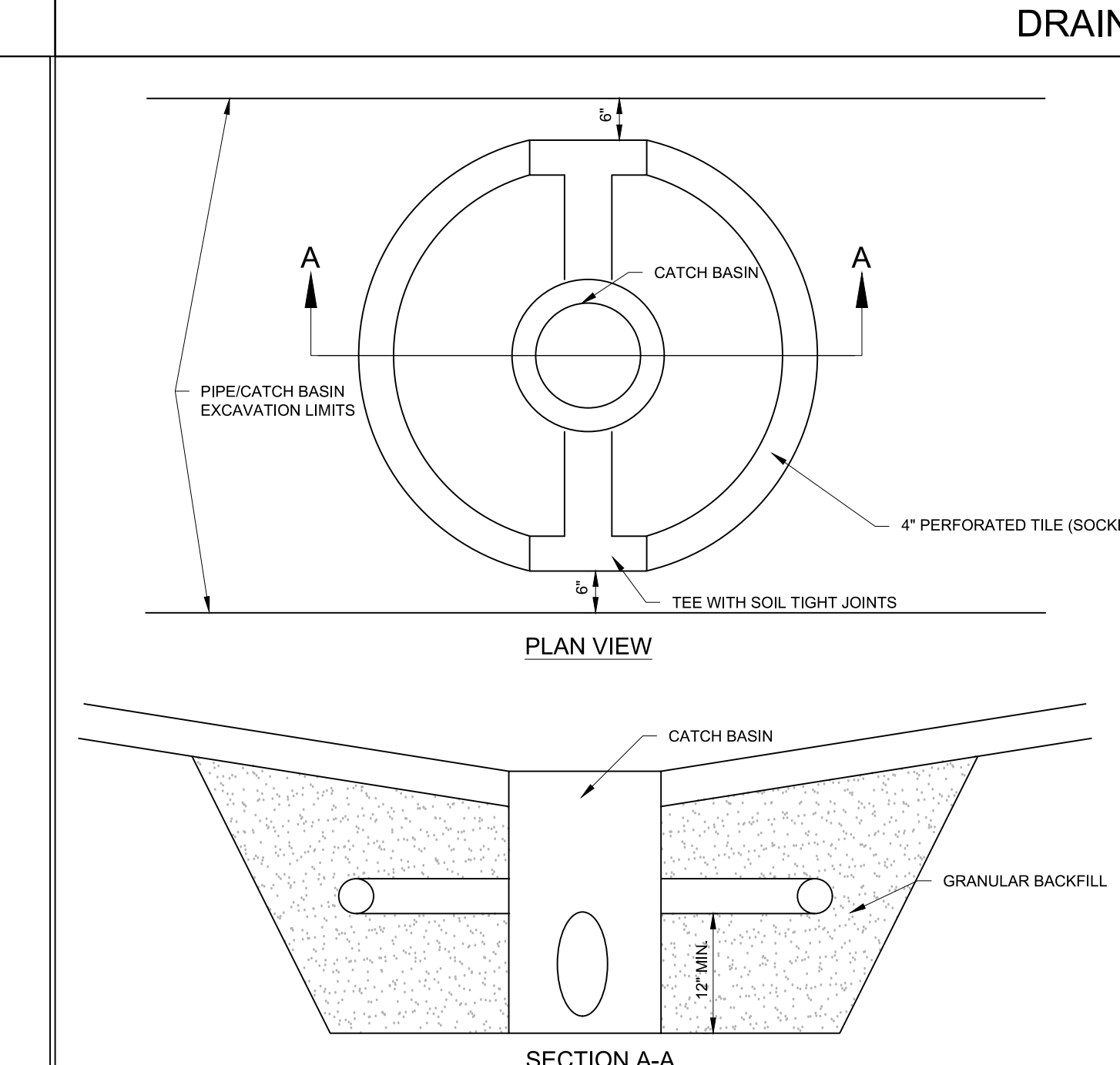
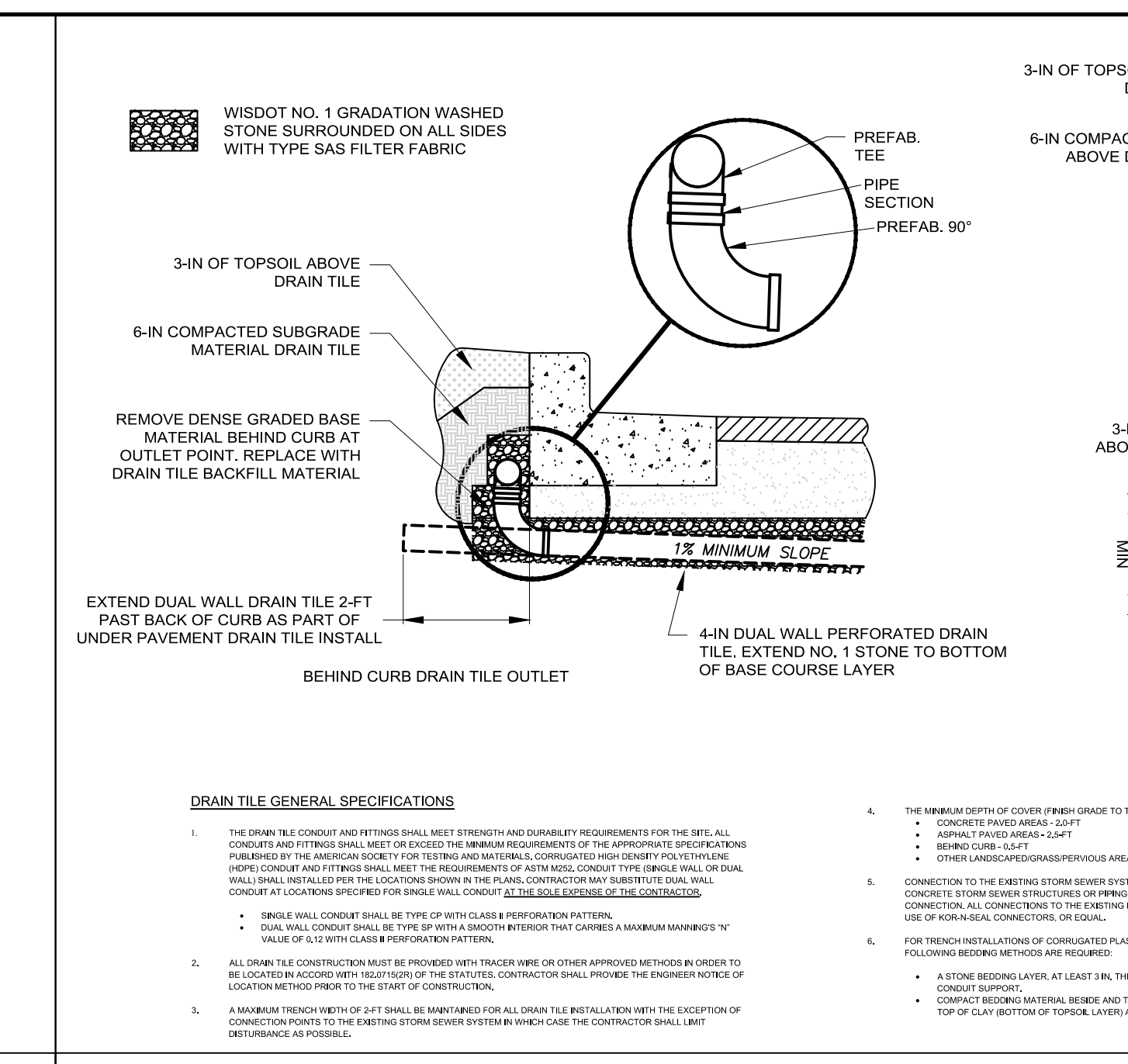
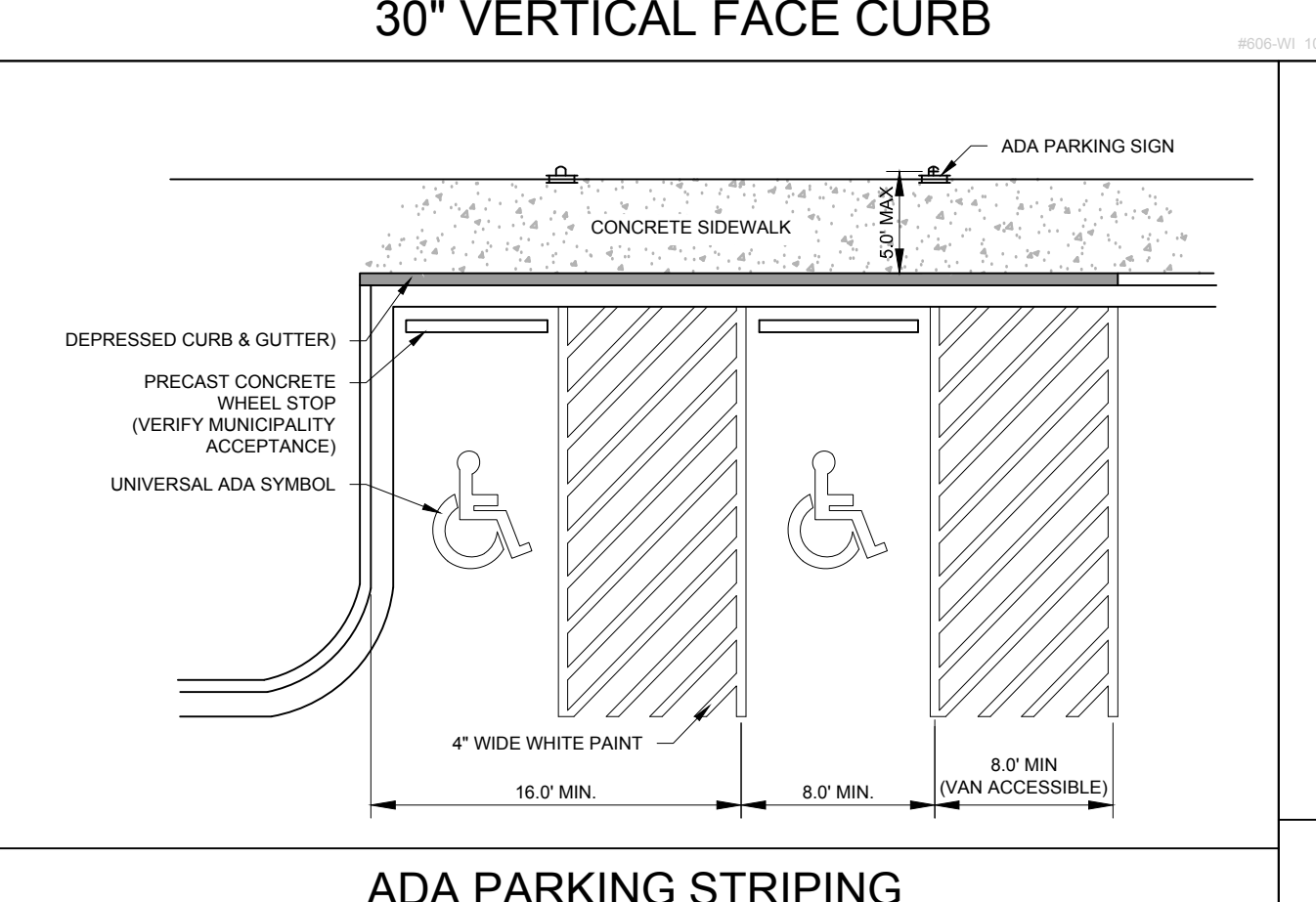
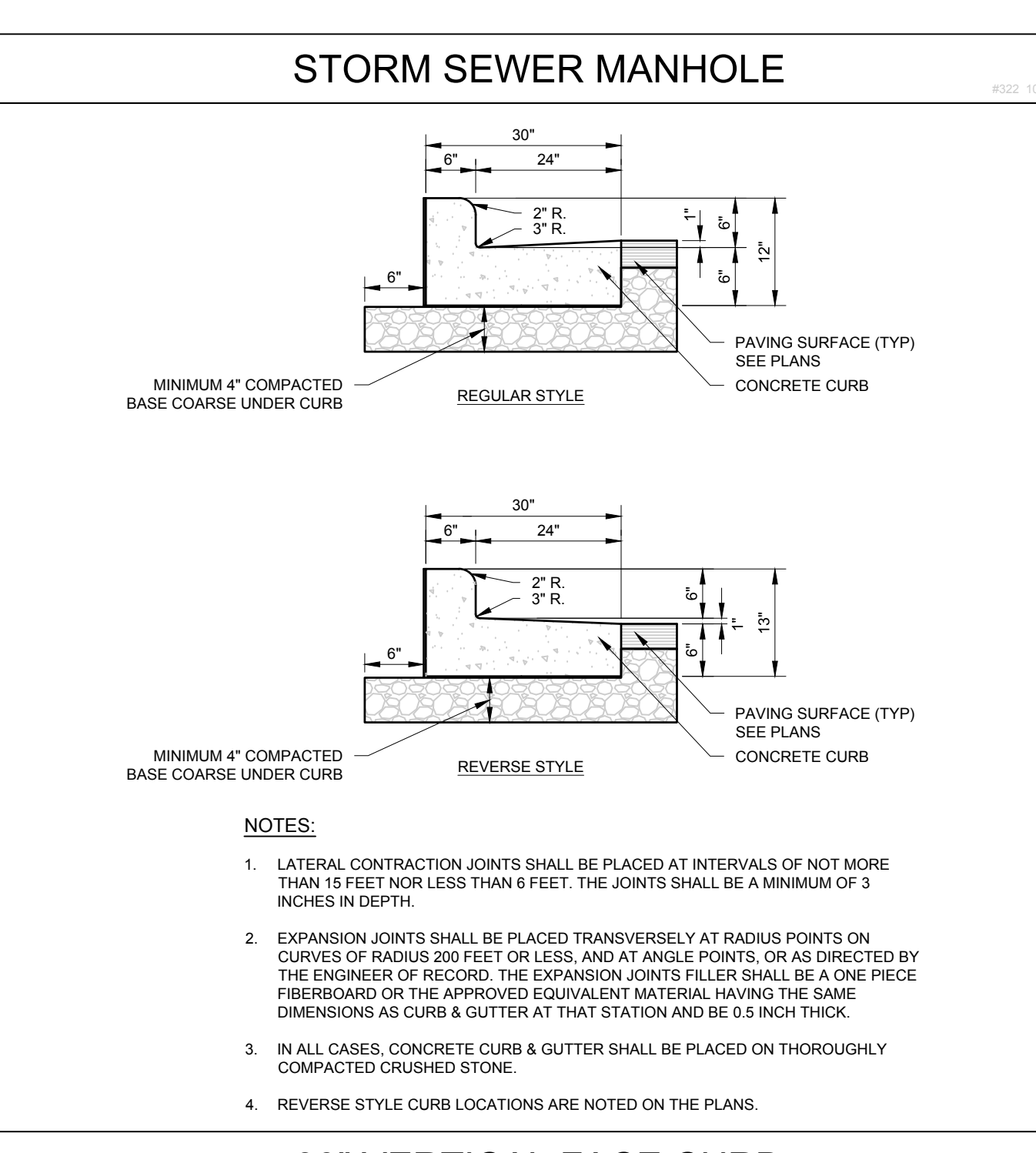
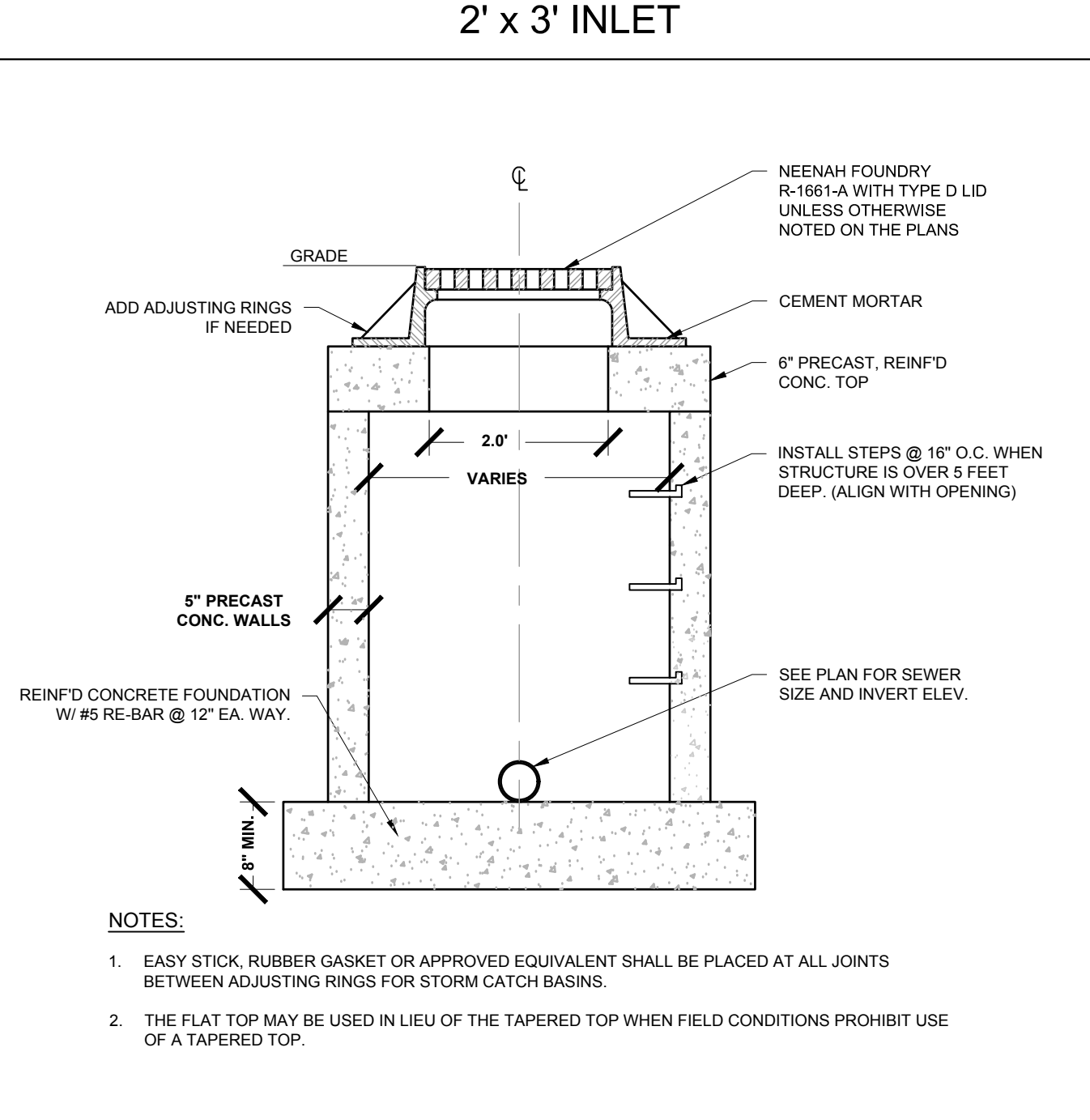
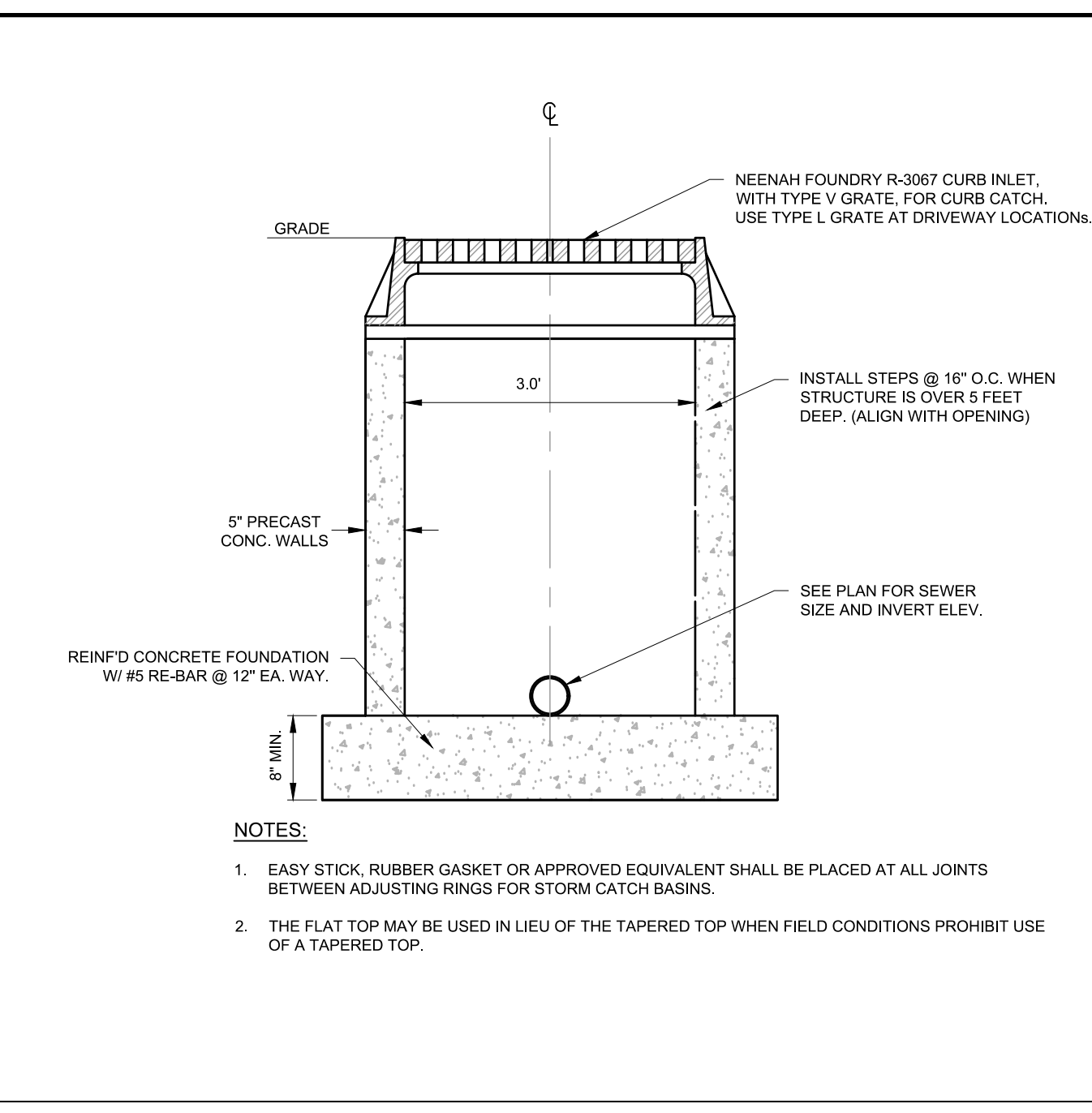
REVISIONS	
1	PRICING SET 01/11/24
2	BSO SUBMITTAL #1 03/11/24

REG. JOB NO.	5294.00
REG. NO.	TOM
START DATE	01/11/24
SCALE	1" = 30'

SHEET
C-10
 &
C-11

PUBLIC WATERMAIN PLAN & PROFILE

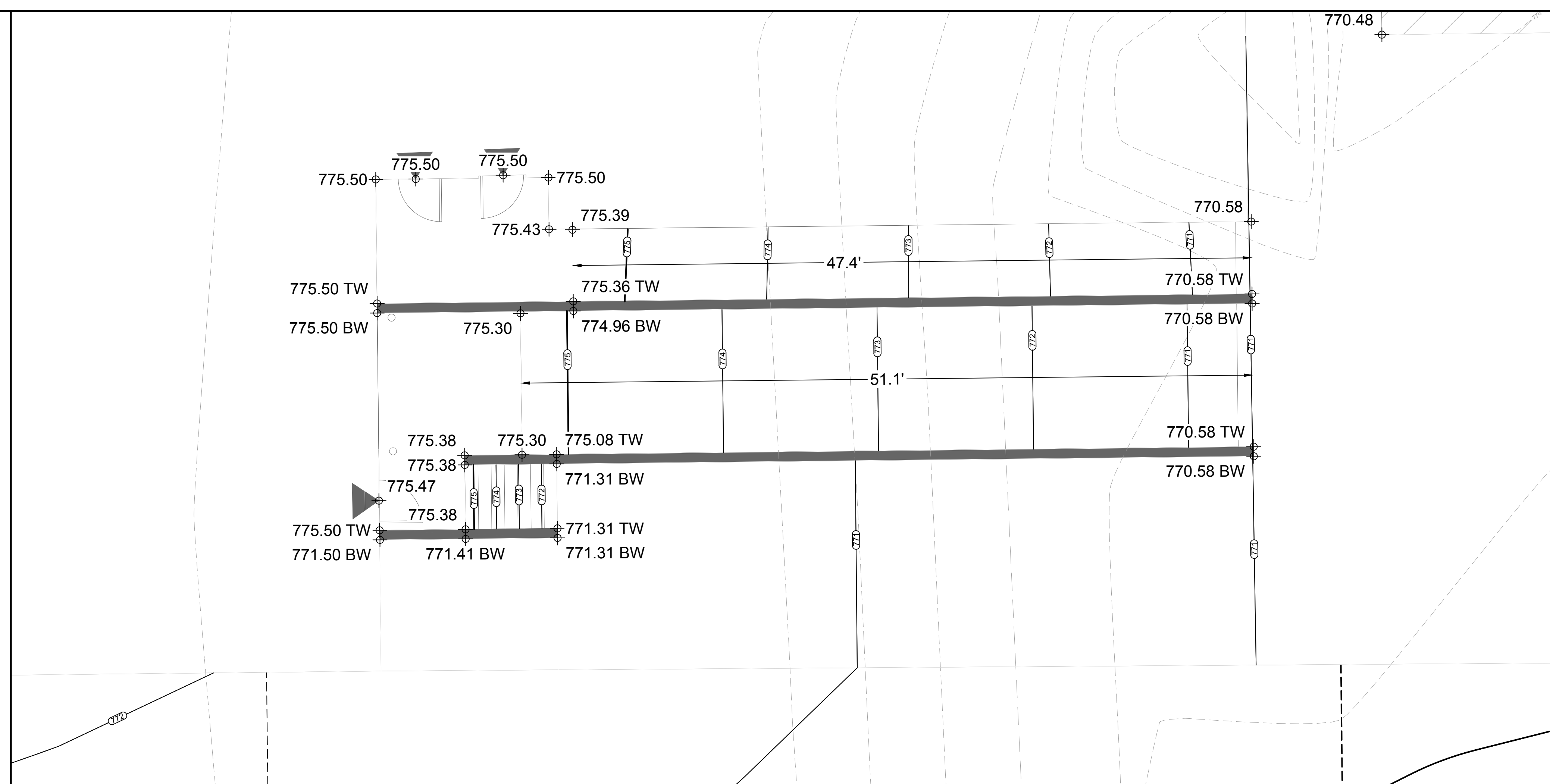
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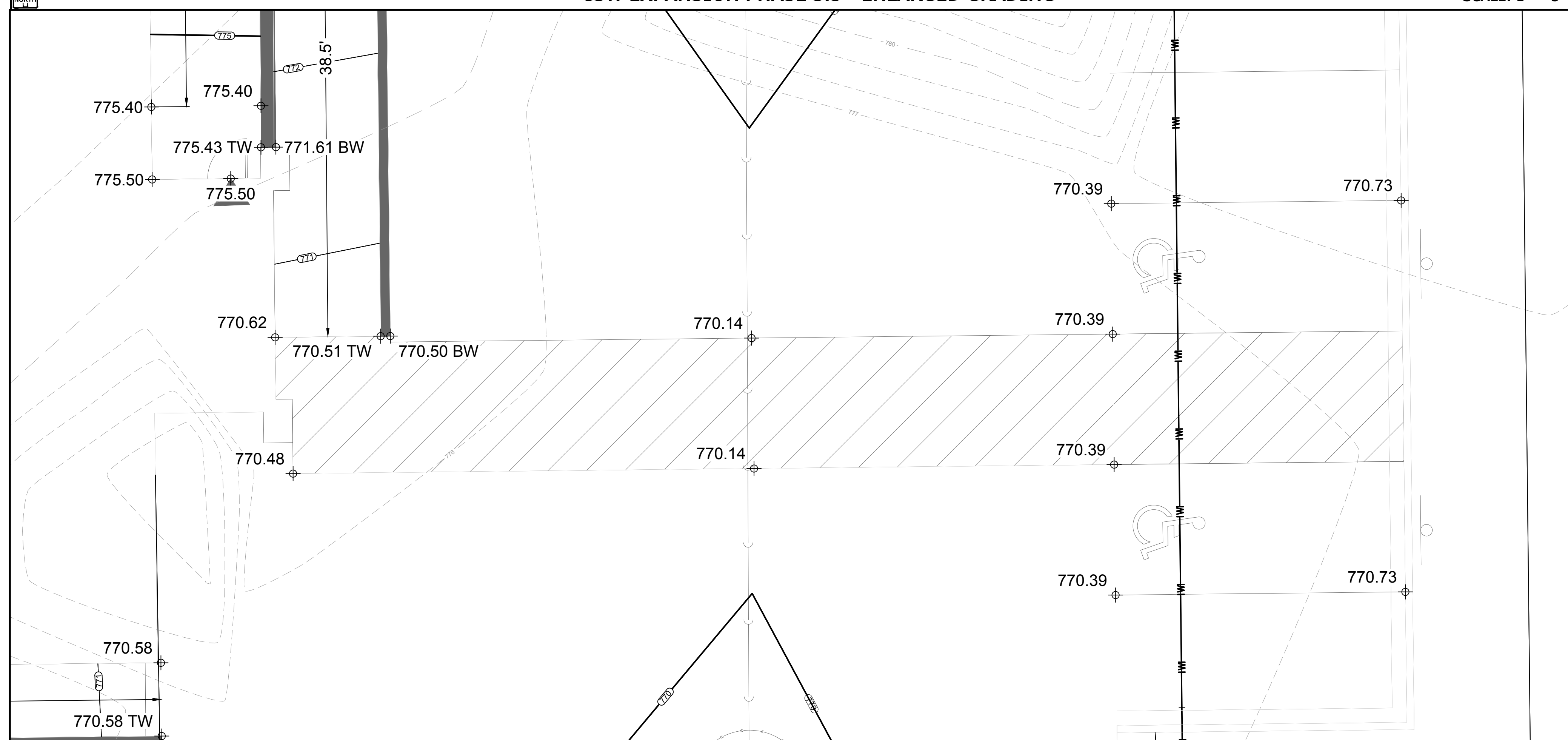
CONSTRUCTION DETAILS

DESIGNED: ATN
DRAWN: ATN
CHECKED: TDM
REVIEWED: TDM
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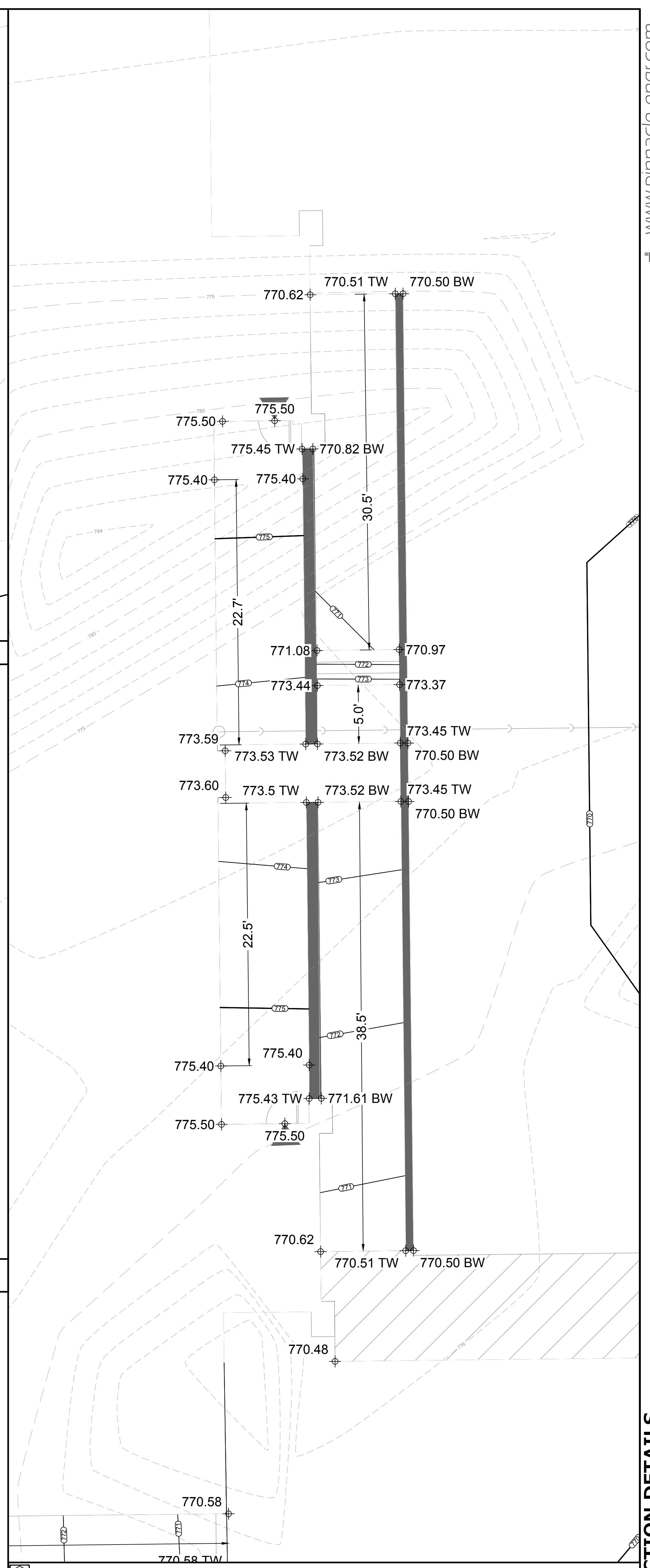
CSW EXPANSION PHASE 3.5 - ENLARGED GRADING

SCALE: 1" = 5'



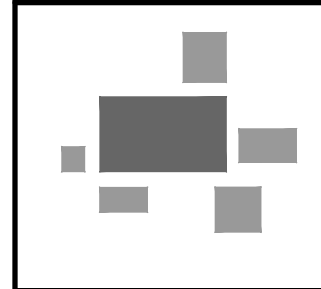
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SCALE: 1" = 5'



CSW EXPANSION PHASE 3.5 - ENLARGED GRADING

SCALE: 1" = 5'

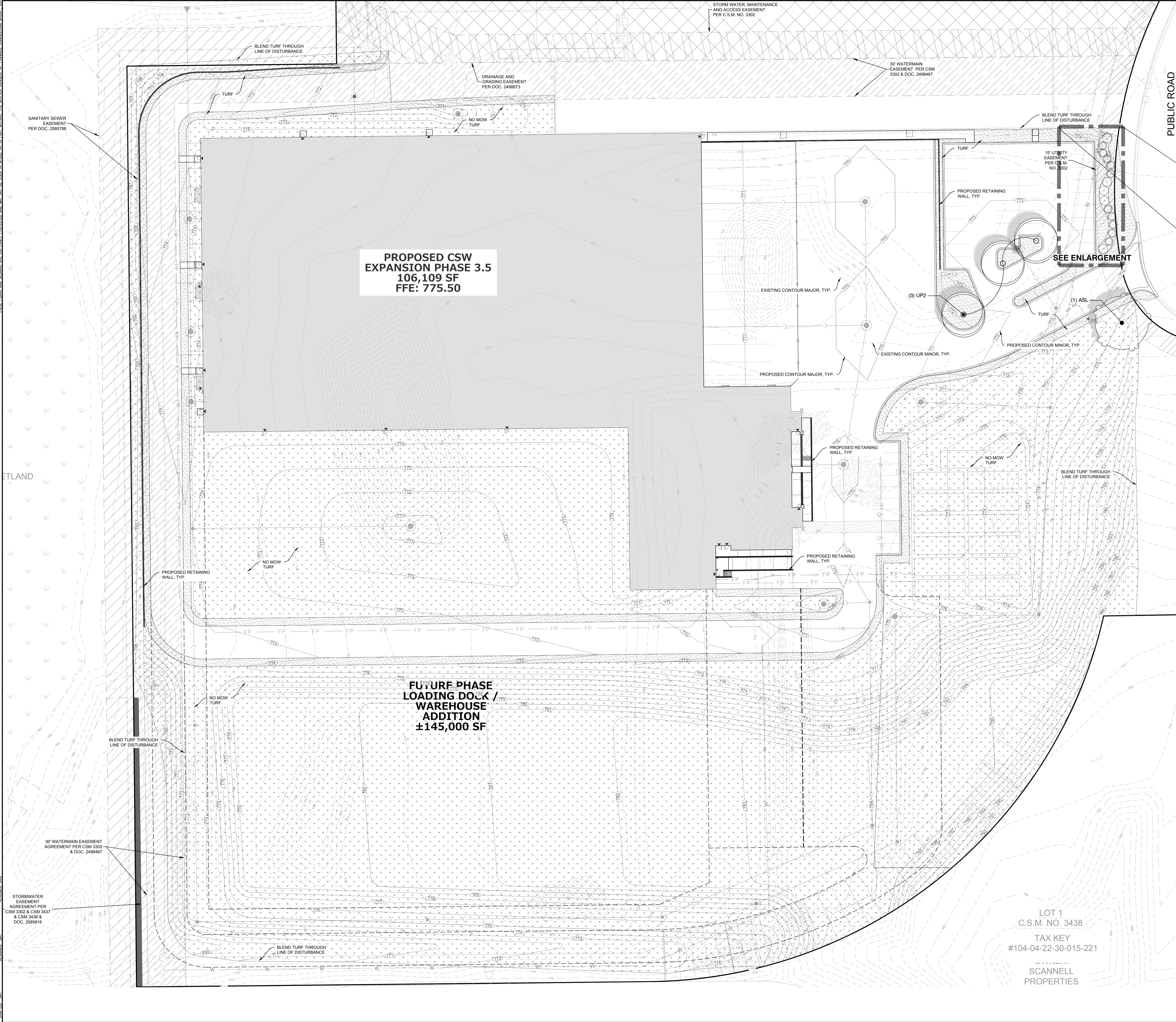

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CSW EXPANSION PHASE 3.5
12725 4 MILE ROAD
CALEDONIA, WI 53126

CONSTRUCTION DETAILS

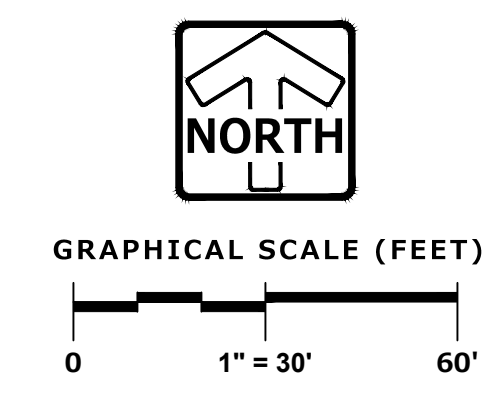
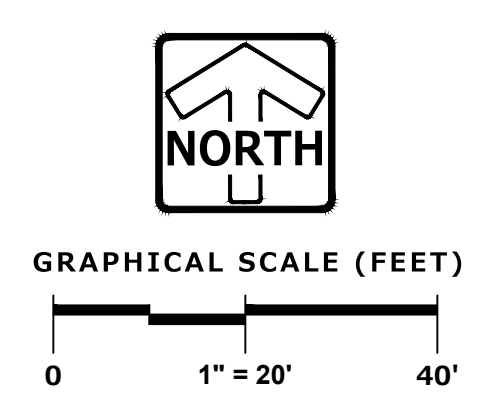
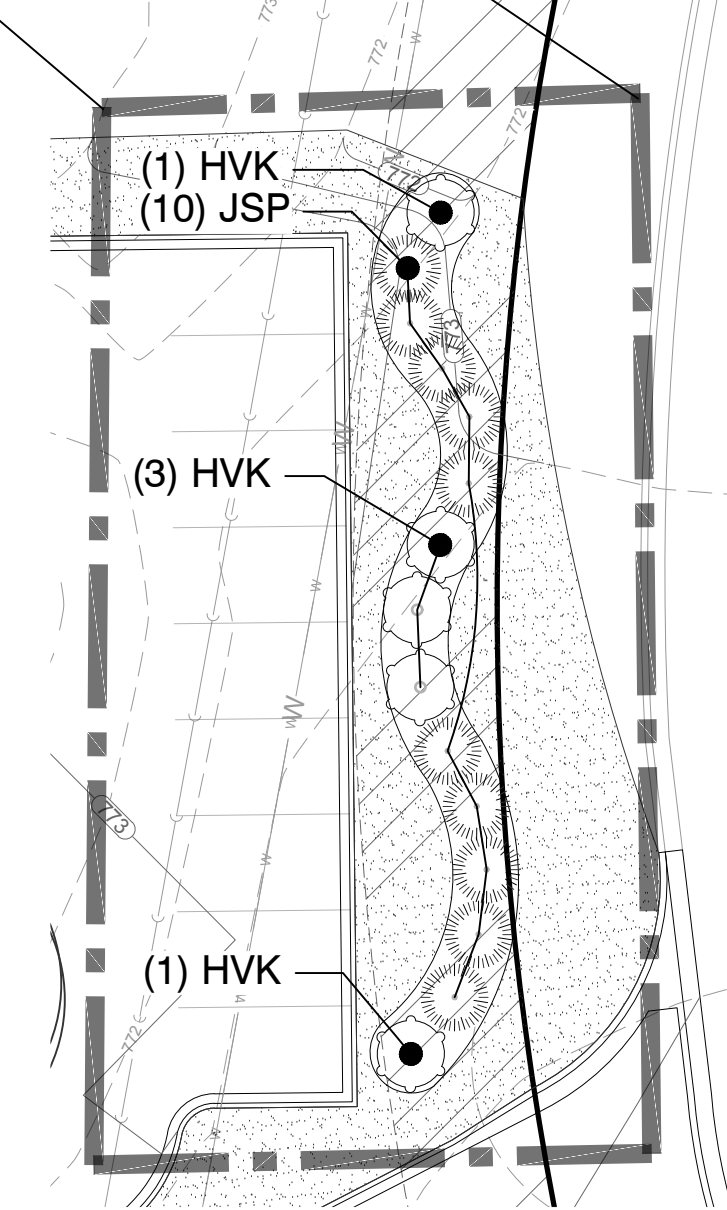
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2	BSO SUBMITTAL #1 03/11/24

REG. JOB NO. 5294.00	TDM
REG. P.N.	TDM
START DATE 01/11/24	SCALE 1"=50'
DATE 03/11/24	SCALE 1"=50'
SHEET C-13	C-11



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ASL	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	2" Cal.	60' T x 50' W
UP2	3	Ulmus x Morton Glossy	Triumph Elm	2" Cal.	55' T x 40' W
SHRUBS					
HVK	5	Hamamelis vernalis 'Kohankie Red'	Kohankie Red Ozark Witchazel	24" Ht.	8' T x 9' W
EVERGREEN SHRUBS					
JSP	10	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	4" Ht.	16' T x 8' W
SYMBOL QTY BOTANICAL NAME COMMON NAME REMARKS					
GROUND COVERS					
	23,430 sf	Turf Hydroseed	Drought Tolerant Fescue Blend		
	270,506 sf	Turf Hydroseed Low Grow	Low Grow Mix		



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GENERAL PLANTING NOTES

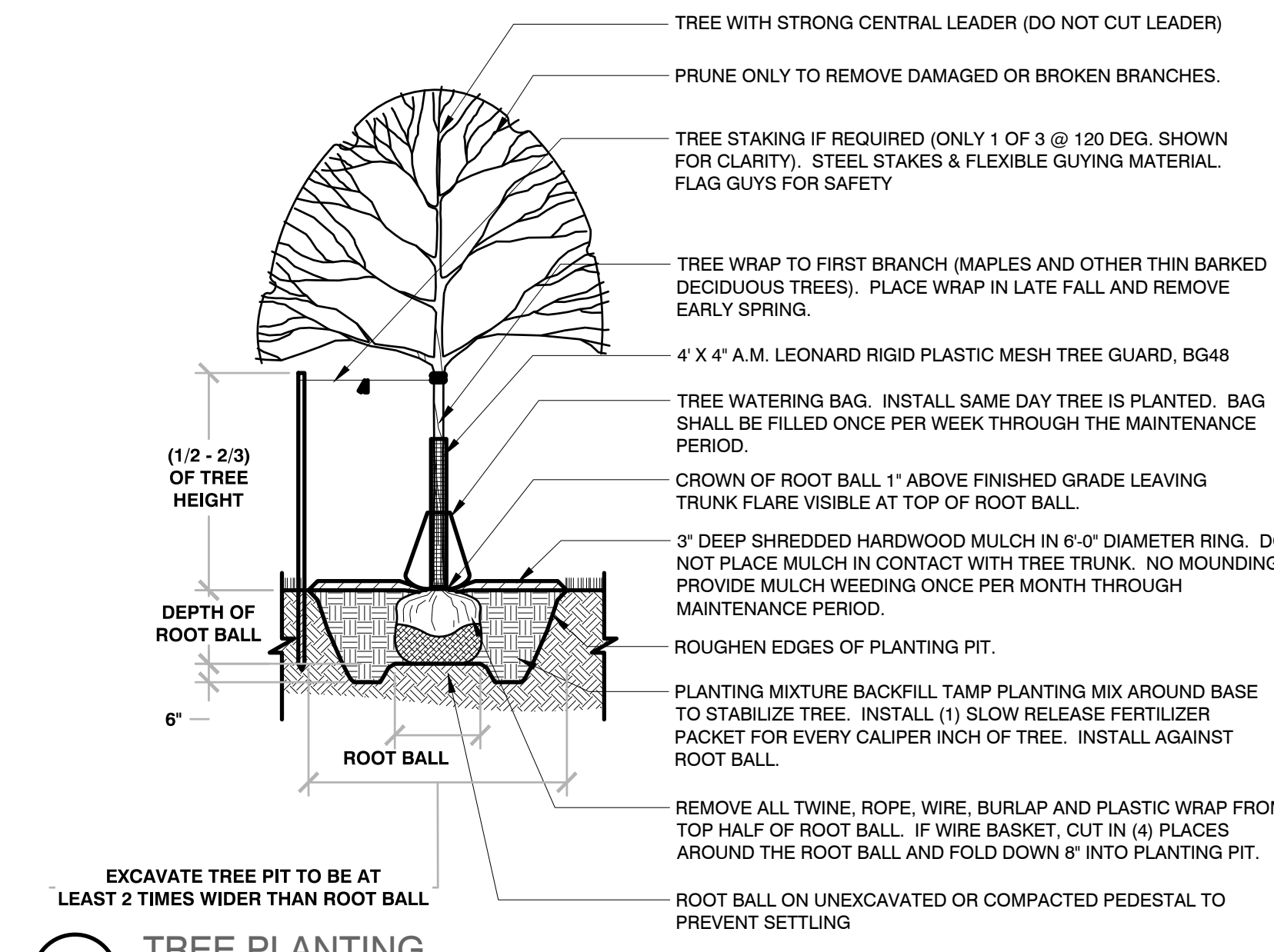
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION

26. TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

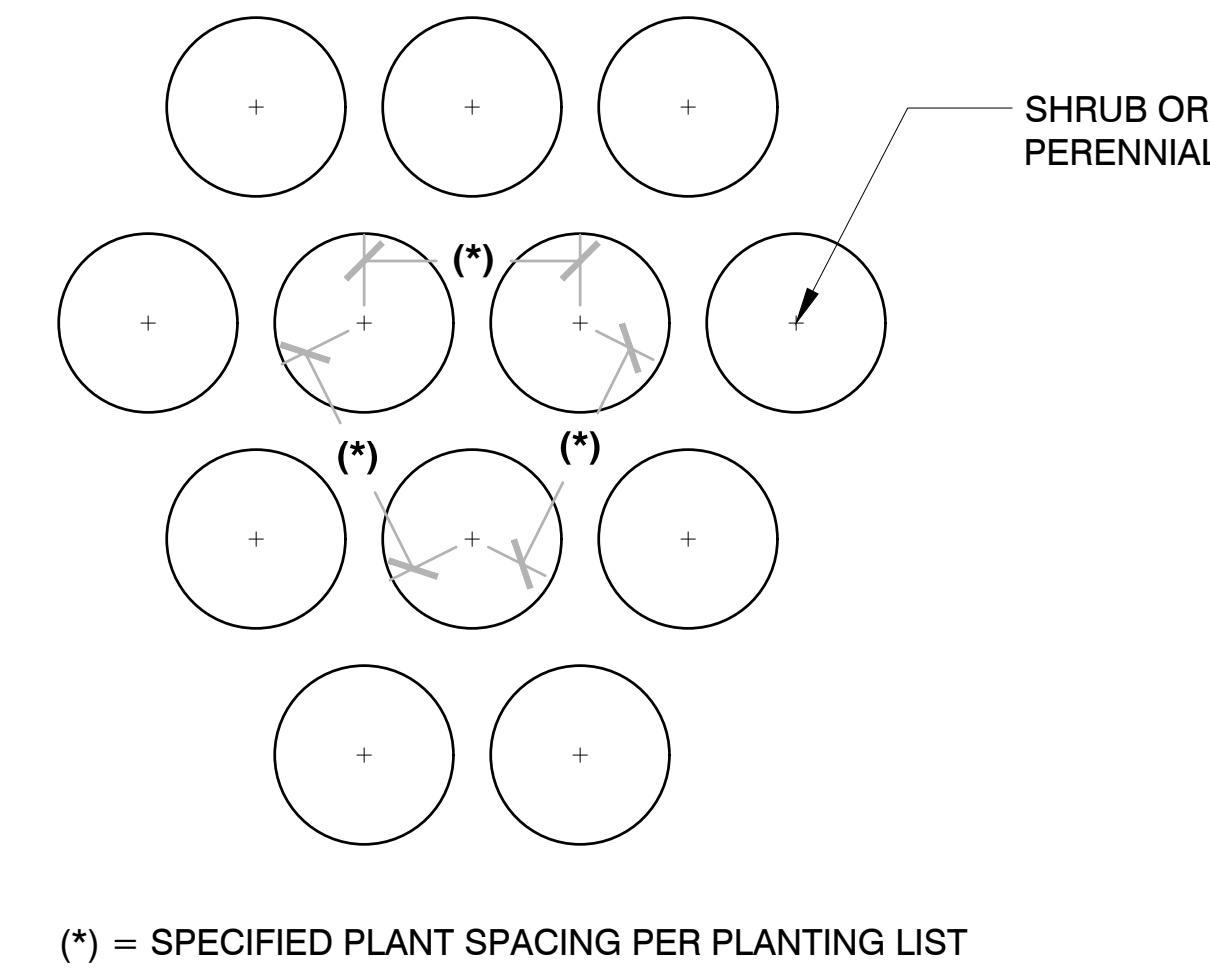
SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULT-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

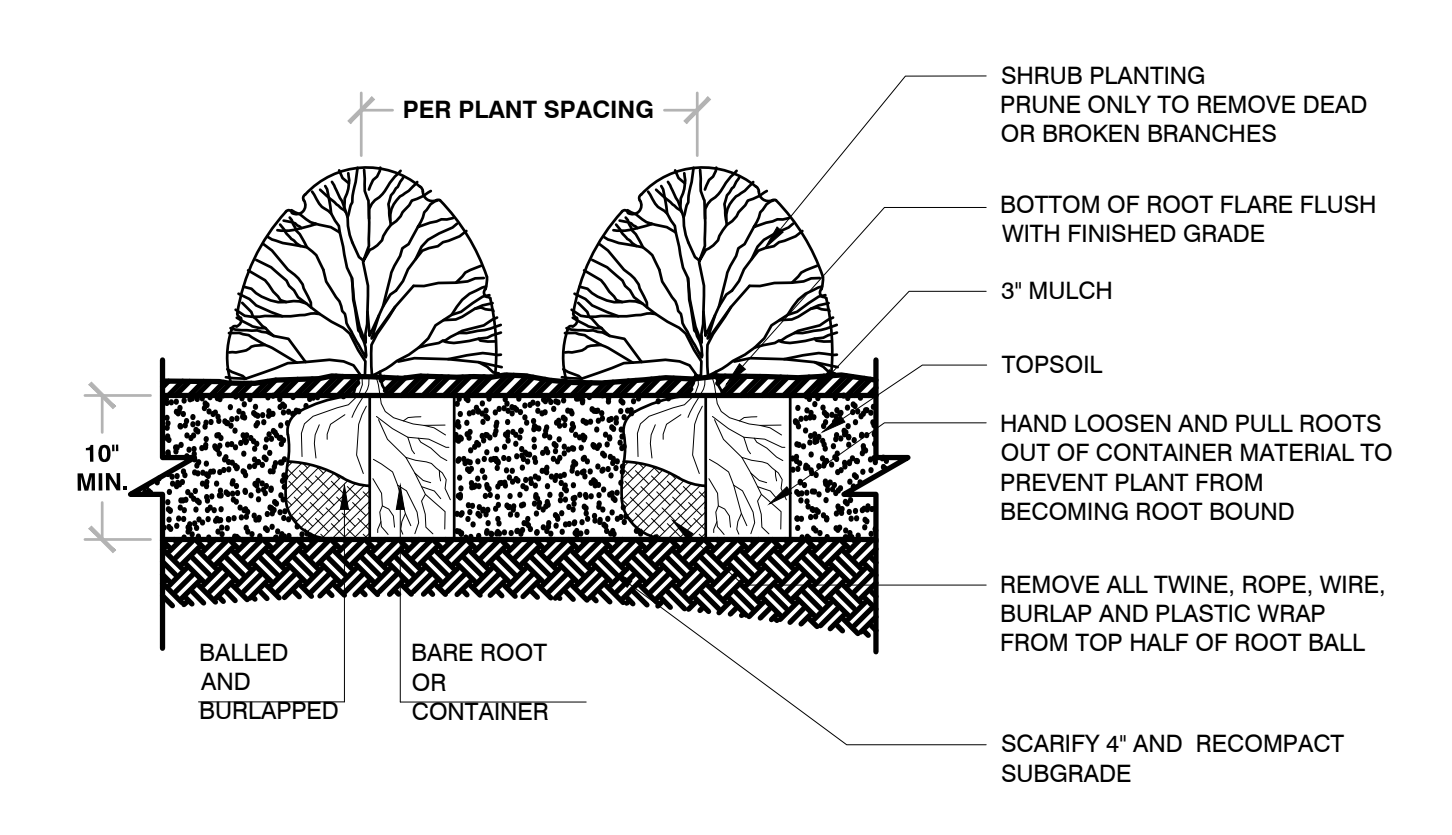
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION



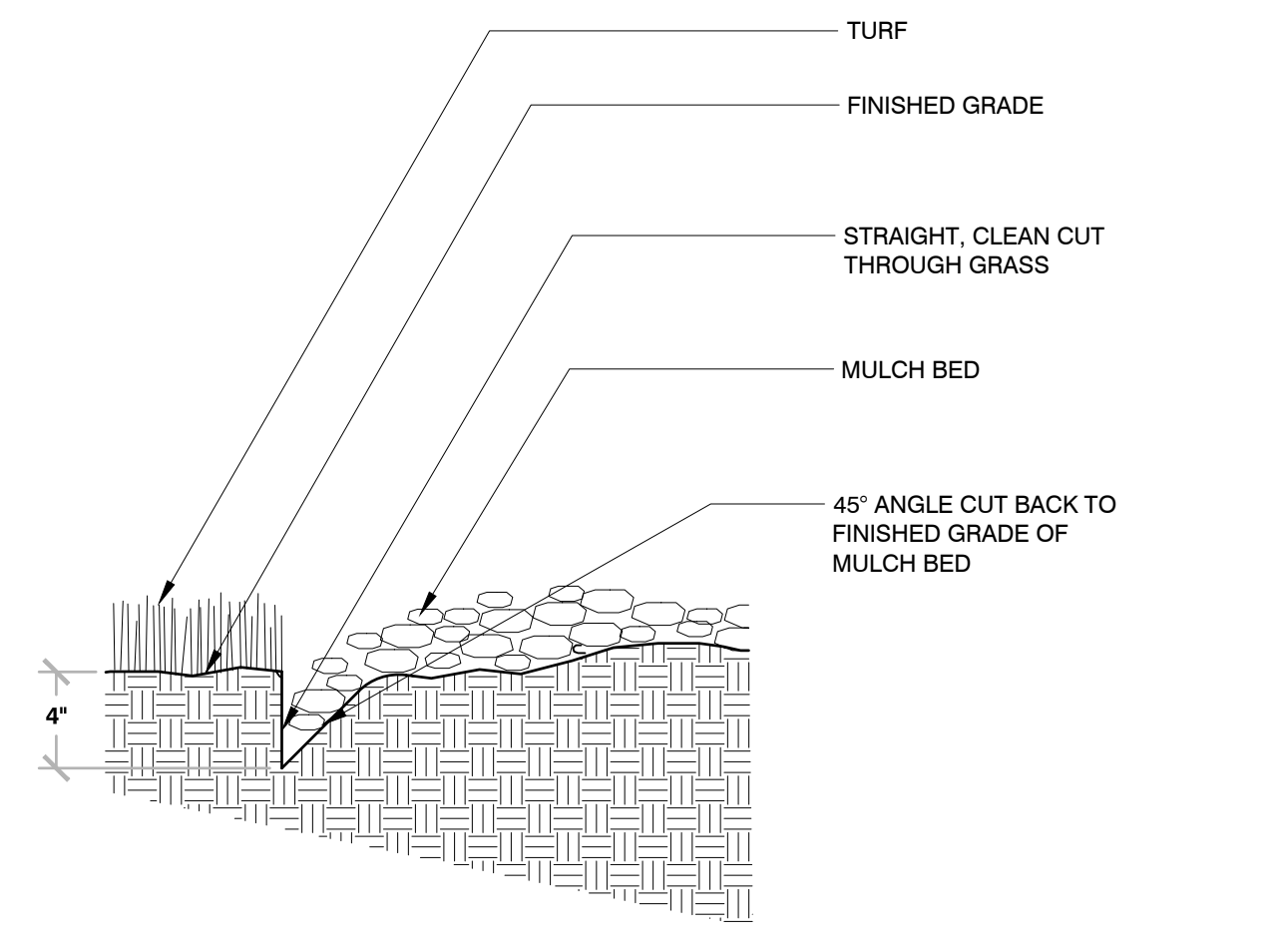
1 TREE PLANTING
1/4" = 1'-0"
3293-01



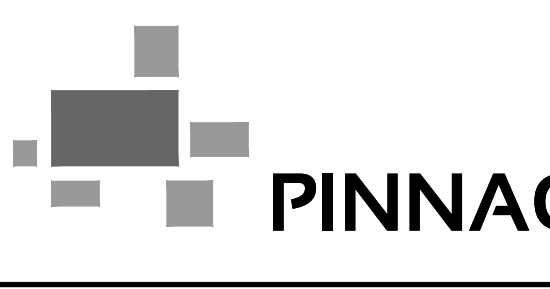
5 PLANT SPACING
3/4" = 1'-0"
3293-02



3 SHRUB PLANTING
1/2" = 1'-0"
3293-02



6 TRENCHED BED EDGE
3/4" = 1'-0"
3293-03


PINNACLE ENGINEERING GROUP
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 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
 WISCONSIN OFFICE:
 20735 WATERTOWN ROAD, SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

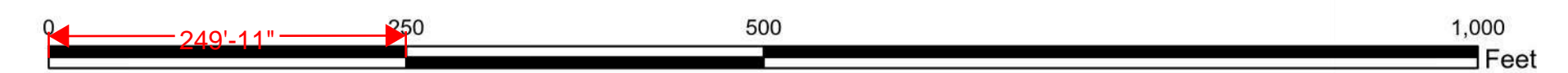
CSW EXPANSION PHASE 3.5
 12725 4 MILE ROAD
 CALEDONIA, WI 53126

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS	
1. PRICING SET	01/11/24
2. BSO SUBMITTAL #1	03/11/24

REG JOB No. 5294-01
 TOWN
 START DATE 01/11/24
 SCALE VARIES
 SHEET L-2 of L-2
 5/2024

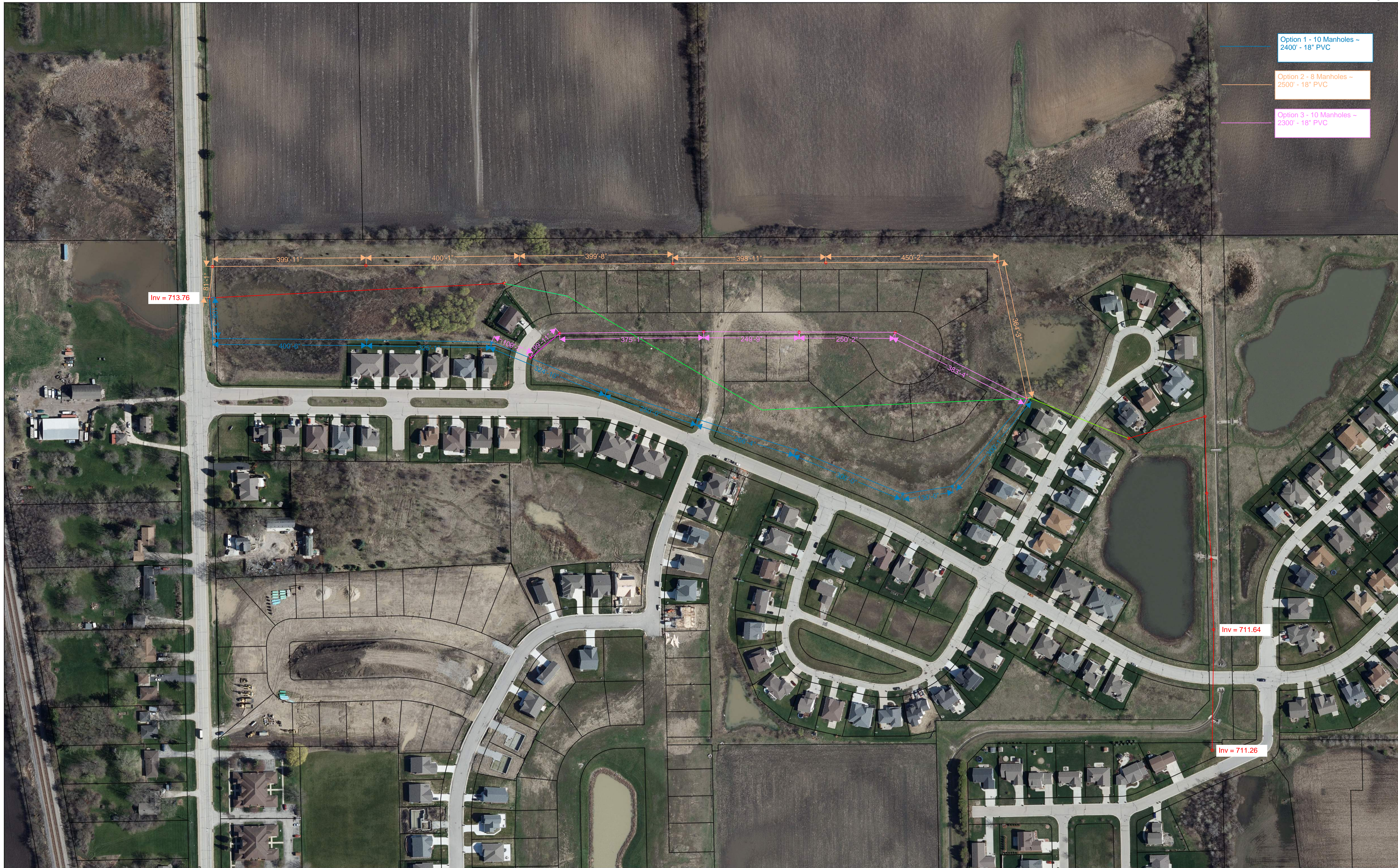
Prairie Pathways Phase 6 Tile Reroute



Option 1 - 10 Manholes - 2400' - 18" PVC

Option 2 - 8 Manholes - 2500' - 18" PVC


Option 3 - 10 Manholes - 2300' - 18" PVC



MEMORANDUM

DATE: Tuesday, May 28, 2024

TO: Caledonia Utility District

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

RE: Subdivision System Approval – The Glen @ Waters Edge

BACKGROUND INFORMATION

The Village and Cornerstone Homes entered into a Development Agreement for the development of The Glen @ Waters Edge. The 30 lots, in order to be buildable, required public improvements such as the subdivision system to be made. The subdivision system includes the Sanitary Sewer Main, Sanitary Sewer laterals, Watermain, Water laterals, Storm Sewer and Storm Water Facilities.

The work for The Glen @ Waters Edge, including the subdivision system, have been completed and has been inspected for compliance with the approved plans and specifications. Asbuilt plans have been received and also reviewed.

It is hereby recommended that the subdivision system of The Glen @ Waters Edge be accepted by the Utility District.

RECOMMENDATION

Move to accept the Subdivision System for The Glen @ Waters Edge.

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - VILLAGE OF CALEDONIA STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY

EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.

NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.

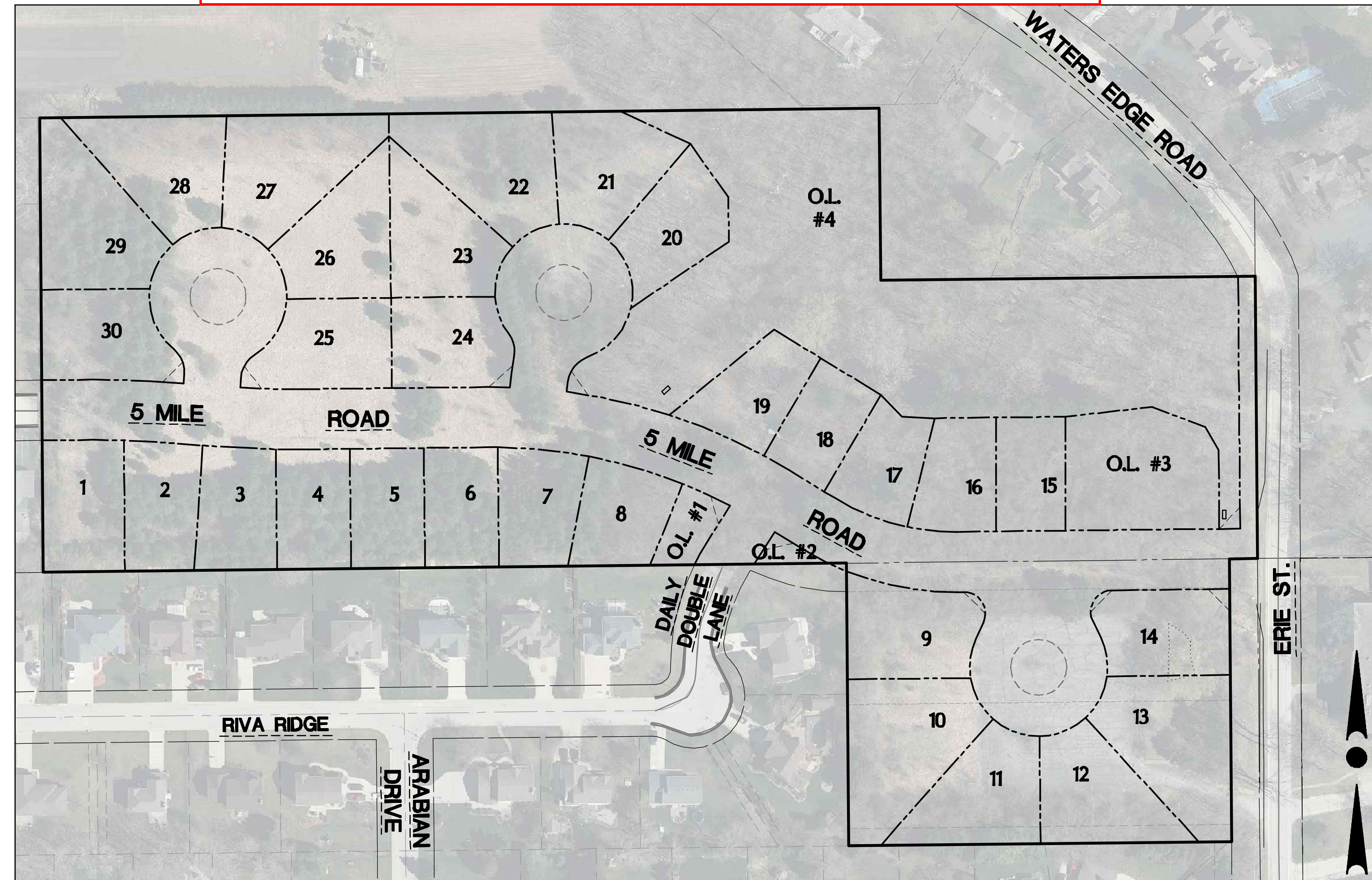
THE GLEN AT WATERS EDGE

SINGLE FAMILY RESIDENTIAL SUBDIVISION

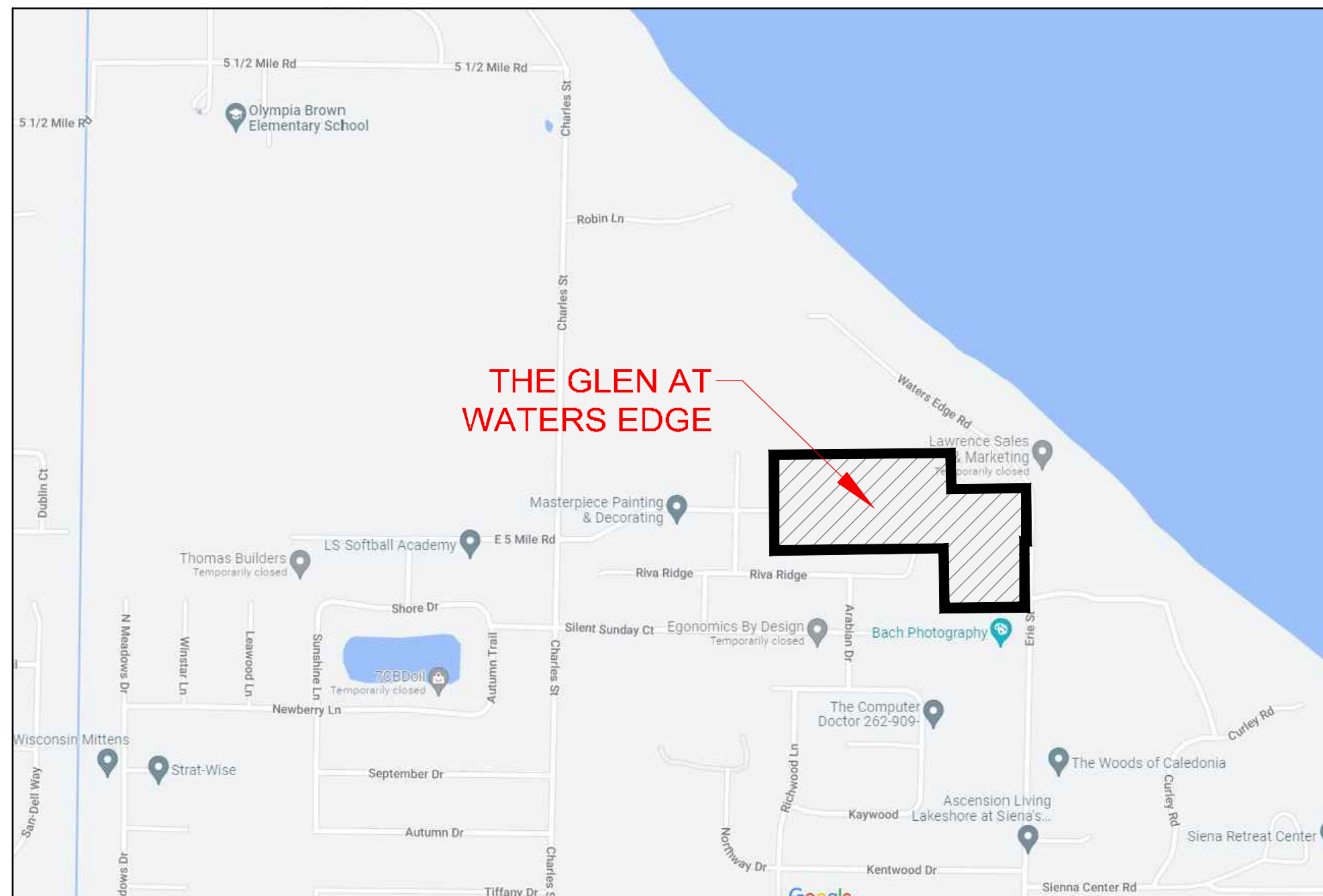
CIVIL SITE DEVELOPMENT PLANS

VILLAGE OF CALEDONIA, WISCONSIN

RECORD DRAWINGS



SITE PLAN
SCALE: 1" = 100'



LOCATION MAP
NOT TO SCALE

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:
CORNERSTONE DEVELOPMENT OF S.E. WI, LLC
N63 W23849 MAIN STREET
SUSSEX, WI 53089
PHONE: (262) 932-4188

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE
C1.1	- PROPOSED SITE
C2.0	- MASTER GRADING & DRAINAGE PLAN
C2.0A	- OVERALL INTERIM GRADING & DRAINAGE PLAN
C2.1-C2.2	- DETAILED & INTERIM GRADING & DRAINAGE PLAN
C2.3	- POND DETAIL
C2.4	- EROSION CONTROL PLAN
C3.0	- OVERALL SANITARY SEWER AND WATER MAIN PLAN
C3.1-C3.4	- SANITARY SEWER AND WATER MAIN PLAN & PROFILES
C4.0	- OVERALL ROADWAY AND STORM SEWER PLAN
C4.1-C4.4	- ROADWAY AND STORM SEWER PLAN & PROFILES
C4.5-C4.8	- STORM SEWER EASEMENT PLAN & PROFILES
C5.0-C5.2	- INTERSECTION & CUL-DE-SAC PLANS
C6.0-C6.3	- CONSTRUCTION NOTES & DETAILS



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
THE GLEN AT WATERS EDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF CALEDONIA, WISCONSIN
BY: CORNERSTONE DEVELOPMENT

REVISION HISTORY

DATE	DESCRIPTION
02/10/2023	INTERIM GRADING
03/17/2023	VILLAGE SUBMITTAL
04/07/2023	VILLAGE SUBMITTAL
04/17/2023	VILLAGE SUBMITTAL
06/22/2023	GRADING REV.
06/24/2023	SAN & STM REV.
08/14/2023	STM & EASEMENT REV.

DATE:
JUNE 14, 2023

JOB NUMBER:
22-040-796

DESCRIPTION:
COVER SHEET

SHEET

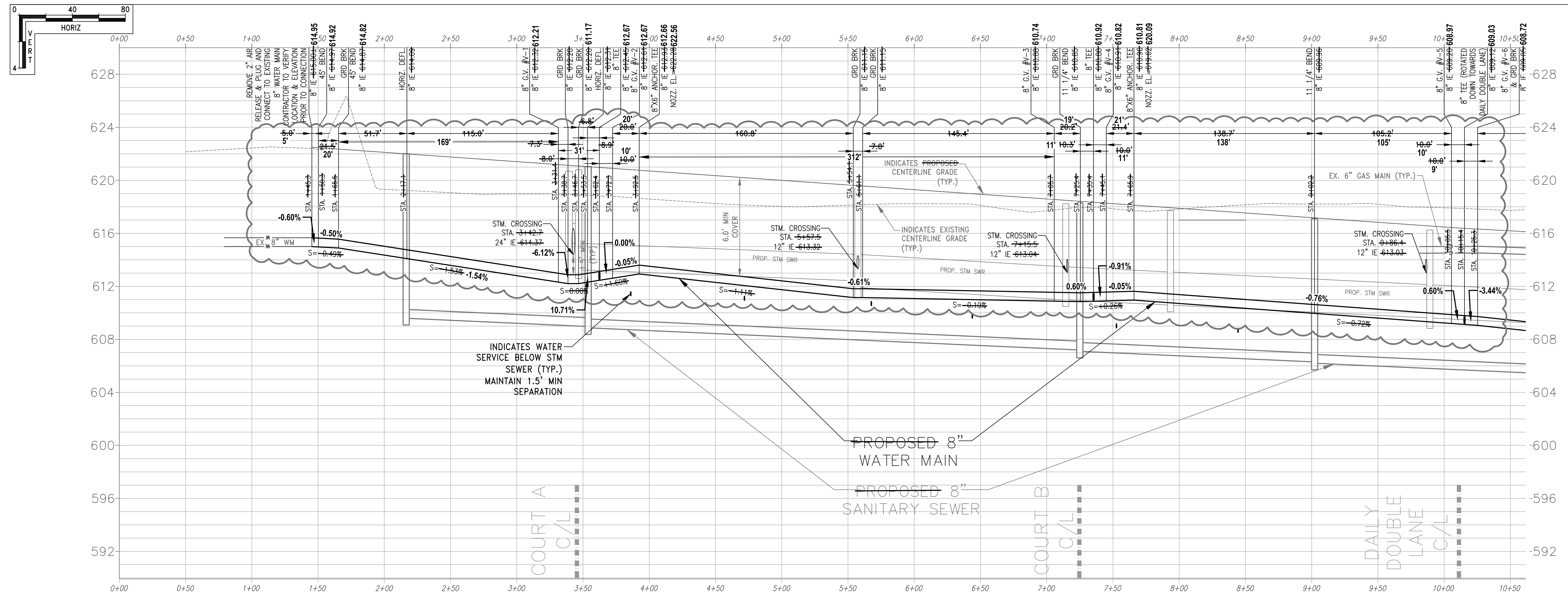
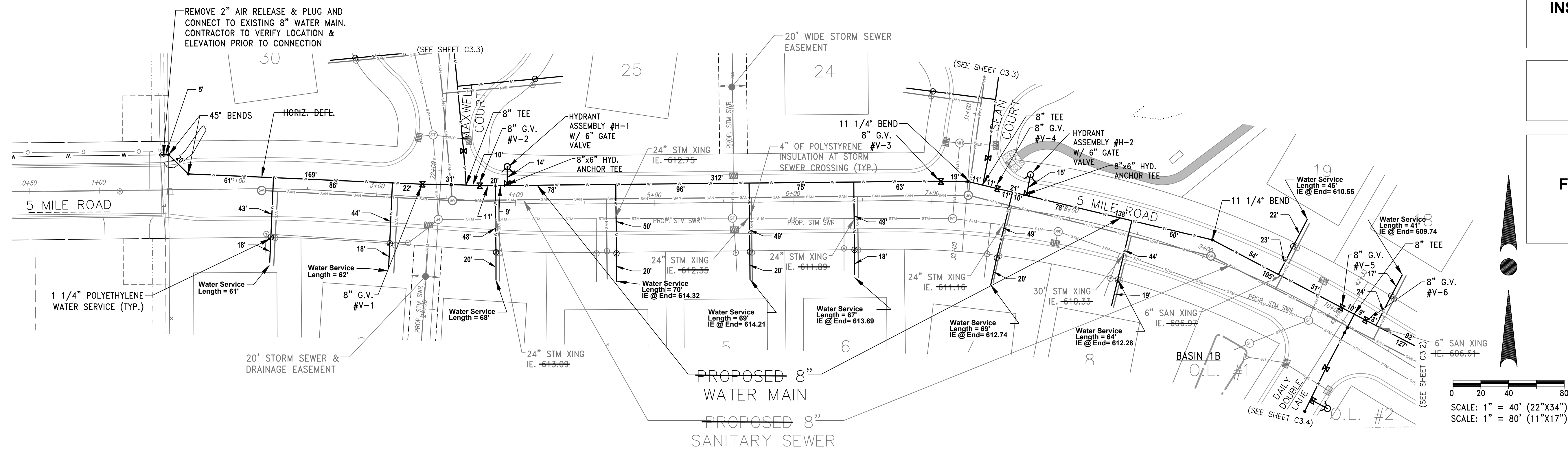
T1

X:\2022\22-040-796 THE GLEN AT WATERS EDGE CALEDONIA DRAWINGS\CONSTRUCTION PLANS\THE GLEN AT WATERS EDGE_CIVIL_COVER & DETAILS_22X34.DWG

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JUNE - NOVEMBER, 2023

DESIGNED BY
TRIO ENGINEERING

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FEBRUARY 2024 - RJL/MHY

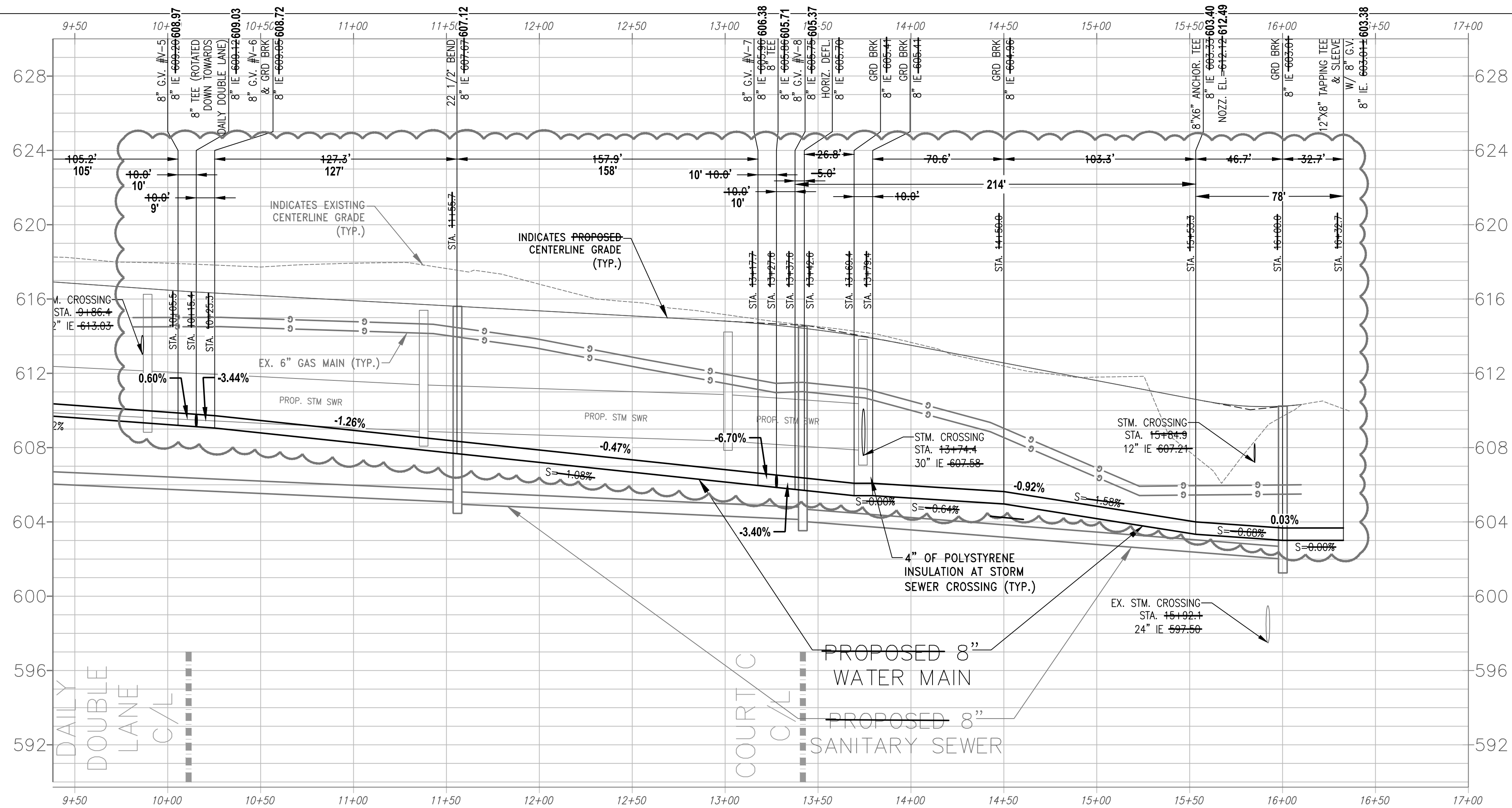
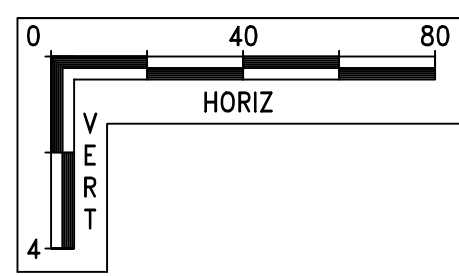
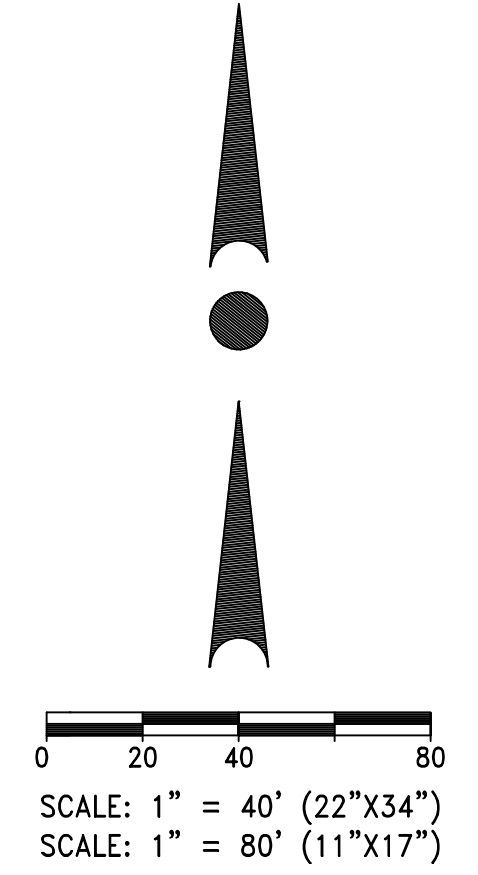
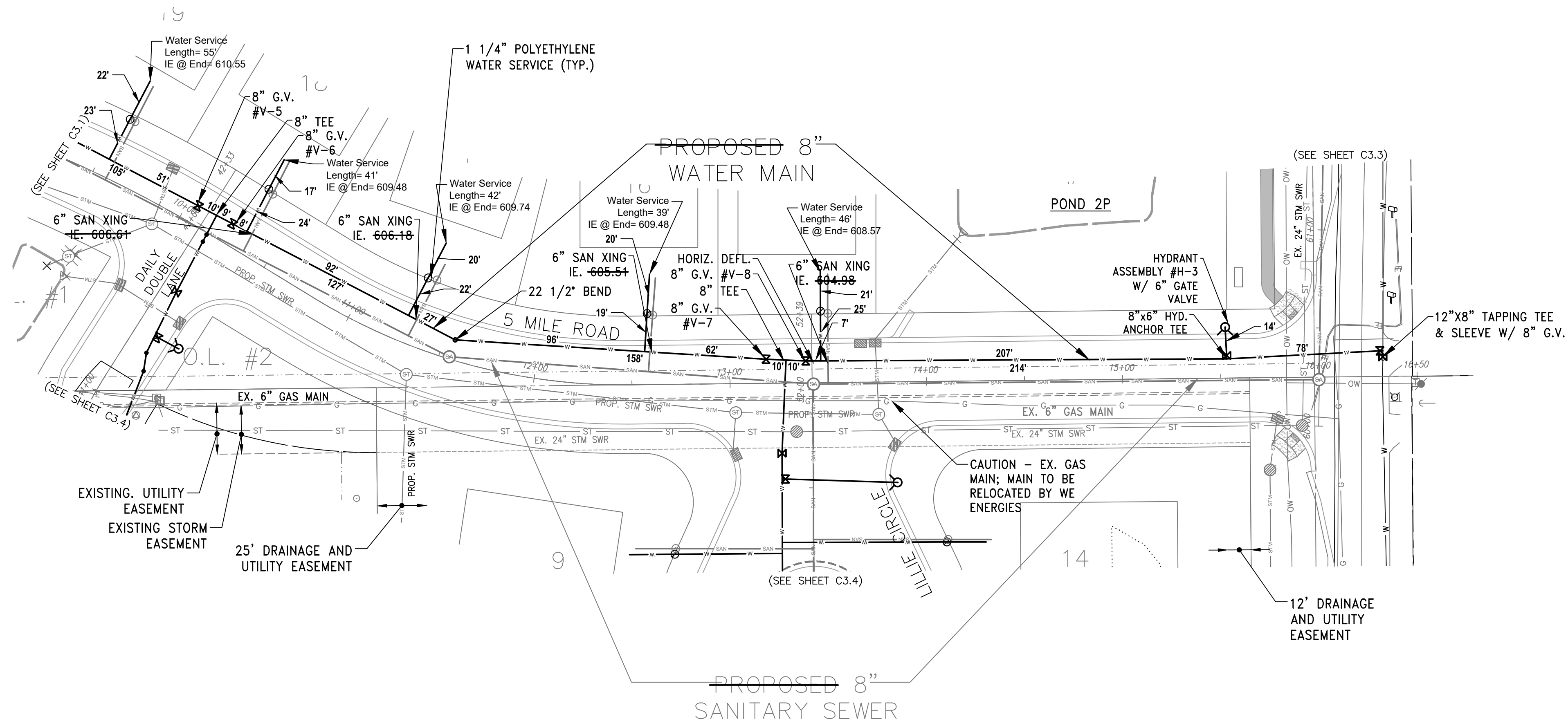


SANITARY SEWER AND
WATER MAIN PLAN &
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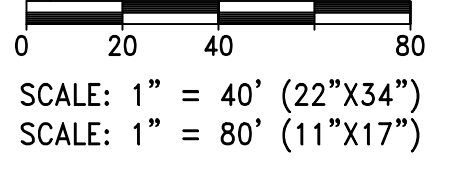
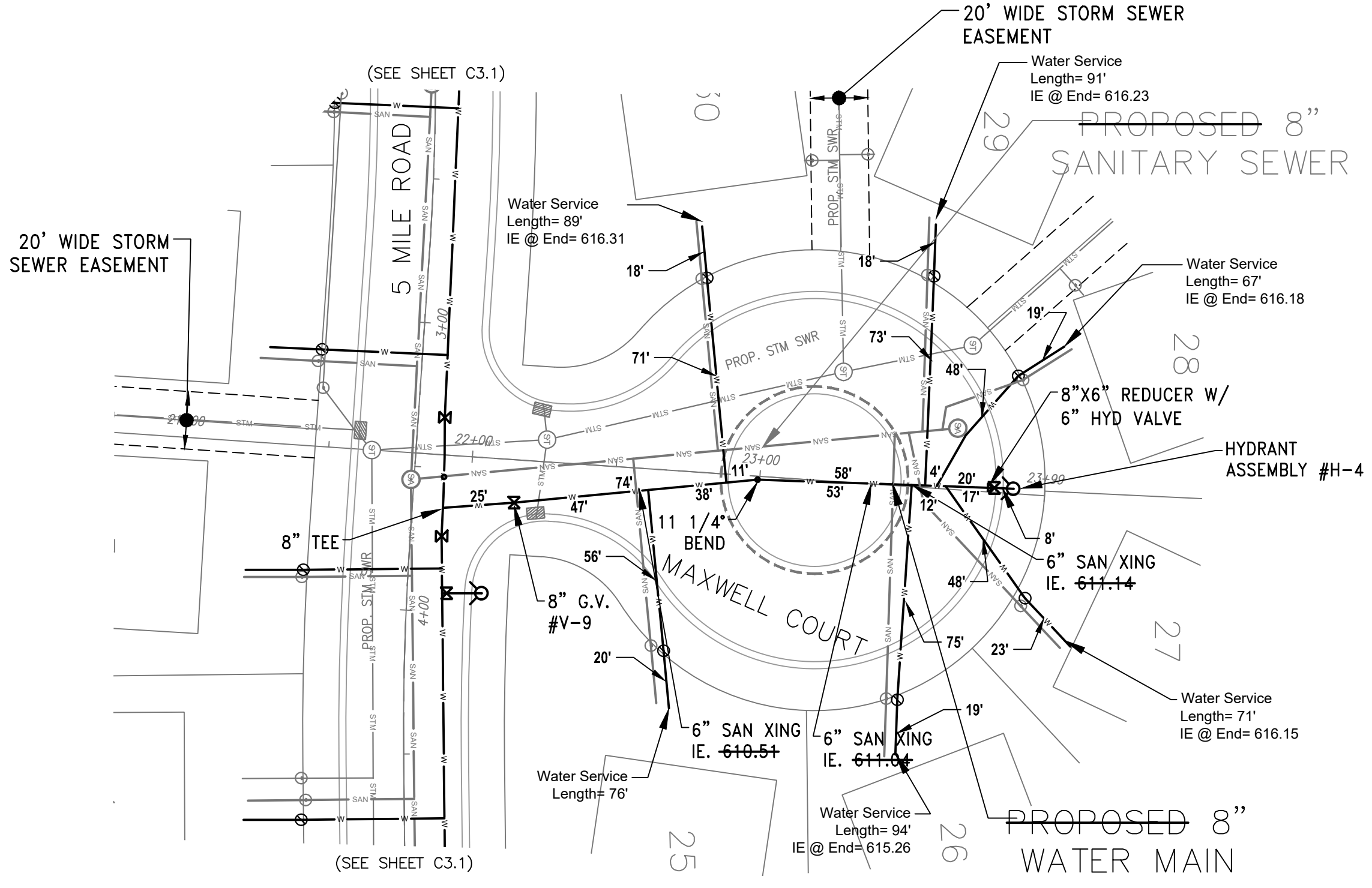
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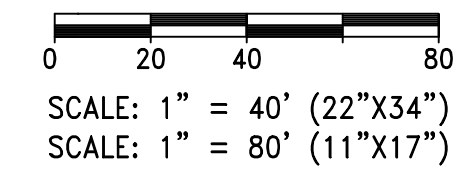
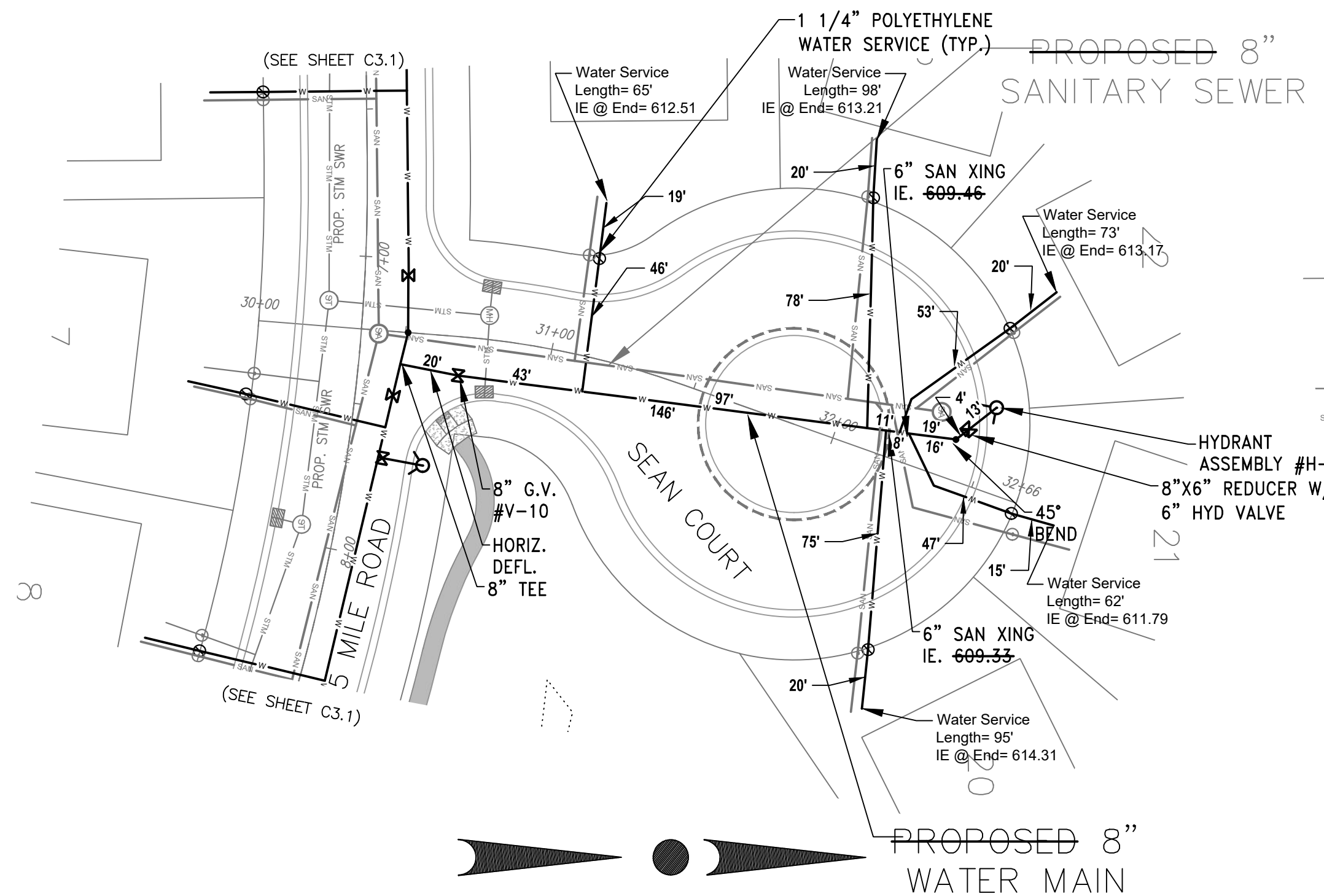
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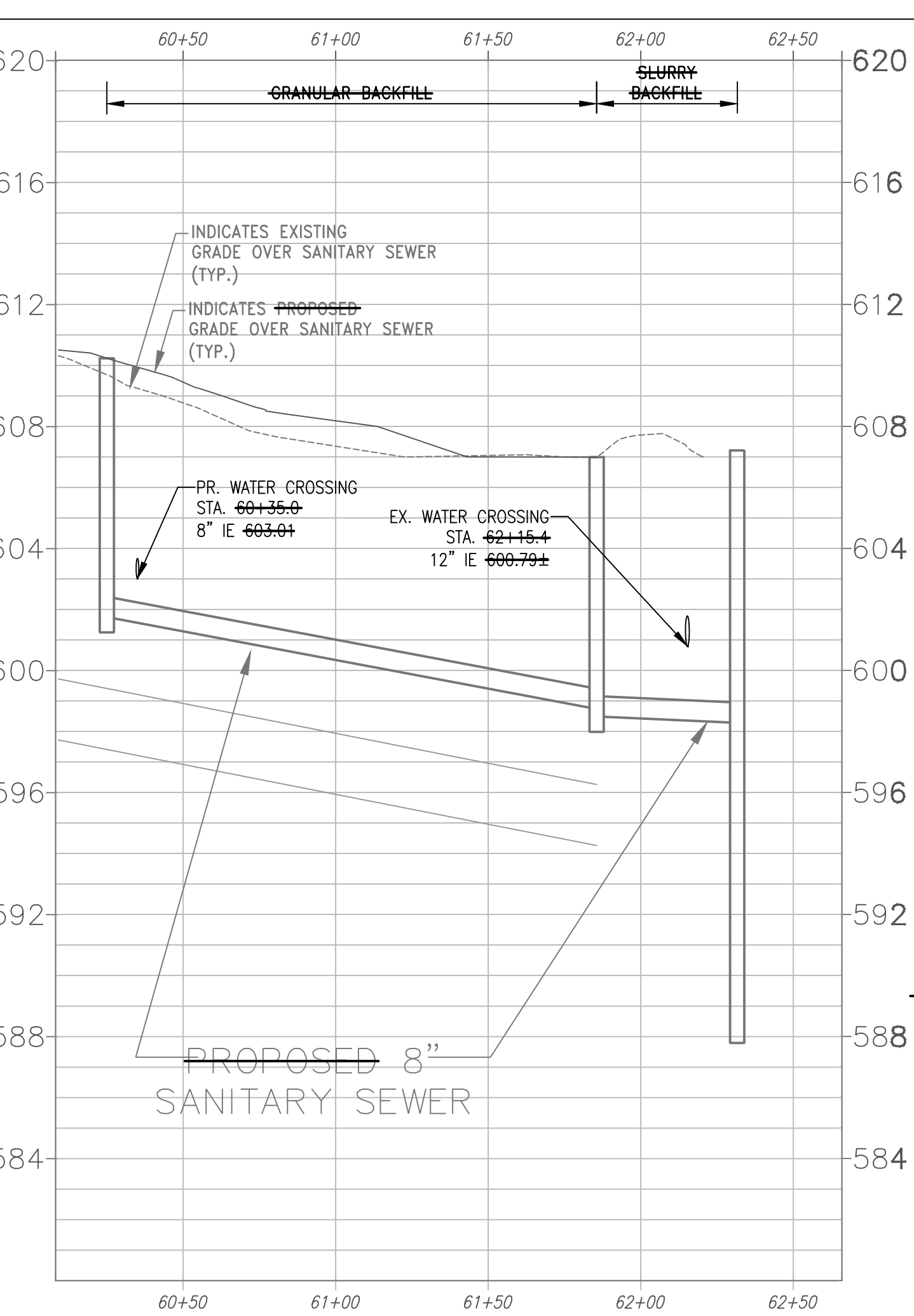
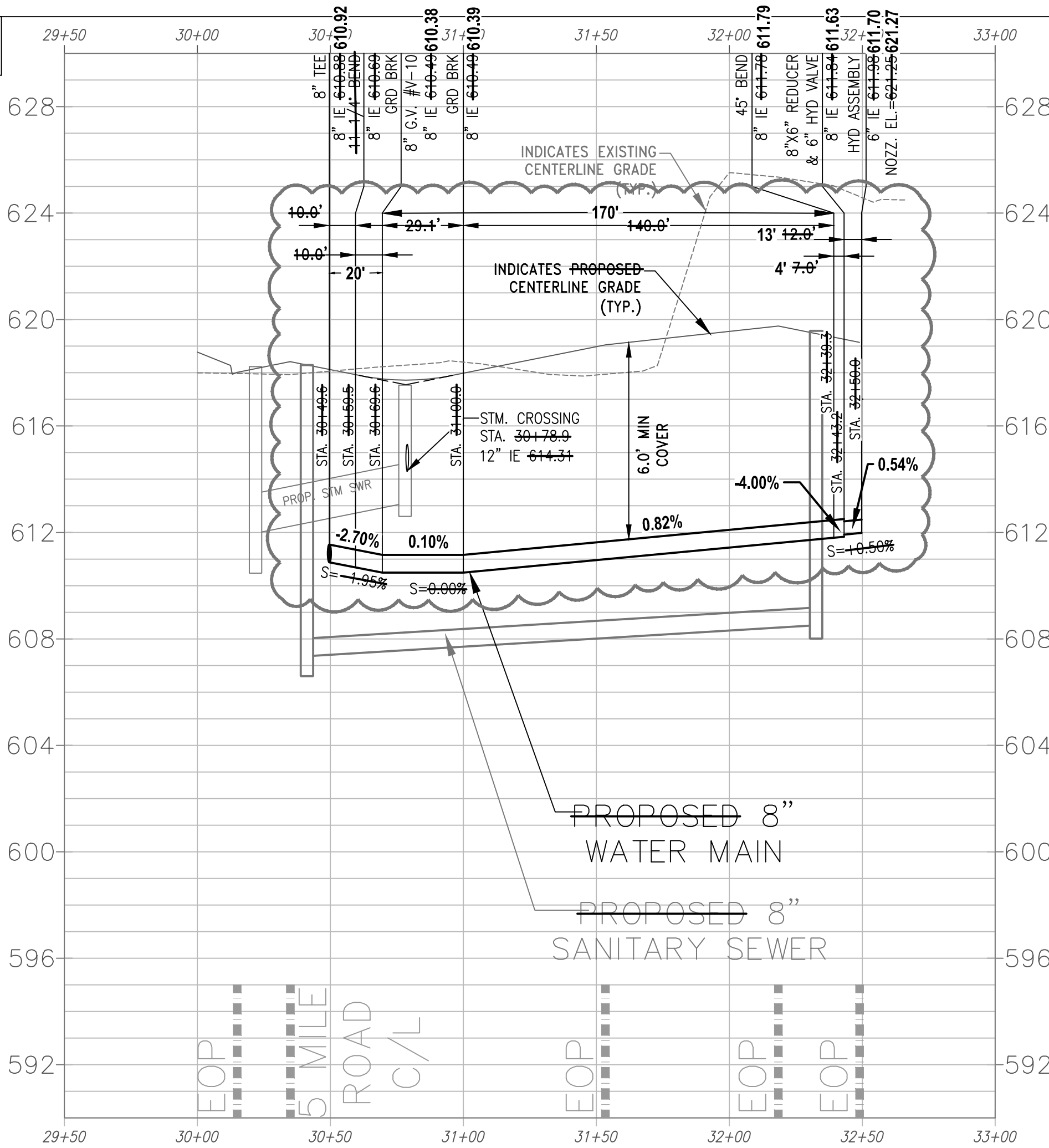
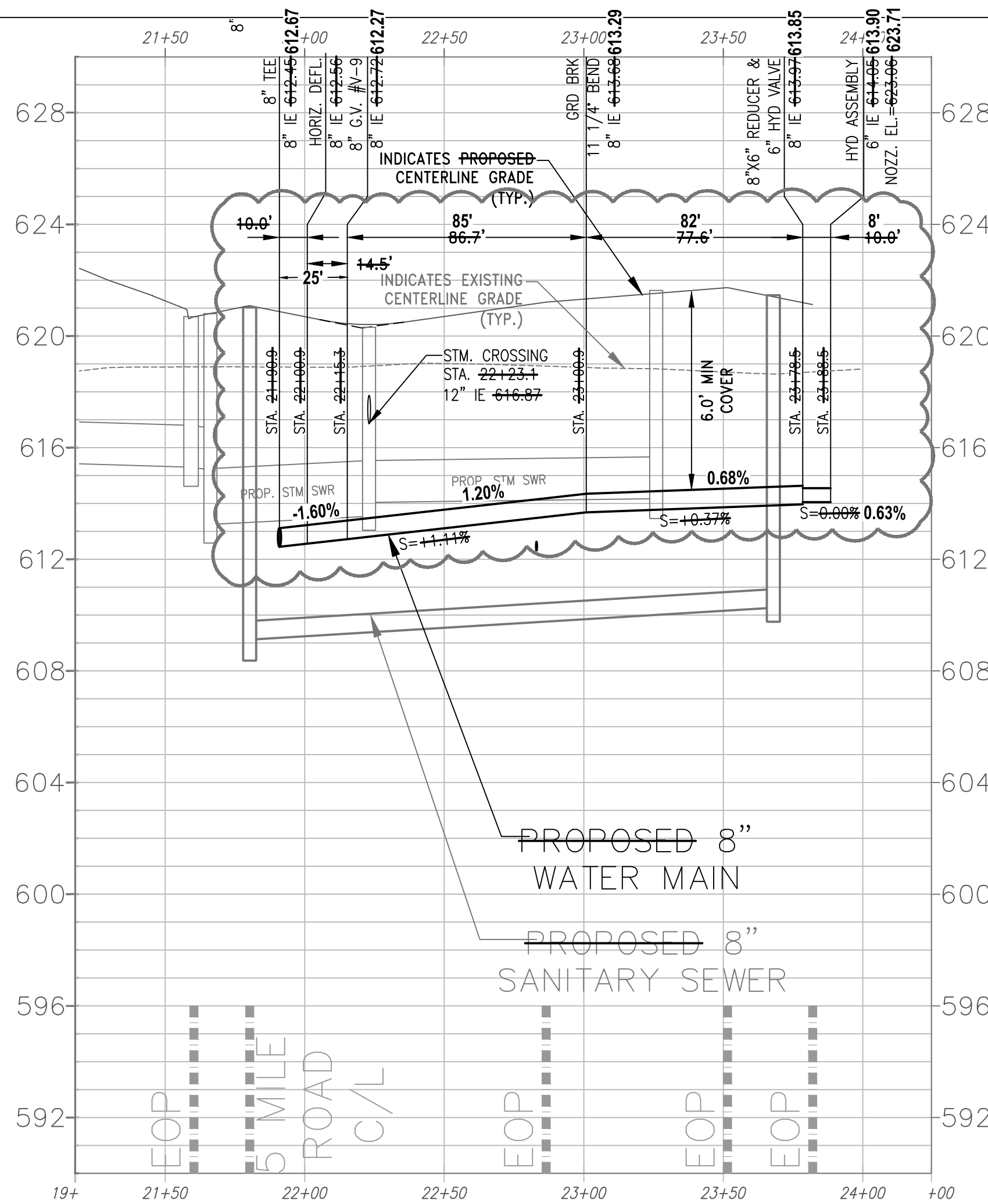
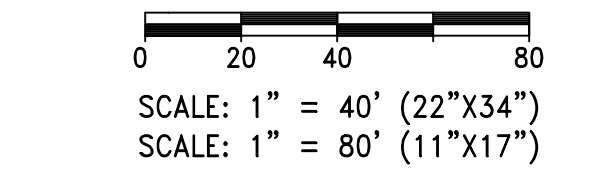
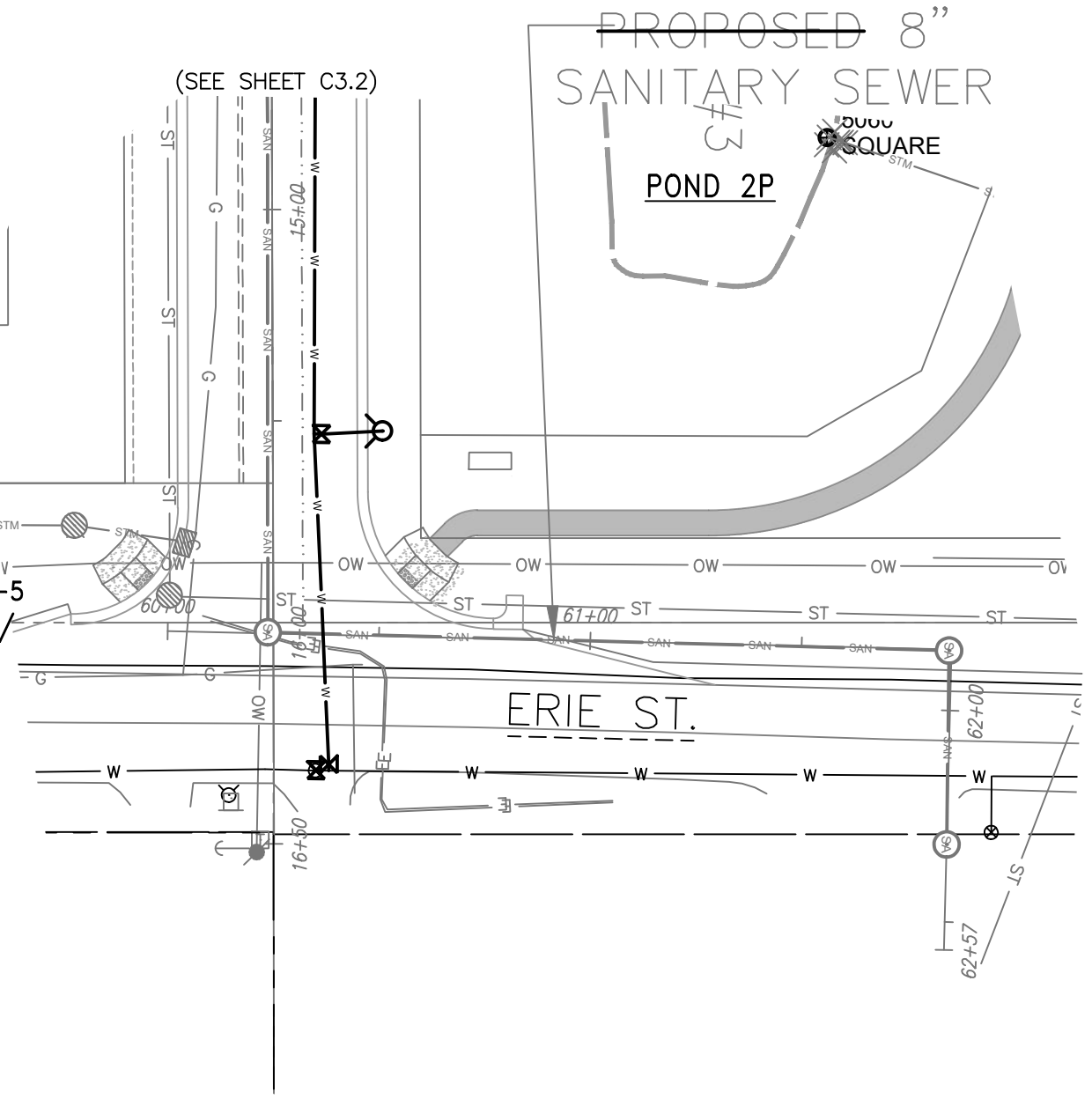


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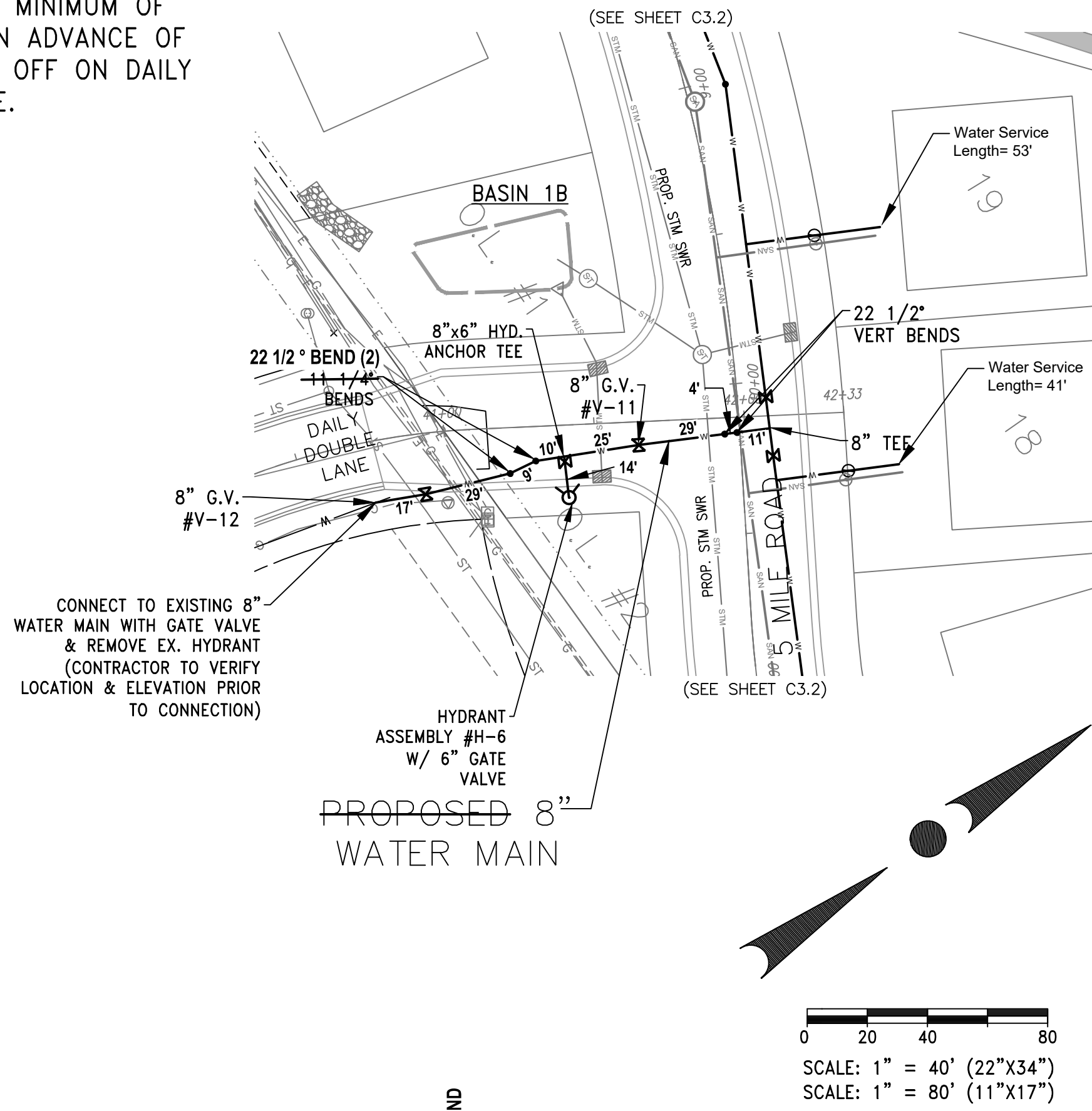
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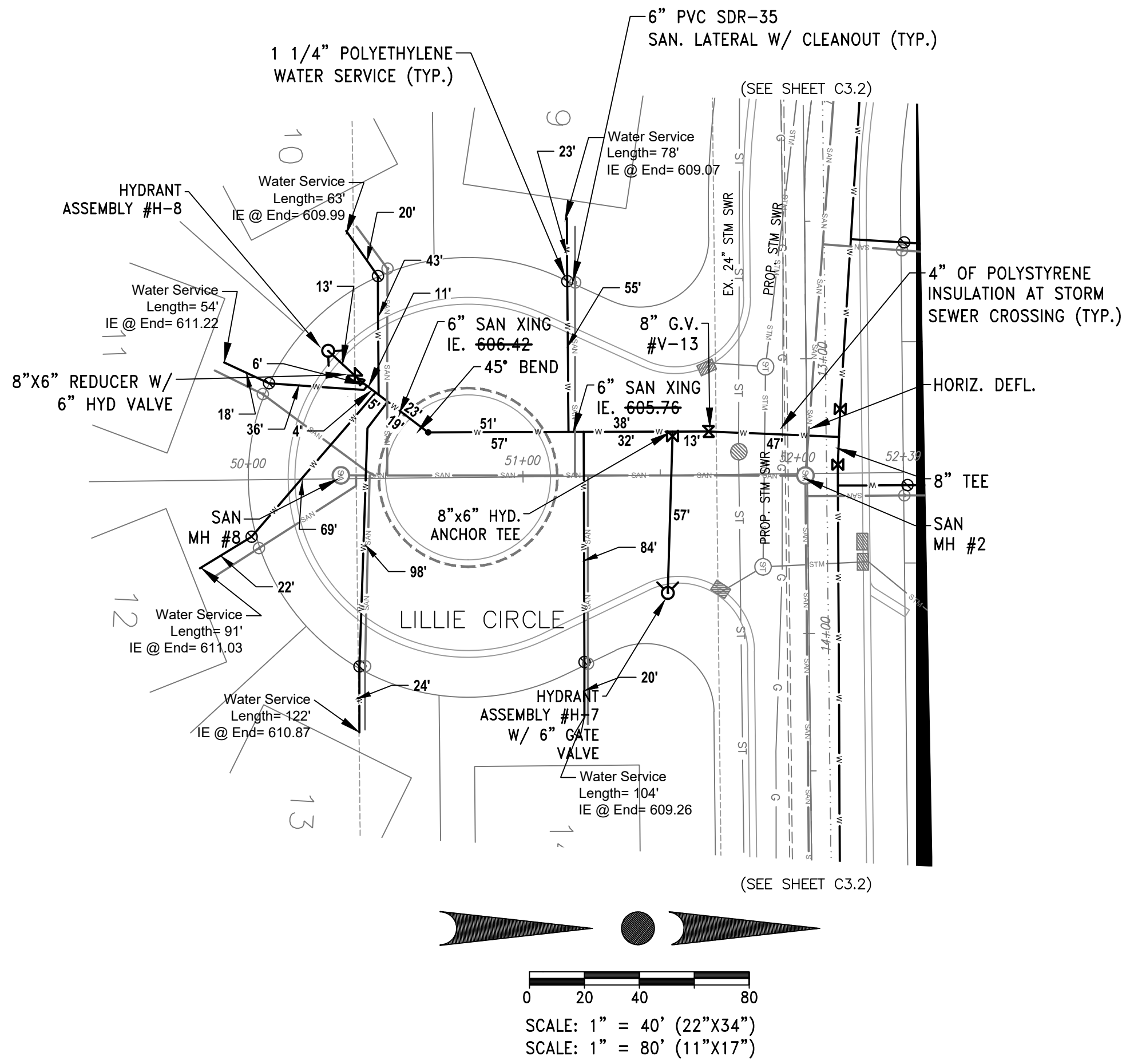


**SANITARY SEWER AND
WATER MAIN PLAN &
PROFILE**

NOTE:
 CONTRACTOR SHALL NOTIFY
 RESIDENTS A MINIMUM OF
 48-HOURS IN ADVANCE OF
 WATER SHUT OFF ON DAILY
 DOUBLE LANE.



SCALE: 1" = 40' (22"X34")
 SCALE: 1" = 80' (11"X17")

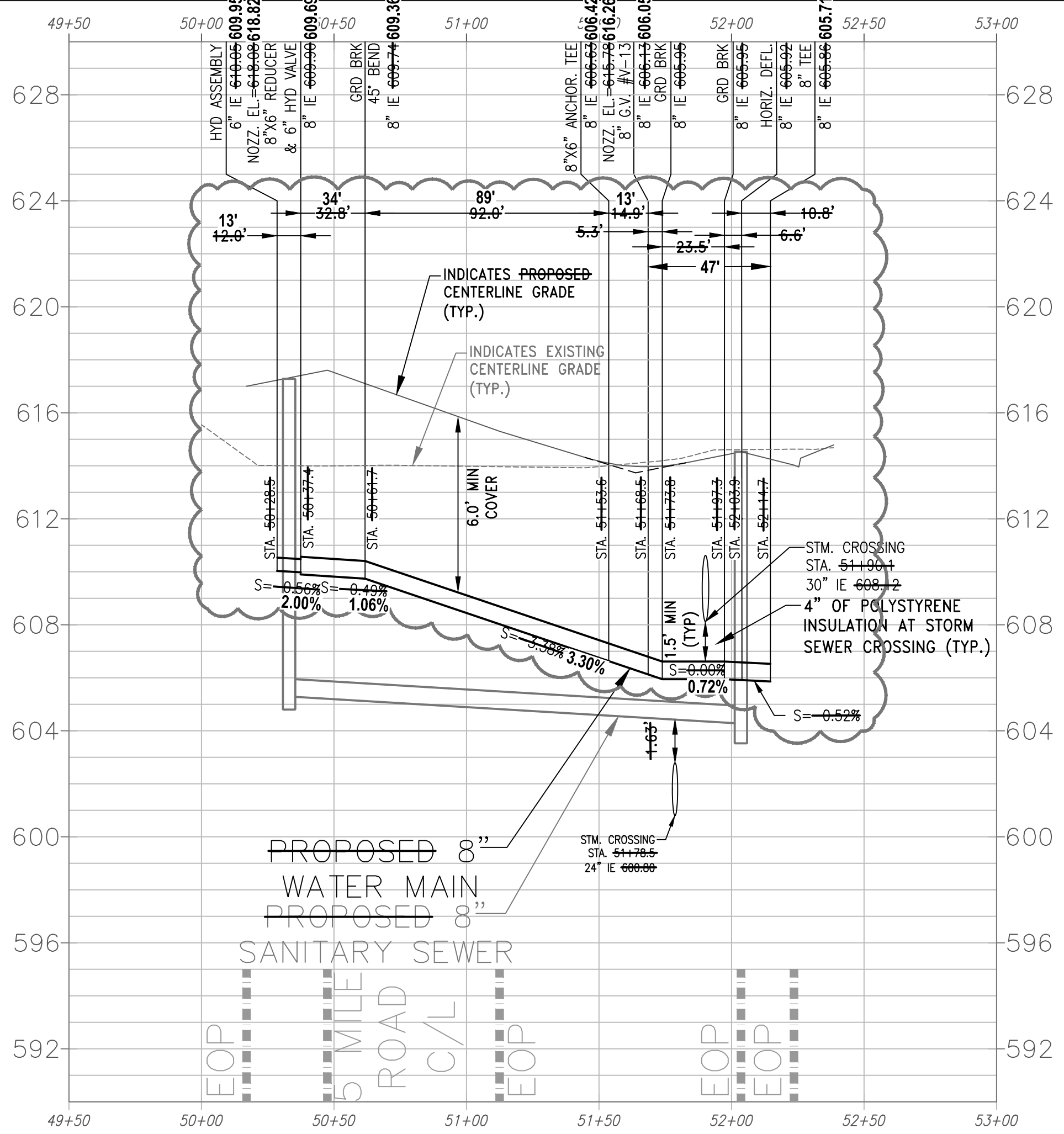
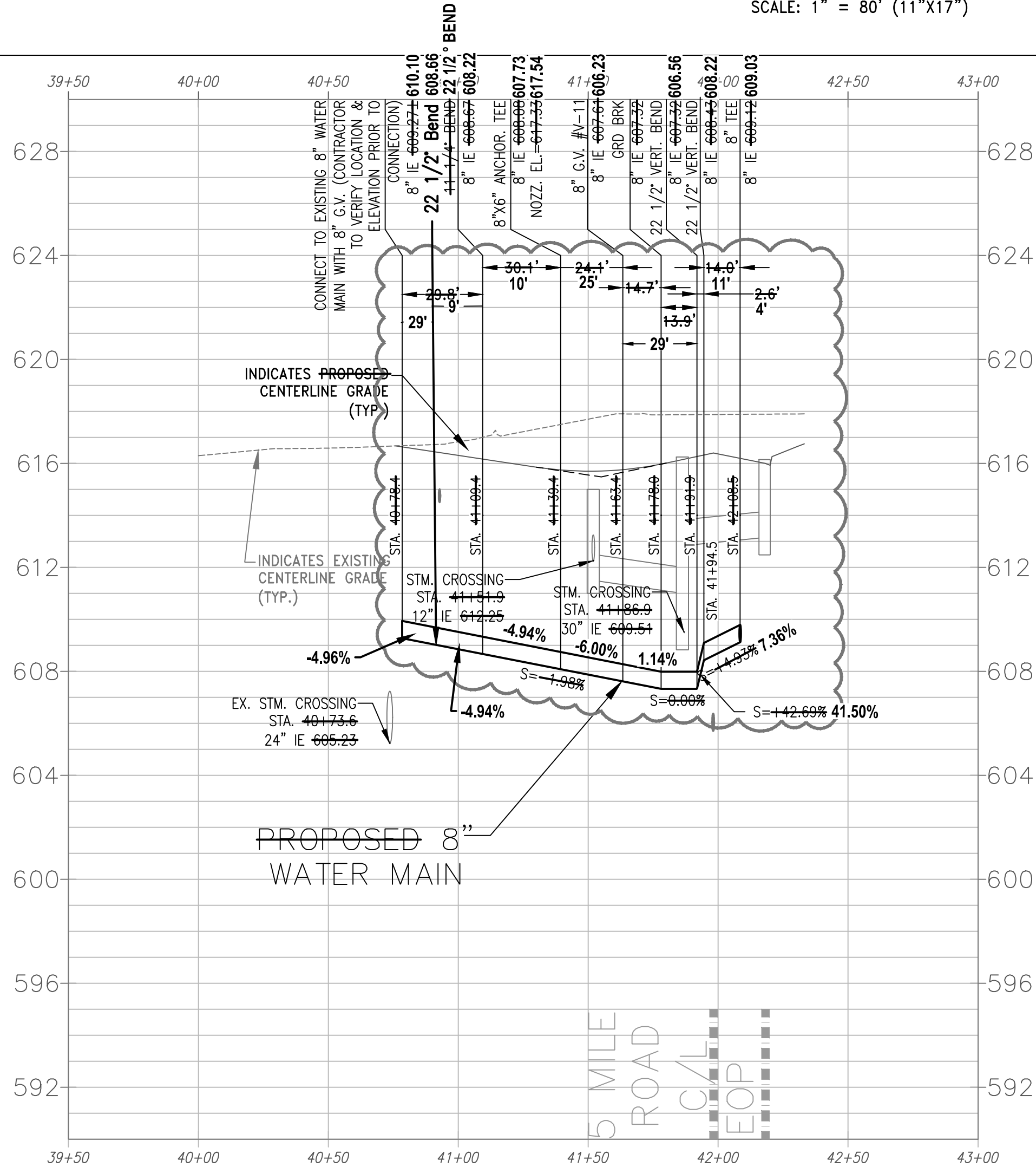


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 SCALE: 1" = 80' (11"X17")

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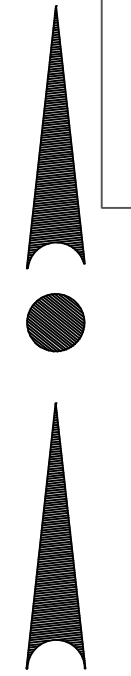
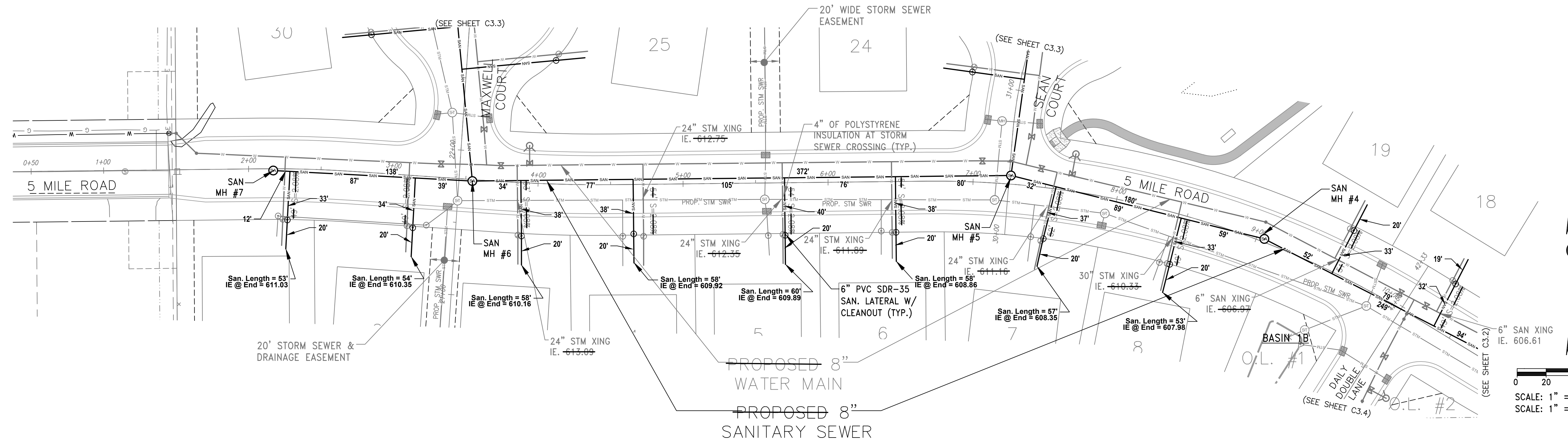


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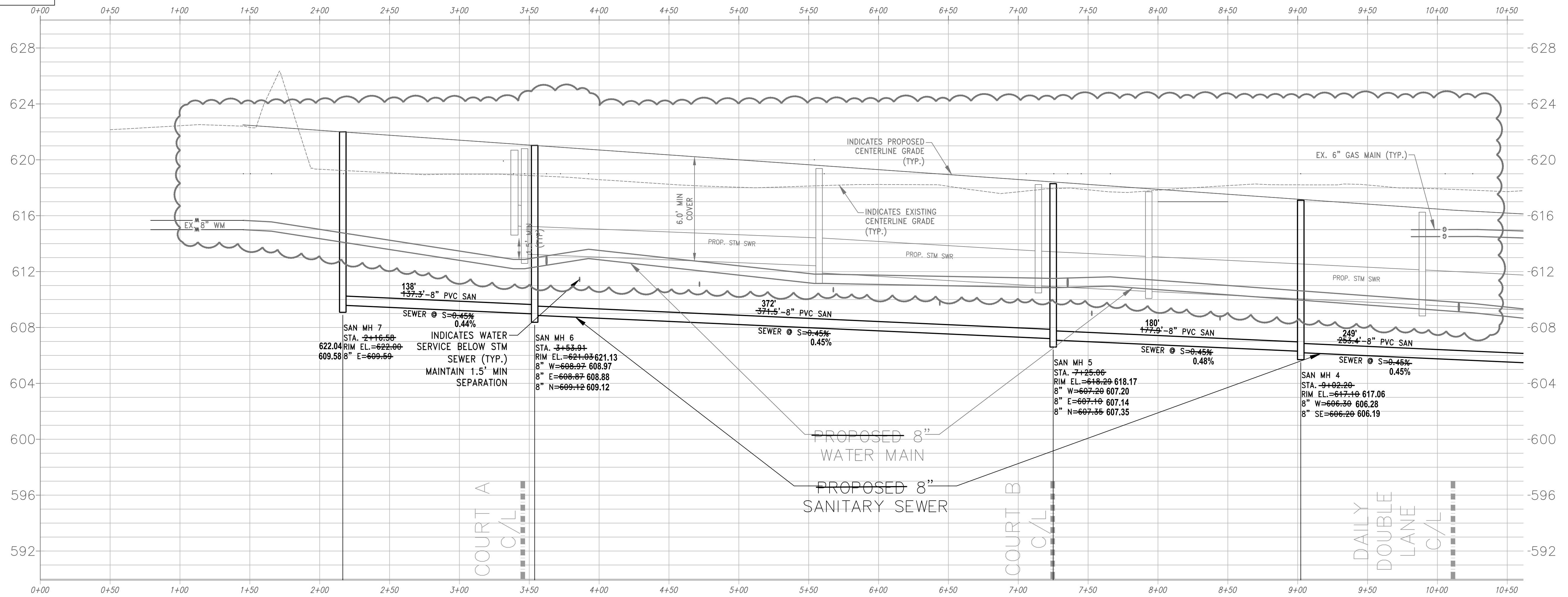
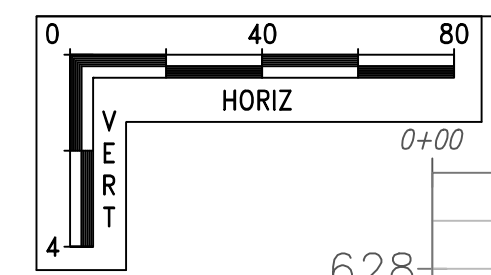
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SCALE: 1" = 80' (11"x17")



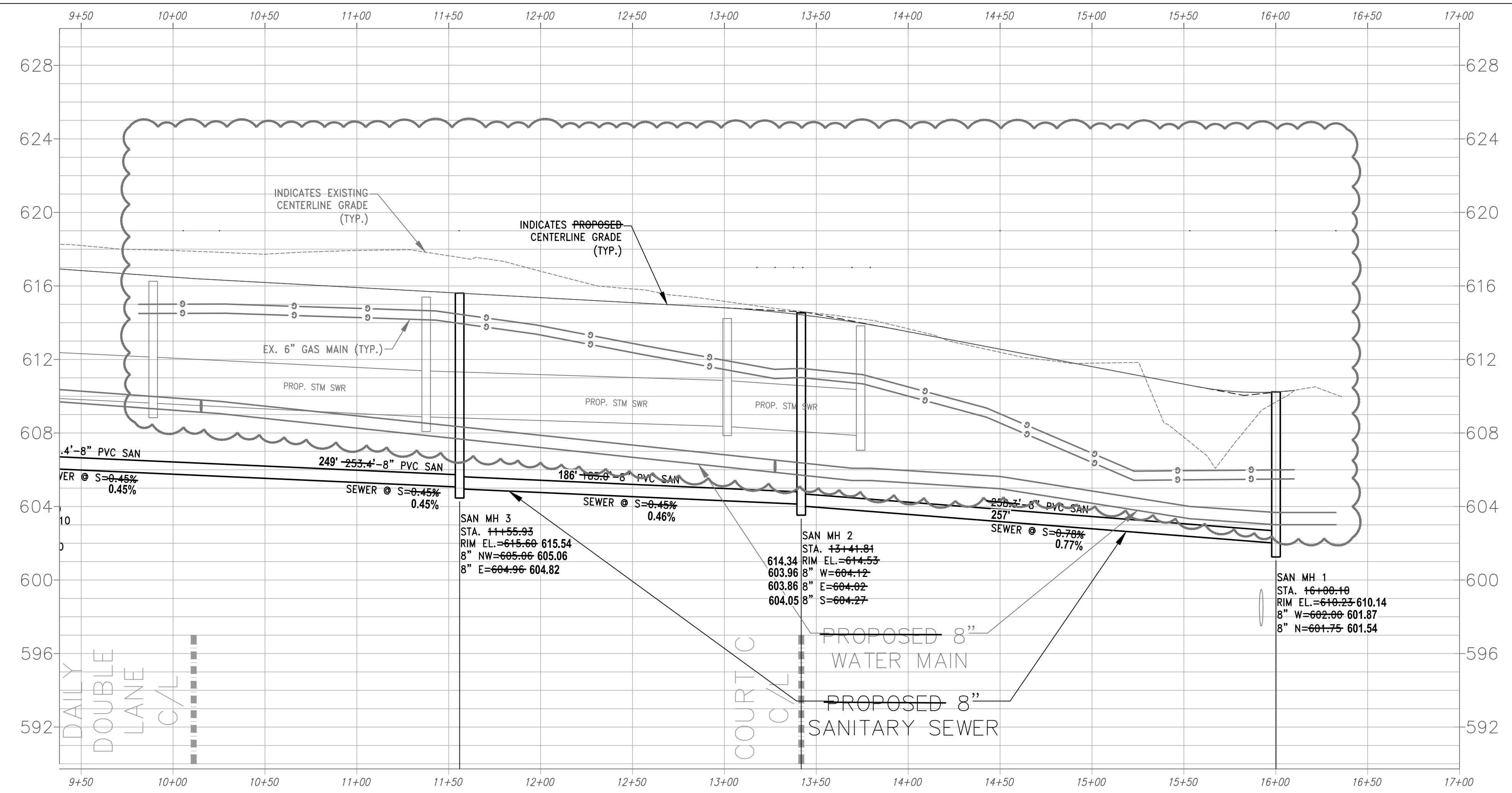
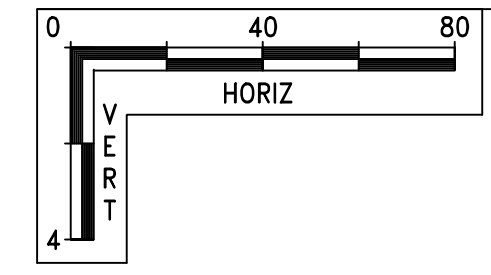
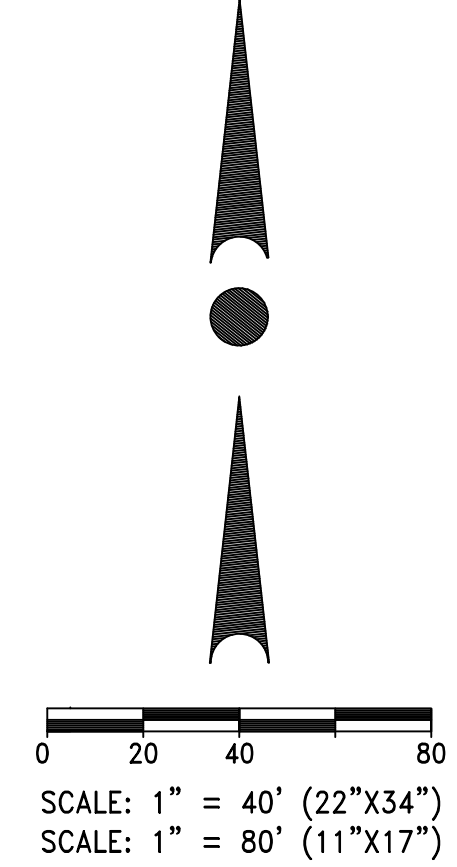
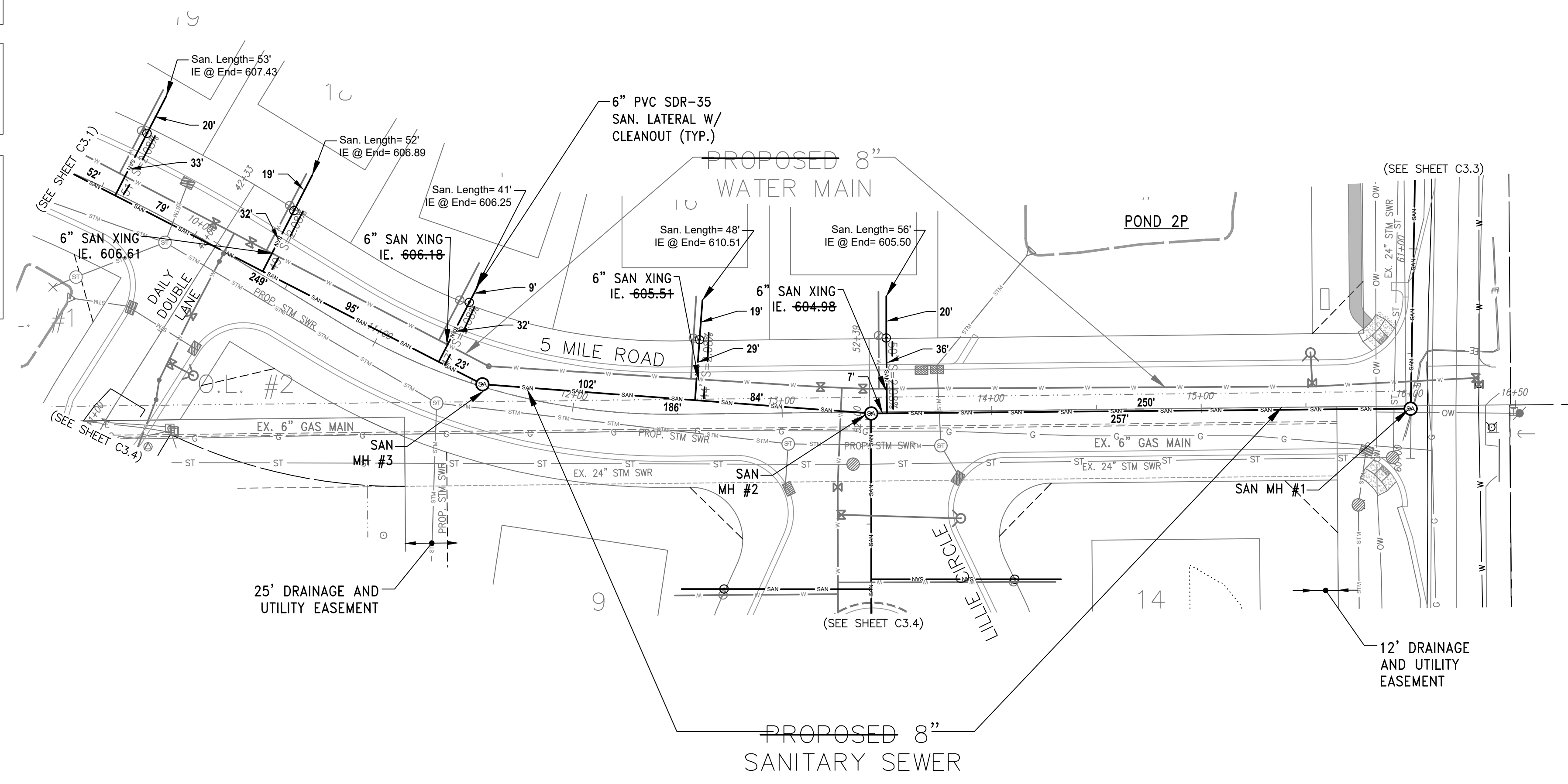
SANITARY SEWER AND
WATER MAIN PLAN &
PROFILE

C3.1

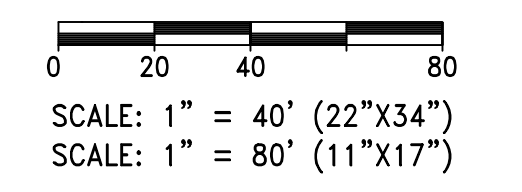
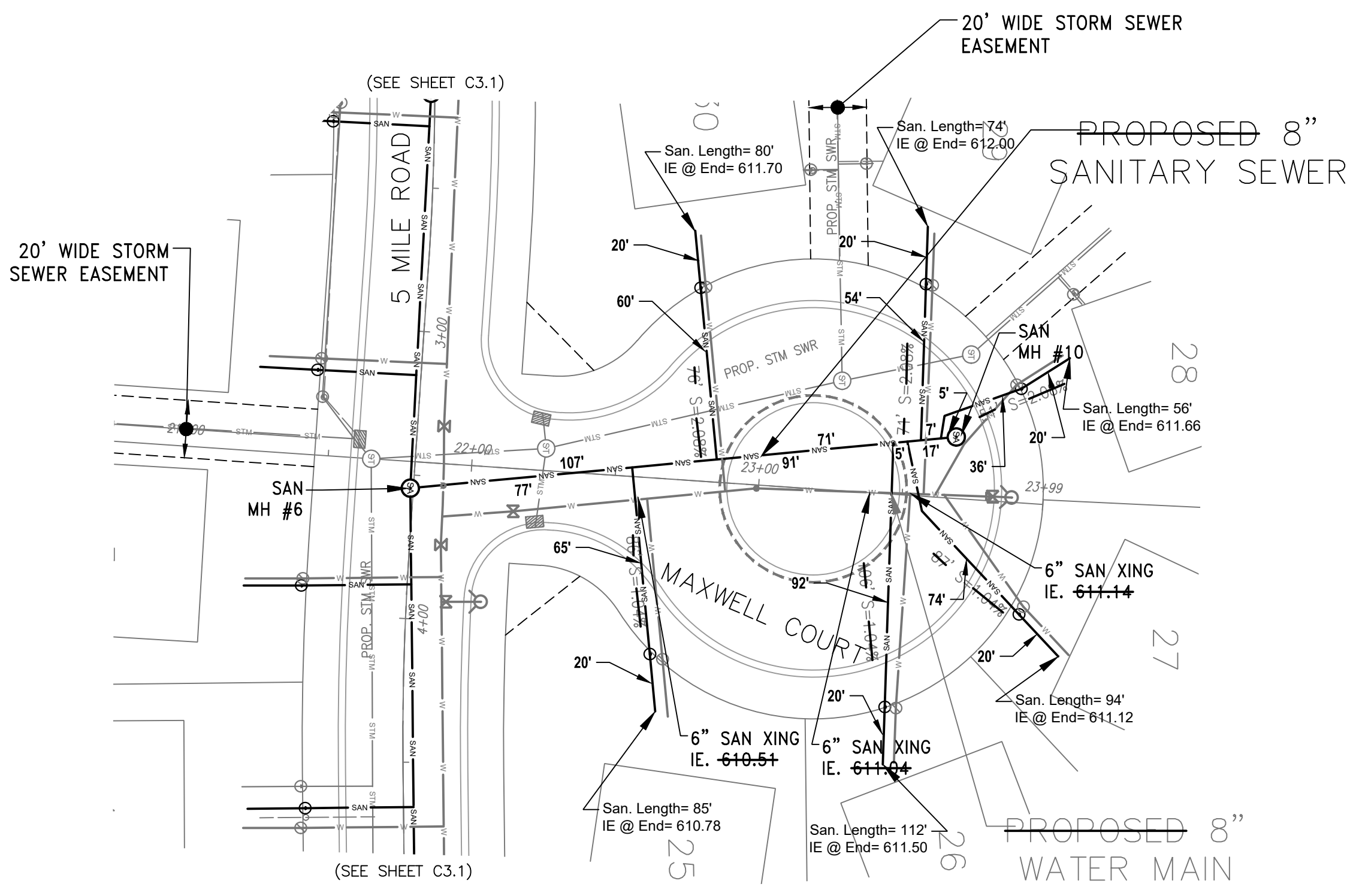
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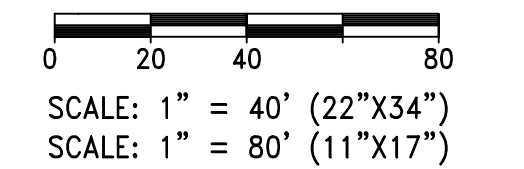
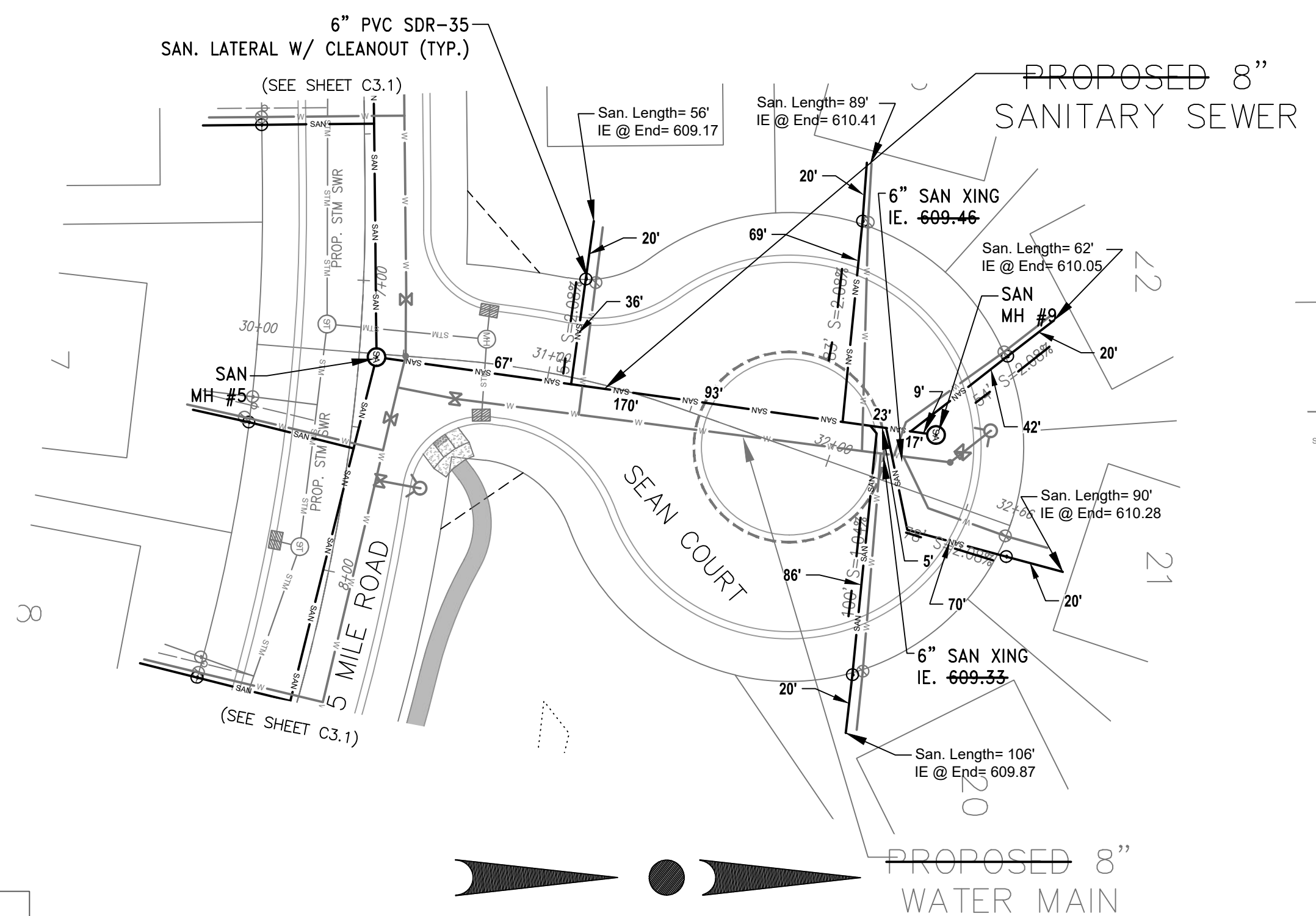


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WATER MAIN PLAN &
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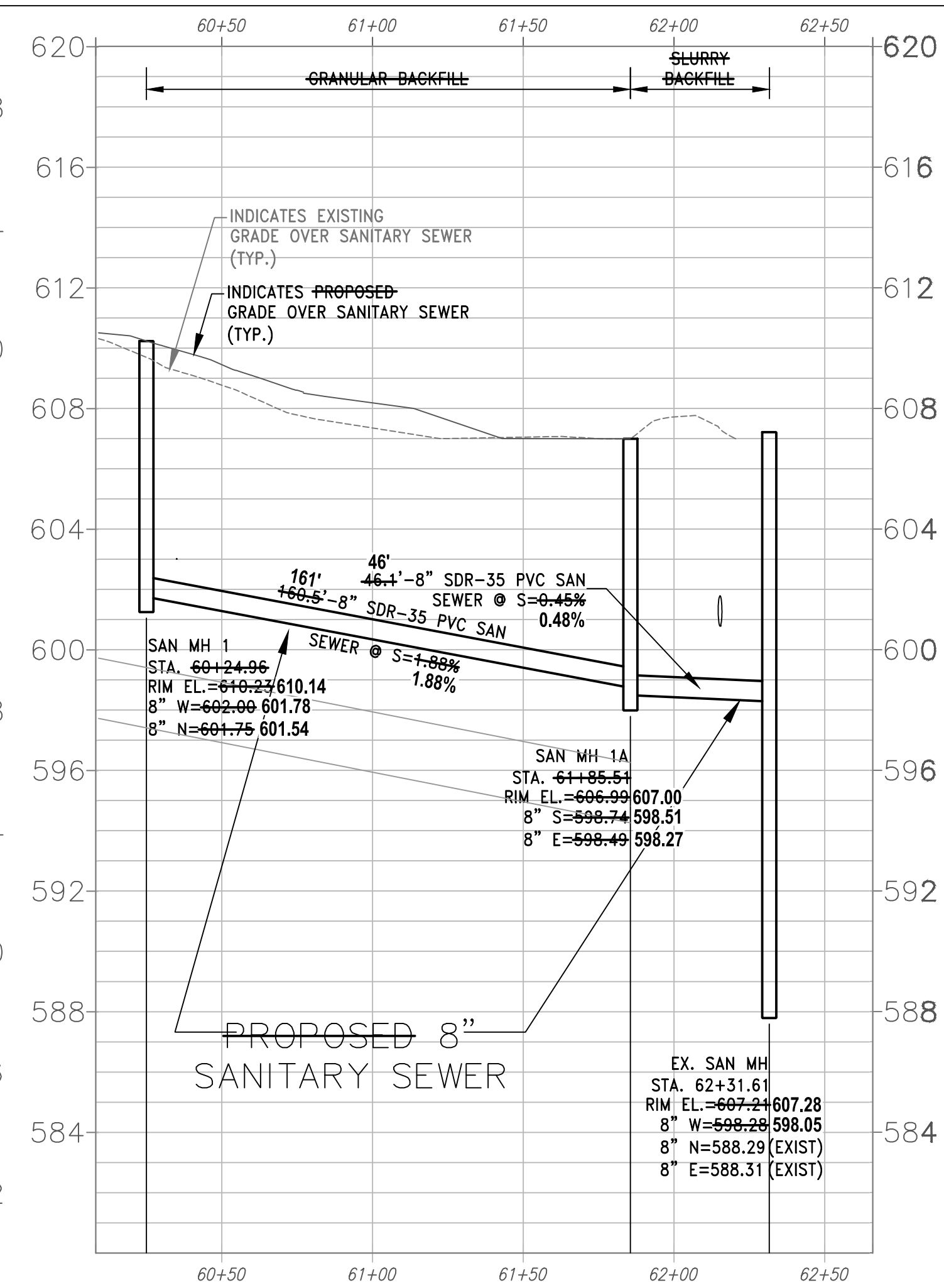
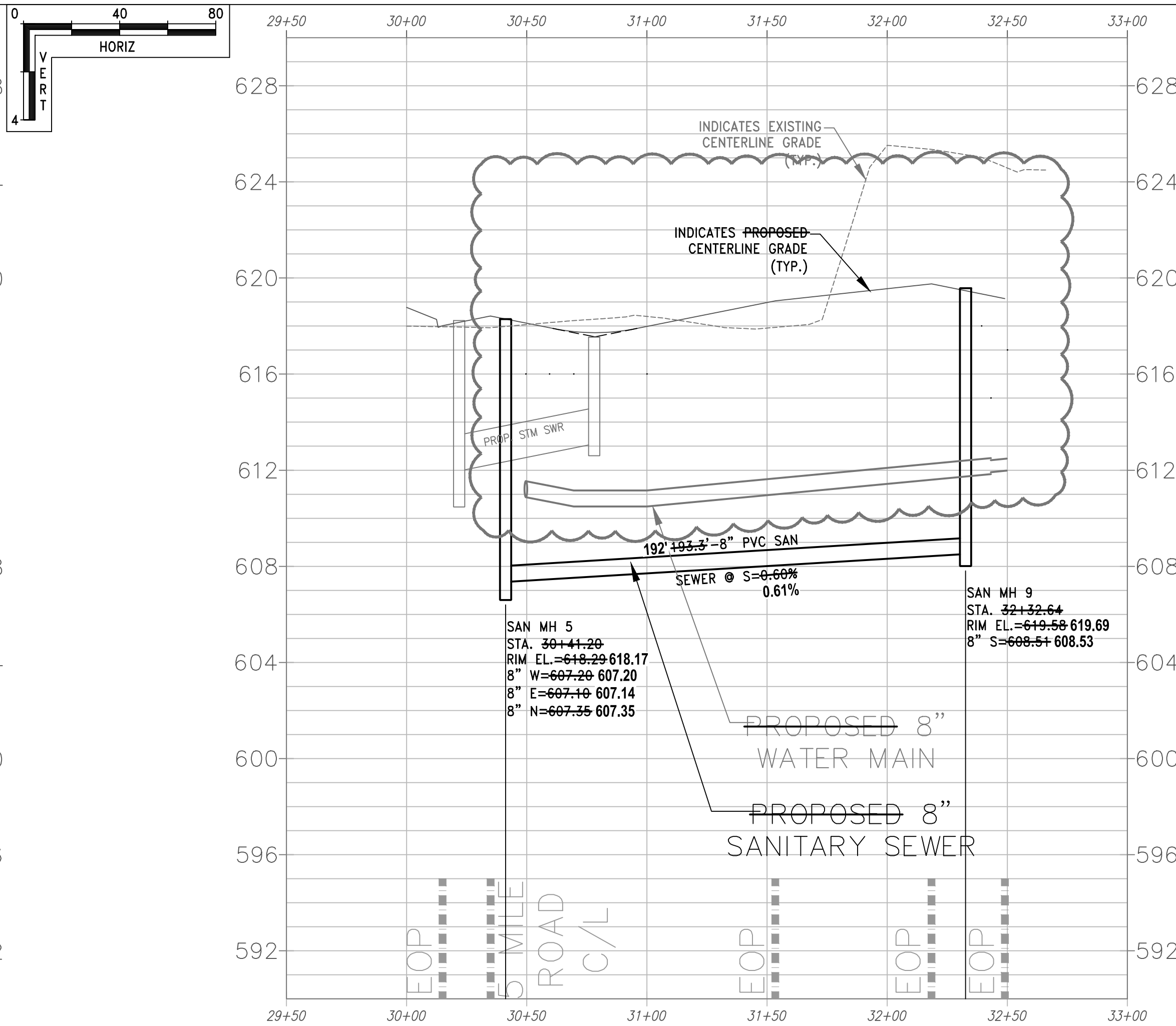
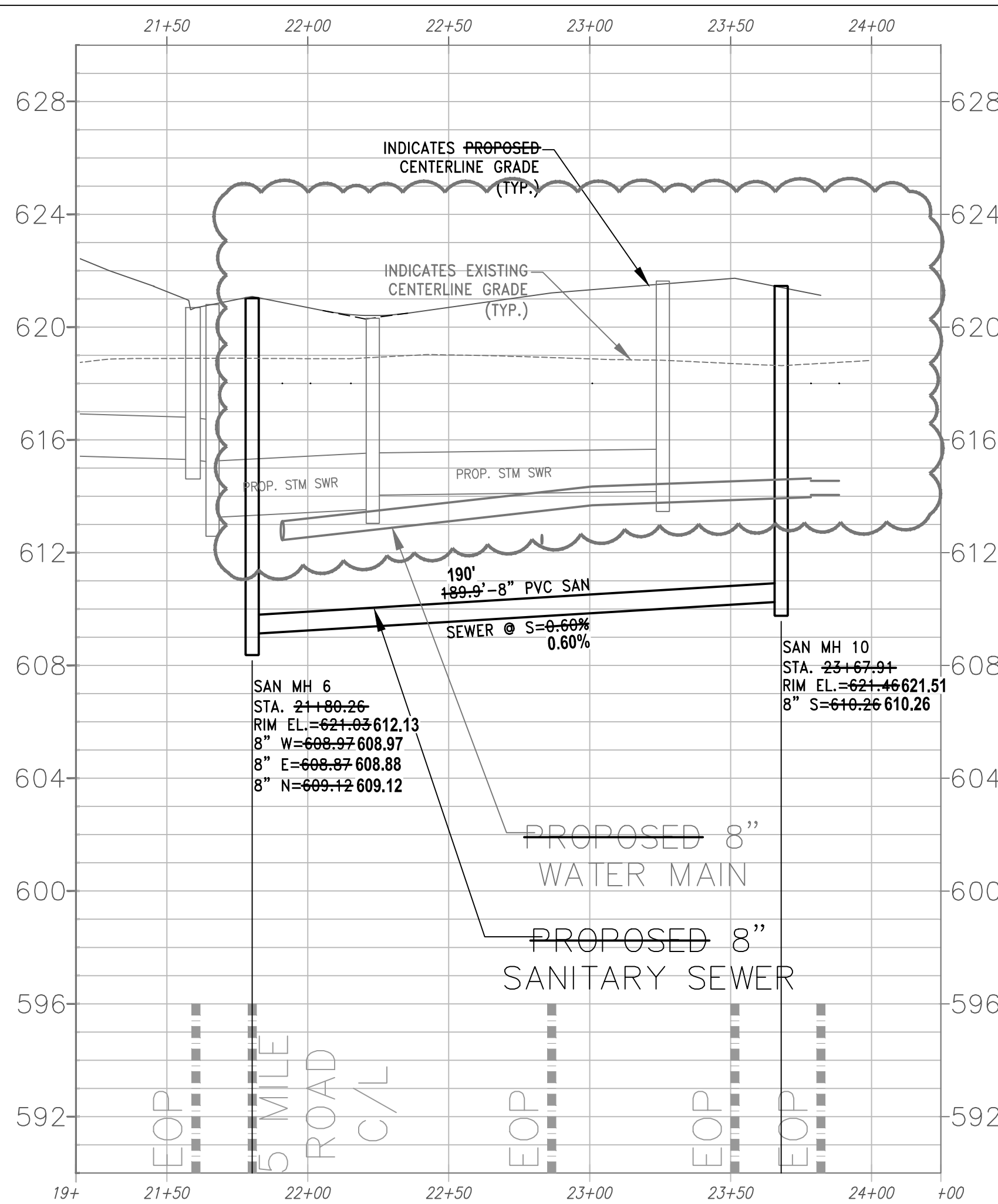
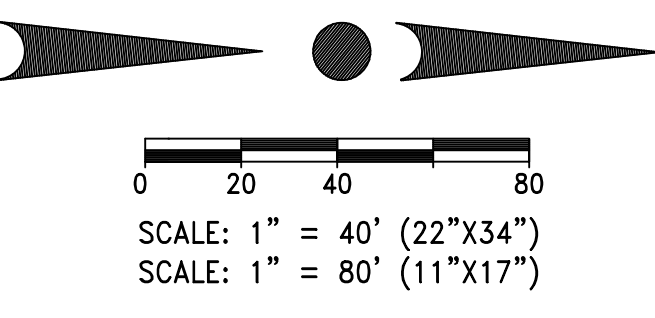
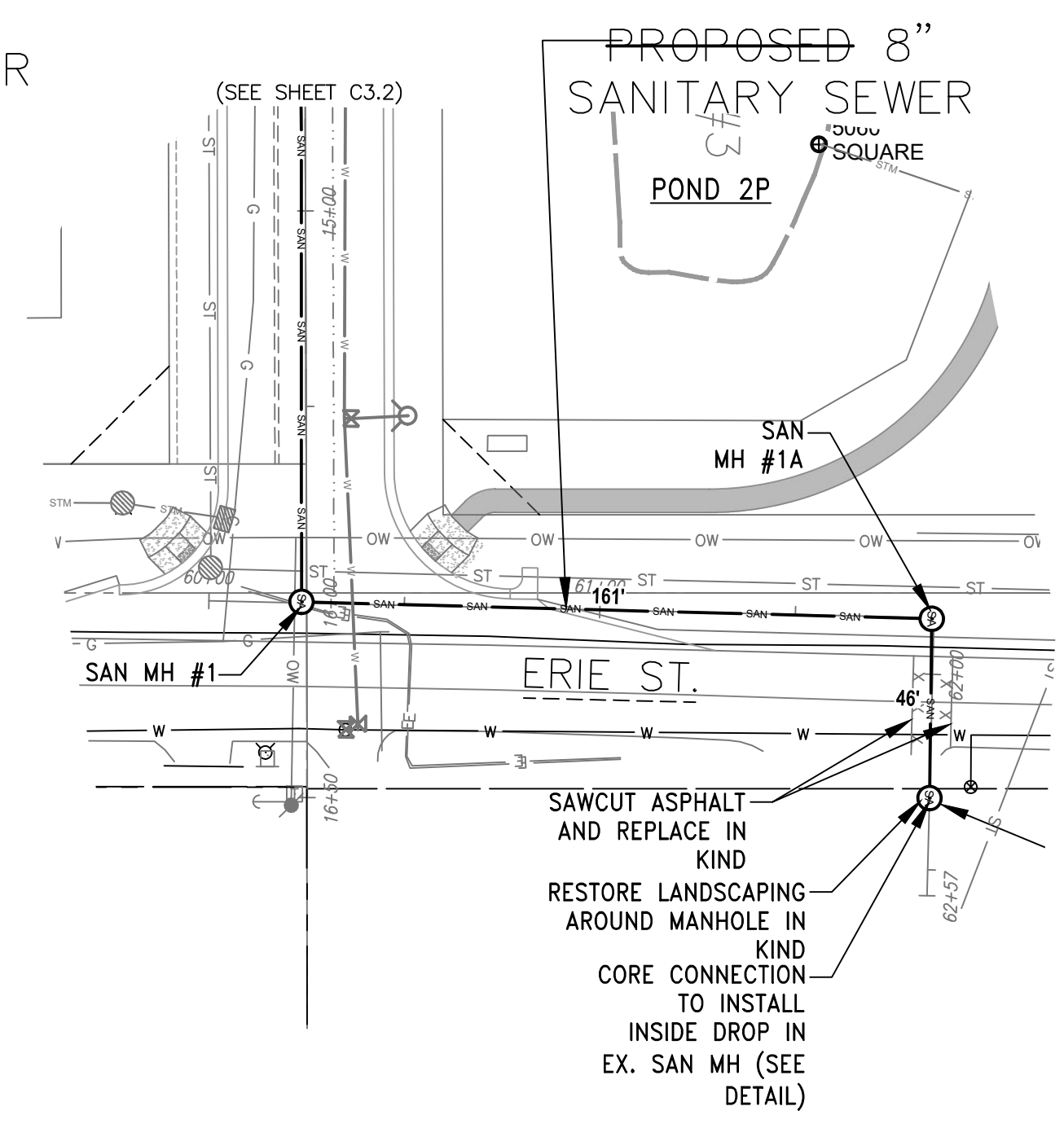


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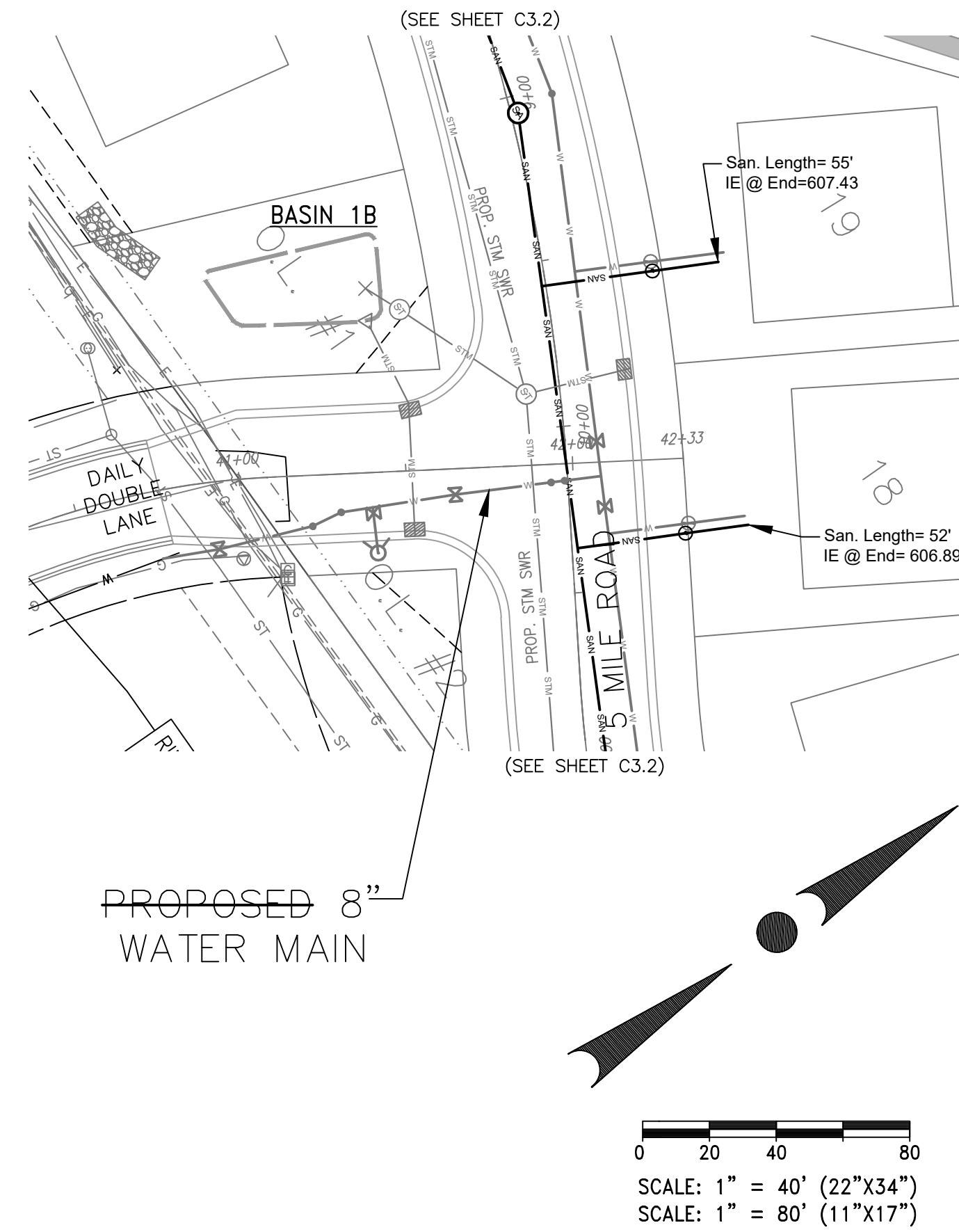
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SANITARY SEWER AND
WATER MAIN PLAN &
PROFILE

C3.3

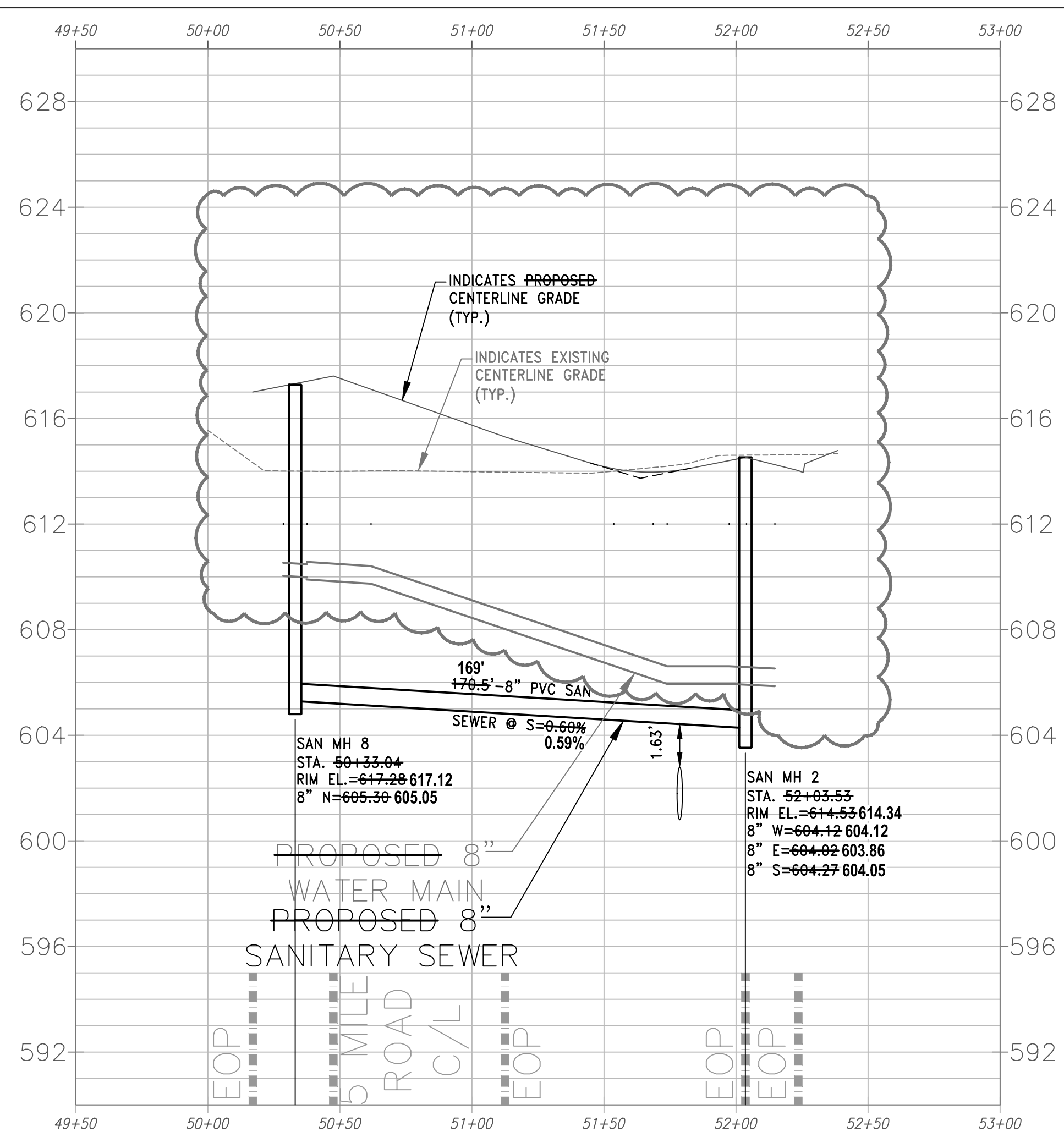
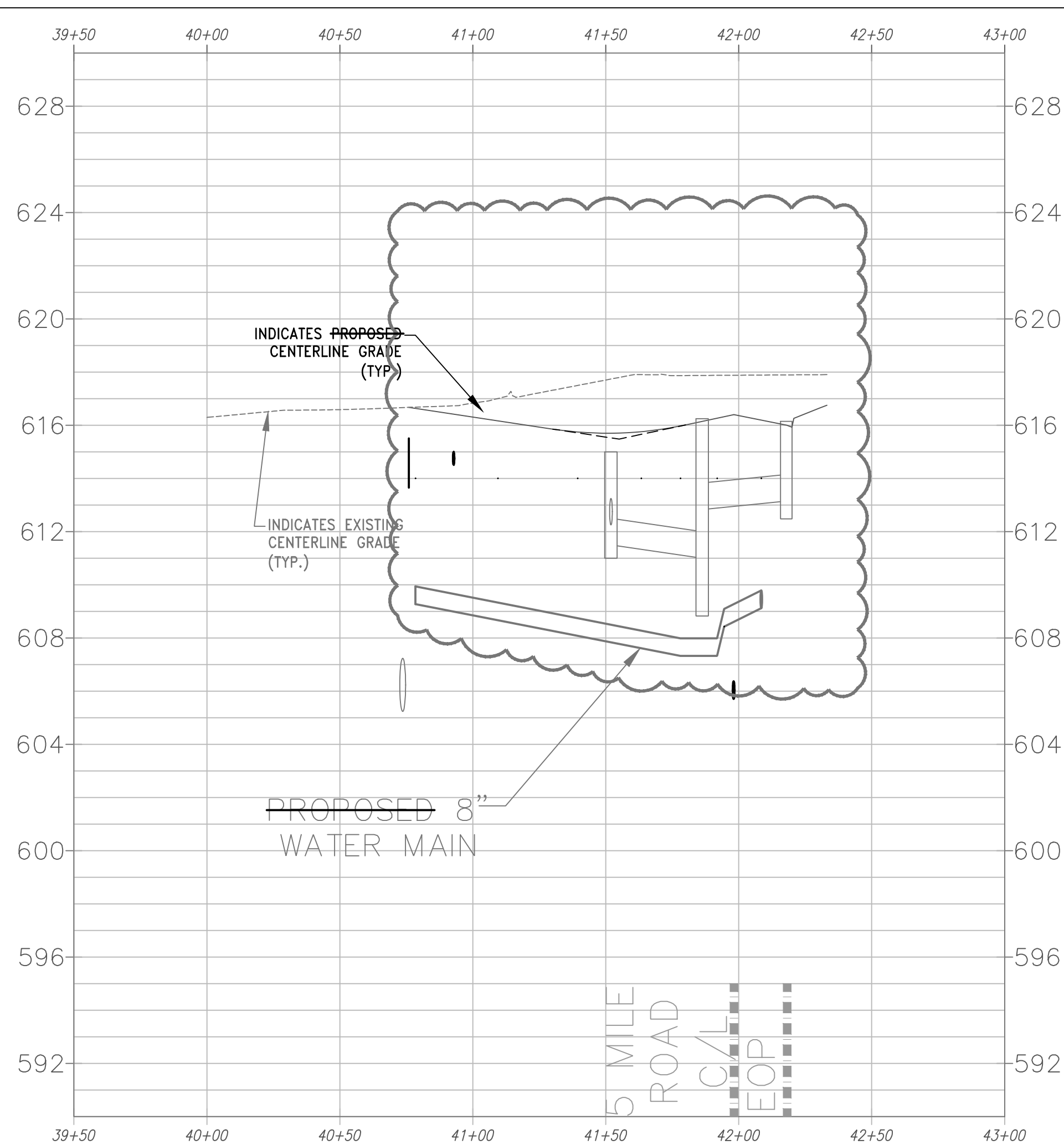
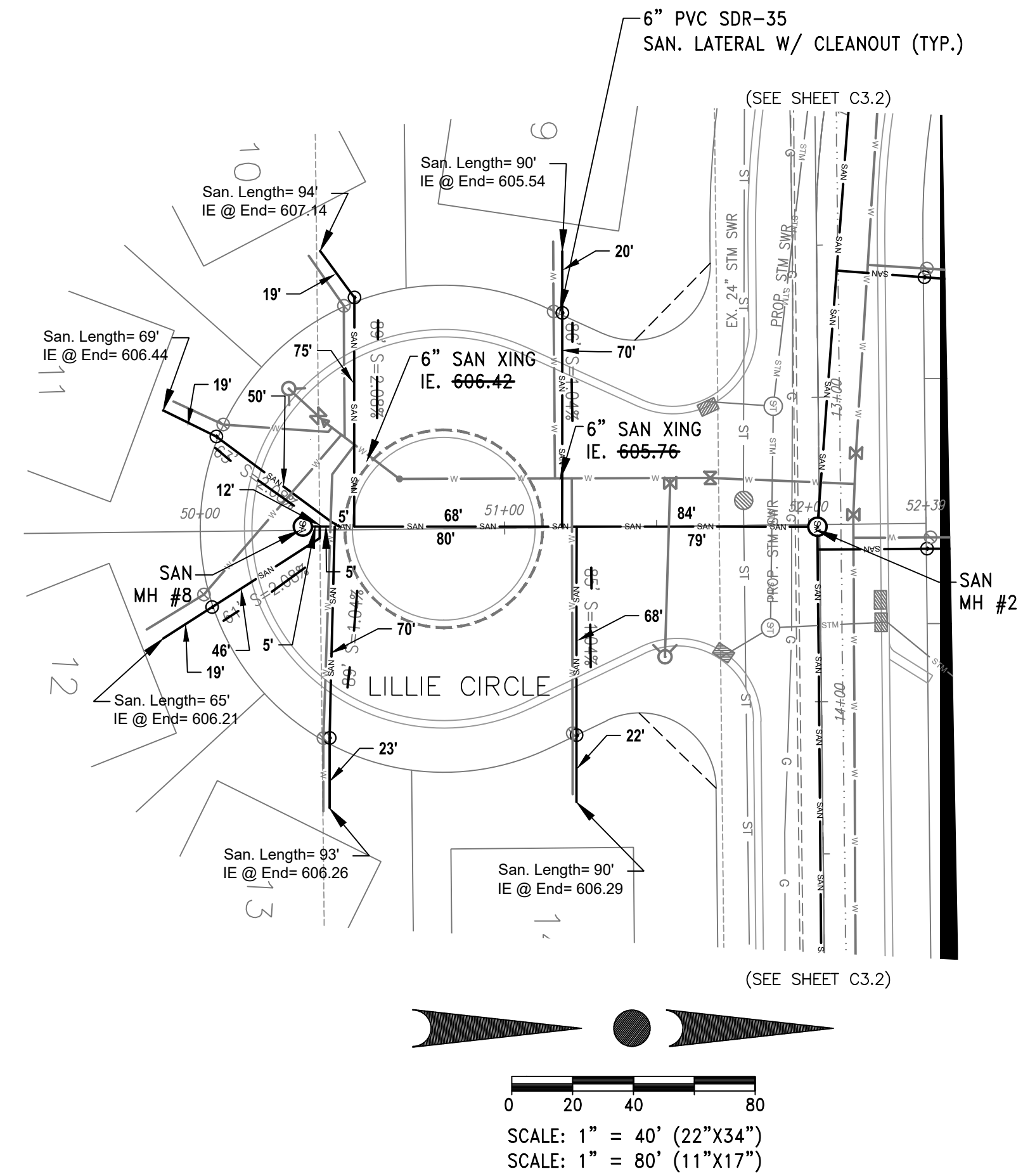
NOTE:
CONTRACTOR SHALL NOTIFY
RESIDENTS A MINIMUM OF
48-HOURS IN ADVANCE OF
WATER SHUT OFF ON DAILY
DOUBLE LANE.



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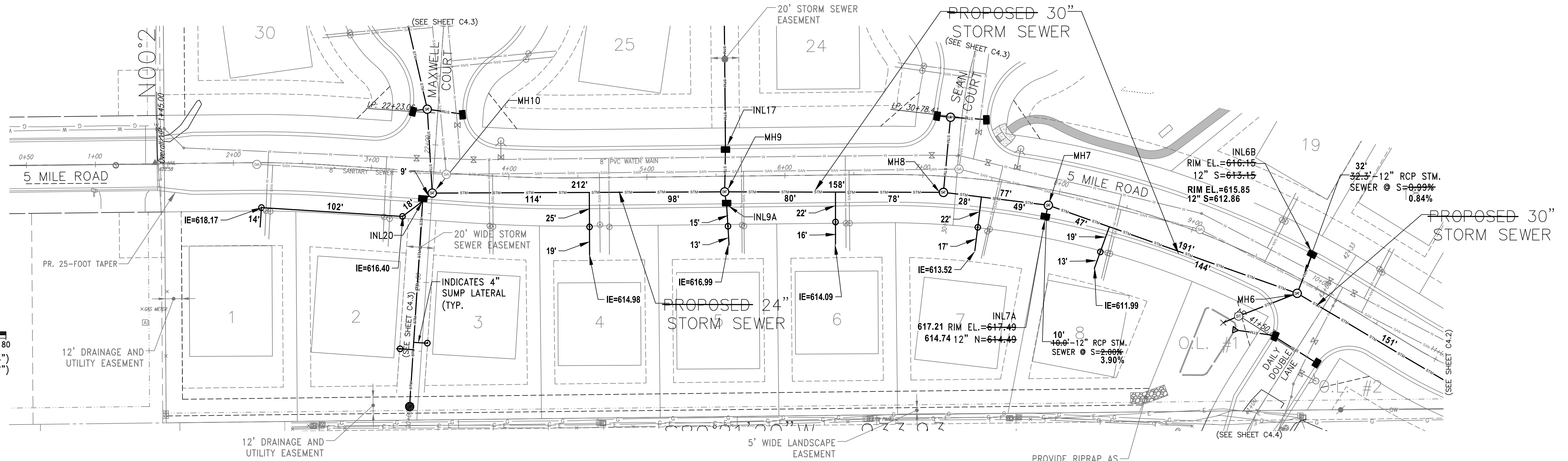
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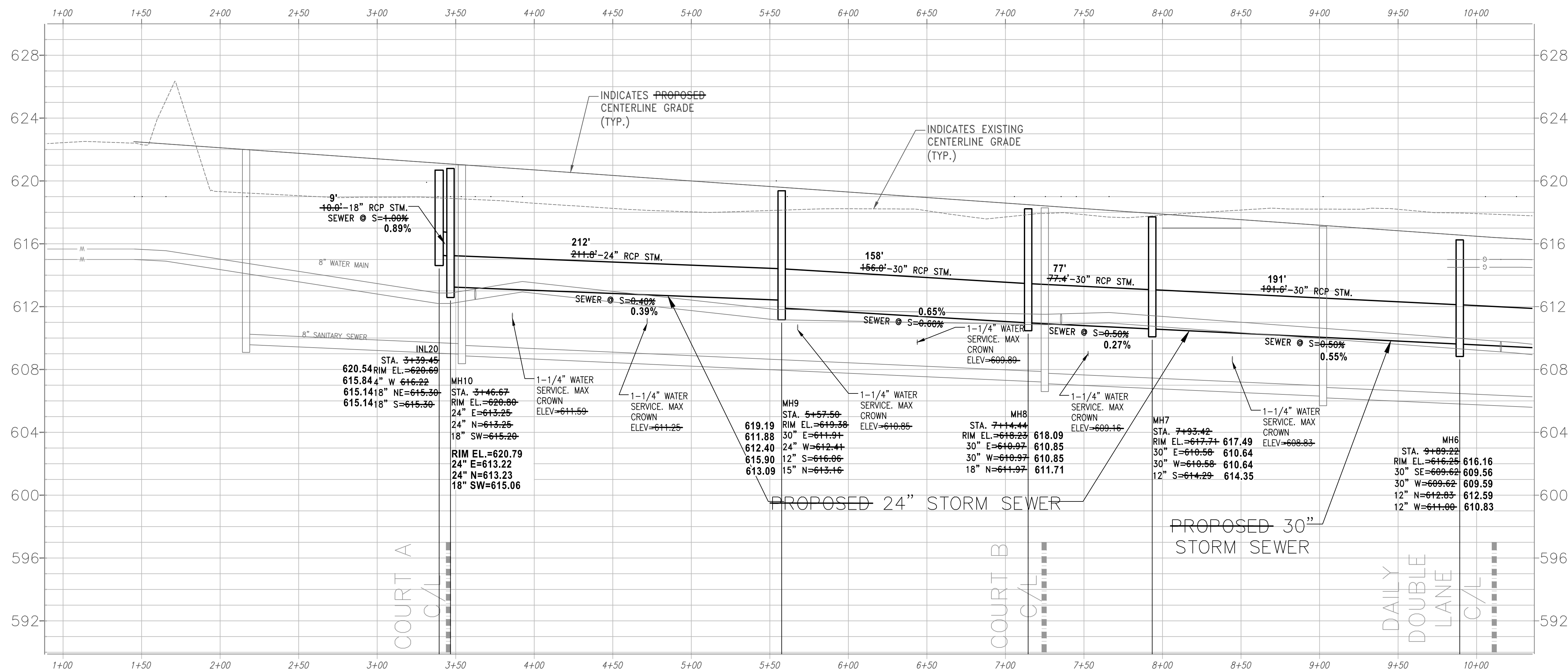
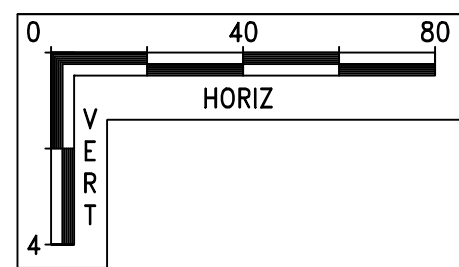
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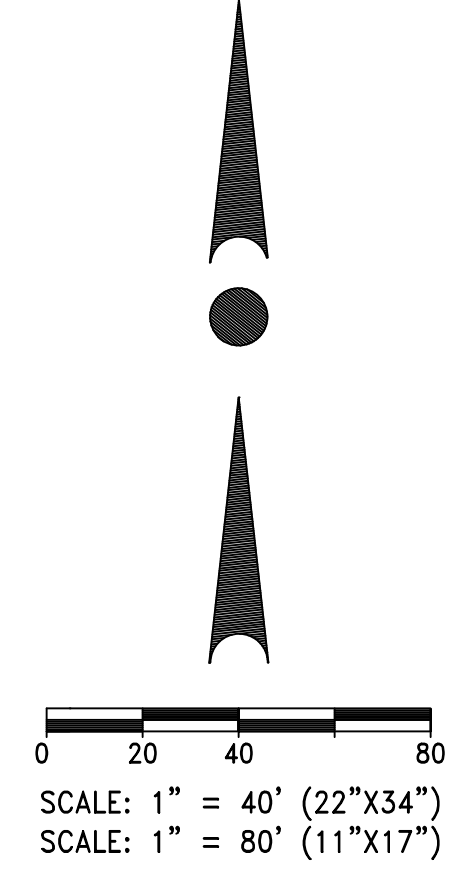
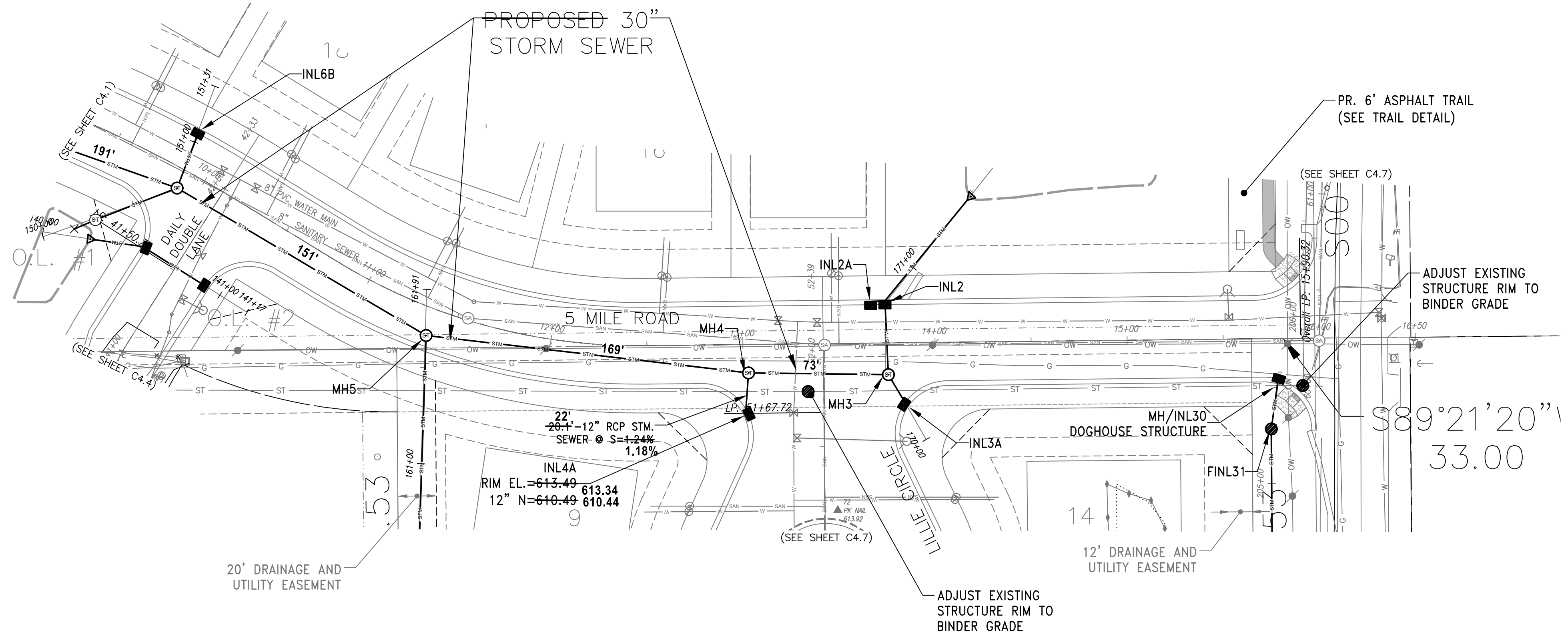
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ROADWAY AND
 STORM SEWER
 PLAN &
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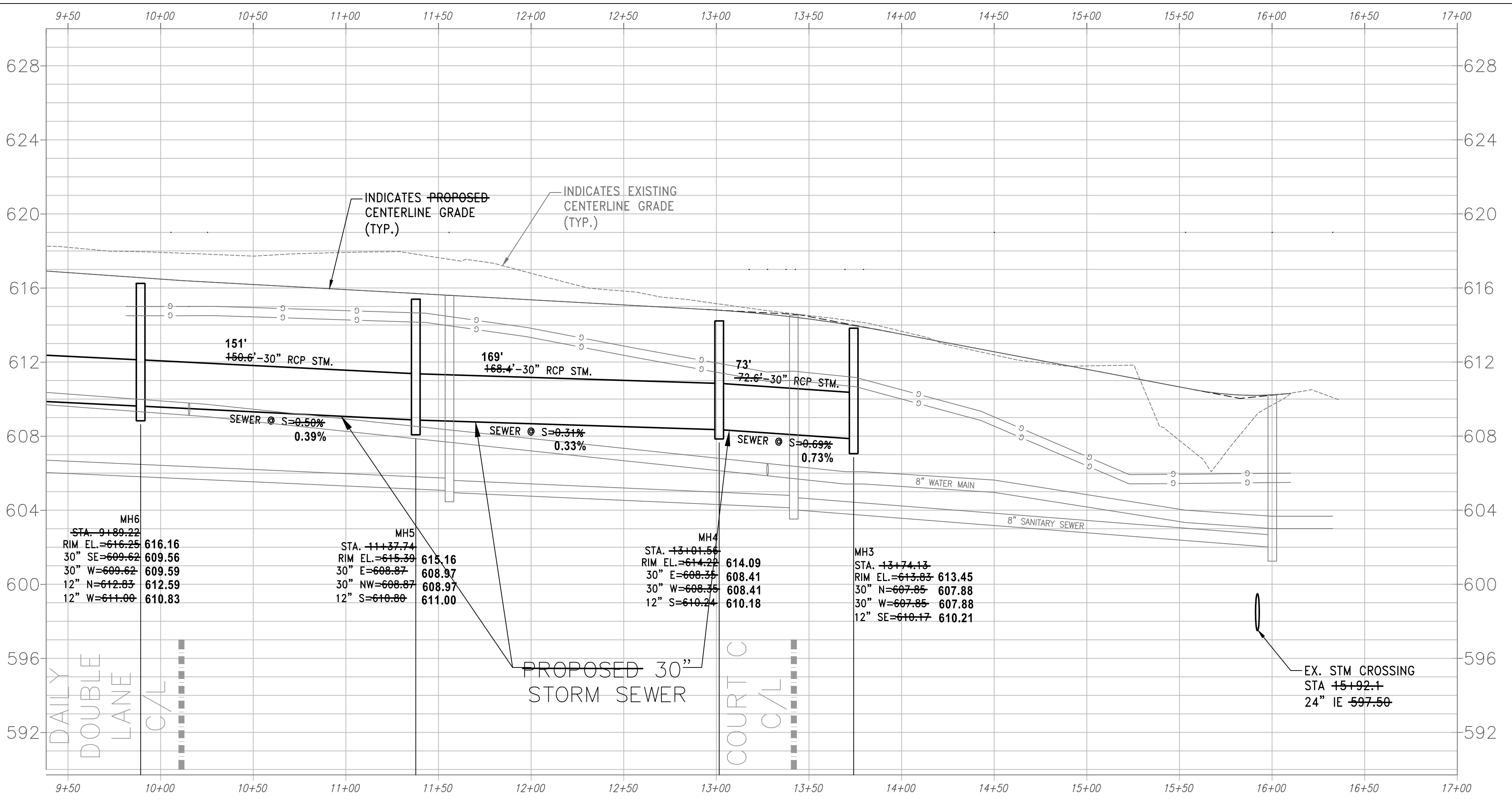
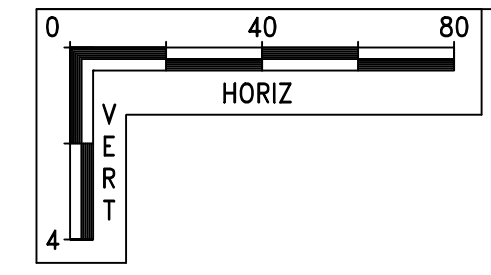
C4.1



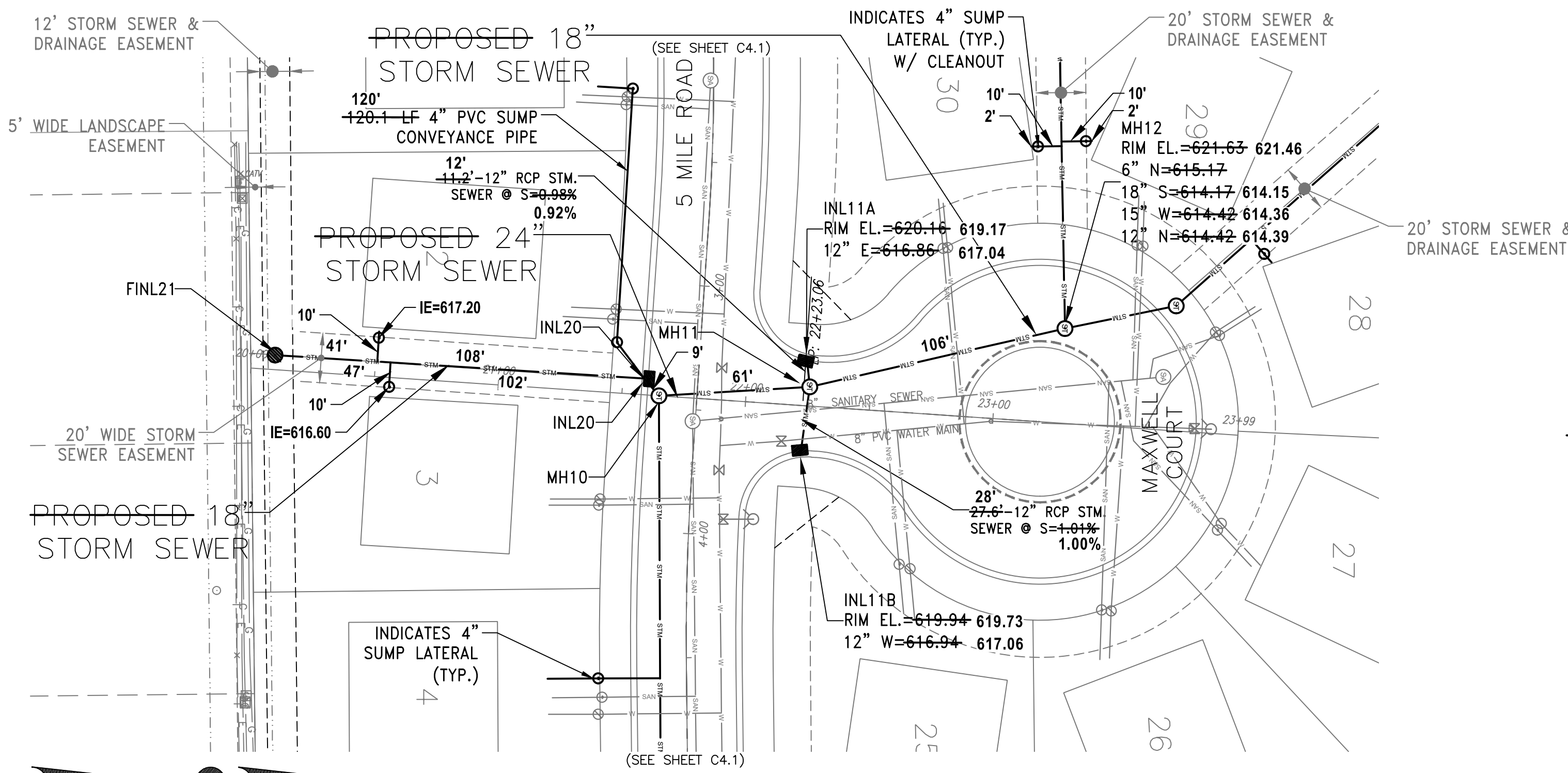
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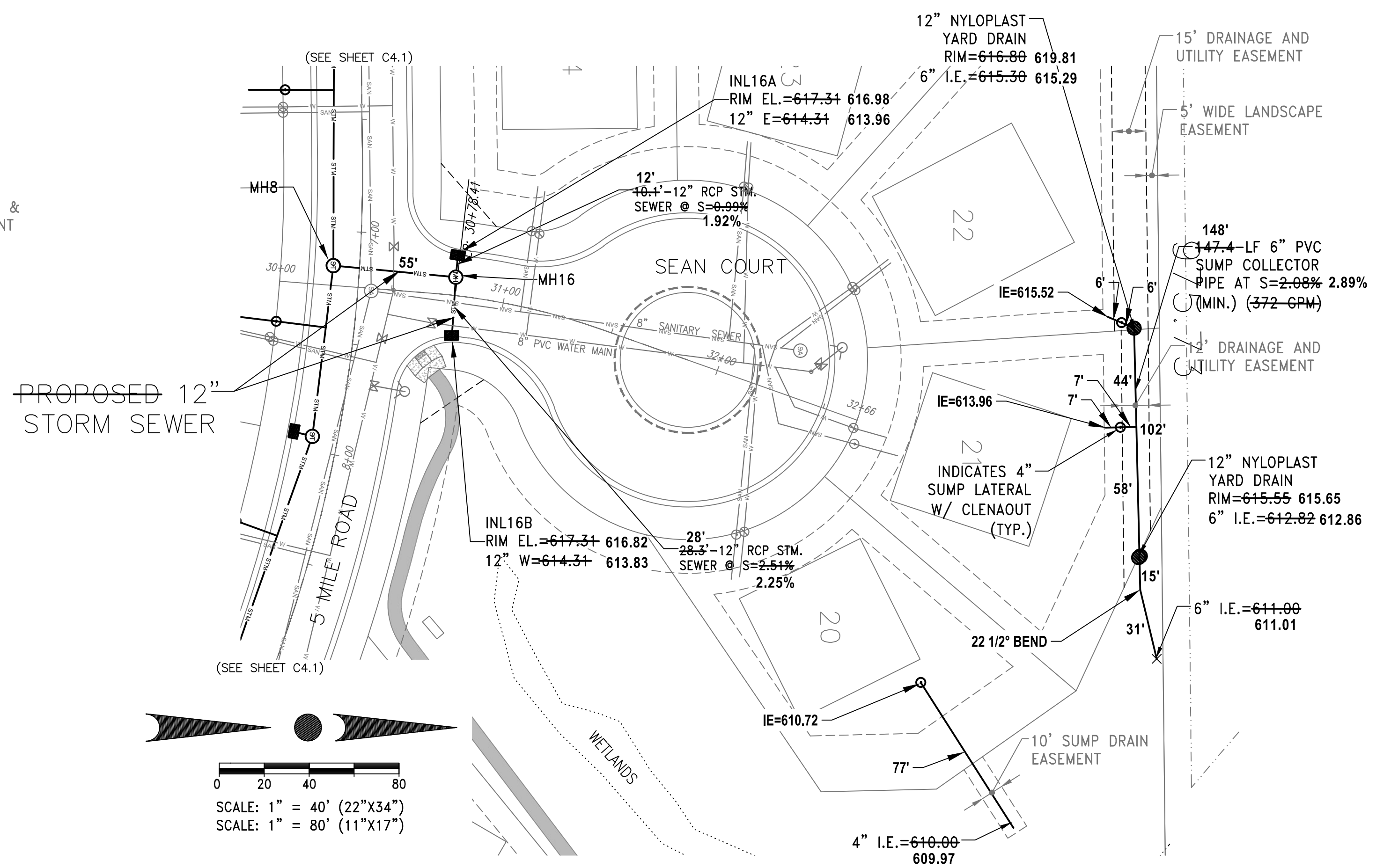
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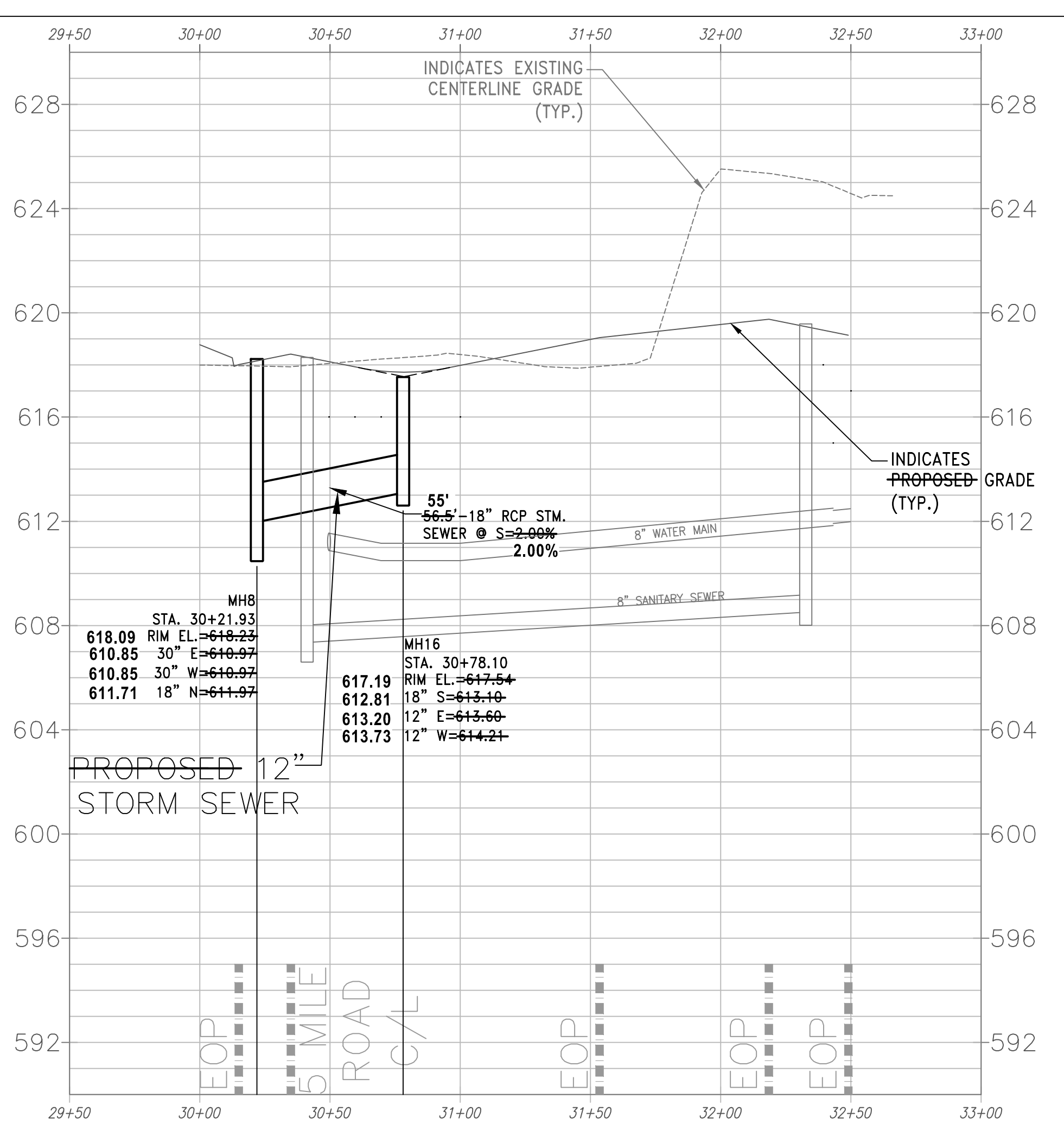
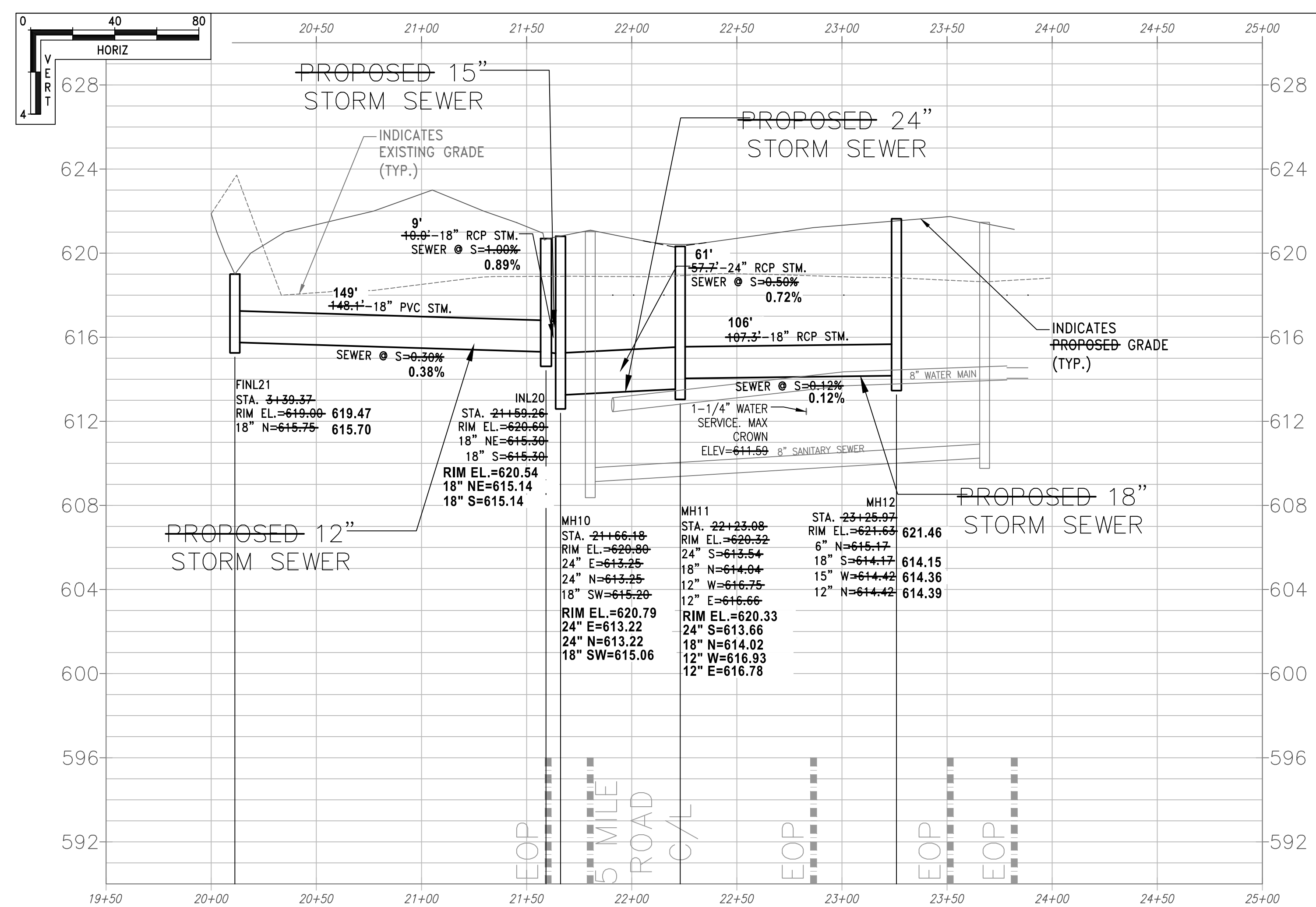
ROADWAY AND
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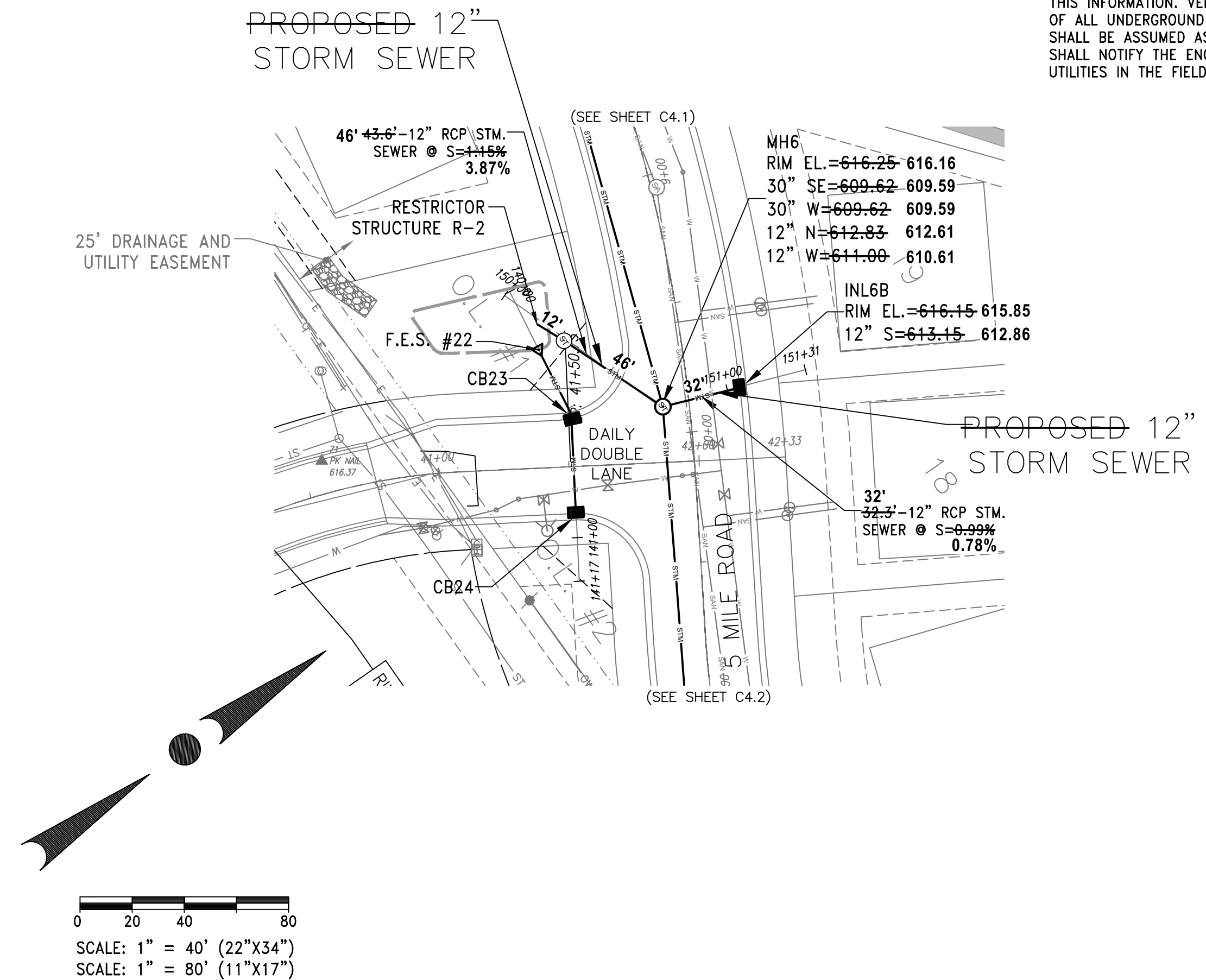
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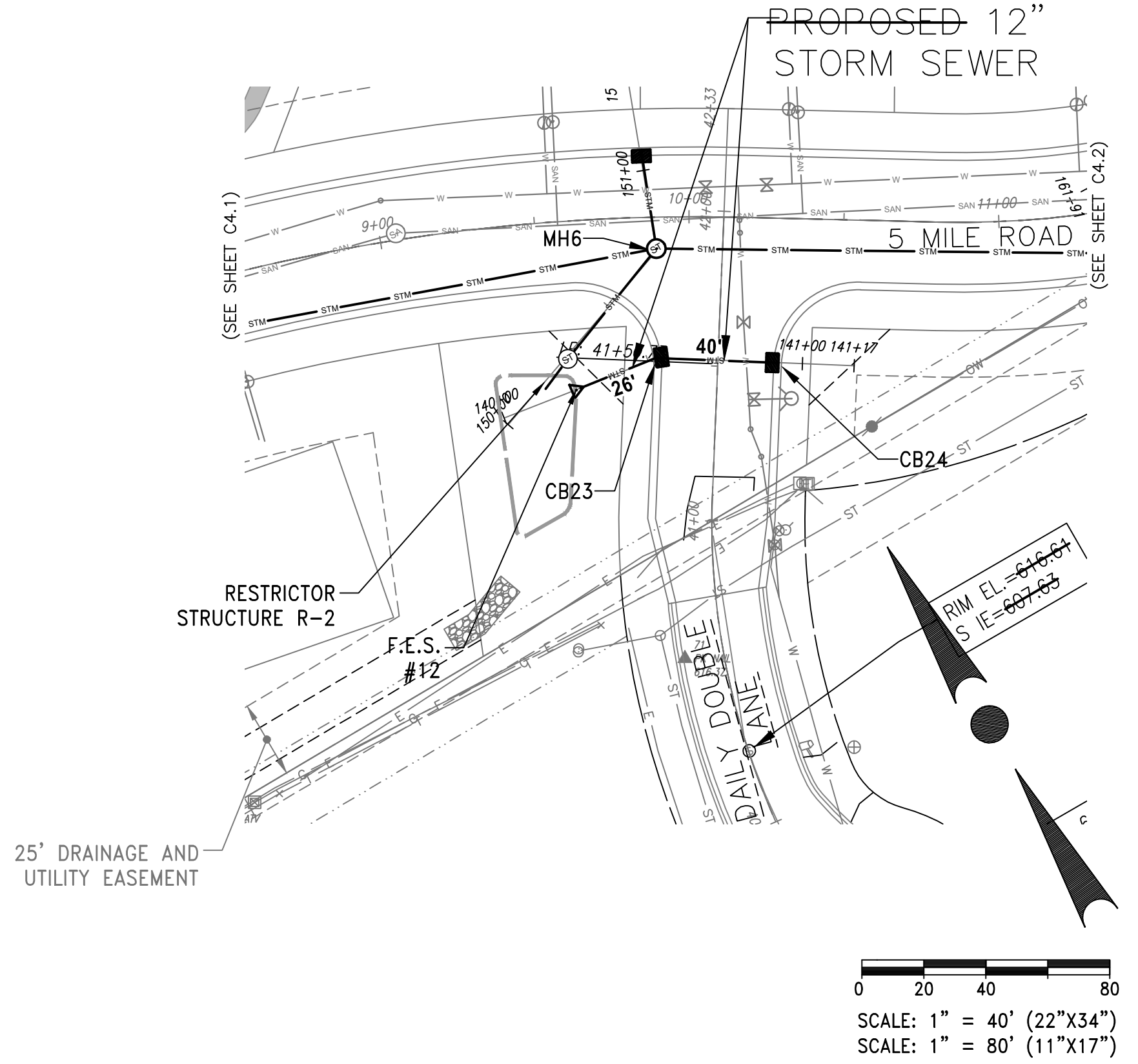


ROADWAY AND
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C4.3



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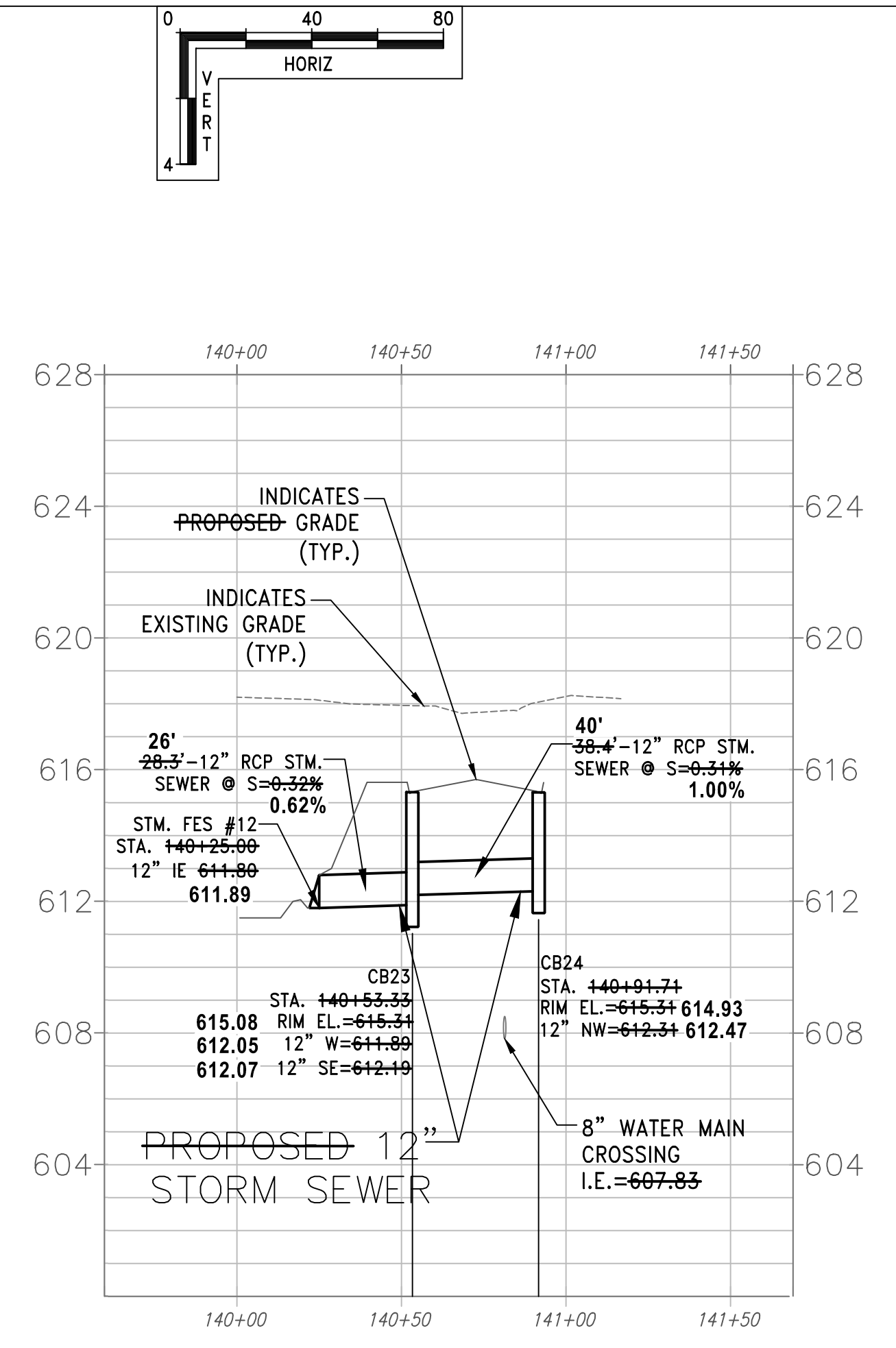
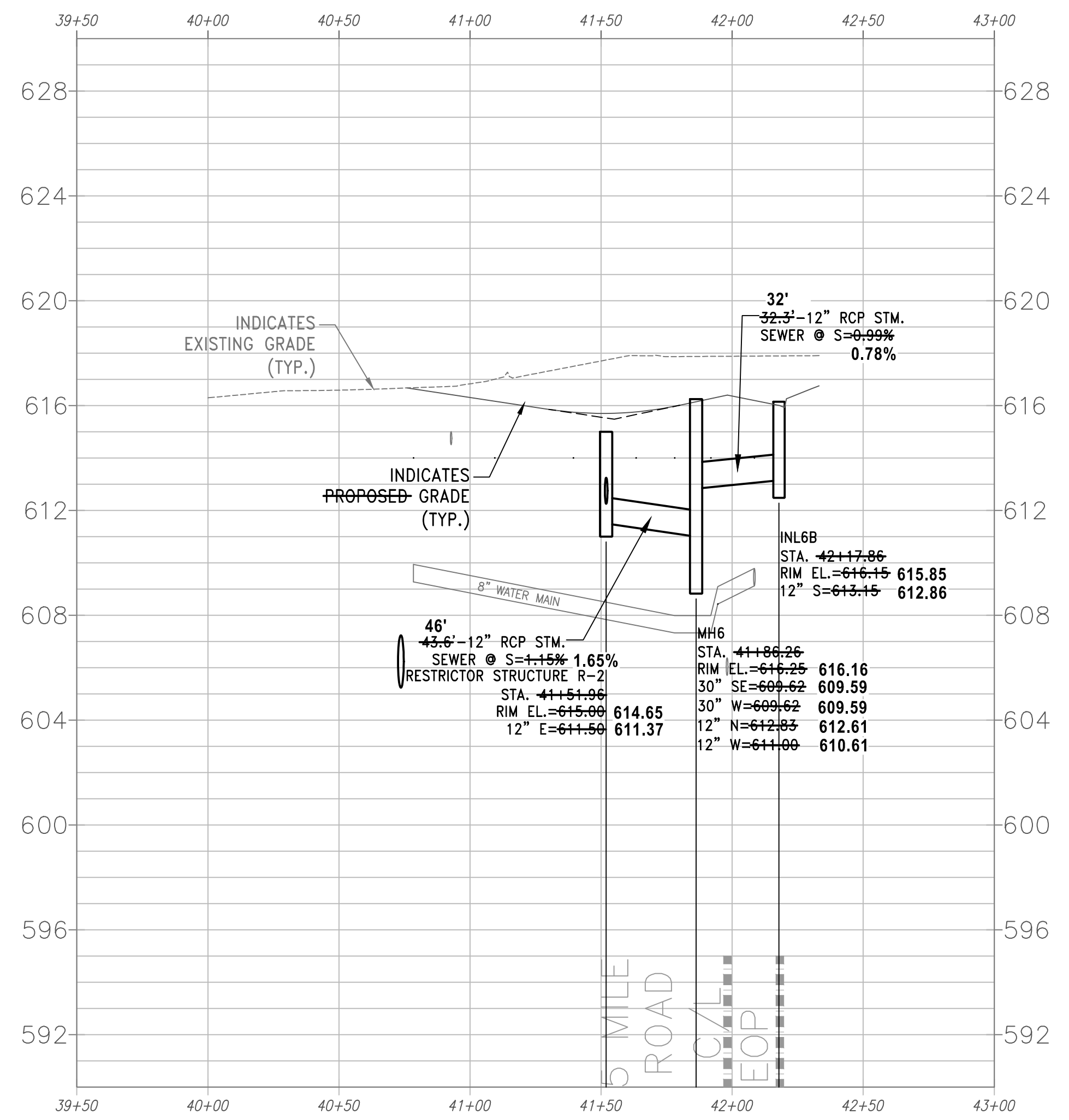
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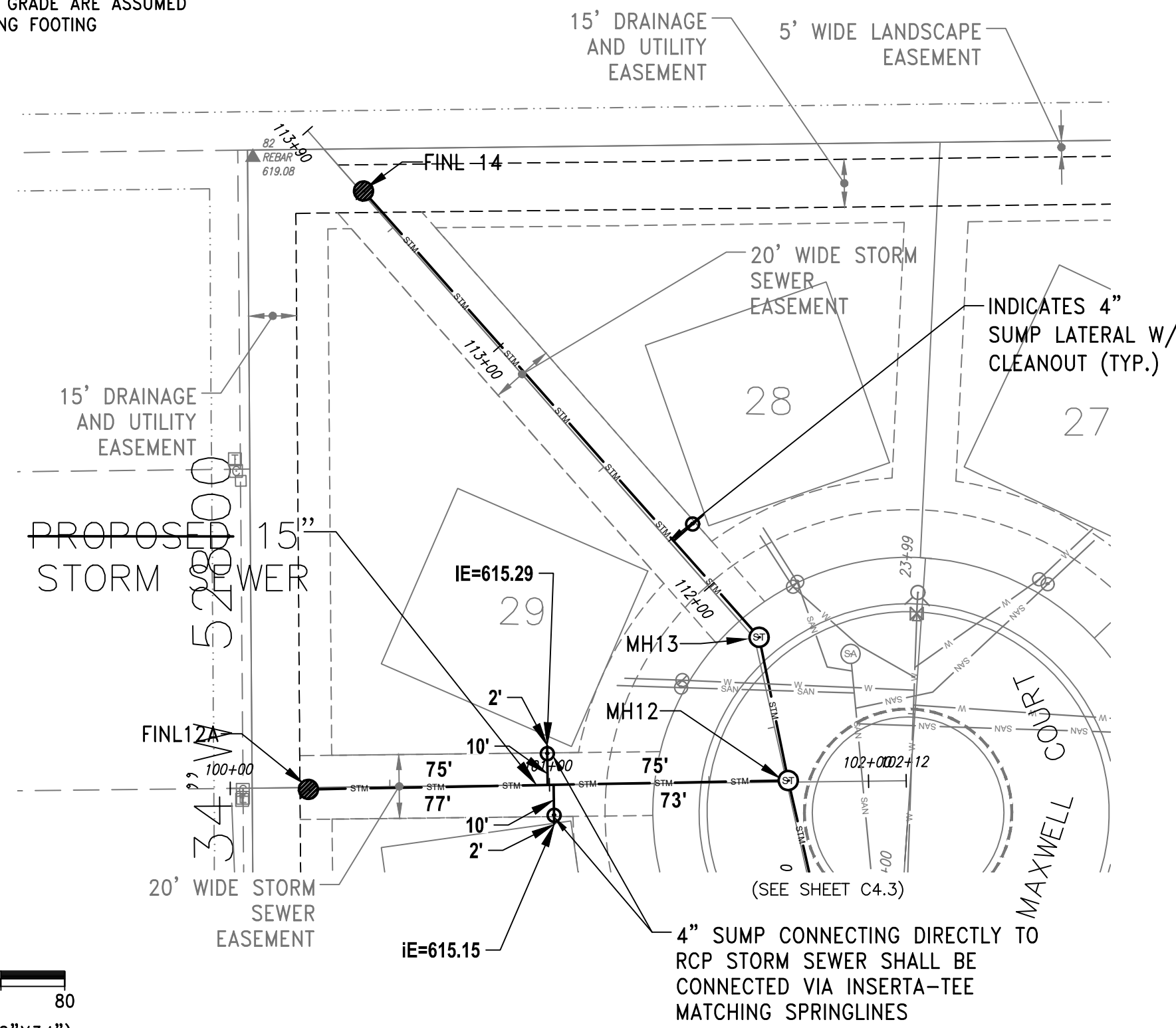
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ROADWAY AND STORM SEWER PLAN & PROFILE

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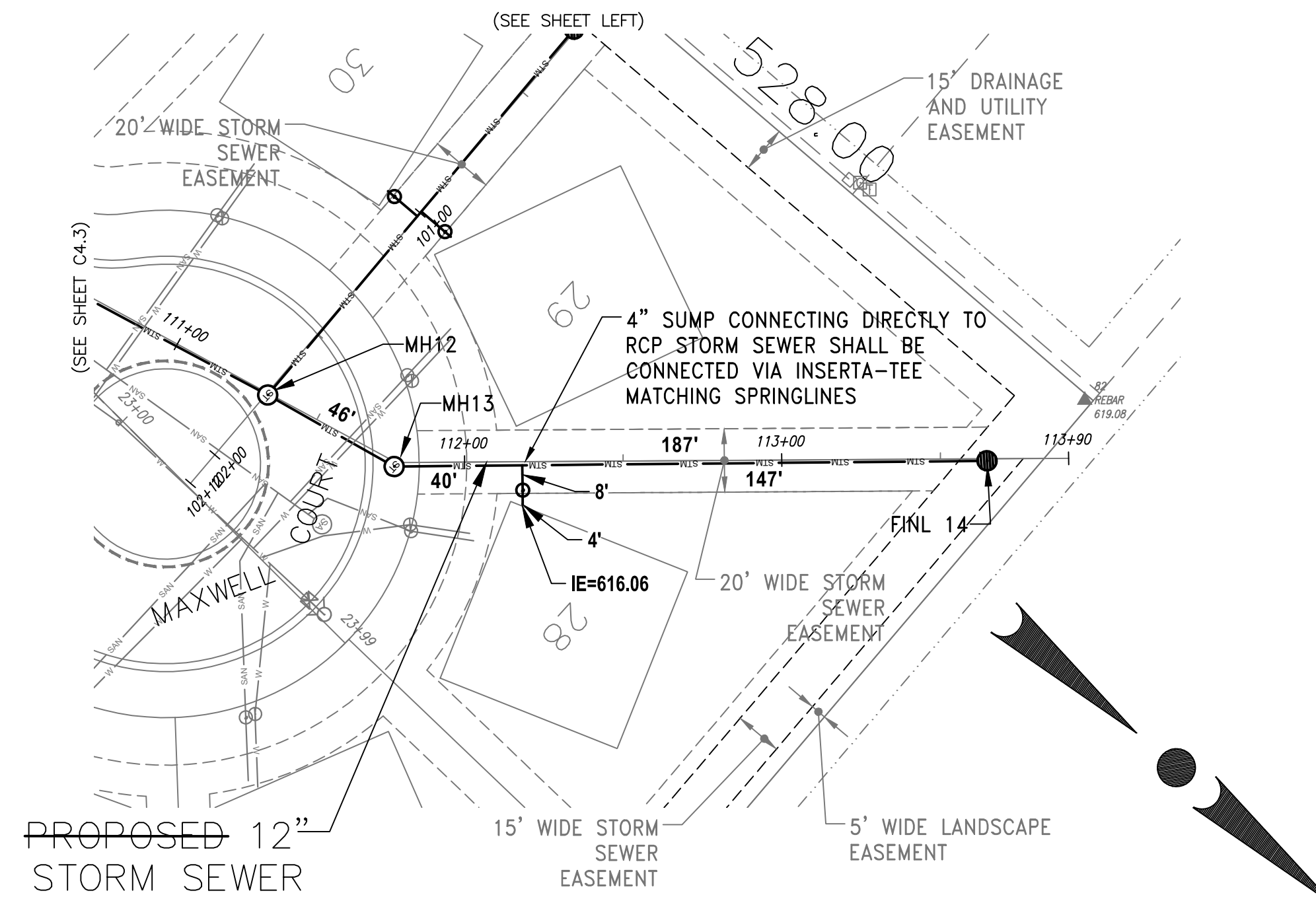
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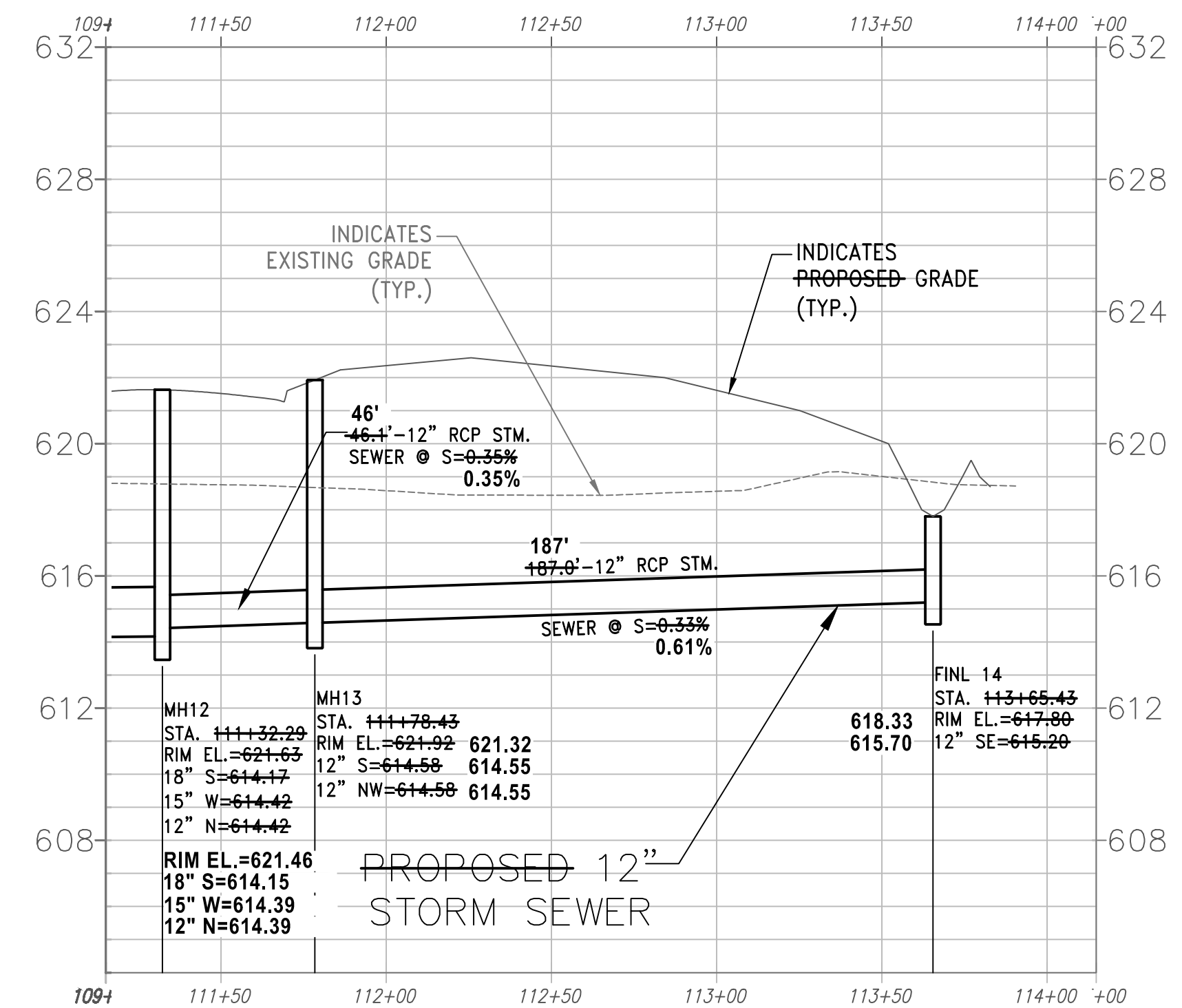
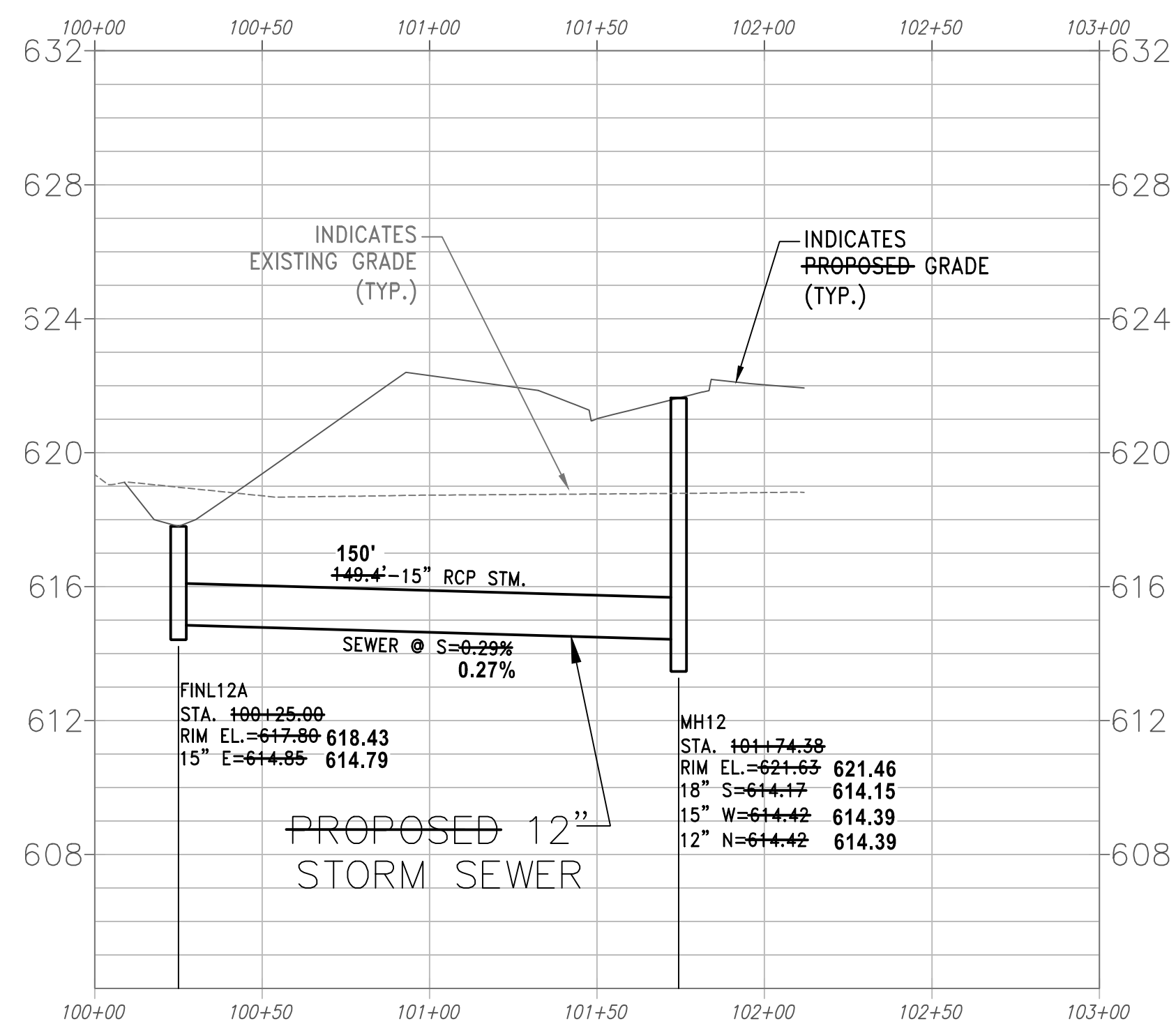
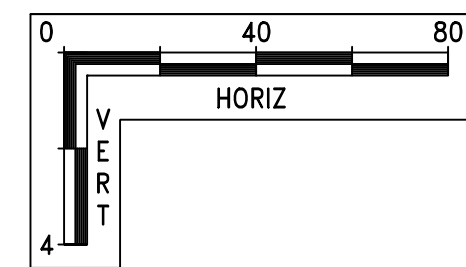
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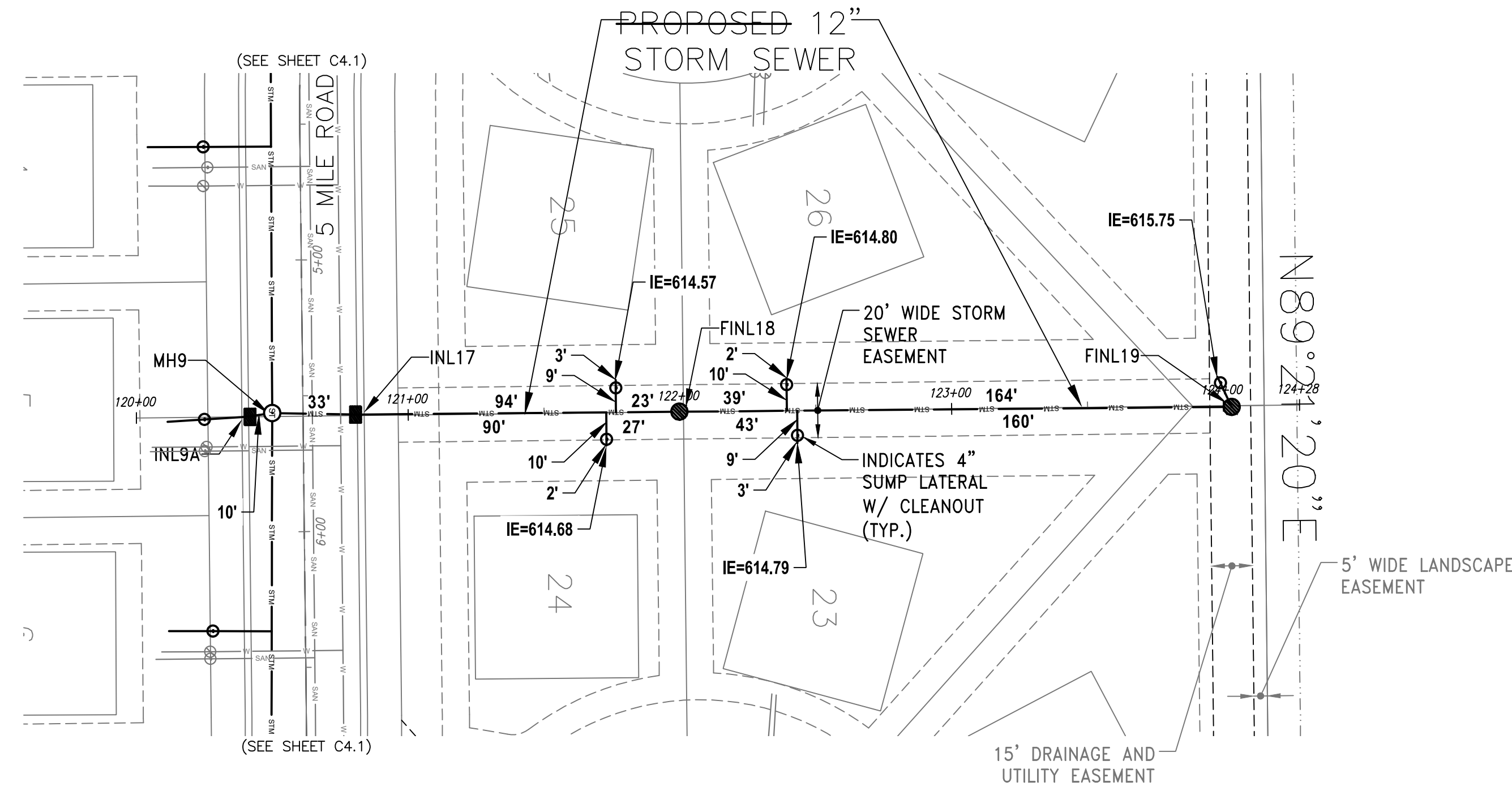
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STORM SEWER EASEMENT PLAN & PROFILE

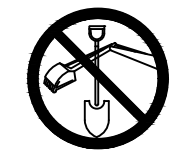
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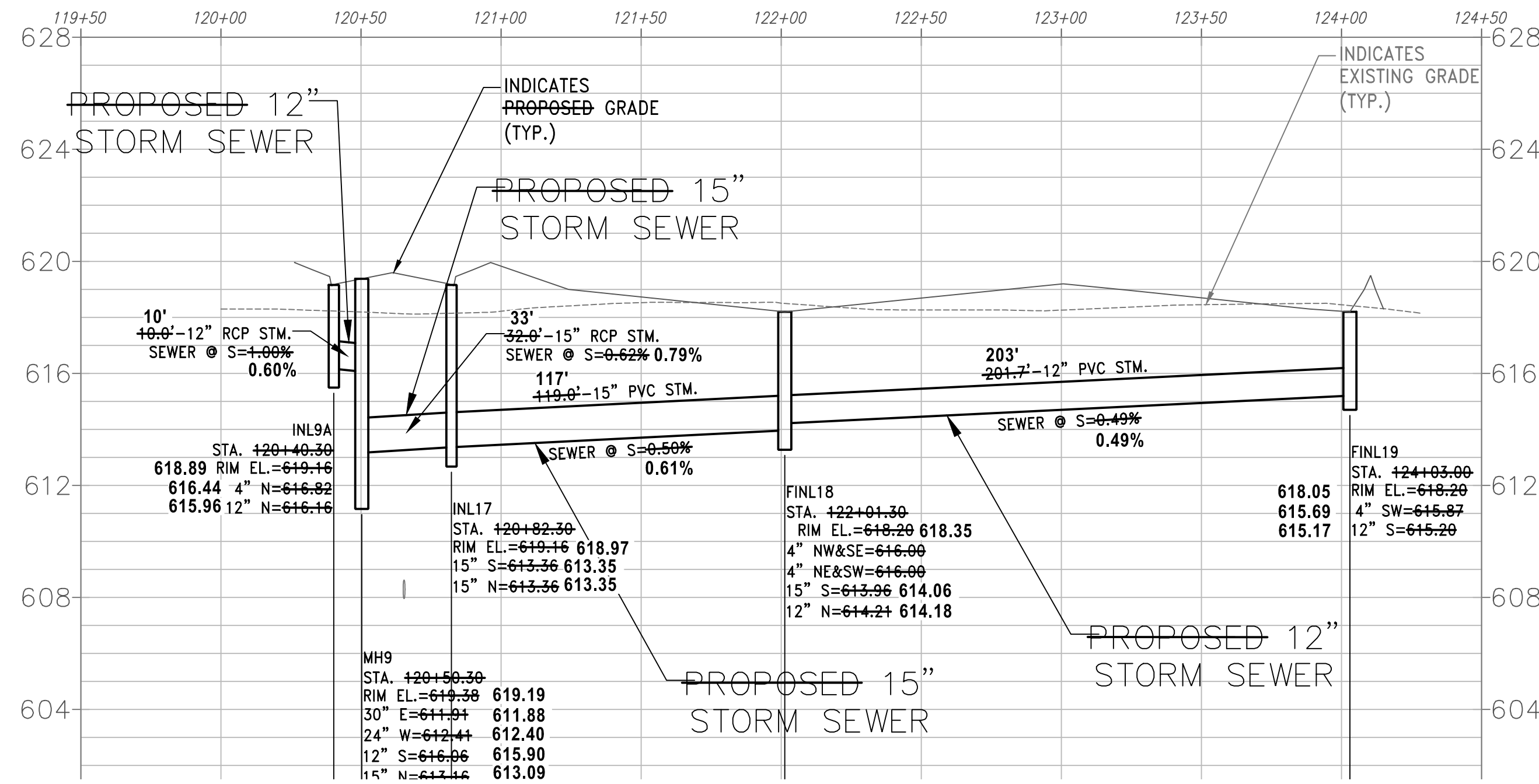
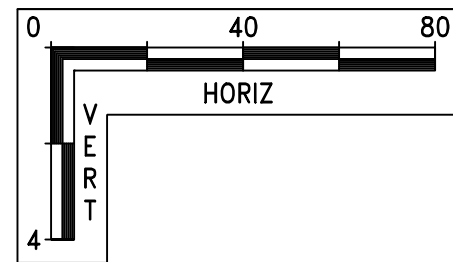
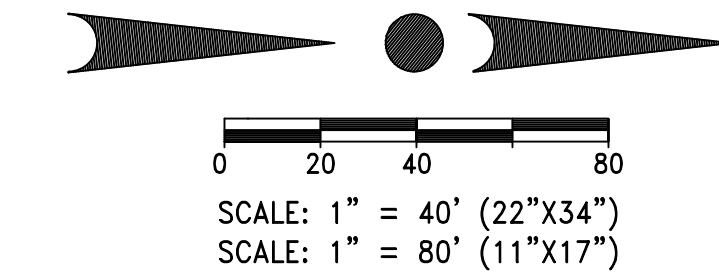
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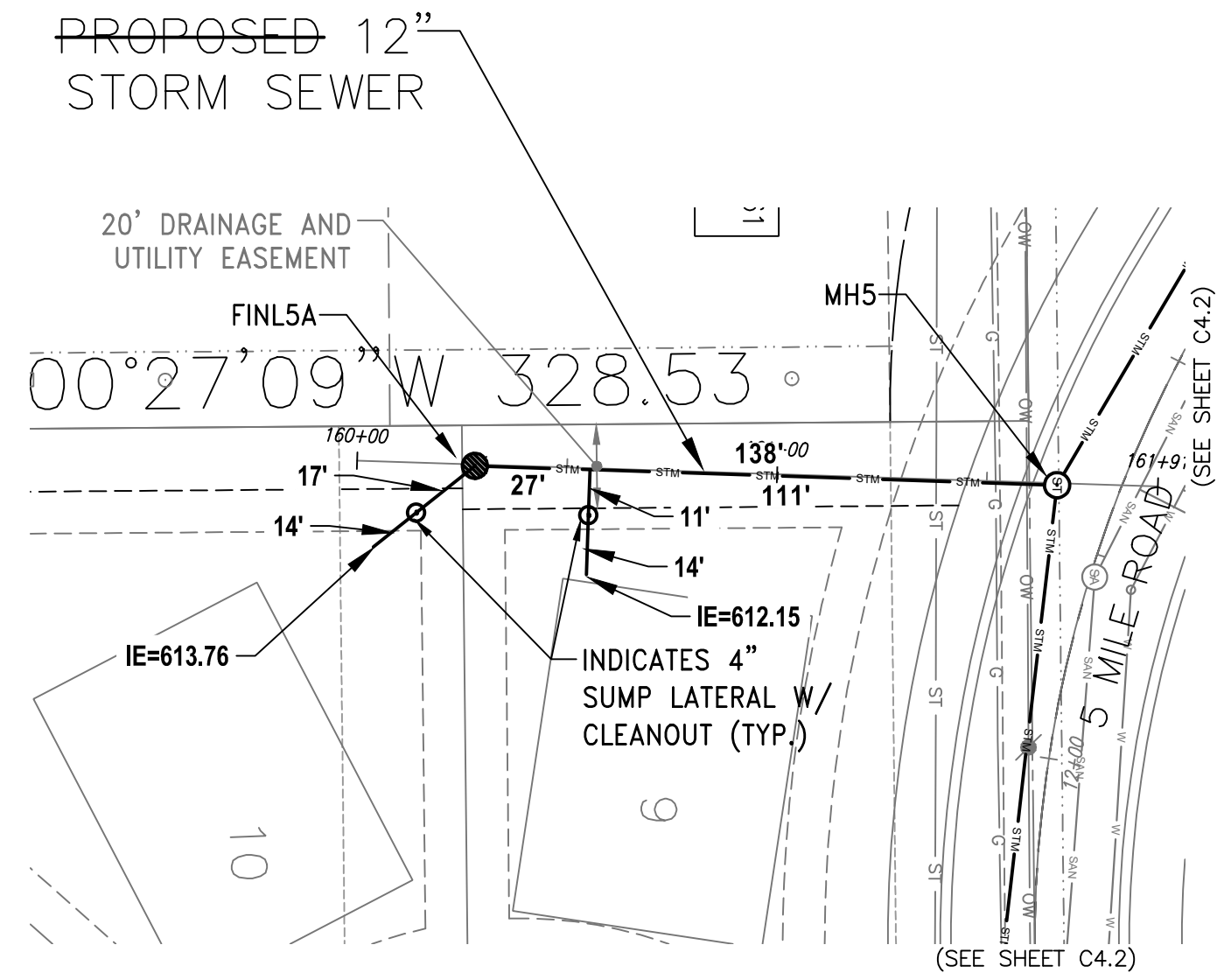


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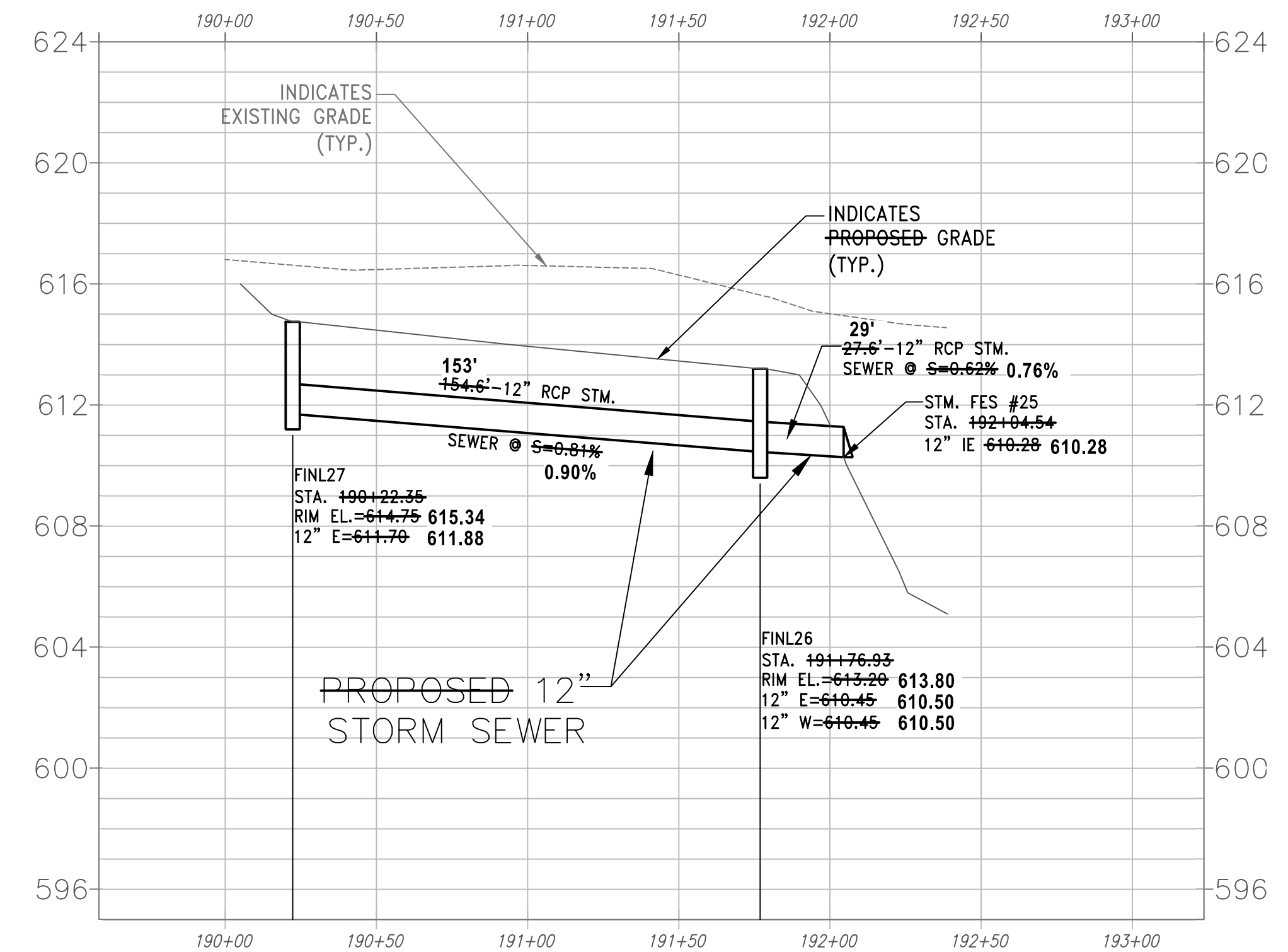
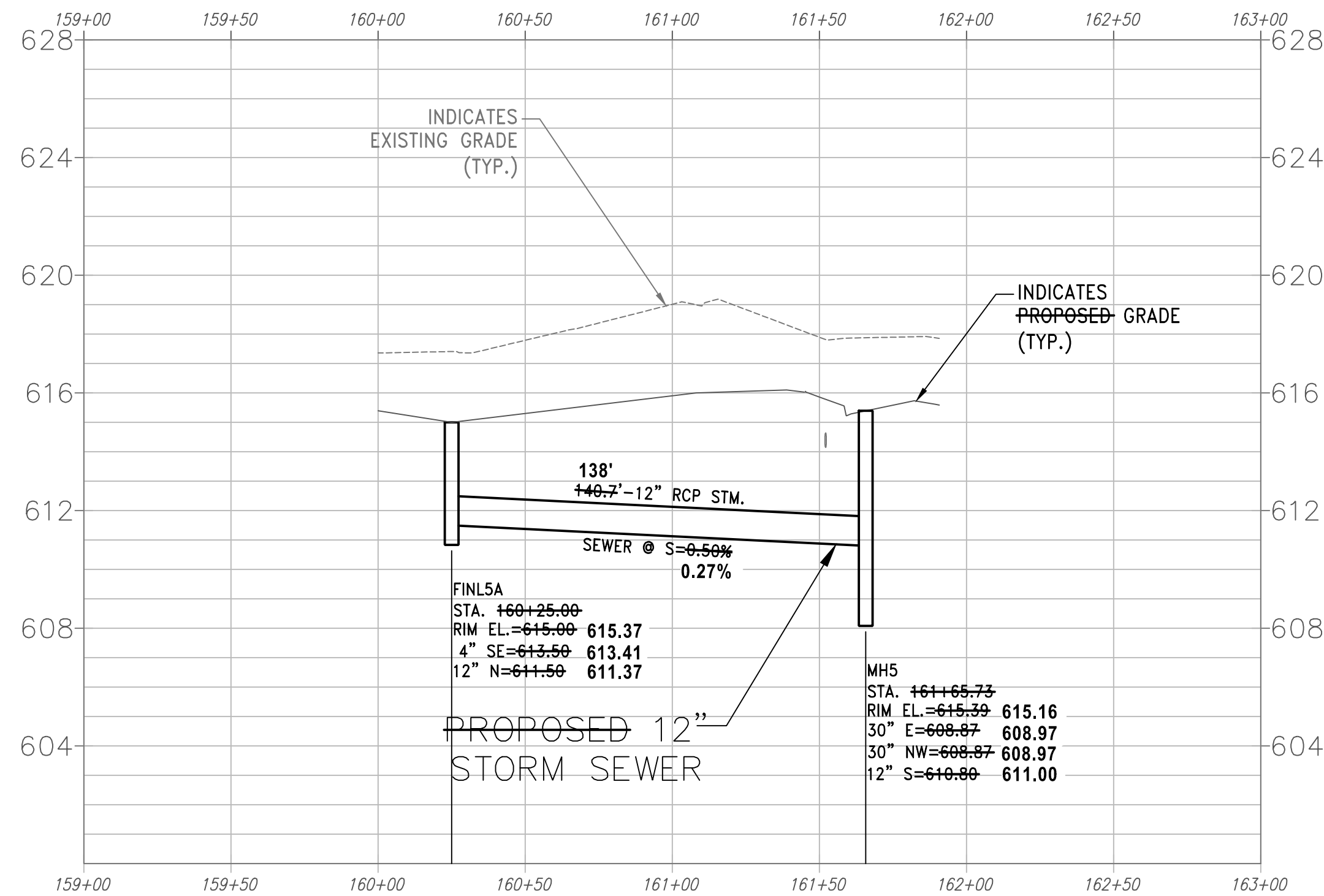
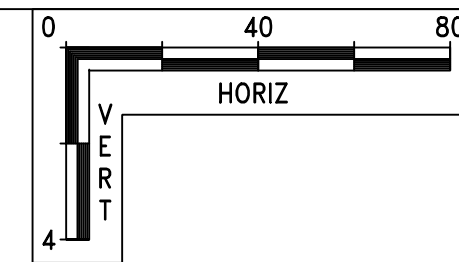
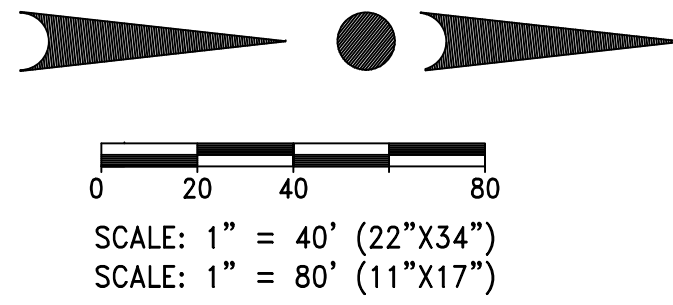
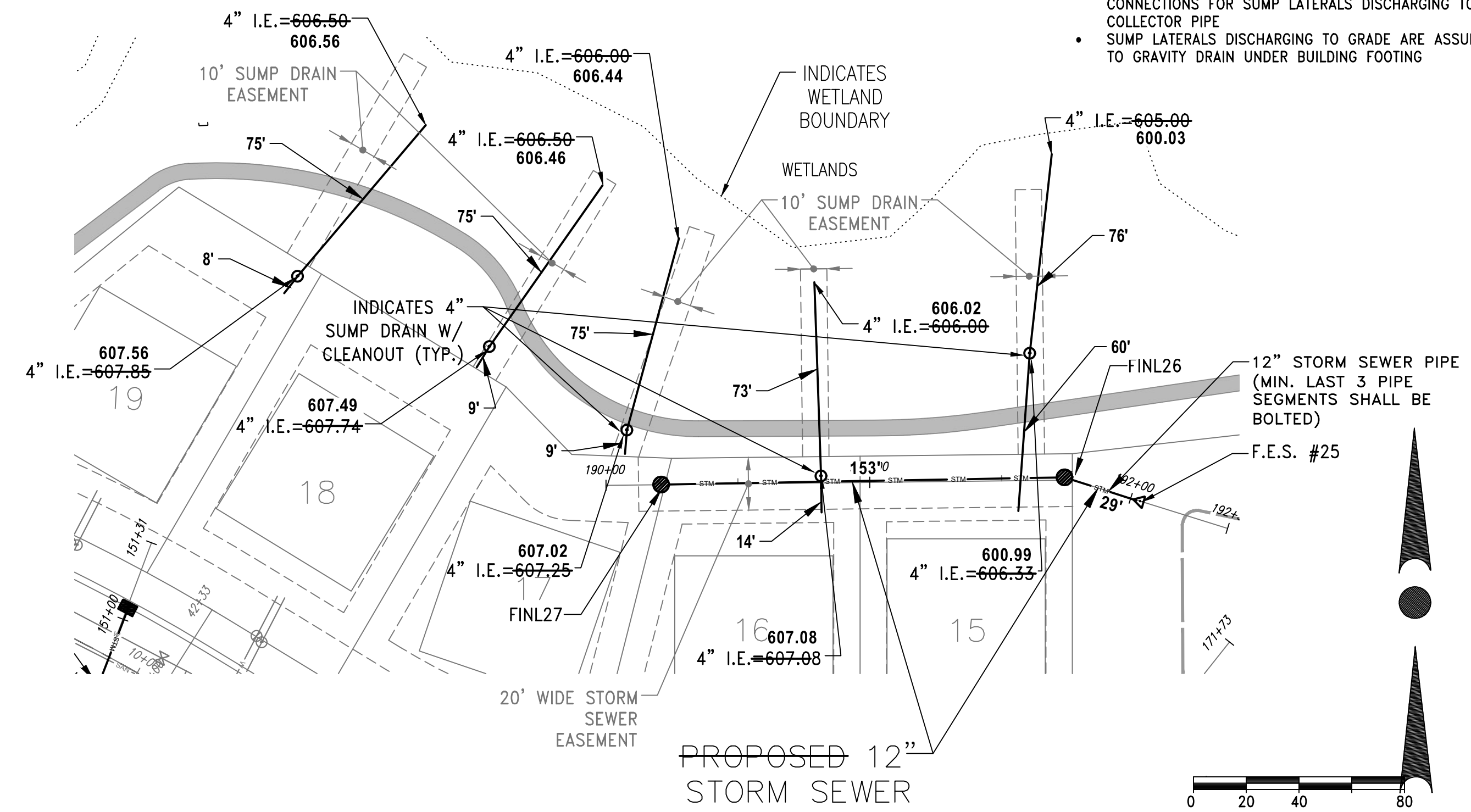
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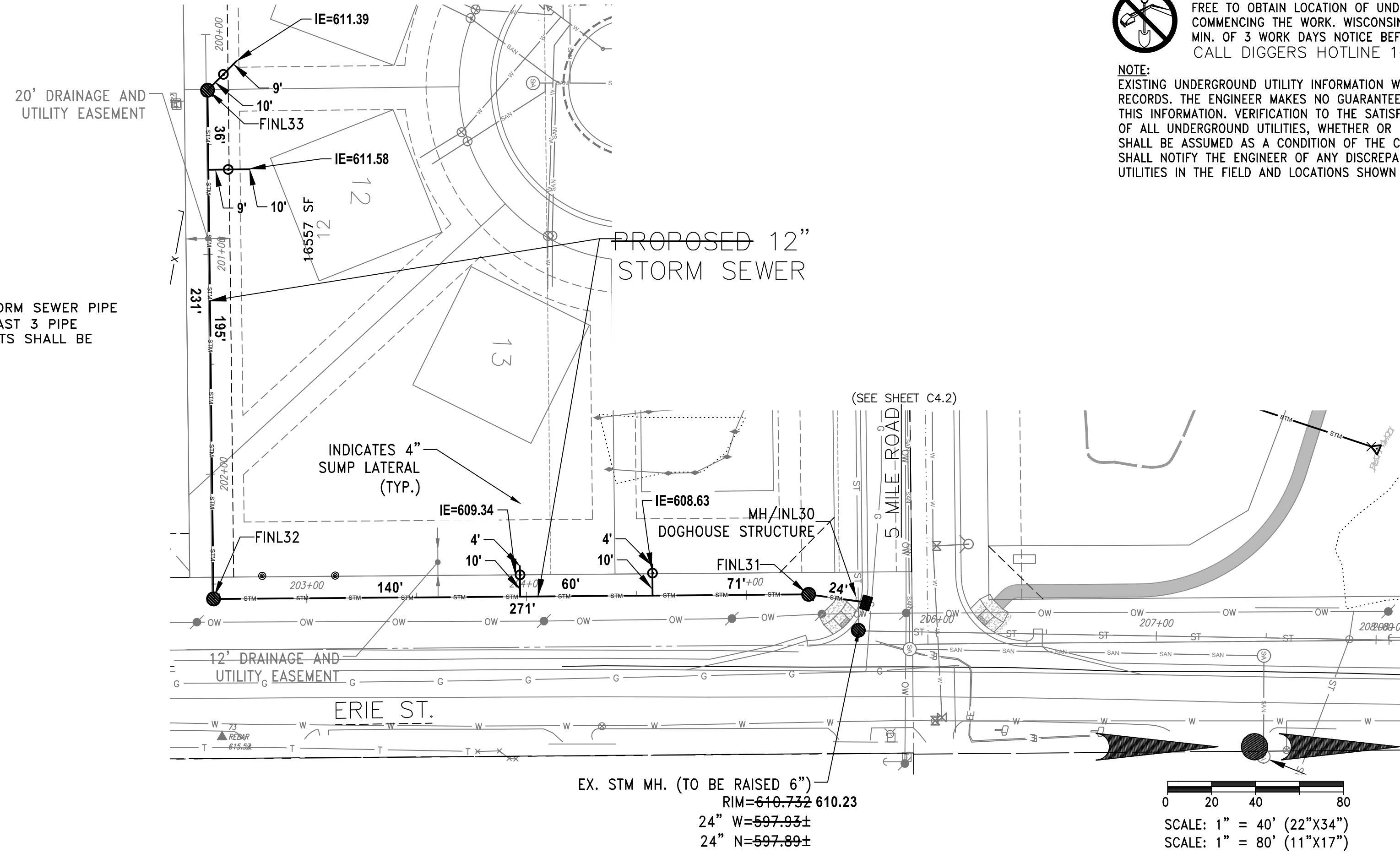
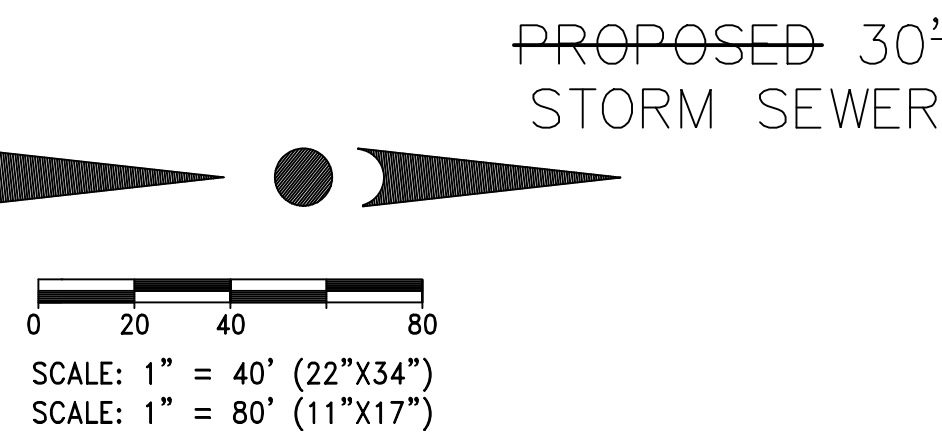
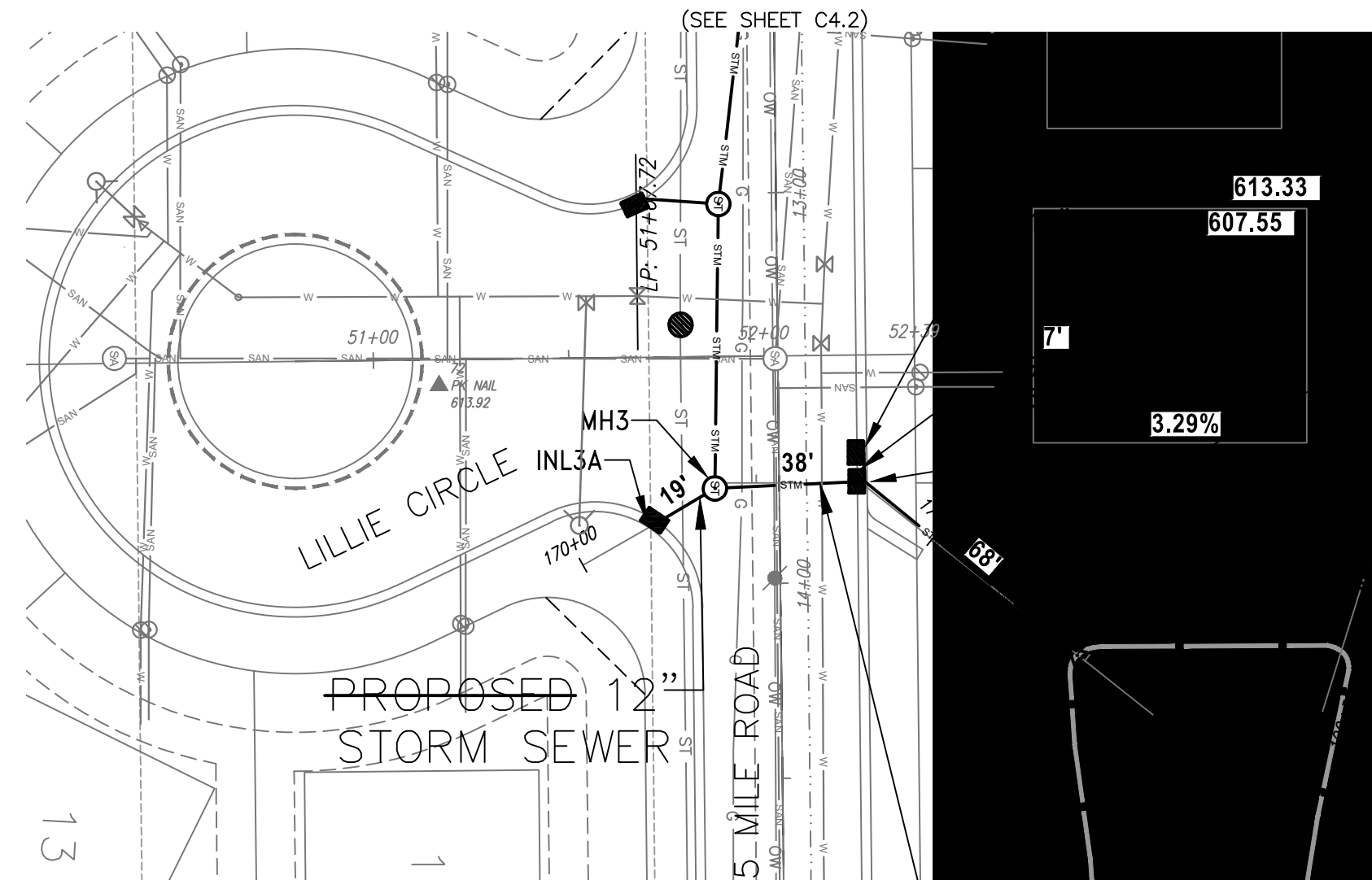


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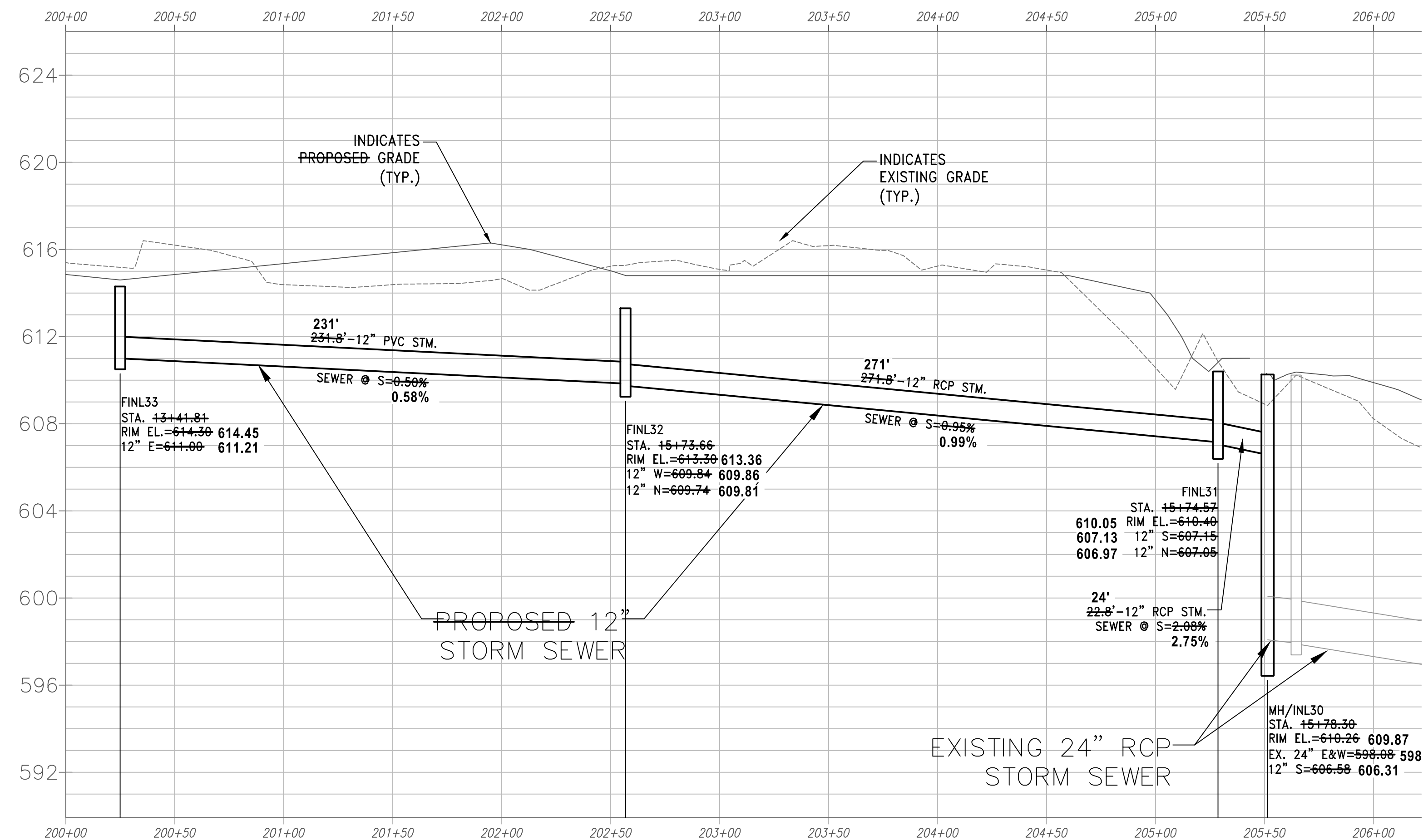
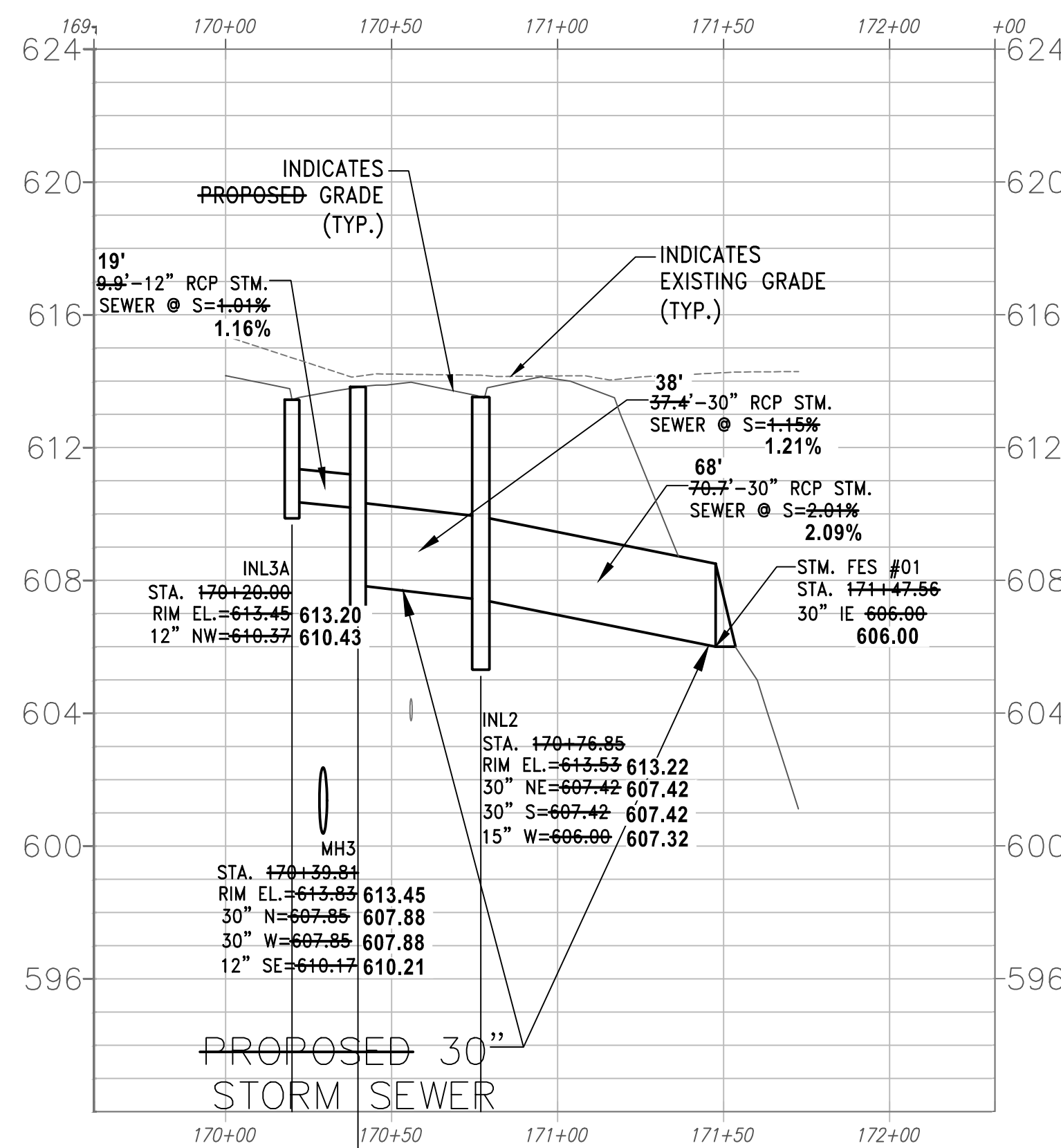
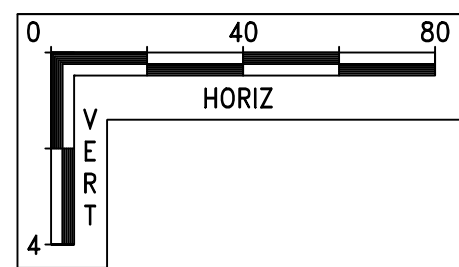
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STORM SEWER
EASEMENT PLAN
& PROFILE

MEMORANDUM

DATE: Thursday, May 30, 2024

TO: Caledonia Utility District

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

RE: Sanitary Sewer Request – South Hills Commerce Center

BACKGROUND INFORMATION

The Village has been negotiating with Ashley Capital on the development of the South Hills Golf Course into the South Hills Commerce Center. The South Hills Commerce Center is proposed with 10 buildings totaling approximately 3,737,400 square feet.

The Village is extending sanitary sewer and water mains (from their current locations) to the Northeast corner of the golf course property through the TID #4 Phase 4 Sanitary Sewer and Water Main Extensions Project. Ashley Capital will be required to extend sanitary sewer and water main internally on the development.

Ashley Capital has provided a conceptual layout of Sanitary Sewer and Water mains for the site. They have requested, due to the depth of the Sanitary Sewer, to install the Sanitary Sewer in the terrace area of the Right of Way instead of the middle of the road. Installing Sanitary Sewer in the middle of the road has been the standard practice. Installing the Sanitary Sewer in the terrace area will allow for a change of backfill material from granular to spoil material. The depth of the Sanitary Sewer proposed in the development ranges from 13.34' to 35.15' with an average depth of 24.91'. At these depths the amount of granular material would be significant.

Essentially this is a request to save on the cost of the project. There may be some benefit to this for the Utility District as well. If there happens to be a break or repair on the main there would be somewhat less cost for the Utility to excavate and backfill as well. Any return on savings for these types of repairs would hopefully not be for a very long time. The issues that can be seen with having the manholes in the terrace area are that there is a higher potential for additional I & I to get into the sanitary sewer from runoff through the lid and the location of other utilities nearby when maintenance or repair would occur could create issues.

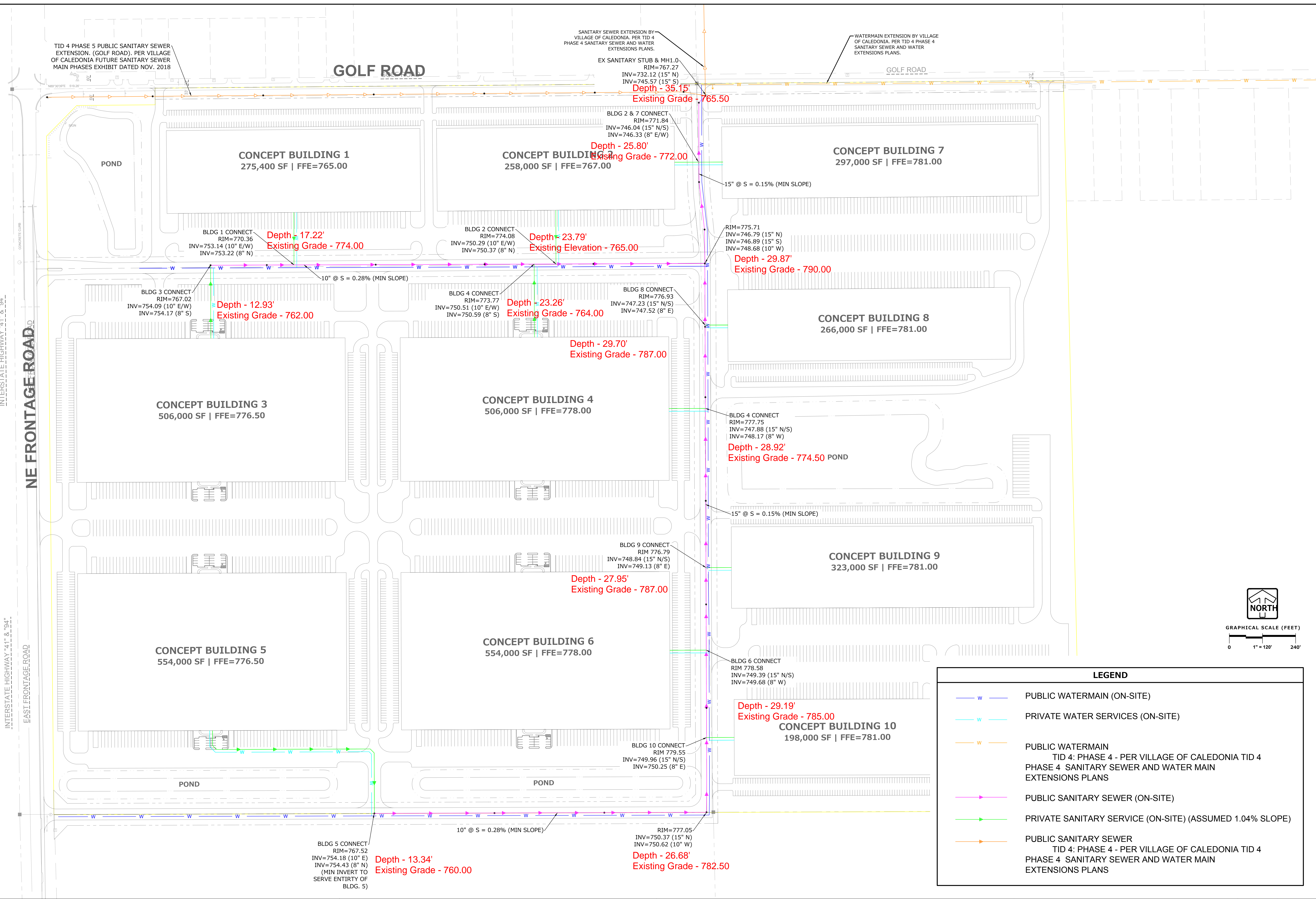
So the Commission is aware, the Utility District installed the Sanitary Sewer along 4 Mile Road in the terrace area of DeBack Farms to reduce costs for the TID. To this point we have not had any issues with this sanitary sewer. I am not opposed to recommending this request for approval to the Utility District and Village Board as long as there are no other utilities within the terrace area on the same side of the street and the manholes are raised enough that they will not take in any runoff (and low enough to not be hit by grass mowing operations).

RECOMMENDATION

Move to recommend approval and forward to the Village Board the request from Ashley Capital to allow the Sanitary Sewer to be installed in the terrace area of the Right of Way subject to the following.

- **No other utilities are within the terrace area of the Right of Way on the same side of the road as the sanitary sewer.**
- **The manholes are raised high enough that they will not take in any runoff but also low enough to not be hit by grass mowing operations.**

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FOR REVIEW ONLY

WATERMAIN & SANITARY SEWER PLAN

TID 4 PHASE 5 PUBLIC SANITARY SEWER EXTENSION. (GOLF ROAD). PER VILLAGE OF CALEDONIA FUTURE SANITARY SEWER MAIN PHASES EXHIBIT DATED NOV. 2018

SANITARY SEWER EXTENSION BY VILLAGE OF CALEDONIA. PER TID 4 PHASE 4 SANITARY SEWER AND WATER EXTENSIONS PLANS.

WATERMAIN EXTENSION BY VILLAGE OF CALEDONIA. PER TID 4 PHASE 4 SANITARY SEWER AND WATER EXTENSIONS PLANS.

EX SANITARY STUB & MH1.0
RIM=767.27
INV=732.12 (15" N)
INV=745.57 (15" S)

Depth - 35.15'
Existing Grade - 765.50

Depth - 25.80'
Existing Grade - 772.00

BLDG 2 & 7 CONNECT
RIM=771.84
INV=746.04 (15" N/S)
INV=746.33 (8" E/W)

RIM=775.71
INV=746.79 (15" N)
INV=746.89 (15" S)
INV=748.68 (10" W)

Depth - 29.87'
Existing Grade - 790.00

BLDG 1 CONNECT
RIM=770.36
INV=753.14 (10" E/W)
INV=753.22 (8" N)

Depth - 17.22'
Existing Grade - 774.00

BLDG 2 CONNECT
RIM=774.08
INV=750.29 (10" E/W)
INV=750.37 (8" N)

Depth - 23.79'
Existing Elevation - 765.00

BLDG 3 CONNECT
RIM=767.02
INV=754.09 (10" E/W)
INV=754.17 (8" S)

Depth - 12.93'
Existing Grade - 762.00

BLDG 4 CONNECT
RIM=773.77
INV=750.51 (10" E/W)
INV=750.59 (8" S)

Depth - 23.26'
Existing Grade - 764.00

BLDG 8 CONNECT
RIM=776.93
INV=747.23 (15" N/S)
INV=747.52 (8" E)

Depth - 29.70'
Existing Grade - 787.00

BLDG 4 CONNECT
RIM=777.75
INV=747.88 (15" N/S)
INV=748.17 (8" W)

Depth - 28.92'
Existing Grade - 774.50 POND

BLDG 9 CONNECT
RIM=776.79
INV=748.84 (15" N/S)
INV=749.13 (8" E)

Depth - 27.95'
Existing Grade - 787.00

BLDG 6 CONNECT
RIM=778.58
INV=749.39 (15" N/S)
INV=749.68 (8" W)

Depth - 29.19'
Existing Grade - 785.00

CONCEPT BUILDING 10
198,000 SF | FFE=781.00

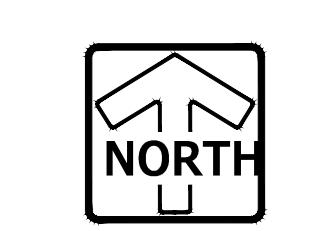
BLDG 10 CONNECT
RIM=779.55
INV=749.96 (15" N/S)
INV=750.25 (8" E)

RIM=777.05
INV=750.37 (15" N)
INV=750.62 (10" W)

Depth - 26.68'
Existing Grade - 782.50

BLDG 5 CONNECT
RIM=767.52
INV=754.18 (10" E)
INV=754.43 (8" N)
(MIN INVERT TO SERVE ENTIRTY OF BLDG. 5)

Depth - 13.34'
Existing Grade - 760.00



GRAPHICAL SCALE (FEET)
0 1" = 120' 240'

LEGEND	
	PUBLIC WATERMAIN (ON-SITE)
	PRIVATE WATER SERVICES (ON-SITE)
	PUBLIC WATERMAIN TID 4: PHASE 4 - PER VILLAGE OF CALEDONIA TID 4 PHASE 4 SANITARY SEWER AND WATER MAIN EXTENSIONS PLANS
	PUBLIC SANITARY SEWER (ON-SITE)
	PRIVATE SANITARY SERVICE (ON-SITE) (ASSUMED 1.04% SLOPE)
	PUBLIC SANITARY SEWER TID 4: PHASE 4 - PER VILLAGE OF CALEDONIA TID 4 PHASE 4 SANITARY SEWER AND WATER MAIN EXTENSIONS PLANS

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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

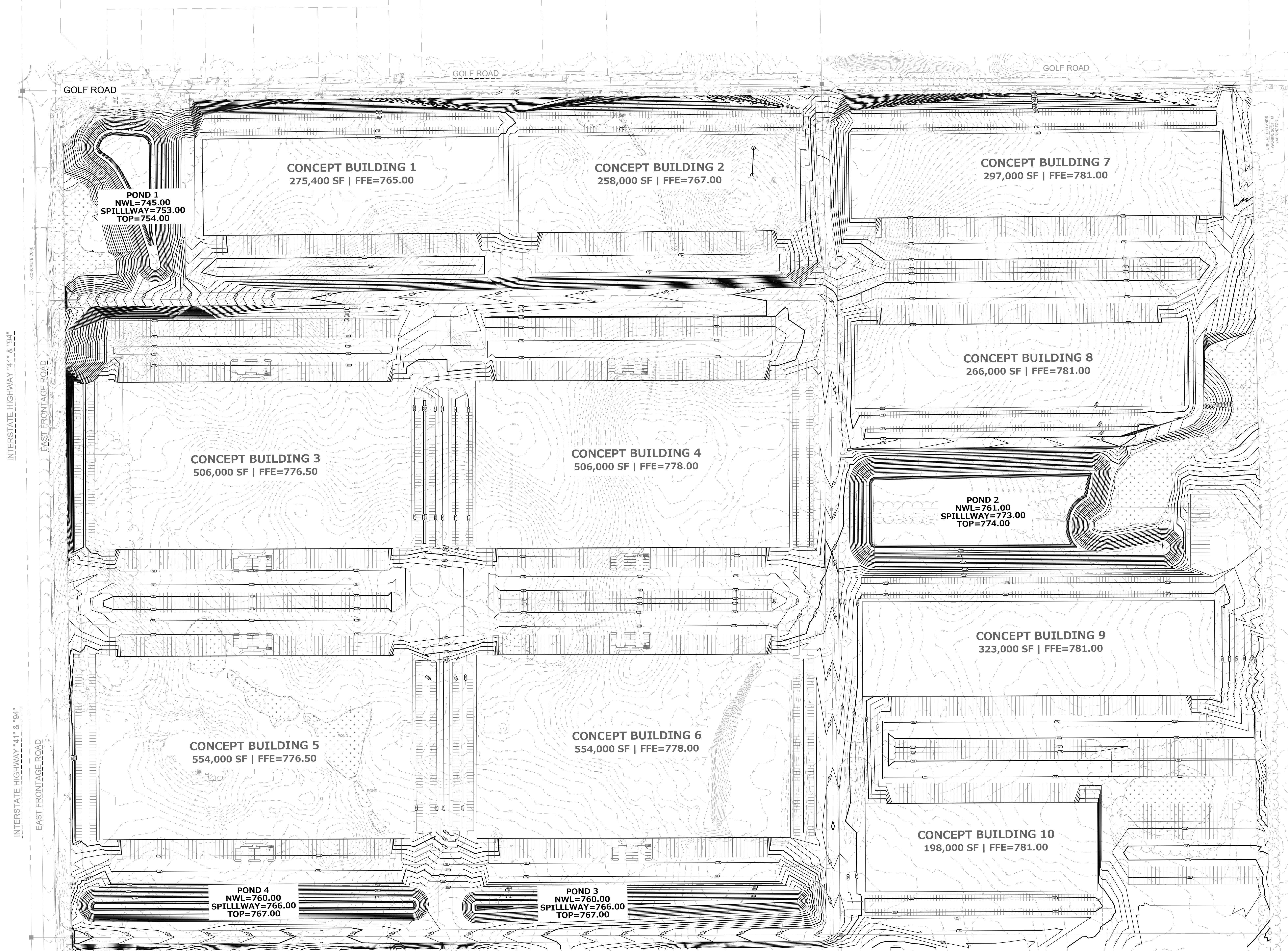
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

SOUTH HILLS COMMERCE CENTER
VILLAGE OF CALEDONIA

WATERMAIN & SANITARY SEWER PLAN

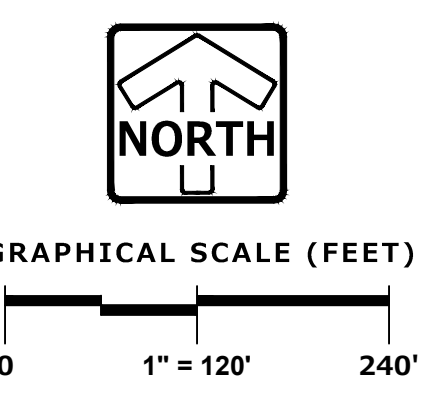
REVISIONS		SHEET 1 of 1
NO.	DESCRIPTION	

REG. JOB NO.: 2554.00
REG. PM: MTS
START DATE: 03/05/24
SCALE: 1" = 120'



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EARTHWORK	1.000	1.150	9661683.67 Sq. Ft.	1320854.30 Cu. Yd.	1333284.61 Cu. Yd.	12430.30 Cu. Yd.<Fill>
Totals			9661683.67 Sq. Ft.	1320854.30 Cu. Yd.	1333284.61 Cu. Yd.	12430.30 Cu. Yd.<Fill>




Z:\PROJECTS\2021\2554.00-W\CONCEPT\2554.00_ASHLEY CONCEPT V102_EARTHWORK.DWG 2/12/2024 1:32 PM

MEMORANDUM

DATE: Tuesday, May 28, 2024

TO: Caledonia Utility District

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

RE: Contract Award – Sundance Heights Water Main Improvements

BACKGROUND INFORMATION

The Sundance Heights Water Main Improvements Project has been designed, reviewed, and publicly advertised as required. The bid opening for the project was held on May 23. The Caledonia Utility District received prequalification statements from 7 contractors and received 2 bids on the project. The low bid was from A. W. Oakes & Son, Inc. in the amount of \$1,419,738.90. This bid is approximately \$149,261 or 9.4% below the engineers estimate of \$1,569,000.

Foth Infrastructure & Environment LLC and Caledonia Utility District staff have reviewed the bids and have provided a recommendation for award to A.W. Oakes & Son, Inc. in the amount of \$1,419,738.90.

Based on the bid prices \$1,115,427.28 is attributed to the Water Utility and \$304,311.62 is attributed to the Storm Water Utility.

RECOMMENDATION

Move to authorize the Caledonia Utility District to issue the Notice of Award to A.W. Oakes & Son, Inc for the Sundance Heights Water Main Project in the amount of \$1,419,738.90.

Move to authorize the Utility District President and Secretary to execute any contract documents as necessary.



Ballpark Commons Office Building
7044 S. Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

May 28, 2024

Tony Bunkelman, PE
Caledonia Utility District
333 4 ½ Mile Road
Racine, WI 53402

RE: TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

Dear Tony,

We have reviewed the bids received on May 23, 2024, for the above referenced project. A summary of the bid is as follows:

Bidder	Total Bid Amount
A.W. Oakes and Son, Inc.	\$ 1,419,738.90
PTS Contractors, Inc.	\$ 1,461,000.00

Utility counsel has reviewed the prequalification statements for the bidders and has determined that the bidders have met the prequalification requirements.

We recommend awarding the project to A.W. Oakes and Son, Inc. for the total bid amount of \$ 1,419,738.90. Their bid is complete and contains all required documentation.

Please contact me if you have any questions.

Sincerely,

Andrew Schultz, PE

Project Manager

Enclosure: Bid Results Worksheet

Sundance Heights Water Main Improvements (#9112334)
 Caledonia Utility District
 05/23/2024 10:00 AM CDT

Item No.	Item Description	Units	Quantity	Engineer's Estimate		A.W. Oakes & Son, Inc.		PTS Contractors, Inc	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization/Demobilization	LS	1	\$ 60,000.00	\$ 60,000.00	\$ 17,000.00	\$ 17,000.00	\$ 29,897.00	\$ 29,897.00
2	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 18,000.00	\$ 18,000.00	\$ 9,675.00	\$ 9,675.00
3	Clearing and Grubbing	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 8,000.00	\$ 8,000.00	\$ 7,150.00	\$ 7,150.00
4	Sawcut Pavement, Full Depth	Ln Ft	2739	\$ 2.50	\$ 6,847.50	\$ 2.00	\$ 5,478.00	\$ 2.50	\$ 6,847.50
5	Remove and Replace Signing	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 1,200.00
6	Remove and Replace Postal Boxes	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 8,000.00	\$ 8,000.00	\$ 6,000.00	\$ 6,000.00
7	Rock Filled Filter Bags	EA	94	\$ 15.00	\$ 1,410.00	\$ 16.00	\$ 1,504.00	\$ 21.00	\$ 1,974.00
8	Inlet Protection	EA	2	\$ 150.00	\$ 300.00	\$ 80.00	\$ 160.00	\$ 150.00	\$ 300.00
9	8-inch PVC Water Main, Spoil Backfill	Ln Ft	1920	\$ 110.00	\$ 211,200.00	\$ 90.00	\$ 172,800.00	\$ 101.00	\$ 193,920.00
10	8-inch PVC Water Main, Granular Backfill	Ln Ft	1848	\$ 165.00	\$ 304,920.00	\$ 130.00	\$ 240,240.00	\$ 147.00	\$ 271,656.00
11	Hydrant Assembly	EA	11	\$ 8,000.00	\$ 88,000.00	\$ 10,000.00	\$ 110,000.00	\$ 8,255.00	\$ 90,805.00
12	6-inch Hydrant Lead	Ln Ft	276	\$ 115.00	\$ 31,740.00	\$ 160.00	\$ 44,160.00	\$ 140.00	\$ 38,640.00
13	8-inch Gate Valve	EA	11	\$ 3,000.00	\$ 33,000.00	\$ 2,700.00	\$ 29,700.00	\$ 2,645.00	\$ 29,095.00
14	HDPE Water Service (1") - Open Cut	Ln Ft	979	\$ 85.00	\$ 83,215.00	\$ 115.00	\$ 112,585.00	\$ 99.00	\$ 96,921.00
15	HDPE Water Service (1") - Trenchless Pit Launch Installation	Ln Ft	1768	\$ 65.00	\$ 114,920.00	\$ 62.00	\$ 109,616.00	\$ 48.00	\$ 84,864.00
16	1" Water Service Fittings	EA	78	\$ 950.00	\$ 74,100.00	\$ 580.00	\$ 45,240.00	\$ 620.00	\$ 48,360.00
17	Connection to Existing Water Main	EA	6	\$ 5,000.00	\$ 30,000.00	\$ 5,000.00	\$ 30,000.00	\$ 3,400.00	\$ 20,400.00
18	1 1/4" Dense Graded Base (HMA and Driveway Base)	TON	1335	\$ 21.00	\$ 28,035.00	\$ 20.00	\$ 26,700.00	\$ 15.50	\$ 20,692.50
19	3/4" Dense Graded Base (Driveway & Shoulder Restoration)	TON	400	\$ 31.00	\$ 12,400.00	\$ 40.00	\$ 16,000.00	\$ 20.00	\$ 8,000.00
20	HMA Binder Course	TON	350	\$ 205.00	\$ 71,750.00	\$ 230.00	\$ 80,500.00	\$ 230.00	\$ 80,500.00
21	HMA Surface Course (Includes Driveways)	TON	460	\$ 150.00	\$ 69,000.00	\$ 160.00	\$ 73,600.00	\$ 230.00	\$ 105,800.00
22	Bituminous Tack Coat	GAL	640	\$ 5.00	\$ 3,200.00	\$ 0.01	\$ 6.40	\$ 1.00	\$ 640.00
23	12" CMP Culvert w/ FES	Ln Ft	192	\$ 90.00	\$ 17,280.00	\$ 80.00	\$ 15,360.00	\$ 87.00	\$ 16,704.00
24	9" x 14" CMPA Culvert w/ FES	Ln Ft	174	\$ 90.00	\$ 15,660.00	\$ 80.00	\$ 13,920.00	\$ 89.00	\$ 15,486.00
25	15" CMP Culvert w/ FES	Ln Ft	366	\$ 100.00	\$ 36,600.00	\$ 75.00	\$ 27,450.00	\$ 94.00	\$ 34,404.00
26	13"x17" CMPA Culvert w/ FES	Ln Ft	218	\$ 100.00	\$ 21,800.00	\$ 85.00	\$ 18,530.00	\$ 96.00	\$ 20,928.00
27	24" RCP Culvert w/ FES	Ln Ft	80	\$ 225.00	\$ 18,000.00	\$ 180.00	\$ 14,400.00	\$ 224.00	\$ 17,920.00
28	20"x28" CMPA Culvert w/ FES	Ln Ft	116	\$ 125.00	\$ 14,500.00	\$ 110.00	\$ 12,760.00	\$ 116.00	\$ 13,456.00
29	24"x35" CMPA Culvert w/ FES	Ln Ft	94	\$ 135.00	\$ 12,690.00	\$ 140.00	\$ 13,160.00	\$ 130.00	\$ 12,220.00
30	Ditching	Ln Ft	3850	\$ 17.00	\$ 65,450.00	\$ 6.50	\$ 25,025.00	\$ 19.00	\$ 73,150.00
31	Topsoil, Seed, Fertilizer, and Erosion Mat	Sq Yd	11425	\$ 8.00	\$ 91,400.00	\$ 9.14	\$ 104,424.50	\$ 7.00	\$ 79,975.00
32	21"x15" CMPA Culvert w/ FES	Ln Ft	38	\$ 110.00	\$ 4,180.00	\$ 90.00	\$ 3,420.00	\$ 90.00	\$ 3,420.00

Subtotal=	\$ 1,548,597.50	\$ 1,399,738.90	\$ 1,441,000.00
Allowances=	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Total=	\$ 1,568,597.50	\$ 1,419,738.90	\$ 1,461,000.00



Caledonia Utility District
 Sundance Heights Water Main Improvements
 Bid Summary
 May 23, 2024
 10:00 AM


Company Name	Bid Bond	Subcontractor Listing	Substitutes and Or Equal	Bid Total	Apparent Low Bidder
PTS Contractors	✓	✓	✓	\$ 1,441,000.00	
AW Oakes	✓	✓	✓	\$ 1,399,738.90	✓



MEMORANDUM

DATE: Wednesday, May 29, 2024

TO: Caledonia Utility District

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

RE: Contract Award – TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

BACKGROUND INFORMATION

The TID 4 Phase 4 Sanitary Sewer & Water Main Extensions Project has been designed, reviewed, and publicly advertised as required. The bid opening for the project was held on May 23. The Caledonia Utility District received prequalification statements from 7 contractors and received 4 bids on the project. The low bid was from Dorner Inc. in the amount of \$2,688,687.40. This bid is approximately \$608,073 or 18.4% below the engineers estimate of \$3,296,760.

Foth Infrastructure & Environment LLC and Caledonia Utility District staff have reviewed the bids and have provided a recommendation for award to Dorner Inc. in the amount of \$2,688,687.40.

Based on the bid prices \$1,957,962.72 is attributed to Sanitary Sewer in the TID and \$730,724.68 is attributed to the Water Utility in the TID. This project will be special assessed when the project is completed, and all costs are in.

RECOMMENDATION

Move to authorize the Caledonia Utility District to recommend to the Village Board to issue the Notice of Award to Dorner Inc for the TID 4 Phase 4 Sanitary Sewer and Water Main Extensions Project in the amount of \$2,688,687.40.

Move to authorize the Utility District President and Secretary to execute any contract documents as necessary.



Ballpark Commons Office Building
 7044 S. Ballpark Drive, Suite 200
 Franklin, WI 53132
 (414) 336-7900
 foth.com

May 28, 2024

Tony Bunkelman, PE
 Caledonia Utility District
 333 4 1/2 Mile Road
 Racine, WI 53402

RE: TID 4 Phase 4 Sanitary Sewer and Water Main Extensions

Dear Tony,

We have reviewed the bids received on May 23, 2024, for the above referenced project. A summary of the bid is as follows:

Bidder	Base Bid	Alternate Bid	Total Bid Amount
Dorner Inc.	\$ 2,138,258.60	\$ 550,428.80	\$ 2,688,687.40
Globe Contractors, Inc.	\$ 2,156,960.00	\$ 1,146,981.00	\$ 3,303,941.00
Super Excavators, Inc.	\$ 2,197,606.00	\$ 854,770.00	\$ 3,052,376.00
A.W. Oakes and Son, Inc.	\$ 2,693,263.40	\$ 724,042.40	\$ 3,417,305.80

Utility counsel has reviewed the prequalification statements for the bidders and has determined that the bidders have met the prequalification requirements.

We recommend awarding the project to Dorner Inc. for the total bid amount of \$ 2,688,687.40. Their bid is complete and contains all required documentation.

Please contact me if you have any questions.

Sincerely,

Andrew Schultz, PE

Project Manager

Enclosure: Bid Results Worksheet

TID 4 Phase 4 Sanitary Sewer and Water Main Extensions (#9105984)
Village of Caledonia Utility District
May 23, 2024

Line Item	Item Description	UofM	Quantity	Engineer Estimate		Dorner Inc.		Globe Contractors, Inc.		Super Excavators, Inc.		A.W. Oakes & Son, Inc.	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization/Demobilization	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 104,000.00	\$ 104,000.00	\$ 360,000.00	\$ 360,000.00	\$ 280,000.00	\$ 280,000.00
2	Traffic Control	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 8,269.00	\$ 8,269.00	\$ 12,000.00	\$ 12,000.00	\$ 16,000.00	\$ 16,000.00	\$ 18,000.00	\$ 18,000.00
3	Clearing, Grubbing, and Tree Removal	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 16,538.00	\$ 16,538.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 12,000.00	\$ 12,000.00
4	Sawcut Pavement, Full Depth	Ln Ft	2750	\$ 2.50	\$ 6,875.00	\$ 2.60	\$ 7,150.00	\$ 2.00	\$ 5,500.00	\$ 3.00	\$ 8,250.00	\$ 2.00	\$ 5,500.00
5	Remove and Replace Signing	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 441.00	\$ 441.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 400.00	\$ 400.00
6	Remove and Replace Postal Boxes	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 1,103.00	\$ 1,103.00	\$ 120.00	\$ 120.00	\$ 1,500.00	\$ 1,500.00	\$ 600.00	\$ 600.00
7	Tracking Pad	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 1,213.00	\$ 1,213.00	\$ 1,000.00	\$ 1,000.00	\$ 10,000.00	\$ 10,000.00	\$ 2,600.00	\$ 2,600.00
8	Silt Fence	Ln Ft	7486	\$ 2.50	\$ 18,715.00	\$ 2.60	\$ 19,463.60	\$ 2.00	\$ 14,972.00	\$ 2.00	\$ 14,972.00	\$ 3.00	\$ 22,458.00
9	Rock Filled Filter Bags	EA	280	\$ 15.00	\$ 4,200.00	\$ 22.00	\$ 6,160.00	\$ 13.00	\$ 3,640.00	\$ 15.00	\$ 4,200.00	\$ 16.00	\$ 4,480.00
10	8-Inch SDR-26 PVC Sanitary Main, Spoil Backfill	Ln Ft	20	\$ 265.00	\$ 5,300.00	\$ 175.00	\$ 3,500.00	\$ 240.00	\$ 4,800.00	\$ 205.00	\$ 4,100.00	\$ 410.00	\$ 8,200.00
11	12-Inch SDR-26 PVC Sanitary Main, Spoil Backfill	Ln Ft	653	\$ 285.00	\$ 186,105.00	\$ 250.00	\$ 163,250.00	\$ 250.00	\$ 163,250.00	\$ 190.00	\$ 124,070.00	\$ 310.00	\$ 202,430.00
12	24-Inch F679 PVC Sanitary Main, Spoil Backfill	Ln Ft	1933	\$ 500.00	\$ 966,500.00	\$ 325.00	\$ 628,225.00	\$ 330.00	\$ 637,890.00	\$ 235.00	\$ 454,255.00	\$ 495.00	\$ 956,835.00
13	Sanitary Sewer Manhole, 48-Inch	VF	212	\$ 600.00	\$ 127,200.00	\$ 914.00	\$ 193,768.00	\$ 750.00	\$ 159,000.00	\$ 570.00	\$ 120,840.00	\$ 760.00	\$ 161,120.00
14	Connection to Existing Sanitary Sewer Main	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 12,764.00	\$ 12,764.00	\$ 17,500.00	\$ 17,500.00	\$ 13,000.00	\$ 13,000.00	\$ 5,000.00	\$ 5,000.00
15	16-inch PVC Water Main, Spoil Backfill	Ln Ft	2408	\$ 193.00	\$ 464,744.00	\$ 129.00	\$ 310,632.00	\$ 161.00	\$ 387,688.00	\$ 168.00	\$ 404,544.00	\$ 146.00	\$ 351,568.00
16	16-inch PVC Water Main, Granular Backfill	Ln Ft	246	\$ 250.00	\$ 61,500.00	\$ 193.00	\$ 47,478.00	\$ 250.00	\$ 61,500.00	\$ 325.00	\$ 79,950.00	\$ 195.00	\$ 47,970.00
17	Hydrant Assembly	EA	7	\$ 8,000.00	\$ 56,000.00	\$ 9,712.00	\$ 67,984.00	\$ 9,950.00	\$ 69,650.00	\$ 8,500.00	\$ 59,500.00	\$ 9,200.00	\$ 64,400.00
18	6-inch Hydrant Lead	Ln Ft	112	\$ 115.00	\$ 12,880.00	\$ 82.00	\$ 9,184.00	\$ 150.00	\$ 16,800.00	\$ 260.00	\$ 29,120.00	\$ 150.00	\$ 16,800.00
19	16-inch Butterfly Valve	EA	4	\$ 5,000.00	\$ 20,000.00	\$ 25,416.00	\$ 101,664.00	\$ 8,000.00	\$ 32,000.00	\$ 5,000.00	\$ 20,000.00	\$ 6,700.00	\$ 26,800.00
20	HDPE Water Service (1") - Open Cut	Ln Ft	95	\$ 82.00	\$ 7,790.00	\$ 130.00	\$ 12,350.00	\$ 90.00	\$ 8,550.00	\$ 240.00	\$ 22,800.00	\$ 155.00	\$ 14,725.00
21	HDPE Water Service (1") - Trenchless Pit Launch Installa	Ln Ft	141	\$ 60.00	\$ 8,460.00	\$ 117.00	\$ 16,497.00	\$ 90.00	\$ 12,690.00	\$ 250.00	\$ 35,250.00	\$ 90.00	\$ 12,690.00
22	1" Water Service Fittings	EA	8	\$ 1,000.00	\$ 8,000.00	\$ 1,090.00	\$ 8,720.00	\$ 950.00	\$ 7,600.00	\$ 400.00	\$ 3,200.00	\$ 670.00	\$ 5,360.00
23	Connection to Existing Water Main	EA	1	\$ 11,000.00	\$ 11,000.00	\$ 31,615.00	\$ 31,615.00	\$ 35,000.00	\$ 35,000.00	\$ 32,000.00	\$ 32,000.00	\$ 27,000.00	\$ 27,000.00
24	1 1/4" Dense Graded Base (HMA and Driveway Base)	TON	1000	\$ 20.50	\$ 20,500.00	\$ 20.20	\$ 20,200.00	\$ 25.00	\$ 25,000.00	\$ 45.00	\$ 45,000.00	\$ 23.00	\$ 23,000.00
25	3/4" Dense Graded Base (Shoulder Restoration)	TON	220	\$ 31.50	\$ 6,930.00	\$ 40.10	\$ 8,822.00	\$ 25.00	\$ 5,500.00	\$ 45.00	\$ 9,900.00	\$ 44.00	\$ 9,680.00
26	HMA Binder Course	TON	410	\$ 200.00	\$ 82,000.00	\$ 120.20	\$ 49,282.00	\$ 105.00	\$ 43,050.00	\$ 115.00	\$ 47,150.00	\$ 245.00	\$ 100,450.00
27	HMA Surface Course (includes Driveways)	TON	180	\$ 140.00	\$ 25,200.00	\$ 121.30	\$ 21,834.00	\$ 106.00	\$ 19,080.00	\$ 116.00	\$ 20,880.00	\$ 240.00	\$ 43,200.00
28	Bituminous Tack Coat	GAL	740	\$ 89.00	\$ 65,860.00	\$ 3.30	\$ 2,442.00	\$ 2.00	\$ 1,480.00	\$ 3.50	\$ 2,590.00	\$ 0.01	\$ 7.40
29	12" CMP Culvert w/ FES	Ln Ft	30	\$ 90.00	\$ 2,700.00	\$ 114.00	\$ 3,420.00	\$ 90.00	\$ 2,700.00	\$ 165.00	\$ 4,950.00	\$ 78.00	\$ 2,340.00
30	Topsoil, Seed, Fertilizer, and Erosion Mat	Sq Yd	2800	\$ 8.00	\$ 22,400.00	\$ 8.30	\$ 23,240.00	\$ 8.00	\$ 22,400.00	\$ 9.00	\$ 25,200.00	\$ 9.50	\$ 26,600.00
31	12-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill	Ln Ft	603	\$ 300.00	\$ 180,900.00	\$ 350.00	\$ 211,050.00	\$ 400.00	\$ 241,200.00	\$ 295.00	\$ 177,885.00	\$ 350.00	\$ 211,050.00
	Subtotal Base Bid				\$ 2,500,259.00		\$ 2,108,258.60		\$ 2,126,960.00		\$ 2,167,606.00		\$ 2,663,263.40
	Allowances				\$ 30,000.00		\$ 30,000.00		\$ 30,000.00		\$ 30,000.00		\$ 30,000.00
	Total Base Bid				\$ 2,530,259.00		\$ 2,138,258.60		\$ 2,156,960.00		\$ 2,197,606.00		\$ 2,693,263.40



ALT 1-1	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,756.00	\$ 2,756.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 13,500.00	\$ 13,500.00
ALT 1-2	Clearing, Grubbing, and Tree Removal	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 8,269.00	\$ 8,269.00	\$ 8,000.00	\$ 8,000.00	\$ 13,000.00	\$ 13,000.00	\$ 6,000.00	\$ 6,000.00
ALT 1-3	Sawcut Pavement, Full Depth	Ln Ft	44	\$ 2.50	\$ 110.00	\$ 2.60	\$ 114.40	\$ 2.00	\$ 88.00	\$ 4.00	\$ 176.00	\$ 6.00	\$ 264.00
ALT 1-4	Silt Fence	Ln Ft	5430	\$ 2.50	\$ 13,575.00	\$ 2.60	\$ 14,118.00	\$ 2.00	\$ 10,860.00	\$ 2.00	\$ 10,860.00	\$ 3.00	\$ 16,290.00
ALT 1-5	8-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill	Ln Ft	29	\$ 300.00	\$ 8,700.00	\$ 302.00	\$ 8,758.00	\$ 1,029.00	\$ 29,841.00	\$ 420.00	\$ 12,180.00	\$ 460.00	\$ 13,340.00
ALT 1-6	Sanitary Sewer Manhole, 48-Inch	VF	122	\$ 600.00	\$ 73,200.00	\$ 899.00	\$ 109,678.00	\$ 1,400.00	\$ 170,800.00	\$ 575.00	\$ 70,150.00	\$ 690.00	\$ 84,180.00
ALT 1-7	1 1/4" Dense Graded Base (HMA and Driveway Base)	TON	30	\$ 20.50	\$ 615.00	\$ 20.20	\$ 606.00	\$ 25.00	\$ 750.00	\$ 45.00	\$ 1,350.00	\$ 23.00	\$ 690.00
ALT 1-8	3/4" Dense Graded Base (Shoulder Restoration)	TON	10	\$ 31.50	\$ 315.00	\$ 40.10	\$ 401.00	\$ 25.00	\$ 250.00	\$ 45.00	\$ 450.00	\$ 44.00	\$ 440.00
ALT 1-9	HMA Binder Course	TON	20	\$ 200.00	\$ 4,000.00	\$ 120.20	\$ 2,404.00	\$ 105.00	\$ 2,100.00	\$ 115.00	\$ 2,300.00	\$ 280.00	\$ 5,600.00
ALT 1-10	HMA Surface Course	TON	10	\$ 140.00	\$ 1,400.00	\$ 121.30	\$ 1,213.00	\$ 106.00	\$ 1,060.00	\$ 116.00	\$ 1,160.00	\$ 345.00	\$ 3,450.00
ALT 1-11	Bituminous Tack Coat	GAL	40	\$ 5.00	\$ 200.00	\$ 3.30	\$ 132.00	\$ 2.00	\$ 80.00	\$ 3.50	\$ 140.00	\$ 0.01	\$ 0.40
ALT 1-12	Topsoil, Seed, Fertilizer, and Erosion Mat	Sq Yd	122	\$ 8.00	\$ 976.00	\$ 13.20	\$ 1,610.40	\$ 8.00	\$ 976.00	\$ 12.00	\$ 1,464.00	\$ 14.00	\$ 1,708.00
ALT 1-13	15-Inch SDR-26 PVC Sanitary Main, Spoil Backfill	Ln Ft	1356	\$ 310.00	\$ 420,360.00	\$ 174.00	\$ 235,944.00	\$ 300.00	\$ 406,800.00	\$ 265.00	\$ 359,340.00	\$ 270.00	\$ 366,120.00
ALT 1-14	16-Inch C-900 DR-25 PVC Sanitary Main, Granular Backfill	Ln Ft	35	\$ 700.00	\$ 24,500.00	\$ 867.00	\$ 30,345.00	\$ 2,050.00	\$ 71,750.00	\$ 1,200.00	\$ 42,000.00	\$ 2,000.00	\$ 70,000.00
ALT 1-15	16-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill	Ln Ft	419	\$ 450.00	\$ 188,550.00	\$ 320.00	\$ 134,080.00	\$ 1,054.00	\$ 441,626.00	\$ 800.00	\$ 335,200.00	\$ 340.00	\$ 142,460.00
Total Alternate Bid					\$ 766,501.00		\$ 550,428.80		\$ 1,146,981.00		\$ 854,770.00		\$ 724,042.40
Total Base + Alternate Bid					\$ 3,296,760.00		\$ 2,688,687.40		\$ 3,303,941.00		\$ 3,052,376.00		\$ 3,417,305.80



Village of Caledonia
 TID 4 Phase 4 Sanitary Sewer and Water Main Extensions
 Bid Summary
 May 23, 2024
 10:30 AM

Company Name	Bid Bond	Subcontractor Listing	Substitutes and Or Equal	Base Bid	Alternate Bid	Bid Total	Apparent Low Bidder
Super Excavators	✓	✓	✓	\$2,167,606.00	\$ 854,770.00	\$ 3,022,376.00	
Globe Contractors	✓	✓	✓	\$2,126,960.00	\$ 1,146,981.00	\$3,273,941.00	
A.W. Oakes	✓	✓	✓	\$2,663,263.40	\$ 724,042.40	\$3,387,305.80	
Dorner	✓	✓	✓	\$2,108,258.60	\$ 550,428.80	\$2,658,687.40	✓



**RESOLUTION NO. 2024-01
(6-5-2024)**

**RESOLUTION APPROVING THE 2023 COMPLIANCE MAINTENANCE ANNUAL
REPORT FOR THE CALEDONIA UTILITY DISTRICT**

The Commissioners of the Caledonia Utility District (“Commission”) do hereby resolve as follows:

WHEREAS, the Commission has had presented to it and has reviewed the 2023 Compliance Maintenance Annual Report for the Caledonia Utility District, which describes the physical conditions and the performance of the Utility District’s sewerage system during the prior calendar year, and which is required to be completed, approved, and filed by the rules and regulations of the Department of Natural Resources (“DNR”); and

WHEREAS, the Utility District’s systems and operations continue to comply with DNR requirements;

BE IT FURTHER RESOLVED; That as required by the written directive of the DNR, the Caledonia Utility District Commission hereby confirms that action responses were properly and timely made by the Caledonia Utility District with respect to the following Sanitary Sewer Overflows (“SSO”).

1. April 10, 2023 to April 14, 2023, 3701 Highway V, due to a broken sewer pipe, approximately 3,000 gallons of overflowing sewage ran into the road ditch at 3701 Highway V.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby approves of the 2023 Compliance Maintenance Annual Report for the Caledonia Utility District and directs that it be signed and filed with the Department of Natural Resources.

Adopted by the Caledonia Utility District of the Village of Caledonia, Racine County, Wisconsin, this ____ day of June, 2024.

CALEDONIA UTILITY DISTRICT

By: _____
Howard Stacey, President

Attest: _____
Robert Kaplan, Secretary

Compliance Maintenance Annual Report

Caledonia Utility District

Last Updated: Reporting For:
5/28/2024 **2023**

Financial Management

<p>1. Provider of Financial Information</p> <p>Name: <input style="width: 80%;" type="text" value="Anthony Bunkelman"/></p> <p>Telephone: <input style="width: 20%;" type="text" value="2628356416"/> (XXX) XXX-XXXX</p> <p>E-Mail Address (optional): <input style="width: 80%;" type="text" value="abunkelman@caledonia-wi.gov"/></p>													
<p>2. Treatment Works Operating Revenues</p> <p>2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?</p> <p>● Yes (0 points) <input type="checkbox"/><input type="checkbox"/></p> <p>○ No (40 points)</p> <p>If No, please explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?</p> <p>Year: <input style="width: 15%;" type="text" value="2022"/></p> <p>● 0-2 years ago (0 points) <input type="checkbox"/><input type="checkbox"/></p> <p>○ 3 or more years ago (20 points) <input type="checkbox"/><input type="checkbox"/></p> <p>○ N/A (private facility)</p> <p>2.3 Did you have a special account (e.g., CFWP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?</p> <p>● Yes (0 points)</p> <p>○ No (40 points)</p>	0												
<p>REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]</p>													
<p>3. Equipment Replacement Funds</p> <p>3.1 When was the Equipment Replacement Fund last reviewed and/or revised?</p> <p>Year: <input style="width: 15%;" type="text" value="2023"/></p> <p>● 1-2 years ago (0 points) <input type="checkbox"/><input type="checkbox"/></p> <p>○ 3 or more years ago (20 points) <input type="checkbox"/><input type="checkbox"/></p> <p>○ N/A</p> <p>If N/A, please explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>													
<p>3.2 Equipment Replacement Fund Activity</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">3.2.1 Ending Balance Reported on Last Year's CMAR</td> <td style="width: 5%; text-align: right;">\$</td> <td style="width: 35%; text-align: right;"><input style="width: 90%;" type="text" value="595,937.39"/></td> </tr> <tr> <td>3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 90%;" type="text" value="0.00"/></td> </tr> <tr> <td>3.2.3 Adjusted January 1st Beginning Balance</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 90%;" type="text" value="595,937.39"/></td> </tr> <tr> <td>3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)</td> <td style="text-align: right;">+</td> <td style="text-align: right;"><input style="width: 90%;" type="text" value="105,213.63"/></td> </tr> </table>	3.2.1 Ending Balance Reported on Last Year's CMAR	\$	<input style="width: 90%;" type="text" value="595,937.39"/>	3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)	\$	<input style="width: 90%;" type="text" value="0.00"/>	3.2.3 Adjusted January 1st Beginning Balance	\$	<input style="width: 90%;" type="text" value="595,937.39"/>	3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	<input style="width: 90%;" type="text" value="105,213.63"/>	
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3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	<input style="width: 90%;" type="text" value="105,213.63"/>											

Compliance Maintenance Annual Report

Caledonia Utility District

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5/28/2024 **2023**

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) -

\$ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 701,151.02

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

3.3 What amount should be in your Replacement Fund?

\$ 451,401.00

0

Please note: If you had a CFWP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- Yes
- No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- Yes - If Yes, please provide major project information, if not already listed below.
- No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Central Lift Station Attenuation Basin	\$22,600,000	2025

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations:

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	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	88,848	670
February	104,218	1,100
March	146,589	963
April	124,342	461
May	75,766	212
June	47,465	64
July	52,417	58
August	54,565	47
September	46,862	44
October	63,241	142
November	76,613	408
December	78,313	582
Total	959,239	4,751
Average	79,937	396

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- Comminution or Screening
- Extended Shaft Pumps
- Flow Metering and Recording
- Pneumatic Pumping
- SCADA System
- Self-Priming Pumps
- Submersible Pumps
- Variable Speed Drives
- Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

No

Yes

Year:

By Whom:

Describe and Comment:

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6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

When system updates are performed we have replaced pumps and used VFD's to be more energy efficient.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

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Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- Yes
- No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- Yes
- No (30 points)
- N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

- Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

I & I Reduction, SSO Reduction, & wet weather attenuation. The Utility completed construction of a 3 million gallon wet weather storage expansion. Planning for an additional 3.6 million gallon facility.

Did you accomplish them?

- Yes
- No

If No, explain:

- Organization [NR 210.23 (4) (b)]

Does this chapter of your CMOM include:

- Organizational structure and positions (eg. organizational chart and position descriptions)
- Internal and external lines of communication responsibilities
- Person(s) responsible for reporting overflow events to the department and the public

- Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY)

Does your sewer use ordinance or other legally binding document address the following:

- Private property inflow and infiltration
- New sewer and building sewer design, construction, installation, testing and inspection
- Rehabilitated sewer and lift station installation, testing and inspection
- Sewage flows satellite system and large private users are monitored and controlled, as necessary
- Fat, oil and grease control
- Enforcement procedures for sewer use non-compliance

- Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

- Equipment and replacement part inventories
- Up-to-date sewer system map

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A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
 A description of routine operation and maintenance activities (see question 2 below)
 Capacity assessment program
 Basement back assessment and correction
 Regular O&M training
 Design and Performance Provisions [NR 210.23 (4) (e)]
 What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?
 State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
 Construction, Inspection, and Testing
 Others:

Caledonia Utility District Sanitary Sewer & Watermain Specifications

 Overflow Emergency Response Plan [NR 210.23 (4) (f)]
 Does your emergency response capability include:
 Responsible personnel communication procedures
 Response order, timing and clean-up
 Public notification protocols
 Training
 Emergency operation protocols and implementation procedures
 Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]
 Special Studies Last Year (check only those that apply):
 Infiltration/Inflow (I/I) Analysis
 Sewer System Evaluation Survey (SSES)
 Sewer Evaluation and Capacity Management Plan (SECAP)
 Lift Station Evaluation Report
 Others:

0

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	2.3	% of system/year
Root removal	0.01	% of system/year
Flow monitoring	100	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	0.02	% of system/year
Manhole inspections	3.5	% of system/year
Lift station O&M	120	# per L.S./year
Manhole rehabilitation	2.7	% of manholes rehabbed
Mainline rehabilitation	0.01	% of sewer lines rehabbed
Private sewer inspections	0.05	% of system/year

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Private sewer I/I removal % of private services

River or water crossings % of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

The Caledonia Utility District has been short staffed in 2023. Additional staff has been hired to catch up on sewer cleaning.

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

Total actual amount of precipitation last year in inches

Annual average precipitation (for your location)

Miles of sanitary sewer

Number of lift stations

Number of lift station failures

Number of sewer pipe failures

Number of basement backup occurrences

Number of complaints

Average daily flow in MGD (if available)

Peak monthly flow in MGD (if available)

Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

Lift station failures (failures/year)

Sewer pipe failures (pipe failures/sewer mile/yr)

Sanitary sewer overflows (number/sewer mile/yr)

Basement backups (number/sewer mile)

Complaints (number/sewer mile)

Peaking factor ratio (Peak Monthly:Annual Daily Avg)

Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **

Date	Location	Cause	Estimated Volume
0 4/10/2023 1:00:00 PM - 4/14/2023 12:30:00 PM	3701 Hwy V	Broken Sewer, Broken Sewer	3,000

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

What actions were taken, or are underway, to reduce or eliminate SSO or TFO occurrences in the future?

The broken sewer was repaired.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

Yes

No

If Yes, please describe:

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Through flow monitoring and observation, specific areas have been determined to cause higher than normal peaking factors. The District is exploring & planning to reduce I & I in these areas.

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

- Yes
- No

If Yes, please describe:

Wet weather events have created high flows and high levels in lift stations.

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

Some areas have been reduced due to projects completed. Hoods Creek Attenuation Basin expansion has added wet weather storage and Dominican Rehab & Erie Street sewer relay have replaced aging sewer.

5.4 What is being done to address infiltration/inflow in your collection system?

Flow monitoring, specific area observation, wet weather storage and sewer lining projects.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			4	16
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:

- A = Voluntary Range (Response Optional)
- B = Voluntary Range (Response Optional)
- C = Recommendation Range (Response Required)
- D = Action Range (Response Required)
- F = Action Range (Response Required)

Compliance Maintenance Annual Report

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5/28/2024 **2023**

Resolution or Owner's Statement

Name of Governing
Body or Owner:

Caledonia Utility District

Date of Resolution or
Action Taken:

2024-06-05

Resolution Number:

2024-1

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

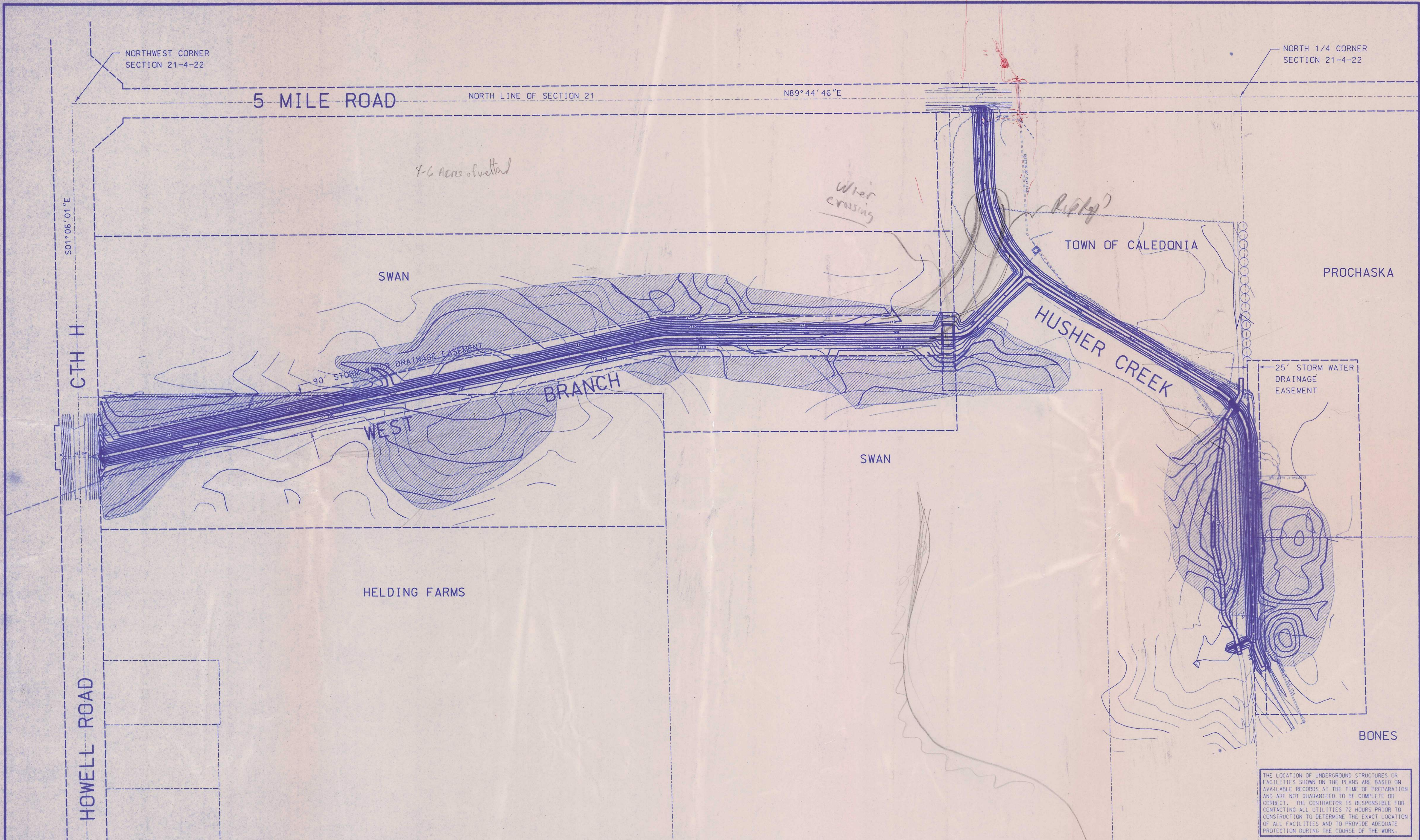
The Caledonia Utility District has added 3 million gallons of wet weather storage to the collection system and is planning an addition 3.6 million gallon facility in another sewershed.

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4.00

REVISION/PLOT DATE SH15.DGN 2-19-98 S.R.H.



THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

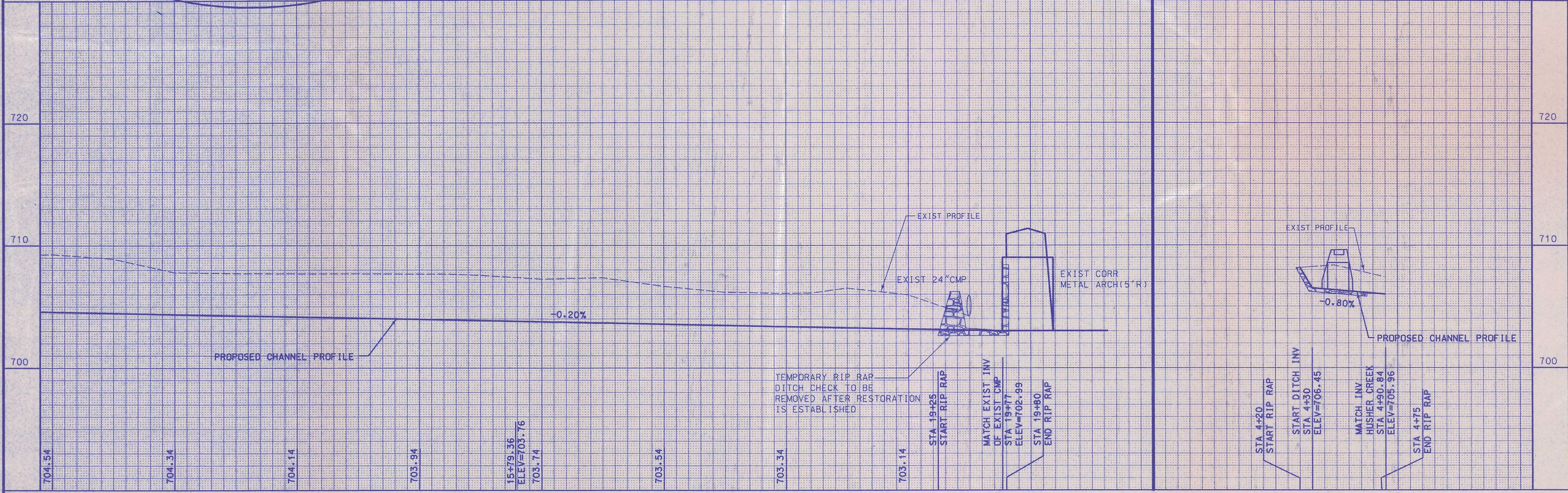
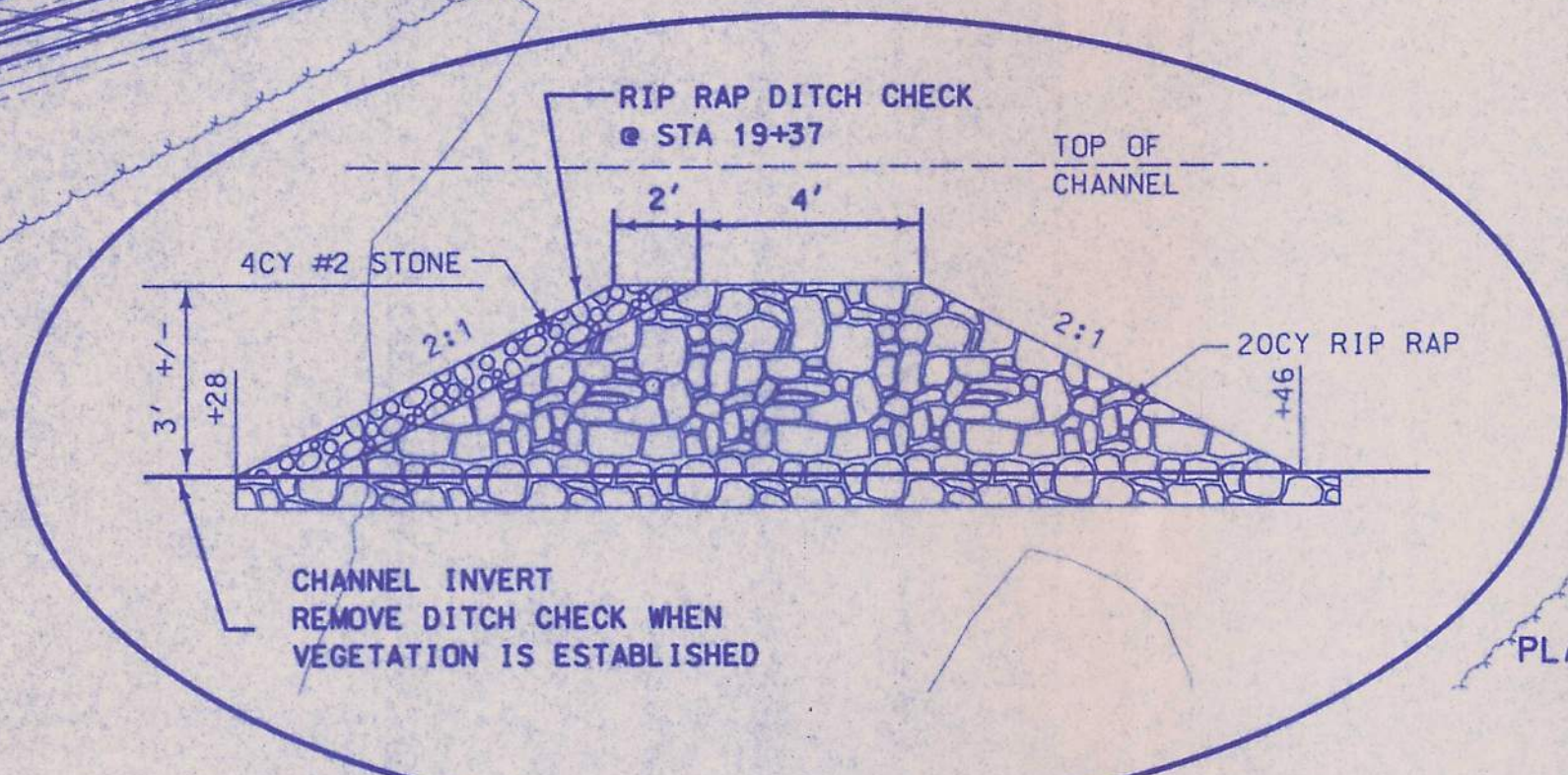
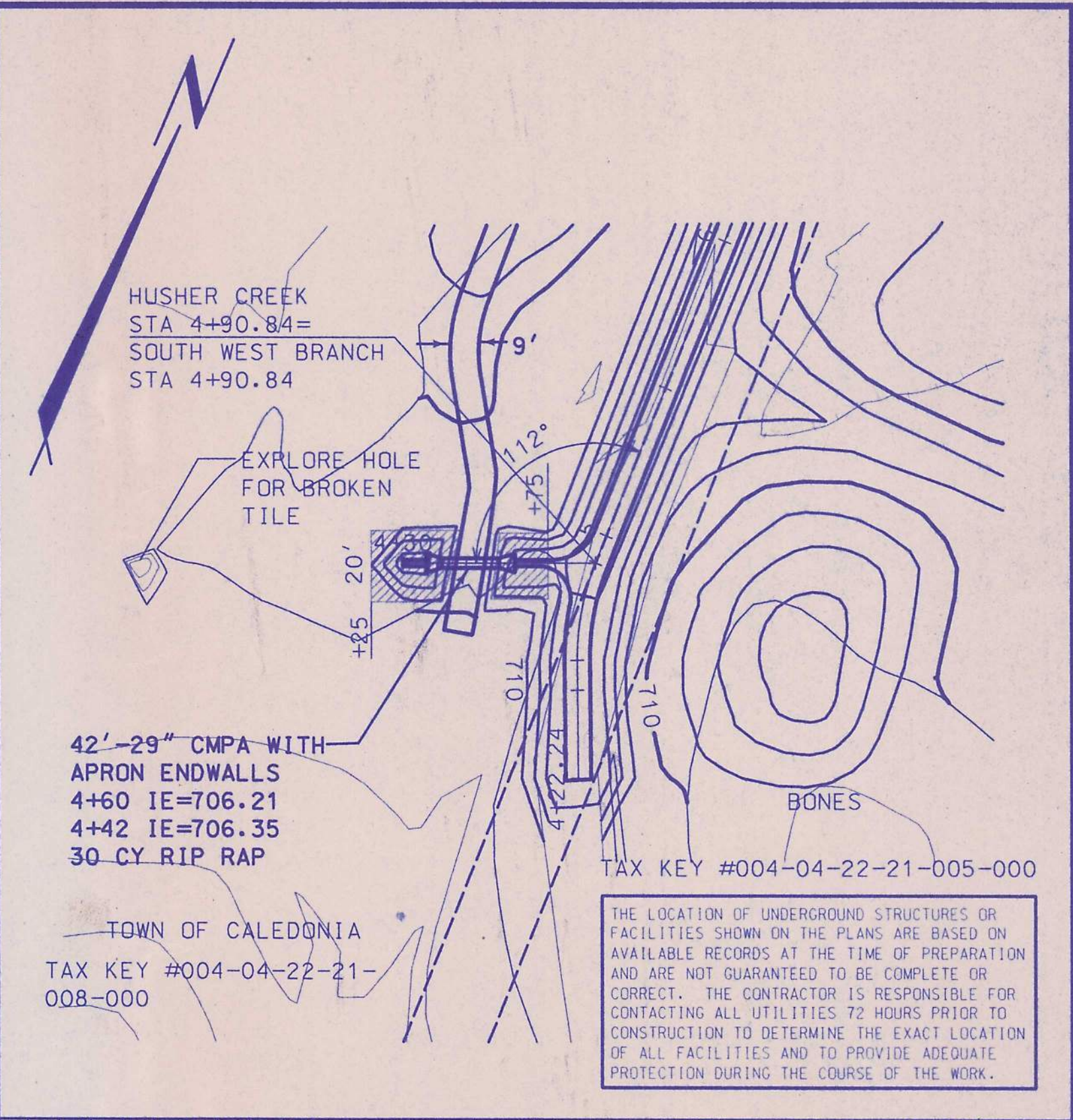
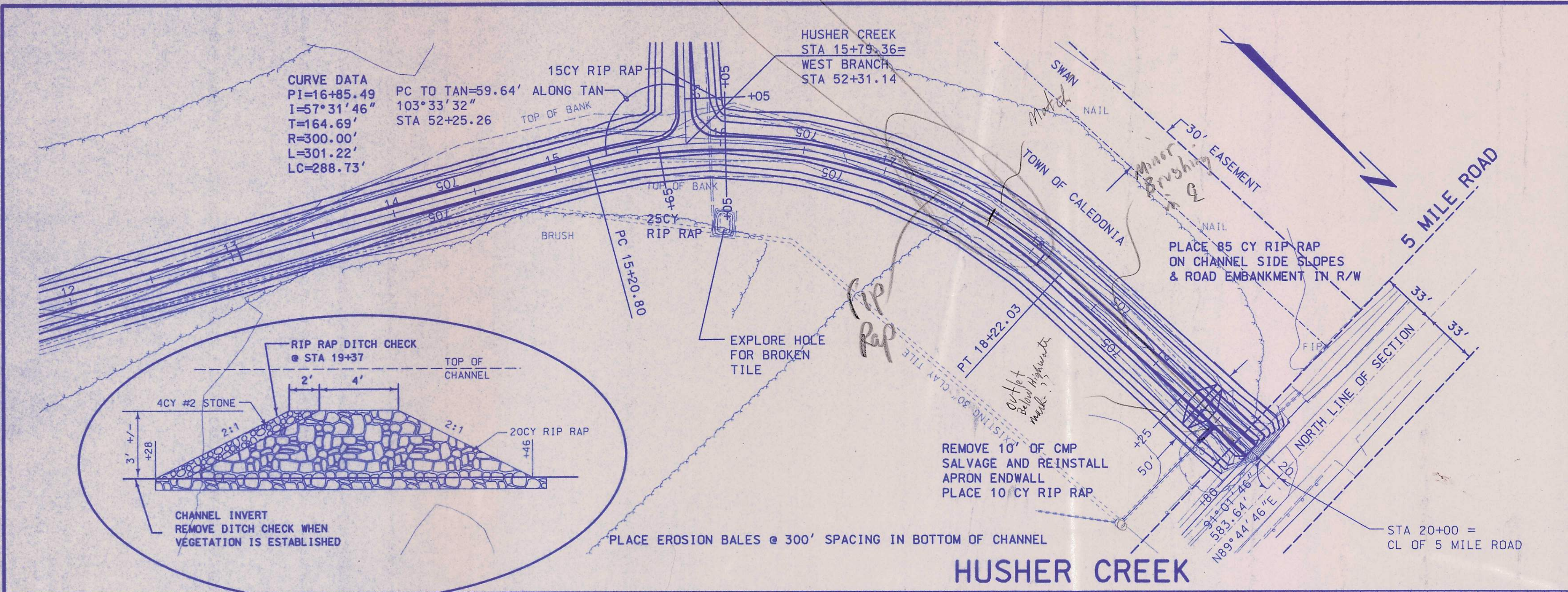
NO.	REVISIONS	BY	DATE	DRAWN BY:		DESIGNED BY
				PRELIM	FINAL	WDS
						CHECKED BY
						SCALE
						1"=100'
						DATE
						FEBRUARY, 1998
						REVISOR
						DATE
						BY

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

HUSHER CREEK CHANNEL EXTENSION
 ROOT RIVER STORM SEWER
 UTILITY DISTRICT
 TOWN OF CALEDONIA, RACINE COUNTY

PROJECT NO.	96174
SHEET NO.	3 OF 29
FILE NO.	14806

98-27B-919



NO.	REVISIONS	BY	DATE	DRAWN BY:	DESIGNED BY
				PRELIM	WDS
				FINAL	CHECKED BY
				SRH	
				DATE	SCALE
				FEBRUARY, 1998	HORZ: 1"=40' VERT: 1"=4'
ALL RIGHTS RESERVED				REVISED TO CONFORM TO CONSTRUCTION RECORDS DATE	

CRISPELL-SNYDER, INC.
 CONSULTING ENGINEERS

Elkhorn, WI (414)723-5600
 Racine, WI (414)554-8530 Sheboygan, WI (920)458-5512

HUSHER CREEK CHANNEL EXTENSION
 ROOT RIVER STORM SEWER
 UTILITY DISTRICT
 TOWN OF CALEDONIA, RACINE COUNTY

PROJECT NO.	96174
SHEET NO.	4 OF 29
FILE NO.	F-14807